

Adopted Minutes
Spanish Fork City Development Review Committee
October 2, 2019

Staff Members Present: Seth Perrins, City Manager; Dave Anderson, Community Development Director; Brandon Snyder, City Planner; Tom Cooper, Electric Utility Planner; Junior Baker, City Attorney; Jason Sant, Assistant City Attorney; Michael Clark, Staff Engineering; Jered Johnson, Engineering Division Manager; Bart Morrill, Parks Maintenance Supervisor; Dale Robinson, Parks and Recreation Director; John Little, Chief Building Official; Brady Taylor, Lead Cable Technician; Shelley Hendrickson, Engineering Division Secretary; Jessica Burdick, Building Inspection Division Secretary.

Citizens Present: Mike Demarco, Brian Gabler, Dean Ingram, Richard Mendenhall.

Seth Perrins called the meeting to order at 10:02 a.m.

NEW DEVELOPMENT APPLICATIONS

3rd Phase of Okelberry Trucking

Dave Anderson feels this project is straightforward. The utilities were taken care of in the other phases. Today, Dave would simply like to identify items or concerns that will need to be addressed.

Seth Perrins feels the building might be too close to the property line, and thus too close to the road. He also noted that road will be an access point to the facility to the north.

There was discussion regarding the access easement agreement for the neighboring properties.

Tom Cooper said currently there is a cul-de-sac. He would like to be included in the discussion of designing the access so it suits our needs for the City construction yard.

Dave Anderson asked about the steel power pole in the area.

Tom Cooper said the applicant will have to get with the Utah Municipal Power Association to move that pole.

Seth Perrins told Dave Anderson that we just want something that works, but we don't want a cul-de-sac.

DISCUSSION ITEM

Trail in the River Run Townhomes

Dave Anderson explained that the applicant for the River Run Townhomes is anxious to know where the City plans to put the pedestrian trail in the area. We've ruled out putting the pedestrian trail on the east side of the townhome project. Dave stated that we could put the trail on the east side of the Annie's Acres development, but this would still leave a gap in the connection to the Fairgrounds. Dave feels the best place for the trail is the west side of the townhome development, or perhaps the trail could go up South Lane and then north along Main Street.

Junior Baker feels that the trails should be placed between the residential and commercial properties, for a buffer between the uses.

Dave Anderson feels that would depend on what the commercial use is.

Seth Perrins asked about having the trail go along the east boundary of the Annie's Acres development. This would require the road to be the trail in order to connect to the Fairgrounds.

There was discussion regarding the timeline of the trail connection to the Fairgrounds.

Jered Johnson said we should have the trail connection done ASAP.

Dave Anderson noted that we definitely have to have it done by 2021.

Seth Perrins stated that he would like the trail and the connection to feel natural, so maybe going north along Main Street is the best approach.

There was further discussion regarding the pedestrian trail, equestrian trail and the trail connections.

Dale Robinson said he would like to preserve a corridor and right-of-way for the equestrian trail, but as for the pedestrian trail connection, he'd like to look into it further. He will look at putting the trail on either side of both developments. The trail might need to come from River Bottoms Road and up Bradford Lane. He asked about getting an easement for that.

Dave Anderson said we'd want at least an 8-foot park strip and a 10 foot path, so we'd need an additional 10 feet if we use Bradford Lane. Dave would consider the east side of Bradford Lane, though, because there would be no driveways there.

Jered Johnson feels that is not ideal, but it is not a bad idea.

Seth Perrins agreed.

Dave Anderson said he really likes the trail along the east side of Main Street because it would clean up that part of Main Street.

Dale Robinson agreed. Also, the trail could easily tie into the fairgrounds. That would be beneficial. It would certainly be aesthetically beneficial to the City to have the trail run along the east side of Main Street.

Dave Anderson said he'll get with the applicant and let him know what we discussed today.

Tom Cooper stated that the applicant will need to have an engineering firm come up with a power design for the development.

FINAL PLAT

Legacy Townhomes, Phase 1

Dave Anderson asked Mike DeMarco about their phasing plan. He noted that they have identified exactly what gets built with phase one, a line was drawn and Dave appreciates that. Dave then asked why the landscaping phase doesn't just follow the sidewalk lines.

Mike DeMarco said he doesn't know why it looks that way, it would make sense to follow the back of the trail, so he'll be sure they do what makes sense.

Dave Anderson said he just wants a good finished edge, and a sidewalk would be a good end.

Tom Cooper explained that he received a draft of the power design on Saturday. He met with the applicant's electric designer on Monday, and they are making revisions. But Tom is still waiting for the final draft.

Seth Perrins explained that this is a new policy the City has, in which developers will come up with their own power design. This way they're not waiting on the City.

Mike DeMarco understood and said that it is actually a good thing because their engineer can look at what is what and can get more information. It also makes it better for budgeting. Mike's only concern is that he wishes he would have known about it ahead of time. But for future projects, it will be great.

Dean Ingram agreed with Mike DeMarco. He added that Tom Cooper has been great to work with during this transition.

Junior Baker **moved** to approve the Legacy Townhomes, Phase 1, Final Plat subject to the following conditions:

Conditions:

1. Subject to the applicant submitting a corrected electrical design.
2. Subject to the applicant tying the landscaping into hard edges wherever possible.
3. Subject to the applicant meeting the City's Development Standards.

Seth Perrins **seconded**.

Dave Anderson asked about the wall, and noted that it should be stained the way all the other walls are.

Mike DeMarco said they'll stain both sides of the wall.

The motion **passed** all in favor.

Maple Park Estates, Plat D

Dave Anderson explained that there were previously two issues discussed with this project: power and a bit of a redesign.

Brandon Snyder noted that we don't have revised plans for the south west corner of the project.

Jered Johnson explained that they've discovered that, if they were to do to the land swap with the City, they'd have to put the irrigation pipe in back yards, which cannot be done. Therefore, the previously discussed land swap with the City won't work.

Dean Ingram said they were going to square up lots 65 and 66, but with the irrigation pipe issue, the property lines have to remain. They could slide the property lines back a little, but they can't do the land swap.

Dave Anderson clarified that the irrigation pipe has to be on City property, it cannot be in a backyard.

Dean Ingram said yes, but they can figure something else out.

Jered Johnson suggested they just open corner up so the Power Corridor is open a bit more.

Dean Ingram said they can open the corner up, that is fine. He agreed to make that change.

Tom Cooper said he's still waiting for the power design.

Dave Anderson **moved** to continue the Maple Park Estates, Plat D, Final Plat until the City receives the power plan, and until the applicant fixes the property line on the plat.

Jered Johnson and Mike Clark discussed the future main PI line and the need to look into an easement.

Dean Ingram told them to talk with his engineer, Scott Peterson.

Junior Baker **seconded**, and the motion **passed** all in favor.

TITLE 15 AMENDMENTS

Title 15.4.12.070

Mike Clark explained that this amendment is to clarify what is now reimbursable with impact fees.

Junior Baker feels the language needs to be tweaked a bit.

Tom Cooper asked if the relocation of existing power lines is eligible for reimbursement.

Junior Baker said they are not reimbursable with impact fees.

There was discussion as to what is reimbursable with impact fees, and what is not.

Seth Perrins feels we need to better define what our power lines are, temporary or permanent.

Tom Cooper's question is, at what point does an overhead power line go from being temporary to being permanent?

Junior Baker agrees and said that we need to answer this question in our policy.

Jered Johnson explained that when we put in overhead lines, when we can't get easements, we're considering them as temporary. Otherwise, we'd have to bury all the lines.

Seth Perrins said we should identify our temporary overhead lines when they're built. We should tell the person putting them in that it is temporary and that they are not getting reimbursed, but when someone buys the land and puts the lines underground, that person will get reimbursed.

There was further discussion.

Junior Baker feels there are a few tweaks to the language needed.

Junior Baker moved to recommend approval of the Title 15.4.12.070

Amendments, with the change to the language regarding overhead power lines, and with the condition that when this goes before the Planning Commission, we have a map showing where our temporary power lines are currently located.

Jered Johnson **seconded**.

Dave Anderson asked Junior Baker if this language was added to the ordinance already because this is on for Planning Commission tonight.

Junior Baker feels the Planning Commission should see the map.

Dave Anderson said he will remove it from tonight's Planning Commission agenda.

Dave Anderson note that there have been several amendments to Title 15 regarding ditches and he suggests we not make so many changes, so often. He suggests we look at them carefully, and do it all at once if possible.

The motion **passed** all in favor.

DISCUSSION ITEMS

Utah Urology Parking Lot Fence

Dave Anderson explained that these property owners have applied for a Permit to install a fence in the middle of the parking lot. We have denied that Permit, but Dave said he's not sure if we are correct in our denial.

Junior Baker said we can't deny the Permit if it's on the property line unless there is a cross access easement agreement.

Dave Anderson said this parking lot has always been a shared parking lot.

Jered Johnson said there is a predictive right to use private property for the parking lot, so the clinic would be sued if they put a fence there.

Junior Baker said the applicant would gain more from not having a fence.

Tom Cooper noted that the access to the dumpster would be limited.

Junior Baker said that would be a reason for denial of the Fence Permit.

Junior Baker stated that the City would not want the fence there, but the basis to deny the permit is that the applicant has to have a dumpster, and the fence would make it so he couldn't use the dumpster.

Dave Anderson noted that, in addition, the parking stalls on this property would unusable so parking would be limited.

Junior Baker suggested we verify if there is a cross access and cross parking agreement.

Dave Anderson feels the fence, or a wall, would make the parking spaces unusable and they need those parking spots as part of City standard, so we have to deny the request.

Junior Baker and Seth Perrins agreed.

Junior Baker **moved** to adjourn at 11:13 am.

Seth Perrins **seconded** and the motion **passed** all in favor.

Adopted: October 31, 2019

Jessica Burdick
Building Inspection Division Secretary