Adopted Minutes
Spanish Fork City Development Review Committee
January 15, 2020

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; 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; Kimberly Brenneman, Community Development Secretary; Jessica Burdick, Building Inspection Division Secretary.

Citizens Present:

Chris Thompson called the meeting to order at 10:04 a.m.

SIGN APPROVAL

Hydro

Brandon Snyder explained that Hydro would like to install a sign behind the existing wall, and do not want to landscape around the sign, as is mandated in our City Code.

Dave Anderson **moved** for the Development Review Committee to waive the landscaping requirement for the Hydro sign.

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

TITLE 15 AMENDMENTS

Title 15.3.16.032

Dave Anderson explained that this Title 15 change is needed so the table matches up with the revised R-4 ordinance, which was just approved, allowing for 20 units per acre.

Junior Baker **moved** to recommend amending the Table 1, Residential Development Standards, as proposed, to match the code change.

Tom Cooper **seconded** and the motion **passed** all in favor.

FINAL PLAT

Ridgeline Parkway Community Subdivision

Brandon Snyder explained that this Final Plat cleans up property lines and marks the commercial pads as commercial.

Dave Anderson explained that this isn't about creating new lots, it's more about cleaning it up, similar to lot line adjustments, but we're doing it via a plat. There is more to it because the two larger areas on the sides haven't been created as lots, but they do exist.

Seth Perrins entered the meeting at 10:08 a.m.

Dave Anderson added that there is a timing issue. The project is not under construction, but they'd like to create this play now, and the improvements will show up on the site plan.

Dallas Hakes said they need this plat to be approved in order to close on the land. The title company wants the property lines cleaned up so the commercial site is parceled, and the apartment site is created.

Chris Thompson asked if the City will lose any say in what goes into the proposed lots 1, 2 and 3 if those lots are sold.

Junior Baker said that area is zoned commercial so we would have a say on any proposed site plan.

Dave Anderson likes the idea of noting on this proposed plat that public improvements will come with the development of lots 1, 2 and 3.

Junior Baker feels this plat should have a note stating that any developer of lots 1, 2 or 3 must acquire a building permit or site plan.

Shelley Hendrickson asked how the City will collect on the two existing connectors agreements.

Junior Baker said we would collect them on this project.

Dave Anderson explained to Dallas Hakes that they'll have to pay on a connectors agreement for Spanish Fork Parkway and it will be expensive. He noted that Cris Child is aware of those fees.

Junior Baker feels we could record notes on this plat, for lots 1, 2 and 3, stating that there are connector agreement fees owed.

Dave Anderson said we have leverage to collect before anything is done on those lots.

Shelley Hendrickson said her tracking of connectors agreements usually triggers when plats are recorded. But if we don't collect with this plat, she's not sure how the connectors agreement fees will be tracked.

Chris Thompson told John Little that we can't issue a permit for lots 1, 2 or 3 until those connector agreement fees are paid.

Junior Baker asked how they will be tracked.

Dave Anderson feels that if our policy boxes us in to where we can't accommodate something like this then we need to re-evaluate the policy.

There was further discussion.

Chris Thompson stated that lots 1, 2, and 3 are not ready to be subdivided or plotted yet because no one is paying the connectors agreement fees.

Dave Anderson added that it could be years before those lots have buildings.

Junior Baker feels this Final Plat should be for just lot 4.

Jered Johnson agreed. He feels this plat should show lots 1, 2 and 3 but have them labeled "future lot". Then, change lot 4 to lot 1.

There was further discussion.

Dallas Hakes stated that the only concern right now is from the title company. They need clean property lines, a clean plat. Dallas asked if he can do just two lots.

Junior Baker suggests renumbering lot 4 to lot 1.

Dave Anderson feels the applicant could do the same thing with deeds. This is not about creating lots. This is not a subdivision; we are not creating lots.

Jered Johnson stated that the applicant could do a record of survey and take all the deeds for each of the 4 lots to the County and the City will tell the County we're okay with that. It would define where the boundaries are, and he can take each description to the Title company,

Junior Baker asked how, then, would we collect on the connectors agreement?

Jered Johnson feels in this situation there would be nothing to track.

Shelley Hendrickson said it would be a problem for her and the title company.

Jered Johnson said we could just release the connectors agreement and record another one.

Dave Anderson agreed. Having these properties described how they are on the plat today is better.

Dallas Hakes said all he needs is to record a plat with his parcel so when he records it's the correct property. He doesn't know what Cris Child is seeking, specific lots or just cleaning up boundary lines.

There was further discussion.

Dave Anderson feels that if we want to do a one lot plat, let's do it, it is easier.

Junior Baker wants to be sure we track the connectors agreement.

Dave Anderson feels we should be able to do so.

Junior Baker asked whether we should release all of the connector agreements in the area and re-record them. We do it all the time and then at permit is when it triggers the collection of the connectors agreement fees.

Shelley Hendrickson stated that the Building Department doesn't track connectors agreements.

Dave Anderson said John Little and the Building Department could track it with the permits.

Seth Perrins asked whether we need more time, though the applicant does not have time. We need time to solve this and maybe Cris Child needs to meet with us.

Chris Thompson said it's not about time, it's about money. When do you pay that connectors agreements? The easy solution is to follow our pattern and have one lot on this plat.

Dallas Hakes asked wouldn't the City rather re-record connectors agreement with this plat and have those recorded on the plat? So, when each lot is recorded, then the connectors agreements will be paid.

Mike Clark feels the easiest way would be to have the applicants pay their frontage, and then have future owners of the other lots pay for their own frontage.

There was further discussion.

Dallas Hakes said Cris Child just wants to clean up the lines, and then he might subdivide the lots further. Cris Child has to sign this plat.

Dave Anderson noted that there may not have to be a motion on this, other than simple clarity.

Dave Anderson **moved** to authorize all those persons required to sign the Ridgeline Parkway Community Final Plat, provided that there are only 3 parcel lots identified: lots 1 and 4, and with lots 2 and 3 being combined into one. This with the understanding that if necessary, the Building Department will track, with any Building Permit or Site Plan improvements, any connectors agreement reimbursements.

Dallas Hakes said he spoke with Cris Child and Chris is okay with it.

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

Seth Perrins asked if this is so difficult because it's undeveloped?

Dave Anderson explained that it is just outside of the norm.

Seth Perrins appreciates creating more clarity and clearing up property lines.

Chris Thompson added that the appearance of creating buildable lots is something we do not want.

Junior Baker **moved** to adjourn the meeting at 10:41 a.m.

Adopted: February 26, 2020

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Jessica Burdick
Building Inspection Division Secretary