

Adopted Minutes
Spanish Fork City Development Review Committee
October 7, 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; 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: Scott Peterson, Kent Gividen, Joseph Earnest, Mike Leifson, Troy Riding.

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

MINOR PLAT AMENDMENT

Aspen Heights, Plat B

Mike had nothing to discuss from Engineering.

Brandon had no concerns from Planning. He explained the applicants are taking 4 existing lots in Plat a and adjusting boundary lines.

Seth Perrins **moved** to approve the Aspen Heights, Plat B Minor Plat Amendment subject to the findings and conditions identified in the staff report.

Dave Anderson **seconded** and the motion **passed** all in favor.

CONDITIONAL USE PERMIT

2500 East T Mobile 2nd CUP

Kelly Peterson said the applicants will be working in and around the transmission lines to the West, and if they get any closer than 15 feet, they'll need to contact Power.

Brandon noted there are conditions in the staff report that they notify the power department before they begin work. They're adding more equipment due to the Sprint/T-Mobile merger.

Dave Anderson **moved** to recommend the proposed 2500 East T Mobile 2nd Conditional Use Permit be approved based on the findings and subject to the conditions in the staff report.

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

SITE PLAN

Ridgeline Parkway Community

Brandon Snyder noted there are redline conditions the applicant needs to address. But the City is excited about this project and he had no concerns to discuss.

Mike Clark said he has redlines regarding the roundabout in the middle, removing manholes etc., and another redline relates to the pond and how it will operate. There is a new submittal Mike has not seen and he believes the resubmittal addresses these concerns.

Chris Thompson noted there could be redlines on the resubmittal so the applicant should be aware of that.

Kelly Peterson said he just got the final review for power. They'll go through that and get the fees ready by the end of the week if all the redlines are correct.

Seth Perrins discussed the roundabout. He likes the 5 exits and the parking lot at the south, but asked whether there should be a median in the road structure to force people to go around the roundabout the correct way.

Chris Thompson said after discussion regarding this roundabout, it landed on it not being a roundabout, but a traffic circle. With the lower volumes, it might be that, with a long trailer, they might actually be able to turn. Chris feels islands become problematic.

Dave Anderson feels there are things that need to be tweaked in the landscaping plan, but he'll meet with the applicant offline to discuss those.

Dave Anderson **moved** to approve the Ridgeline Parkway Community Site Plan based on the findings and subject to the conditions in the staff report, and with the understanding that the Power Department is still completing their review as part of the redlines.

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

FINAL PLAT

Ridgeline Parkway Community

Mike Clark had nothing to discuss from Engineering. He did, however, caution the DRC moving too quickly on approvals before redlines have been met. He feels it might be premature.

Seth Perrins agreed. This is a big project, it's a big deal. The applicant has been fantastic in working through things, but it's good to be cautious, to go slow and be deliberate. We should make sure things are lined up just right because this type of project is new to us.

Chris Thompson asked about the property lines for the traffic circle, a redline request involves an autoturn for a RC Willey truck and that could change the radius on the corner which would change the plat. Chris feels the plat shouldn't record until all the red lines are addressed. Dave Anderson agreed. We won't record the plat until the Site Plan has addressed all the redlines and there are approved plans from the City.

Joseph Earnest said that's fine.

Dave Anderson **moved** to approve the Ridgeline Parkline Community Final Plat based on the findings in the staff report and subject to the plat not being recorded until all the redlines provided by the City departments have been addressed on the Site Plan, and we auto turn have a have a clean set of approved plans for the Site Plan submittal.

Vaughn Pickell **seconded** and the motion **passed** all in favor.

Renaissance Place Final Plat Amendment

Dave Anderson **moved** to continue the Renaissance Place Final Plat Amendment. Seth Perrins **seconded**, and the motion **passed** all in favor.

River Point Plat B

Dave Anderson noted that last week we continued this project so the applicant could meet with Jered Johnson to discuss what would and wouldn't be allowed in the 60-foot setback area. The applicant is comfortable moving forward with the understanding that there won't be structures built there. But, what about future lot buyers? Jered Johnson and John Little want to make sure there is language that works for them that more clearly articulates what we would and wouldn't allow and we want to be consistent with the floodplain ordinance for that setback area. Also, the applicant said FEMA has said they can fill the area, but we haven't seen their documentation for that. If we do approve this today, it should be with the condition that the applicant provide whatever he has from FEMA to commence filling the floodplain. Dave continued that they can provide the FEMA documentation, or not and if they can't then any fill work needs to stop. He's comfortable with that as a condition.

Dave Anderson then asked Jered Johnson about the applicant already filling, and on the south side of the river, near Main Street, where some folks have started to fill the floodplain, do we have a responsibility to try to address situations where people are messing with the floodplain without authorization?

Mike Clark said he talked with Bowen Collins and Associates, our consultant. For the type of LOMR-F and flooding expected, the proper course of action is to have the applicant submit what they want to do, what the elevations are, etc. Then they record the plat, fill it if approved by us, as far as where to fill and with what, and then survey the new elevations and submit to FEMA a request to take those lots out of the floodplain. Thus, eliminating flood insurance. Filling the floodway is out of the question though. Mike stated that the type of fill they want to do is minimal in risk so they can fill it and apply later. Bowen Collins is comfortable with that, and we can go that direction if we're comfortable.

Jered Johnson said we're comfortable with it from Engineering's perspective. As long as they won't build structures in the 60-foot setback area, which is our ordinance.

Jered Johnson **moved** to approve the River Point Subdivision, Plat B, Final Plat with the following conditions:

Conditions

1. Subject to the applicant following all the findings and conditions in the staff report.
2. Subject to the applicant addressing any floodplain issues as outlined in this discussion, specifically that they record the plat, document the fill, reach out to FEMA for LOMR-F.
3. Subject to the applicant following the floodplain ordinance, as adopted by the City, with the 60-foot setback requirement, and that the 60-foot setback language be put on the plat.
4. Subject to the applicant following the strict geotech recommendations for drainage around the homes.

Seth Perrins **seconded**.

Shelly Hendrickson asked if the applicant can start construction and have a preconstruction meeting without recording the plat. Chris Thompson said yes, they can have a precon and pay their fees.

The motion **passed** all in favor.

OTHER BUSINESS

Dave Anderson discussed Legacy Townhomes and the requirement that Salisbury has to install a half masonry wall/half wrought iron fence along Spanish Fork Parkway. They are requesting an amendment to their approval so they can do just the wrought iron fence along those frontages. They also would like to use hydro seed instead of sod.

There was discussion from Troy, the applicant, but he was inaudible because his audio kept cutting in and out.

Brandon Snyder brought up the approved landscaping plans on screen. He pointed out where the plans show they must install sod and stated they'd need an amendment to the approval. Brandon feels they would need to provide plans showing where hydroseeding would work and the applicants said they'd submit that.

Seth Perrins asked about the approved plans.

Brandon Snyder explained these plans were approved when Mike Demarco was with Salisbury. They had the discussion of the orientation of the homes along the parkway and

there was a desire to do something besides a solid 6-foot wall. This was what was approved and the City has a standard for this now, which we adopted.

Seth Perrins agreed. He does remember the approval process we went through for this, and he recalls a 3D rendered video that was prepared, which was very detailed. One of the issues discussed was this wall and the City Council approved it. Seth regrets that the installation missed what was actually approved, but there's no room to change that. He is not in favor of that. This is what was approved and he feels they should follow the approval on the wall.

Chris Thompson agreed. We shouldn't vary from this if this was approved through the City Council.

Seth Perrins noted that it is actually our standard now.

Vaughn Pickell agreed, the City Council approved something and that should be what is installed. The DRC can't usurp that approval.

Dave Anderson agreed.

Chris Thompson told the applicant to go with what the picture shows.

Dave Anderson asked if they could, rather than have the columns of the masonry wall extend to 6 feet, can they do just 3-foot wall and then wrought iron straight across, so no columns. There was discussion.

Vaughn Pickell feels that whatever the City Council approved is what should be built.

Chris Thompson agreed.

Mike Clark noted this would affect Slant Road frontage too.

Dave Anderson said Seth Perrins would need to see what they want to do. Dave then explained that the approval showed jumps and other equipment within the dog park, but the applicants now want to exclude those. They would like to do benches instead. They could also put in some curbing and crushed rock in high traffic places. Dave supports this amendment to the approval.

Seth Perrins agreed. It will still be a dog park, but he would like to see an updated conceptual plan for the dog park and the applicants said they'll do so.

Dave Anderson's concern is with landscaping and hydroseed is how capable an HOA is to care for it. HOAs don't have a good track record in being able to care for something outside of turning on sprinklers and mowing. We have some HOAs in the area that used hydroseed two years ago and it looks bad right now. So, there would need to be some extra level of care, some proof that it will be taken care of. But anyplace where there will be foot traffic, that should be sod.

Seth Perrins agreed and said and they'd have to nurse it through the weed stage. But Seth would like to see what areas they want to hydroseed because not all grass is created equal. He wants to see something, because this is a project that has been approved and started and it's concerning to him to go back to something that was approved. He's very leery about it.

Chris Thompson feels sod is a better option.

Troy said they'll submit the plans for the hydroseed. He added that the problem is when this was presented things were different. It is a tough game right now out there, things have changed from when this was approved, but he understands where the City is coming from.

Dave Anderson suggested that, before they do anymore work, submit whatever they have in mind and we'll review it. But for now, build the plans according to the approved plans.

There was discussion regarding the wall and the fact that it's not planned in Phase 1. Dave Anderson said they shouldn't send anyone to meet with us if they don't have plans to do what is approved to be done. We can take more time to make sure everything they do is spelled out in fine detail on all of their plans. The applicants agreed and understood. They'll get the revised plans to the City.

Seth Perrins **moved** to adjourn the meeting at 11:04 a.m. All in favor.

Adopted: October 28, 2020

Jessica Burdick
Building Inspection Division Secretary