

Adopted Minutes
Spanish Fork City Development Review Committee
October 9, 2019

Staff Members Present: Chris Thompson, Public Works Director; Seth Perrins, City Manager; Dave Anderson, Community Development Director; Kelly Peterson, Electric Superintendent; Tom Cooper, Electric Utility Planner; Junior Baker, City Attorney; Jason Sant, Assistant City Attorney; Ana Burgi, City Prosecutor; Michael Clark, Staff Engineering; Jered Johnson, Engineering Division Manager; Bart Morrill, Parks Maintenance Supervisor; John Little, Chief Building Official; Brady Taylor, Lead Cable Technician; Shelley Hendrickson, Engineering Division Secretary; Jessica Burdick, Building Inspection Division Secretary.

Citizens Present: Ben Tuckett.

Chris Thompson called the meeting to order at 10:07 a.m.

APPROVAL OF MINUTES

September 18, 2019

September 25, 2019

Junior Baker **moved** to approve the minutes from September 18 and 25th, with the changes noted.

Jered Johnson **seconded** and the motion **passed** all in favor.

MINOR SUBDIVISION AMENDMENT

Legacy Farms 3A-2

John Little stated that a builder put a house in the wrong location, too close to the property line, so his request today is to adjust the property lines to match the placement of the house. John recommends this be approved as it won't create any problems.

Junior Baker asked if the house still conforms if we adjust the property lines.

John Little said the setback still work if we adjust the property lines.

Seth Perrins asked if it will affect any neighboring properties.

John Little said the property owner sold the adjacent lot to his daughter, or some other relative, but that's all he knows.

Junior Baker **moved** to approve the Legacy Farms 3A-2 Minor Subdivision Amendment with the condition that everything is still conforming.

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

OTHER BUSINESS

River Cove Trail

There was discussion regarding the City's easement/trail along the river in the River Cove development. Jered Johnson said the trail can be constructed with crusher fines and still meet the standard.

Mike Clark explained that, due to the power lines in the area, WPI would like to change the plat in order to maximize their lot sizes. They submitted a new plat with new property lines and have dedicated more property to the City. They are keeping the river access where it is, between lots 1004 and 1005.

Kelly Peterson said South Utah Valley Power System needs access to the power pole on 920 South. That is why there was a road there in the previous version of the plat. It is a transmission line with 80-foot poles. WPI will have to work with SUVPS if they want a new plat approved. Putting the pole in a backyard will not work. They could put the poles outside of the lots or relocate them if SUVPS agrees. SUVPS just needs to be able to get to the poles with big equipment.

Seth Perrins feels this new plat can't be approved unless SUVPS agrees. It is their power line and WPI needs to work with them.

Kelly Peterson told Ben Tuckett to get with Blake Anderson with SUVPS.

Jered Johnson asked if WPI will have to amend the Preliminary Plat since they're losing a lot and reconfiguring the lots.

Dave Anderson said they would, the Preliminary Plat will have to be reapproved.

Jered Johnson explained that this new plat is better, with bigger lots. He added that the applicant wants to landscape 22 feet along the river, and they want a landscaping easement.

Ben Tuckett asked if they could get a maintenance agreement from the City.

There was discussion as to who should maintain the City's property along the river, the City or the homeowners.

Chris Thompson said we need access for dump trucks and track hoes to get back there in order to clean out the river and we don't want private resident's sod in the way of that.

Jered Johnson and Kelly Peterson feel we should move the trail closer to the residential property lines, giving a buffer between residential property and the City property, as well as the river. The landscaping could be natural all the way to the river.

Chris Thompson and Dave Anderson agreed.

Ben Tuckett clarified that the new plat should show the trail along the back-property lines as well as the easement, with crusher fines being okay.

Mike Clark noted that the crusher fine trail won't make the property lines completely clear, he feels we need a mow strip or mow curb.

Bart Morrill agreed and feels a mow strip under a fence would be a good idea.

Chris Thompson agreed and would like the same contractor WPI uses to put in the crusher fine trail along their development, to go all the way to the bridge. The City will pay for the additional portion of the trail. This would be better than dead-ending the trail.

Ben Tuckett agreed.

Dave Anderson asked that they make the property lines straight, while still allowing 40 feet for the City.

Ben Tuckett said they can do that.

Dave Anderson said the Amended Preliminary Plat will need to be approved.

Junior Baker **moved** to adjourn the meeting at 10:39 a.m. Kelly Peterson **seconded**, and the motion **passed** all in favor.

Adopted: October 31, 2019

Jessica Burdick
Building Inspection Division Secretary