

**Adopted Minutes**  
**Spanish Fork City Development Review Committee**  
**April 8, 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; Vaughn Pickell, City Attorney; Jason Sant, Assistant City Attorney; Michael Clark, Staff Engineering; Jered Johnson, Engineering Division Manager; 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:** Shawn Herring, Andrade Christensen, Gill Bearnson, Shaun Young, Millie Abplanalp, Scott Peterson, LeeAnn Sims, Todd Demarets, Jake Theurer, Ken Ivory.

Chris Thompson called the meeting to order at 10:00 a.m.

**MINOR PLAT AMENDMENT**

**Spanish Fork Market Place No.2, Plat A**

No staff member had any comment.

Dave Anderson **moved** to approve the Spanish Fork Market Place No. 2, Plat A, Minor Plat Amendment.

Jered Johnson **seconded**.

There was discussion regarding a possible right-of-way being required along Mainstreet.

Jered Johnson and Chris Thompson feel we might need it in the future, and would like to require it now. Dave Anderson noted that this application is simply for adjusting some lot lines. there is nothing here that would create any additional impact on the system. It's Dave's opinion that we cannot require right-of-way at this time.

Shaun Young said that Amsource would agree with Dave and stated that they would probably withdraw this Minor Plat Amendment.

Vaughn Pickell said he agrees that the City cannot require right-of-way with this project, if the applicants are just adjusting lot lines. We can get right-of-way when we do the widening of the road in the future.

Seth Perrins agreed and stated that Amsource is a great community partner.

The motion **passed** all in favor.

### **Vincent Ridge Plat C**

Mike Clark noted that this project is simply combining two lots.

Kelly Peterson said there are utility boxes in the middle, along the front property line, that can be relocated if needed. But, if they are relocated, it will be at the applicant's expense. It would be rather expensive.

Dave Anderson feels it just depends on where the owner would want to put their driveway.

Seth Perrins agreed, it's a matter of aesthetics and their landscaping. He asked Kelly if the owner can call him to discuss the matter, and Kelly told Seth they should call Tom Cooper.

Mike Clark stated that they can leave the power box, unless it's going to be close to the driveway, within 10 feet. Also, they can't have two water lines and two pressurized irrigation lines. The extras will need to be removed. He noted that they can pothole at the main and physically disconnect from there.

Seth Perrins agreed. He feels it is important for the cleanliness and integrity of the water for water lines not in use to be cut off from the main.

Jered Johnson noted that he and Jamie Chappel have discussed pot holes within the City. A new standard is going to be added to the City Standards that requires that when someone pot holes, they must fill the hole with flowable fill. Therefore, that is suggested here.

Jered Johnson **moved** to approve the Vincent Ridge, Plat C, Minor Plat Amendment, merging two lots together, with the condition that the applicant remove one of the

existing water and pressurized irrigation lines, by disconnecting them at the main, and using flowable fill when rebuilding the road.

Seth Perrins **seconded**. There was discussion regarding sewer lateral abandonments.

Mike Clark isn't sure what Corey Pierce would prefer, but Jered Johnson said that in the past we've just plugged them inside the property line.

Jered Johnson made an **amended motion** to approve the Vincent Ridge, Plat C, Minor Plat Amendment, merging two lots together, with the following conditions:

#### Conditions

1. Subject to the applicant removing one of the existing water and pressurized irrigation lines, by disconnecting them at the main, and using flowable fill when rebuilding the road.
2. Subject to the applicant plugging one of the existing sewer laterals at the property line.

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

### **Vincent Ridge Plat D**

Brandon Snyder made a clarification that this should be designated as Plat E, since there is already a Plat D. He noted that we tried to let the applicant know.

Jered Johnson explained that this proposal is to combine two lots into one.

Jered Johnson moved to approve the Vincent Ridge, Plat D, Minor Plat Amendment, to be named Vincent Ridge Plat E, with the following conditions:

#### Conditions

1. Subject to the applicant removing one of the existing water and pressurized irrigation lines, by disconnecting them at the main, and using flowable fill when rebuilding the road.
2. Subject to the applicant plugging one of the existing sewer laterals at the property line.

Seth Perrins **seconded**.

Kelly Peterson said that with this project, the utility boxes are high voltage cabinets and cannot be removed or relocated.

The motion **passed** all in favor.

Dave Anderson stated that this is the least dense subdivision that we've approved in 20 years, and it's been the most common here to have more building space to work with. This is the fourth lot combining in this development. So, there is a market in Spanish Fork for larger lots, this is evidence of that, evidence for that market demand.

Seth Perrins and Chris Thompson agree. Seth feels these are beautiful projects and would like the developers of the project to the East of Vincent Ridge to take note. There is a market for really large lots. People do want  $\frac{3}{4}$  to 1 acre lots.

## **FINAL PLAT**

### **Anela Townhomes Plat A**

Mike Clark had no issues from Engineering on this plat.

Brandon Snyder discussed issues from Planning. There is a request to swap out some elevations, and we need to discuss the north property line because the City Code calls for a masonry wall. However, there is concern about a wall here in this project. There will be commercial to the north so, maybe, that's when the wall goes in. And for now, Brandon suggests landscaping, mow curb and a split rail fence.

Chris Thompson agrees.

Seth Perrins asked whether the DRC has that authority.

Dave Anderson feels the DRC does have some latitude for that. He added that this has come up a few times in other projects where we did approve it. If everyone feels that we need to make some Title 15 adjustments to provide some latitude, we can, it would be a good thing. Sometimes a 6-foot masonry wall on a property line isn't best. It depends on how the property next door develops, especially where the property is wetlands, as in this case. Dave said he is comfortable with something other than a masonry wall.

Seth Perrins asked if the property to the north should ever be commercial, should it be zoned as Rural Residential?

Dave Anderson feels we should just change Title 15.

Chris Thompson's stance is, if there is an existing commercial use, then there has to be a wall.

Vaughn Pickell agreed.

There was further discussion regarding the wall requirement.

Dave Anderson suggests we approve subject to the applicant meeting the City Code, installing the 6-foot wall, unless the Code is changed for the DRC to approve something else. In that case, the applicant may install a mow curb and split rail fence.

Seth Perrins agreed.

There was discussion regarding some elevation changes, which the City Council previously approved.

Dave Anderson **moved** to approve the Anela Townhomes, Plat A, Final Plat subject to the following conditions:

Conditions:

1. Subject to the applicant meeting the City's construction standards and addressing any outstanding review comments.
2. Subject to the applicant following the Development Agreement.
3. Subject to the applicant constructing a masonry wall, according to Title 15, unless Title 15 is amended to allow the applicant to do something else. In that case, with this motion, the applicant is allowed to do a two-rail, split-rail fence with a concrete mow curb underneath on the north property line of the development.

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

## **High Sky Estates Plat A**

Mike Clark discussed the pressurized irrigation line on this plat that will run down 2300 East to Fred Vincent's farm. There will be a vault installed so Mr. Vincent can connect to City pressurized irrigation. Mr. Vincent needs his water earlier because of the moving of the dirt, and the ditch being taken out.

Kelly Peterson stated that the applicant is still working on his power drawings with Atlas Engineering, so we don't have fees or anything calculated yet.

Scott Peterson said the power drawings had been turned in, and he's talked with Tom Cooper several times, but he'll get with Tom again today.

Tom Cooper told Scott that the corrected drawings have not been uploaded into Citizenseive, so if Scott can do that today, he'll get them revised and the fees out first thing tomorrow.

Gill Bearnson asked about permission to start rough excavation on the hillside and how he can start excavation on the southside of Plat A.

Dave Anderson explained that he needs to work out the plat issues and get the construction plans approved. Dave feels it should be easy to address, so Gill and he need to get together to get that plat approved.

Gill Bearnson asked if he has to record for the lots on the Phase A.

Dave Anderson said no he wouldn't have to record it.

Mike Clark told Gill he just needs a SWPPP, there is no bonding. It's treated as a construction work site, rather than building lots at this point.

Seth Perrins asked about phasing and timeline for building on the hillside.

Gill Bearnson explained that they've split up that hillside into Phases 2 and 3.

Dave Anderson is happy they can get some lots going on the north end. We need that lot inventory in the community, larger lots are going to be great. This is a great step in a good direction.

Kelly Peterson moved to approve the High Sky Estates, Plat A, Final Plat subject to the applicant meeting City development and construction standards, and subject to the applicant working with the Power Department to get the final drawings approved.

Seth Perrins seconded and the motion passed all in favor.

## **Legacy Farms Phase S1**

Mike Clark stated that these lots don't have many conditions. However, we need an easement so their sewer runs through Phase S2, to the knuckle on the north side, and goes through the lots. Getting that easement through private property should be a condition of approval. He also asked about a wall and whether it will be built by the LDS Church.

Dave Anderson feels that coordination of that is hard to pull off because the Church is responsible to build the wall, but homeowners might come in first and put up a fence, resulting in two fences. We need to give some thought to that.

There was discussion regarding whether or not the Church is going to move forward with construction. There is currently a chain link fence around the entire site, and it appears to be permanent.

Mike Clark feels it could be a while before that church is built, and Jered Johnson feels the City could build the wall and have the Church pay us back.

Dave Anderson agreed and there was further discussion.

Seth Perrins suggested we talk with the Church property people and ask about taking out the chain link fence and putting up a wall. He is okay with leaving the chain link fence for a couple of years.

John Little noted that there was no permit for the fence.

Jered Johnson said he will have someone go talk to the Church about this and bring back a recommendation.

There was discussion regarding the railroad crossing approval status and timing.

Jered Johnson said he thinks we can get the permit, it's just whether UDOT has to enact their powers so the railroad will approve it, or not. The soonest we would start on that project is 2021. We should know more in a month.

Dave Anderson stated that there is another group building here, and discussed the Homes for Rent homes and their location.

John Little is concerned and worried about it a bit, and is curious to see how this turns out.

Seth Perrins agrees. It's a bit of a bummer, and these are some of the larger lots in the subdivision.

Shelley Hendrickson said she's still waiting on the power bond and fees.

Tom Cooper said they're working through the redlines with the Engineering and he'll have those tomorrow.

Jered Johnson **moved** to approve the Legacy Farms Phase S1, Final Plat, with the following findings and conditions:

Findings:

1. The City will contact the LDS Church to ask permission to install a wall along their property line.

Conditions:

1. Subject to the applicant providing the sewer easement.
2. Subject to the applicant completing any electrical drawings, permits and fees.

Dave Anderson **seconded**.

Shelly Hendrickson asked if the sewer easement is a separate document from the mylar and Jered Johnson said it is.

Shawn Herring stated that there is already a recorded sewer easement.

The motion **passed** all in favor.

Tom Cooper explained to the DRC that, having worked with the outside firms on electrical drawing, they are doing a good job. However, they are finding that it's ineffective to do electrical designs until they're at Final Plat. This slows down our process, just as it did when we did the design in-house. But that is why there are no fees yet. The same hurdles we faced in-house, are still hurdles for the engineers working on the projects.

## **SITE PLAN**

### **400 North and SR51 Roundabout**

Chris Thompson noted this is the 60% plan.

Jered Johnson went over the plans on screen. He stated we're in negotiations with the property owners to the south. We did a diagnostic with the railroad and UDOT, so they are aware. UDOT will fund most of the project, but they can't get funding until this month. As long as it's approved with the Commission and the budget, it will go forward and construction should begin in May.

Chris Thompson added that UDOT did their own traffic study and showed that queuing went down significantly. It appears our engineers, and UDOT'S, feel like this is a good project.

There was discussion regarding a retaining wall and railing for safety.

Jered Johnson said he'll look into it, but we're just moving the existing rock wall. It will be safe.

John Little said they'll need a permit for the retaining wall if it's over 4 feet high.

There was discussion regarding art work within the roundabouts. Dave Anderson would like to have someone look into that. Seth Perrins noted that RAP funds are not available for that right now.

Jered Johnson said it will look similar to the roundabout to the west.

## **OTHER BUSINESS**

Mike Clark requested the DRC implement a concept review board, or agenda item, for developers who have designs at 30%. This would help developers because the DRC could discuss or point out any major issues or thoughts on their plans before they spend thousands of dollars for engineering that might have to be re-engineered.

Dave Anderson asked if Mike suggests we have those in that situation on a DRC agenda.

Chris Thompson feels we should. It would be like a concept application, and would be at least at 30% design. Chris feels it would be helpful for the developers.

Dave Anderson agrees this is an important issue and something we've tried to address in the past, but haven't come up with a solution. Dave likes Chris's ideas. He explained that the Planning Department has a Concept Review Application in Citizenserve that could be used, or we could do a pre-application meeting. Both would work. We could tweak the CR application and have a DRC requirement part of the review process. The discussions would also be memorialized in the minutes.

There was further discussion. Everyone agrees it would be beneficial and streamlined.

Seth Perrins likes the idea of memorializing suggestions and discussion in minutes. It formalizes some of the things we've been doing, like impromptu meetings after DRC. Dave Anderson agreed. He would like everyone to keep in mind that we don't want to add to the length of the process and eat up more of our time. It needs to be efficient.

Chris Thompson asked Brandon Snyder and Mike Clark to get together and come up with something. We want the developers to be serious enough to put some money into engineering, show property lines, utilities, conceptually what they want to do. So, not just anyone with a whim can use the DRC's time. We don't want whims, just real serious development options. He added that these items should be the final items on agendas, recording and minutes should be done, but no formal action taken.

Dave Anderson agreed. He added that if the applicant doesn't want to attend DRC, it's their loss.

Mike Clark agreed and said the developers just want this as an option, not a requirement.

Seth Perrins agreed that this should be an option, not a requirement.

Dave Anderson feels it is time for Spanish Fork City to get more sophisticated, and saving the developers more time and money, is good for everyone.

## **Sanitary Sewer Master Plan**

Chris Thompson explained this is an amendment to the sewer master plan. He discussed the changes to the south west part of town and the south west lift station. There was discussion.

Chris Thompson **moved** to recommend the Sewer Master Plan amendment be approved with the condition that a correction be made to the north industrial lift station portion.

Dave Anderson seconded. There was discussion on the motion regarding the General Plan and the future of the area, as well as who is the approving authority.

Dave Anderson feels this important to adopt as an Element of the General Plan so we have a public hearing in Planning Commission City Council. We've done that with other master plans that have been adopted over the years. He asked how far out we're planning for.

Mike Clark said 2060 is the general timeline and will be adjusted with annotations etc.

Dave Anderson feels our General Plan in this part of the community is in tune with what is likely to really happen there over 40 years. Development will go further west and Dave isn't sure how to plan or account for that. He stated he worries about missing opportunities, or making it difficult for the City to take advantage of development going to the west. If we can do something now, or in the next few years to better prepare for that, we should. Investment into sewer and power are big ticket things, so we want to get those right initially. It's critical. The corridor along Canyon Creek Parkway and the desire to develop along that corridor will be high too, and it will come quickly. Dave asked about service from the hospital to 2700 North.

Mike Clark noted that they need to do a lift station study for that area. What can be sewer, where should the lift station go, those types of things need to be answered

Chris Thompson explained that those studies are expensive so we do them only when there is pressure to do so.

There was further discussion regarding the future development within the City, master plans and the General Plan.

Vaughn Pickell and Dave Anderson feel this should go to the Planning Commission. It is somewhat like a land use regulation.

Chris Thompson asked Vaughn whether sewer, water, and pressurized irrigation master plans should be added to the General Plan.

Vaughn Pickell feels this should go to the Planning Commission even if it's not in the General Plan.

Dave Anderson agreed. There was further discussion.

The motion **passed** all in favor.

### **700 South Spanish Fork Parkway Roundabout**

Mike Clark discussed the roundabout plans on screen. A larger roundabout than we previously thought is required, and there is property that could be purchased to give us the room.

Chris Thompson said Holiday Oil will need to give us a little more right-of-way.

Mike Clark said he'll get the right-of-way from Holiday Oil. The roundabout won't be built until there is more development in the area. There was further discussion.

Dave Anderson feels we need to know what future development we should plan for.

Chris Thompson doesn't want to lose the work done on the roundabout, so he asked Mike to get it put together as a study and put it in with the master plans so further developers and reviewers can use it.

Seth Perrins agreed.

Dave Anderson moved to adjourn the meeting at 11:53 am. The motion passed all in favor.

Adopted: April 22, 2020

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Jessica Burdick  
Building Inspection Division Secretary