

Adopted Minutes
Spanish Fork City Development Review Committee
September 9, 2020

Staff Members Present: 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; 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: Bert Bradford.

Dave Anderson called the meeting to order at 10:00 a.m.

SITE PLAN

Bradford Commercial Amended

Dave Anderson stated this has to do with finishing a storage yard that is adjacent to a new road, the continuation of 3450 West, going west from Main Street, out to the anticipated Solid Waste Transfer Station.

Mike Clark asked the applicant about the Springville Drainage District Permit.

Scott Peterson said they have that in the original Site Plan. That's only overflow, but it's not shown on the City's expanded project.

Mike Clark doesn't think LID will work here. Scott Peterson said he thought it would. They don't have underground, that's why they have the flat surface retention ponds. There was discussion regarding ground water and ponds. Mike Clark stated that here, the discharge is 20 feet away. We need to follow a more traditional detention rather than a retention pond where water won't go into the ground. Jered Johnson agreed. We drain it directly into Dry Creek, not retain, just direct discharge it, no pond. He proposes exactly what we did with Annie's Acres.

Scott Peterson said they can do that and he'll get with Springville Irrigation.

Mike Clark told Scott that he'd need a letter from the district that discharge will work and meet the LID bank.

Kelly Peterson had nothing from power.

There was discussion regarding the park strip on the south side. Jered Johnson said the owner will take care of it, after the road is improved.

Bert Bradford said his plan is to landscape between his wall and the sidewalk, and the district will do the sidewalk and planter strip and build the road. It won't be landscaped until the road is built and PI is there.

Brandon feels we should have a revised landscaping plan submitted showing those improvements now, and they need to bond for it now. There was further discussion about the site.

Dave Anderson noted that all the big issues on this will occur with the development of the Transfer Station. The applicant does need to bond for the improvements they will make. They will only do the landscaping between the sidewalk and the wall and not participate in anymore of the construction of the road. That is unique and generous of the Transfer Station people.

Bert Bradford said he has an agreement with the Transfer Station folks that he'll pay for his half of the road. He'll pay that to the City using the agreement and estimate provided to him. It will be a bond or connectors agreement that he'll pay now.

Jered Johnson agreed. Bert will pay us now and we'll pay back the District. We want the road built all at once.

Brandon Snyder had no further issues.

Jered Johnson **moved** to approve the Bradford Commercial Amended Site Plan subject to the applicant paying cash in lieu for the road that the District will build in the future, per the agreement they have with the District. Subject to the applicant bonding for landscaping along this road. Subject to the applicant adjusting the drainage plan as

discussed and getting approval from the draining district and paying the LID bank to satisfy the LID requirements.

Kelly Peterson **seconded** the motion.

Shelley Hendrickson asked if the agreement with the District is that the applicant will pay just their estimate. Bert Bradford said yes, just their estimate.

The motion **passed** all in favor.

ANNEXATION

Rindlisbacher

Dave Anderson noted we received a concept plan regarding this annexation a month or so ago.

Scott Peterson stated that the applicants are Pete Mitank and Clay Gardner.

Jered Johnson asked if this includes the Christensen property and Scott said it does. He added that they've talked to the neighbors around and they go back and forth on whether they want to annex, so for now this is it.

Dave Anderson noted this is a proposal to accept for further study. Usually we recommend these annexations be accepted for further study, unless there is some flaw to development potential, or a use that the city wouldn't want to deal with. But He feels this is a property that the City is really trying to make developable. We should embrace proposals to annex property. He asked Scott how this will be developed? It'll be zoned Agricultural if annexed now.

Scott Peterson said they're working on the plan to come back with more information and detail to get a certain zoning, they'll come back with that. They know it will be on hold until they get zoning.

Vaughn Pickell asked about the roads on the plat labeled 1600 West and if that is correct. There was further discussion.

Vaughn Pickell suggested the plat show both the county address and the City address.

Seth Perrins feels, with this study, we need to talk about the greater area, and not have annexations be parcel by parcel. We need to get the greater landowners together. And if not, bringing the whole rest of the Leland in should be the first thing we do with this study.

Kelly Peterson agreed. This parcel doesn't include any SESD customers, but they do have a line going through. It would be easier to clean up this area with SESD once, rather than multiple times.

Scott Peterson said if the SESD financial buyout issue goes away, the neighbors might be okay with joining the annexation.

Seth Perrins feels we can talk with the owners in the area now.

Dave Anderson would like a larger annexation put together here too. But we probably will need to consider annexations that do lead to a poorly configured City boundary, in order to not completely stymie good growth.

Vaughn Pickell said with the rural real property owner law, where they have to sign, we will get small annexations as a general rule, and we can't force them in if they don't want to annex.

Dave Anderson agreed.

Seth Perrins said Scott Peterson has spoken to some residents, Curt Christensen, the Creers, there is a spokesperson for the residents, they want to just sit and wait right now. He said he and Dave will work with Scott to meet with the residents in the area about annexing.

Kim Brenneman asked if she should still collect a \$500 SESD fee. Seth Perrins said that requirement never really existed, but we thought it did. Seth feels we should accept this at City Council level and send a notice, but there's no fee that has to be paid yet. We send them a notice and they send us an annexation study fee that is specific to each annexation.

Vaughn Pickell said we might create a peninsula with this. If one side of a square is no more than 25% of the rest of the perimeter, there's no peninsula, but if it's smaller than 25% you will create a peninsula.

Dave Anderson noted the study usually takes at least 3 months. The certification has to be done within 30 days from the Council approving the study.

Vaughn Pickell **moved** to recommend accepting the Rindlisbacher Annexation for further review and study.

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

OTHER BUSINESS

Next Week's DRC

Kim Brenneman noted that next week we might have on the agenda the Haymaker General Plan Amendment which is southwest of Legacy Farms. It is currently low density and they want medium density. Also, The ridge Phases 4 and 5 and then Mark Dallin's, subdivision into three lots. Those are the items that will be ready for DRC next week.

Mike Clark said the Dallin's have work to do, it can be on next week but the wall type is an issue as well as the property transition.

Dave Anderson said he and Brandon Snyder can talk with the Dallins.

Oak Ridge Cove Sidewalk

Mike said they're revising the highback curb concept. He talked with Greg Magleby and he might want to be on DRC next week to get that approval.

Dave Anderson said that it would be best to discuss out of DRC meetings with Mike Clark, Chris Thompson and Dave working with Greg. Not everyone needs to sit through that conversation.

There was discussion regarding South Lane and other road closures.

Dave Anderson **moved** to adjourn the meeting at 10:51 a.m.

Adopted: October 28, 2020

Jessica Burdick
Building Inspection Division Secretary