

Adopted Minutes
Spanish Fork City Development Review Committee
November 6, 2019

Staff Members Present: Chris Thompson, Public Works Director; 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; Ani Burgi, City Prosecutor; Michael Clark, Staff Engineering; Jered Johnson, Engineering Division Manager; Bart Morrill, Parks Maintenance Supervisor; Dale Robinson, Parks and Recreation Director; Steve Adams, Chief of Police; John Little, Chief Building Official; Brady Taylor, Lead Cable Technician; Shelley Hendrickson, Engineering Division Secretary; Kimberly Brenneman, Community Development Division Secretary; Jessica Burdick, Building Inspection Division Secretary.

Citizens Present: Andy Spencer, Brian Gabler.

Chris Thompson called the meeting to order at 10:01 a.m.

FINAL PLAT

Legacy Farms Plat F

Dave Anderson began by stating that Plat F is pretty routine.

Brian Gabler explained that Duane Hutchings is developing Plat F himself.

Mike Clark explained that Mr. Hutchings plans to put in a gate on the north end of Ponderosa Lane, gating off his property. So, there might be a need for a turnaround or hammerhead there. Mike added that he doesn't care either way.

Dave Anderson feels a hammerhead is awkward and redundant.

Mike Clark understands that view point.

Brian Gabler said Mr. Hutchings is planning on a hammerhead at the north end of Ponderosa Lane. Also, he is going to build a precast wall along the railroad on the east side.

Chris Thompson said we need to follow the City's standard and do the turnaround.

Mike Clark had no other issues from Engineering.

Tom Cooper had no issues from Power.

Seth Perrins **moved** to approve Legacy Farms, Plat F, subject to the applicant meeting the City's Construction Standards.

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

SITE PLAN

Canyon Creek Phase 6 - Hobby Lobby

Seth Perrins began by stating that the City is super excited about this project.

Andy Spencer noted that Hobby Lobby has backed off a bit and they won't begin until next year. Hobby Lobby will most likely be open in January, 2021. But they'll do great in Spanish Fork and it will be a good addition to the community.

Mike Clark had no issues from engineering.

Brandon Snyder had nothing to discuss from Planning.

Tom Cooper had no issues from Power.

Junior Baker **moved** to approve the Hobby Lobby Site Plan, subject to them meeting the City's Development Standards.

Seth Perrins **seconded**. There was discussion on the motion.

Seth Perrins asked about the architecture and when that will be discussed.

Dave Anderson said he and Brandon Snyder have looked at it already.

Chris Thompson said if Dave and Brandon are okay with the architecture, we are all happy.

The motion **passed** all in favor.

OTHER BUSINESS

1400 North

Dave Anderson gave an update of the Doug Smith Auto addition. They want to build some parking for vehicle display north of their building.

Kim Brenneman explained they called her and she told them that they should do a site plan application and will have to meet our landscaping standards. They said they'd get working on it.

Dave Anderson said it is in the works and will probably happen in the spring or summer.

Seth Perrins stated he wanted to discuss the City's strip of land to the west of this Doug Smith project, north of PDM Steel. He asked how we can get the road extension of 1400 North built. Seth noted that access to any future development of the Swenson property, to the north, can technically be accomplished from 300 West. However, the City wants connectivity through to Main Street. This is important because we don't have a lot of roads that connect the east to the west. But, the impact to the Swenson property would be excessive. The 1400 North road extension would create a long stretch of frontage, and they don't really need that road. So, Seth asked, do we need to adjust any standards or policy to address this?

There was discussion.

Dave Anderson feels that it would be consistent to require the developers to develop only what they'll use. This isn't any different than any other situation. He stated he is not sure if it's reasonable to have the developers of the Swenson land improve all of the frontage along the 1400 East extension because they might not need all of it.

There was further discussion regarding the City using impact fee reimbursements to pay for the road extension.

Chris Thompson noted that we're planning on it in the budget and we need to plan ahead.

Seth Perrins agrees and that's why we need to discuss this now.

Chris Thompson feels that we have to treat these all the same. Like with Mountain Land Pipe. They have to improve the road that goes through there. They're working on that and we have to treat this the same.

Dave Anderson agrees. However, we didn't buy that strip of land for the future road with impact fees. That's how we can look at this a bit different.

Chris Thompson feels we did buy it with impact fees.

Dave Anderson stated that Seth Perrins encourages us to lessen the burden on developers to get this road built. Dave feels if we build the road, the Swenson's can sell their property for more money and then it's easier for us to get reimbursed.

Tom Cooper asked if PDM Steel would have to pay if they want access to 1400 North.

Dave Anderson said yes, if they want access, they'd have to pay.

Dave Anderson said he suggests we budget for it and build the road.

Chris Thompson said he is on board with budgeting for it.

There was discussion regarding the City getting the land dedicated to us from Doug Smith and the Swensons.

Seth Perrins wants to move this forward, but stated that the problem is with reimbursement with the long frontage.

Tom Cooper feels if the City buys the Swenson property now, and improves the road, that property becomes worth a lot more.

Dave Anderson agrees, and that is what he wants to do. He feels that is a responsible way to use City resources.

Chris Thompson said as long as we pay the appraised value, and then sell for the future appraised value.

Seth Perrins suggested we explore that. The land is for sale, the City could buy it.

Street Closure Policy

Dave Anderson discussed the South Lane road closure and noted that he has had a lot of calls about that road being closed for so long, and when it will reopen.

Chris Thompson said the contractors will soon have to pay \$250 per day of closure.

Jered Johnson said it should be closed until it's complete because flagging to one lane would be worse.

Seth Perrins understood. He said that not every road can be left open during road work, but if you close a road, there should be a reason to keep it closed and there should be penalties to keep it closed for longer than a couple of days. We do need a new policy.

Mike Clark explained that he did ask the developer for a schedule and he said he should be done with all of it on December 23rd.

Dave Anderson said he is frustrated, as is everyone.

There was further discussion.

Jered Johnson discussed the road closure permit fee policy they're considering. It would limit the amount of days of road closures. It will also mandate that they have to have asphalt before the road is considered open.

Seth Perrins feels this is the right direction.

Dave Anderson asked if we can require that contractors do all they can before closing a road.

Jered Johnson stated that roads have to be closed sometimes, but we are working on limiting the time of the closure.

Chris Thompson added that signs warning of road closures should be put up before the roads are closed. He asked that the new policy be written ASAP.

Seth Perrins suggests discussing this in tonight's City Council meeting and put developers on notice that this is coming. We need to give them a warning and so they can prepare for

it. Then we can do the ordinance. He asked Junior Baker and Mike Clark to get together to discuss this and figure out where it will go in the code.

Chris Thompson said he'll call the developer working on South Lane and inform him that this policy is coming, that he'll have to pay \$250 per lane, per day of closure.

Tom Cooper feels developers should be responsible for damage done to detour roads too.

Tom Cooper **moved** to adjourn the meeting at 10:58 a.m.

Adopted: November 20, 2019

Jessica Burdick
Building Inspection Division Secretary