

Adopted Minutes
Spanish Fork City Development Review Committee
January 22, 2020

Staff Members Present: Chris Thompson, Public Works Director; Seth Perrins, City Manager; Dave Anderson, Community Development Director; Brandon Snyder, City Planner; Kelly Peterson, Electric Superintendent; 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; 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: Brian Gabler, Julie Smith, Adam Hall, Jered West, Tom Lufkin, Gill Bearnson

Chris Thompson called the meeting to order at 10:03 a.m.

FINAL PLAT

Legacy Farms, Plat E2

Mike Clark stated that there are redline comments from Engineering, but other than those, there aren't other issues. Mike explained that they have added a second storm pipe at the west side knuckle.

Chris Thompson asked where the water will go if those pipes are clogged.

Brian Gabler feels that if there is a clog or something, the water should go between lots 207 and 208. It's not "authorized" but it would work.

Chris Thompson stated that he would like an overflow drainage easement shown on the plat. So, they should show the two inlets and the drainage easement between lots 207 and 208.

Mike Clark agreed. He discussed the worst-case scenarios and there is a lot that would have to happen for the water to have to go there.

Junior Baker feels we need to make sure that it is designed such that it is a rare situation. We don't want a liability with the railroad. If this occurs every decade, there could be a fight, but if it happens only every 100 years, we'll be fine.

Chris Thompson feels the drainage easement would only be used in an emergency.

There was discussion regarding how water could be drained in the area.

Junior Baker just wants to be sure that the drainage easement between 207 and 208 won't be used unless there's a 100-year storm.

Mike Clark stated that the 100-year storm is to go through the pipes. The easement would just be in case those pipes are clogged or not maintained.

Kelly Peterson stated that the Power Department needs their updated electrical plans. They cannot give fees or anything until they have those.

Brian Gabler said he thought they were done.

Tom Cooper said there are 14 items on the redline list.

Jered Johnson discussed the grading of Spanish Fork Parkway. They are getting that moving today.

Chris Thompson told Brian Gabler that the railroad denied their request for the road, so we now have to go through UDOT who can force it. We can only go to the right-of-way for now.

Dave Anderson had no issues from Planning.

Seth Perrins asked if there's any value in approving this now?

Chris Thompson asked Mike Clark if we should hold off on approval.

Brady Taylor stated that all 3 Legacy Farms plats on the agenda today have redlines and aren't ready.

Tom Cooper agreed.

Mike Clark explained that it is a problem for Engineering and Power, and SFCN when there are open redlines, and DRC approves the plat. The applicants start trying to schedule pre-construction meetings etc. DRC approval gives a false sense of security that they're ready to go. We're not trying to hold them up, but it would be better to table this.

Seth Perrins is comfortable with that. He wants everything done before approval.

Chris Thompson added that he also likes to see a finished product in DRC.

Kim Brenneman stated that once approved, a final plat is good for a year, so the time starts on their year to record. If they have to finalize the items, and it takes two months to schedule a pre-con meeting, that's a timeline issue. Say you have a preliminary plat that expires and they need a final plat approved before it expires, that could be an issue as well.

Seth Perrins **moved** to continue the Legacy Farms Plat E2, Final Plat until the applicants are ready for approval.

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

Chris Thompson stated that he wants all redlines addressed and completed before it comes before the DRC. Unless the applicants want to protest.

Seth Perrins added that the applicant always has the choice of whether to attend or not.

Brian Gabler said he was surprised they were on the agenda today; he was confused. They'll get everything resolved.

Legacy Farms Plat E3

Kelly Peterson said there is the same issue on this plat, they need updated electrical plans.

Seth Perrins asked Dave Anderson to check with Rocky Mountain Power to check if they have anything on the underground trail and easement.

Seth Perrins **moved** to continue the Legacy Farms Plat E3 Final Plat.

Kelly Peterson **seconded** and the motion **passed** all in favor.

Legacy Farms C9b

Shelley Hendrickson noted that this plat has the same redlines as the other two. Tom Cooper is waiting for the updated power plans.

Brian Gabler stated that he is confused about that. He thought Tom and he had worked everything out. Perhaps he is not understanding. Brian said he'd get with Tom.

There was discussion regarding the last redline memo and about past redline memos.

Brian Gabler said he'll go through the redline memos and get back with Tom Cooper.

Seth Perrins **moved** to continue Legacy Farms Plat C9b Final Plat.

Kelly Peterson **seconded** and the motion **passed** all in favor.

Seth Perrins stated that having the developers doing their own electrical plans is a good idea. He is sympathetic to what Brian said, though, about him not being an electrical engineer.

Kelly Peterson noted that Tom Cooper meets with the developers and works with them.

Brian Gabler stated that Tom has been great to work with.

High Sky Estates

Mike Clark discussed Canyon Crest Drive. It is a long stretch of road with an elementary school. Residents are concerned about speeds on this road. Mike asked what could be done to minimize speeds.

Chris Thompson feels a traffic circle would be good somewhere, but not at the bottom of a hill. Traffic circles do calm traffic.

Jered West agreed and said he could make it work.

Mike Clark asked where is the best place for the traffic circle. We don't want it on a curve or at the bottom of the hill, so Mike feels the best option is at the 2515 East intersection.

There was further discussion regarding the traffic circle.

Chris Thompson told Jered West that they will have to give up some right-of-way. But, for speeds, it can't be easy to flow through.

Mike Clark discussed the neighbor, Fred Vincent. Mr. Vincent is agreeable and has asked about the timeline for water. He is thinking about his fields in the spring. Fred has stated he will connect when asked, this season or next.

The applicant said they would like to start as soon as possible, so it will be coming this spring.

Mike Clark asked if there is a problem with the use of a rock crusher within the development. It would be there for a couple of months.

Brandon Snyder asked about the development agreement, and also whether the open space to the south will be improved or whether the City will improve it.

Dave Anderson said the development agreement is complete.

The applicant stated that there is a landscaping plan for the space to the south. It is planned for landscaping and the City will maintain it. It is basically a landscaped park strip.

Brandon Snyder asked about hillside revegetation along the River Bottoms Road.

Mike Clark said the applicants will have to do that, whatever is excavated out will need to be revegetated by whoever excavates.

Chris Thompson said that condition needs to be in the construction plans.

Mike Clark went over what needs to be revegetated using the site on screen.

Chris Thompson asked if we can require backyard landscaping with this development. This could become a hazard on River Bottoms Road if it rains a lot. SWPPP will require silt barriers here, but can we require backyard landscaping be done as soon as possible?

John Little asked if there is a scenic easement where no one can disturb?

Brandon Snyder noted that a scenic easement is not on the plat.

There was further discussion regarding scenic easements. They are put in place to prevent homeowners from touching the slope or putting in a retaining wall or site obscuring fences.

Dave Anderson asked about requiring backyard landscaping.

John Little said backyard landscaping is required within 2 years of certificate of occupancy.

Chris Thompson stated that if there are silt fences, there may not be an issue. But the homeowners will have to maintain those silt fences.

Dave Anderson agreed. He said it's a part of SWPPP. Homeowners have to maintain their soils etc. from eroding into a storm drain.

There was further discussion using the site on screen.

Seth Perrins stated that SWPPP will be done as required, but once it's a home, homeowners need to be informed that they will have to keep their soils, and keep the silt fence and maintain it. These residents will have a visible view of the valley and they'll want to keep the hill stable. These beautiful lots will come with responsibility.

Chris agreed, the silt fence must remain until there is grass.

Brandon Snyder asked about a fence along the southern property lines, along the River Bottoms Road, and whether it should be a uniform fence.

Junior Baker feels the plat should show a fence line.

Dave Anderson asked what we want to accomplish. Some homeowners will want to use the hillside somehow, terracing, or plant different things, etc. So, when we say scenic easement, are we saying do not disturb? What's the focus?

There was discussion regarding the scenic easement in the Pioneer Ridge development.

Dave Anderson asked what we're worried about, visibility or aesthetics?

Chris Thompson feels a scenic easement sounds like an aesthetic issue.

Dave Anderson asked Gill Bearnson if he'd have any issues with an easement on the slope, similar to the Pioneer Ridge easement.

Gill Bearnson said some people will want to do terracing.

Chris Thompson feels terracing wouldn't be allowed because our slope ordinance won't allow it.

There was discussion regarding the slope.

Dave Anderson feels that, for potential home buyers, the only way to communicate with them on this issue is to put an easement on the plat.

Seth Perrins stated that there are a lot of people who are excited for this development.

Gill Bearnson said he wants homeowners to have whatever options possible.

Chris Thompson's opinion is that they'll each be glad their neighbors can't mess with the hillside.

Kelly Peterson noted that they haven't seen any electrical plans for the development.

Brady Taylor said they will need to be revised from the plans that were submitted. He added that there is a communication line in the area, and we'd like to keep that in service.

Dave Anderson suggested that we have the applicant map out the easement. The homes won't be built right to the brow of the slope. So, do we start the easement at the edge of the backyard? From that point down?

Seth Perrins added that the homeowners will want to know if they have to mow the hill within the easement, but Seth feels the hill should be just native vegetation.

Mike Clark would like the plat to have a line showing that the ground past that line cannot be disturbed.

There was discussion.

John Little asked about possible access to the homes from River Bottoms Road. There should be a limitation for that.

Seth Perrins agreed.

Gill Bearnson summarized, for his clarification, that the City is looking for an easement line for the property which should extend past the slope brow. There should be a delineating line, but not exactly following the brow of the slope.

Chris Thompson agreed.

Dave Anderson noted that currently the hillside has vegetation and if they can keep some of that vegetation during the construction process, that is preferable.

Chris Thompson feels the scenic easement would keep construction from happening there anyway.

Kelly Peterson **moved** to continue the High Sky Estates Final Plat.

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

OTHER BUSINESS

Adam Hall presented a potential development he'd like to do at the intersection of Arrowhead Trail and Mill Road. He'd like to have a development with a gas station, restaurant, condominiums and storage units.

Brandon Snyder stated that he, Dave and Mr. Hall met yesterday to discuss his ideas, and Dave and Brandon had a lot of concerns about it.

Junior Baker feels that in Spanish Fork, there isn't a market for what Mr. Hall is suggesting, commercial on bottom, residential on top.

Adam Hall said they have done something similar to this in Salt Lake City.

Chris Thompson doesn't feel this is a good spot for storage units.

Seth Perrins said the mixing of uses won't go over well in Spanish Fork. He feels this wouldn't work because it's too intense for the area.

There was further discussion.

Chris Thompson feels right now there's not a need for commercial in this area. But in any case, Mr. Hall needs to work with Planning on any ideas, it's not for this meeting.

Junior Baker **moved** to adjourn the meeting at 11:30 a.m.

Adopted: March 11, 2020

Jessica Burdick
Building Inspection Division Secretary