

Adopted Minutes
Spanish Fork City Development Review Committee
December 4, 2019

Staff Members Present: Chris Thompson, Public Works Director; Tyler Jacobson, Assistant City Manager; Dave Anderson, Community Development Director; Brandon Snyder, City 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; John Little, Chief Building Official; Brady Taylor, Lead Cable Technician; Shelley Hendrickson, Engineering Division Secretary; Kimberly Brenneman, Community Development Secretary; Jessica Burdick, Building Inspection Division Secretary.

Citizens Present: Brant Tuttle.

Chris Thompson called the meeting to order at 10:22 a.m.

PRELIMINARY PLAT

CDL Commercial Subdivision

Chris asked Engineering for any issues.

Mike Clark said the only issues were 2700 North and the future interchange.

Dave Anderson suggested Brant Tuttle show all cross accesses at Parcel C.

Dave Anderson **moved** to recommend the Planning Commission approve the CDL Commercial Subdivision subject to the applicant addressing any redlines or comments provided by staff.

Junior Baker **seconded**.

Chris Thompson asked Mike Clark if there is a redlining comment to remove from the plat the small driveway within Parcel C, Chris feels that should be taken off.

Mike Clark said there is.

The motion **passed** all in favor.

FINAL PLAT

Maple Mountain Estates, Plat F

Brandon Snyder noted that Bart Morrill wants the applicant to swap out the maple trees with lindens, but that's the only note Brandon had.

Mike Clark had no issues. He discussed the retention pond open space on the northeast end. It's over sized for 96% of storms and so it's a good end of the road basin.

Chris Thompson noted that overflow of that overflow would go into the barrow pit near the railroad. percolation is very good here.

Chris Thompson asked whether this open space could become a park or if the applicants could add a playground.

Dave Anderson feels the ship has sailed on that. He agrees that the concept is good, but it's a little late. But, even just the open space is good for the neighborhood.

Chris Thompson said we need benches or something, to make this into a neighborhood park. We could suggest it.

Mike Clark asked about fencing along the northern walkway. The plans show landscaping, but do we want a fence?

Dave Anderson said along 400 North, and along the railroad, there will be a masonry wall. Also, he thinks the applicants intend to put a fence along Lots 87 and 86.

Bart Morrill explained that in this situation in other plats, the developer has installed a fence.

Junior Baker feels the walkway doesn't go anywhere except 400 North, which is a busy road.

Dave Anderson likes the walkway but this might be a situation where this one is overkill.

Chris Thompson suggests they don't do the walkway and take that money and put in benches or something.

Junior Baker agreed, also, he would like to see a wrought iron fence along 400 North and along the railroad.

Dave Anderson agreed that a wrought iron fence would be great along 400 North.

Bart Morrill said we need a wall along the railroad tracks. And, it's already there.

Dave Anderson agreed.

Chris Thompson wants the open space to feel like a neighborhood park.

Tyler Jacobson **moved** to approve the Maple Mountain Estates, Plat F, Final Plat, subject to the applicant installing a wrought iron fence along 400 North and subject to the applicant eliminating the walkway and propose the developer put in benches or some other amenity in its place.

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

Bart Morrill feels the open space is appropriate for a toddler playground.

AMENDED LANDSCAPING PLAN

Canyon Breeze Manor

Brandon Snyder said Mike Demarco asked we would consider an amendment to their landscaping plan. They want to take the gravel area to the south east to use for snow removal. Also, as to the park strip at the south end, they want to put gravel and move the three trees into the lawn and basin area. This is because of the irrigation facility pipe and that company doesn't want trees there, just gravel.

Mike Clark is concerned about the fire hydrant not being easily identified during snow removal.

Chris Thompson said they could put a boulder or two or something in front of the hydrant so it doesn't get plowed or buried.

Bart Morrill asked whether Canyon Breeze has an HOA.

They do.

Tyler Jacobson **moved** to approve the Canyon Breeze Manor Amended Landscaping Plan subject to there being some type of protection for the fire hydrant on the south east end of 1350 South.

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

OTHER BUSINESS

Dave Anderson discussed Maggie's Bend and their plans that call for playground equipment on the east side. They have installed that, but there isn't enough space around the playground equipment and it's not safe. It doesn't meet some of the manufactured standards. Dave noted that it's not a public playground, and Mr. Carroll did make some changes, but it still doesn't meet those specs.

Junior Baker asked if we have a playground standard in our standards.

Jered Johnson said we do not.

Dave Anderson said there are specs from the playground manufacturers. Dave wonders if the City should turn a blind eye to this, and it's an HOA issue, or does the City have a liability at all?

There was further discussion.

Chris Thompson feels we might need to adopt a standard about playground equipment.

Mike Clark disagreed.

Bart Morrill said playgrounds need to have a certain space, but this does not meet the manufacturer's recommendation. But, Jerry Carroll did the best he could.

Chris Thompson explained that Mike's concern is, if we make a standard, do we have to verify every little thing on the playgrounds, like screws being screwed in tightly etc. But we would not be obligated to do that.

John Little said we would have to say that we had an inspector inspect the equipment and we'd have to have the equipment specs.

Tyler Jacobson feels we might be over reaching on this issue. it doesn't come up that often.

Dave Anderson agreed.

Junior Baker asked Bart Morrill if the playground equipment is unsafe.

Bart Morrill said there is a potential for someone to get injured.

There was further discussion.

Tyler Jacobson asked if Mr. Carroll is aware of this.

Dave Anderson said he has talked with Jerry. Jerry said he'd make some changes, which he did, but there's still an issue.

Tyler Jacobson asked Junior Baker if the City has to do anything.

Junior Baker said we'd need a standard in order to enforce anything, but we could say they need to follow the manufacturer's standard.

Chris Thompson feels we can push Jerry to make changes until it goes to attorney's and, then back off.

Dave Anderson noted that Mr. Carroll is waiting to get a bond released.

Chris Thompson said we should just hold the bond until an attorney tells us to release it, or until the issue is fixed.

Dave Anderson agreed.

Dave Anderson said we can't release bond money unless he gets a final report, or until he follows the manufacturers standard.

Brandon Snyder asked if, as an alternative, can Mr. Carroll take the playground equipment out and just do benches, would we allow that?

Junior Baker **moved** to adjourn the meeting at 11:00 a.m. The motion **passed** all in favor.

Adopted: February 19, 2020

Jessica Burdick
Building Inspection Division Secretary