

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

Staff Members Present: Chris Thompson, Public Works Director; Seth Perrins, City Manager; Tyler Jacobsen, Assistant 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; 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: Korey Blanchard, Randy Dallin, Shelly Jamison, Thomas Lehnardt, Jason Thompson, WPI Enterprises.

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

MINUTES

March 25, 2020

Seth Perrins **moved** to approve the minutes from March 25, 2020.

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

FINAL PLAT

RRBC

Mike Clark discussed the intersection at 8th North and 8th East, and the right-of-way line. We don't want to have to redo the plat, so when recording, the applicant will need to adjust their plans according to our comments.

Kelly Peterson's only issue from the Power Department is timing, when they'll complete the electrical work at the intersection.

There were no other issues discussed.

Jered Johnson **moved** to approve the RRBC Final Plat, subject to the right-of-way being dedicated to the City for 800 North improvements, including power.

Kelly Peterson **seconded**, and there was discussion on the motion regarding MAG'S high T intersection improvements that will be done with this project.

Chris Thompson feels it's important the intersection be done with this project so there's not a failure with these new businesses. The intersection is moving forward pretty well.

Shelly Hendrickson asked if the right-of-way will be dedicated on the plat, and Jered said that it should be.

The motion **passed** all in favor.

Meadow Creek Ridge Townhomes, Phase 6

Chris Thompson discussed Spanish Fork Parkway and the fact that we have a MAG application submitted. Chris feels it will get funded because it scored quite high. He asked how we combine efforts because the local aspect of the road is still 51.4 % funded by the developer, and 48.6% paid for by MAG.

Jered Johnson said we should know if we get approval by September.

Chris Thompson encouraged the developer to wait on this phase, and work together with the City in a way that we can use the MAG funding.

Jered Johnson agreed, that would be best. He recommends the applicant complete Phase 8 first.

Chris Thompson added that if the applicant doesn't want to wait, and chooses the impact fee route, he'd get paid back in 6-8 years. But, waiting and working with the City, going the MAG route, the funds would be available sooner.

Jered Johnson agreed.

Korey Blanchard said he understands his options.

There was further discussion regarding the road and cost.

Chris Thompson said we don't have to hold off on approval. We could have their 51% of the cost go to building half the road, plus 10, and then we build the rest.

Mike Clark discussed Spanish Fork Parkway. He explained LEI is designing it and they're tying it into the Meadow Creek design. The approval needs to be contingent on the build being according to LEI's final plan set.

Chris Thompson agreed and said the railroad engineers have to approve those as well. They need to approve some curb and gutter.

Don Matthews asked for clarification. Do they have to wait for approval from the railroad?

Mike Clark explained that they just need to look through the plans at curb and gutters and say it looks okay. It shouldn't take more than two weeks.

Korey Blanchard asked if their engineering can be approved so they can start on bonding.

Mike Clark told him yes. Even if the roads are tweaked a bit, it shouldn't affect any bonds. Mike added that we are working on landscaping along Spanish Fork Parkway, and they're building a wall. There's a grading issue, but their engineer is getting grades to match without too much work around the right-of-way. The wall and grading on the south side must work out with the final design of the road.

Kelly Peterson explained the Power Department is working with their engineer on designing the electrical for Phases 6 and 8. Therefore, we don't yet have fees or bonding calculated.

Jered Johnson **moved** to approve the Meadow Creek Ridge; Phase 6 Final Plat subject to the following conditions:

Conditions:

1. Subject to the plans matching CRS and LEI's design of Spanish Fork Parkway.
2. Subject to the landscaping and wall design being approved by the Engineering Division.
3. Subject to the electrical design, fees and bonding being completed and approved by the Power Department.

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

Meadow Creek Ridge Townhomes, Phase 8

Kelly Peterson stated this has the same issue as Phase 6, there are still redlines and fees to be calculated.

Mike Clark had no issues from Engineering.

Brandon Snyder said the County records show property taxes due. Those need to be paid and documents of payment shown to the City before the plat records.

Jered Johnson **moved** to approve the Meadow Creek Ridge Townhomes, Phase 8 Final Plat, subject to the property taxes being paid on the property, and the title cleared. And subject to the applicant meeting the City's development standards.

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

MINOR PLAT AMENDMENT

River Cove, Plat L

Mike Clark explained this application is for ownership dedication and to clean up some very confusing property lines, thus making this a buildable lot and allowing utilities to be installed.

Kelly Peterson moved to **approve** the River Cove, Plat L, Minor Plat Amendment, subject to utilities being installed.

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

OTHER BUSINESS

River Cove Preliminary plat

Dave Anderson stated he wants to be sure everyone is comfortable with what the applicant has designed. The plat has not been approved yet.

Jered Johnson is comfortable with the Preliminary Plat, but the Final Plat will need to show how they'll tie into the bridge. They'll need to rebuild rock walls, relocate utilities.

Dave Anderson feels we can't ask them to show that Final Plat stage if they haven't been a part of this approval. Maybe they need redlines of what needs to be done.

Chris Thompson said usually these issues are done at Final Plat.

Jered Johnson agreed with Chris. He added that the applicants are all aware of it. The alignment matches what we discussed, they just don't show the elevations, which are usually shown at Final Plat.

Ben Tuckett said they haven't detailed the grade, but they're aware of the issues. They just want this approved.

Dave Anderson asked about what utilities need to be moved.

Jered Johnson explained they might have to collar a manhole, and there are sewers. Also, there are power boxes, which they could miss. Jered added the utilities can't be moved; they just have to address them. This all depends on which side they bring the trail. The east side has grading concerns. The west grading works better, but there are those utility issues.

Ben Tuckett said they're coming right up next to the fence on the west side, as shown on the plans.

Jered Johnson noted this plat should show the bridge. It looks like they could miss the manholes, but he just wants them to be sure he knows they're there, as well as the electric boxes.

Oakridge Cove Preliminary Plat

Brandon Snyder began by explaining that this went to the Planning Commission and there was discussion, and a lot of concerns, by neighbors. At the end of the meeting the Planning Commission decided to continue it for further study. The developer needs to hold an additional neighborhood meeting because there wasn't enough advanced notice. Also, the Planning Commission noted the CCRs north of this project, and they feel this plat would need similar, or identical, CCR's recorded against this second phase. Additionally,

the Commission discussed the school bus stop and pedestrian route up and down the hill. There are safety and traffic concerns, as well as speed issues. Lastly, the phasing plan currently shows the Spanish Oaks Drive improvements left out until phase 3. However, there are 4 lots tied to that last phase, so the Planning Commission wants to see those improvements moved up to an earlier phase.

John Little stated the City doesn't govern CCR's.

Dave Anderson agreed. He stated the only issues for the DRC are traffic, pedestrian access, and the safety of the bus stop.

There was discussion regarding a sidewalk down to Power House Road, however, in the past, the Bureau of Reclamation has denied that request. Our plan is to not do a sidewalk there until the canal is piped and the budget allows.

There was discussion regarding the bus stop. Winter causes unsafe conditions at this bus stop, and, with 40 additional houses, it's going to get worse. Residents wonder if there's another location for the bus stop. The DRC discussed possible locations for the bus stop, including the campground parking lot and the golf course parking lot.

Seth Perrins suggested Josie talk with the Nebo School District and try to solve this issue. Seth feels we should explore it and provide direction for a better answer.

Chris Thompson agreed and asked Mike to have Josie reach out to the District and report back.

Dave asked for some sort of written response, that'd be best for the Planning Commission. They want the neighbors to have the information.

Seth Perrins feels this is solvable and so we shouldn't hold up the development. We'll work with the District to solve the issue so the Planning Commission is comfortable.

Dale Robinson suggested he and Mike meet internally before meeting with District, and Mike agreed.

There was discussion regarding travel speeds on Spanish Oaks Drive. It is a concern raised by residents, and has more to do with the gun club and reservoir than what more homes would do.

Mike Clark noted that we have flashing signs in the area, and completed a speed study 2 years ago. There was discussion regarding what could be done, including reducing the width of road, or adding some sort of structural speed calming.

Seth Perrins asked if there's something we can do just during the summer months, when that road is busy. Something that could be easily removed. Seth suggested having the police conduct increased traffic enforcement and write more tickets.

Dave Anderson feels increased traffic enforcement won't work. He suggests something more permanent.

Seth Perrins suggested Jamie Chappel and Josie study the area. See what they recommend.

Chris Thompson agreed.

Dave Anderson explained that this is back in front of the Planning Commission in three weeks.

Fence at 2638 South Oakridge Drive

Mike Clark discussed an issue of a resident at 2638 S Oakridge Drive who wants a fence on his east boundary line, against the curb, within the right-of-way. He would gain more for his backyard, and wouldn't have to landscape outside of his fence. The asphalt is as wide as it's going to get and there will never be a sidewalk there.

Dave Anderson feels that right-of-way is difficult to give away. The resident is obligated to maintain the right-of-way now, and he can put a fence on his property line, but not any further. Seth Perrins agreed.

Mike Clark said he'll let the homeowner know.

Seminary Building

Chris Thompson explained that the District plans to demolish the existing seminary building at the Spanish Fork High School immediately. Therefore, the Church of Jesus Christ of Latter-day Saints wants to build a new seminary for next year. They plan to put the building in the parking lot of the nearby church. The west stretch, alongside the

church, are some beautiful trees. We don't want to rip those trees out, and the width of the asphalt works. So, we'd like to allow them to install a meandering trail, rather than a straight trail. They'd have to move their building back for 15 more feet, which they're okay with. Also, it was suggested that this trail be put into a trail easement. There was discussion.

Brandon Snyder, Dave Anderson, and Seth Perrins are okay with this, but Seth just wants to be sure the parking lot will work with the Seminary being where it will be.

Dale Robinson said they don't typically like meandering trails, but if the Church maintains it, it's fine.

Seth just wants to be sure the parking will meet standard our ordinance.

Chris Thompson told Mike Clark to give the Church the thumbs up to taking it to the next level.

Bart Morrill noted that the trail master plan doesn't show a trail in this area and he asked if they need to have one?

Chris Thompson said our master plan says a trail is needed along arterial and collector roads. Also, there is one existing that goes all the way to the river.

There was further discussion. The issue is if we'd ever have another chance to do a trail in the area.

Seth Perrins likes the trail there. The idea of it starting mid-block does seem odd. Starting at an intersection is better. He suggests starting the trail at 4th rather than mid-block.

Bart Morrill agreed.

Concept Plan Review

Brandon Snyder explained that he and Mike Clark met and did some research, and have come up with a Concept Plan Review process. It can be done in Citizenserve, for no fee. We could also have a pre-application meeting with applicants and then direct them to a concept plan review application. We want this to be less formal than some other Cities have.

Mike Clark added that applicants will come in at whatever stage they want, but they need to bring in plans drawn by someone, at least have invested a minimum amount for meaningful concepts to be reviewed.

Seth Perrins feels this is great.

Chris Thompson agreed.

Seth Perrins **moved** to adjourn the meeting at 11:30 am. The motion **passed** all in favor.

Adopted: May 13, 2020

Jessica Burdick
Building Inspection Division Secretary