

Adopted Minutes
Spanish Fork City Development Review Committee
October 14, 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; Jake Theurer, Electric Superintendent; Tom Cooper, Electric Utility Planner; Vaughn Pickell, City Attorney; Steven Adams, Chief of Police; 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; Steve Adams, Chief of Police; 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: Wayne Hurst, Blalock and Partners, Ben Tuckett,

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

MINUTES

August 26, 2020

September 9, 2020

Dave Anderson **moved** to continue this item to allow others to review the minutes.

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

PRELIMINARY PLAT

Ford-Harward Subdivision

Dave Anderson explained the applicant wants to create different properties that would be conveyable to different businesses, who would want to purchase those properties. There is no end user in mind, except for maybe one. When we see Final Plat proposals for these

areas, the actual lot configuration might look different than they do now. At this level, we're just focusing on the road alignment and how utilities will be provided to the area. 1600 North and 300 West alignment does need to be discussed today.

Mike Clark noted the road will need to be 200 feet away, right-of-way to right-of-way from the railroad to that edge of the road to give adequate spacing. Also, the curve needs to be straightened so the road is longer to allow for truck traffic. Mike Clark also stated that the dividing line is between lots 5 and 6 so lot 5 will drain to the east to an existing line, and anything west of lot 5 needs to be looked at more closely.

Chris Thompson suggested the applicants show the 300 W storm line on the utility map, and maybe a note on the plat that says that it needs to connect up to Main Street according to the Master Plan.

There was further discussion regarding storm drains.

Ben Tuckett said lot 5 is connected to go to the pond at lot 2, which goes to Main Street. He noted we know the final grading design of the new part of 1600 North, but it'll probably drain to the east and 3rd west will take care of drainage some other way.

There was further discussion regarding storm drains.

Mike Clark said each individual lot will detain their own lot water and discharge at 0.15 CFS breaker and that would be combined with street water. We prefer not to have a pond.

Ben Tuckett and Jered Johnson agreed.

Seth Perrins asked about lot 11 and the railroad tracks. He assumes, in time, the right-of-way that is the existing road, will be abandoned. And half of that will get folded into lot 11. Ben Tuckett said yes.

Seth Perrins noted we're solving a problem that exists today where there is no distance between the railroad and the road. Moving it another 75 feet to the south will take chunks out of other properties. But Seth Perrins wonders if we have to go all the way, or can we not go all the way, the 200 feet, is there any wiggle room?

Dave Anderson said we want to help make the situation better, and we want to meet the railroad's expectation, but what if we can't meet their expectations? What would the cost be? This is getting better than it is now, but do we need the railroad's approval?

Chris Thompson feels we should show the right-of-way within a lot on the Preliminary Plat. Lot 11 should be shown to grow by that right-of-way. At the end of the day, lot 11's area grows as lots 10, 9 and 8 diminish. He noted if all that area develops industrially, it would give a lot of traffic, a lot of semi-truck traffic. If you have a dual semi heading south wanting to turn left onto 1600 North, but because of the angle of the railroad tracks, the line where you're through the track area is close to the right-of-way line, it'll be problematic to get across the track, safely, while you're trying to turn left. That's the reason for this standard, it's one we want.

Brandon Snyder had no issues to discuss.

Jered Johnson feels 1400 North at lot 3 needs to be built.

There was discussion regarding phase 1 and the applicant needing to develop half plus 10 of the road developments.

Ben Tuckett explained that the applicant wants to improve only their 1600 North frontage.

Dave Anderson feels this is the time to finish the frontage of that lot. Seth Perrins agreed.

Ben Tucket noted they will update the phasing plan then.

Chris Thompson said they have to pay for ½ plus 10, but allow for ½ plus 13.

Seth Perrins feels lot 3 should be excluded because it's taken care of in a different plat, or at least already underway. It's a different owner and a different project.

Brandon Snyder noted it is not part of a different plat. Seth stated it should be part of phase 1 then.

Jered Johnson agreed. He feels Phase 1 should include Lot 3 and 1400 North.

Kelly Peterson had a comment but it was inaudible. There was discussion but was inaudible.

Chris Thompson feels this item should be tabled today, in order to get all the changes made to the plat. Dave Anderson agreed.

Chris Thompson summarized the issues discussed today. First, the applicant should create a 200-foot buffer between the railroad right-of-way and the right-of-way for 1600 North. Second, add a dual semi length straight away, perpendicular to 300 West. Third, show the westerly lot 4 and 5 lot line going east, showing that draining to Main Street with storm drain lines, run one down 100 West a little way, just to clear that drain to the west. Don't worry about detaining our road storm drain. Fourth, from west lot line for 4 and 5 going west, show draining to the west, and you can run it to the lot 11 parking lot utility easement area. Basically, show a storm drain going across the railroad saying to connect to the storm drain. Then, for utilities going through lot 11, show an easement that is adequate for SUVPS and SESD. That easement, as long as they locate all of our water and sewer storm drain utilities within that easement and call it a utility easement, that should be adequate.

Ben Tuckett asked if lot 11 should take in half of the old right-of-way of 1600 North. Chris Thompson said yes.

Chris Thompson added that phase 1 drawing should include half the road, plus 13 feet in the improvements for 100 West. Also, show a better transition from fully developed to not developed south side. A gradual asphalt transitions.

Dave Anderson added that Benchmark Engineering has a dedication plat put together because Doug and Randall deeded the City land that is 1400 North, so that's already clearly defined.

Ben Tuckett summarized that the potential buyer of lot 5 will just have to do his frontage along 100 West. Chris Thompson agreed and said lot 3 shouldn't be a future phase on the plat.

Dave Anderson **moved** to continue the Ford-Harward Subdivision Preliminary Plat.

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

ZONE CHANGE AND PRELIMINARY PLAT

Hurst Subdivision

Brandon Snyder had no comments, but noted that the applicants are requesting an R-1 -6 zone. They show the same layout provided with their General Plan amendment, which was already approved by the City Council.

Mike Clark discussed the land drain and detention basin. The detention basin at the north west end will be City owned and maintained.

Chris Thompson said it will be a bit like a neighborhood park. The new pipe has to be pvc so it can be root treated and cleaned like a sewer pipe and there should be a note on the plat about that. Also, Chris Thompson noted it's important that there's no kink in the line on 1530 south, when it goes to the manhole. We have to clean this line all the way through, so it can't be a box. It has to be a manhole.

Mike Clark said he'll put that in his comments.

Dave Anderson discussed landscaping the detention basin along lot 1530 South. It's so small. Noting that the applicant is required to landscape it, and that a landscaping plan is needed.

There was discussion regarding landscaping in these small detention basin/parks.

Dave Anderson and Bart Morrill prefer grass as that looks best and is easiest to maintain.

Chris Thompson would like to see some trees and a picnic table.

Seth Perrins noted the area is small, but it's not that small and having it be grass makes it usable so people can play there. He feels that a small play facility would be good.

Dave Anderson isn't sure it's always best to make these small areas playgrounds. It's important to have them be easy to maintain and beautify the neighborhood, but maybe we should be methodical about how we place playground equipment.

Bart Morrill agreed. Playgrounds are more maintenance, but the detention basins with grass do get used.

Kelly Peterson had no issues from Power.

Seth Perrins **moved** to recommend approval of the Hurst Subdivision Zone Change and Preliminary Plat, from RR to R-1 -6, subject to findings identified in the staff report.

Dave Anderson **seconded**. He then discussed the detention basin. He would like to be clear on what the City expects to happen there. If we want there to be playground equipment then we need to identify exactly what that will be as part of the Preliminary Plat approval process. This is due to some issues we're having with developers not coming through on things they've said. This isn't a Master Planned Development where the applicant is asking for anything from the City. They meet all of our development requirements and with that our latitude to require things of the developer is different than it would be.

Chris Thompson and Vaughn Pickell agreed.

Chris Thompson suggested they install at least a bench, if not a picnic table. And it should be included in the motion.

Seth Perrins agreed with Dave Anderson, and wondered if we should ask the developer to put in a tot lot or something like a bench to make the park usable.

Bart Morrill said playgrounds don't go in the basin, so he's not sure there is a large enough area to fit one here. Chris Thompson said probably not, but there is for a bench for sure.

Seth Perrins said the motion should say subject to the landscape of the detention basin being approved and that coordination occur between the developer and the City, if the City desires to put in any future equipment.

Chris Thompson noted the motion should say that they straighten out the storm drain pipe along the back of the lot lines. It shows a bend right now, at the north end. Also, that box needs to be a manhole.

Seth Perrins made an **amended motion** to recommend approval of the Hurst Subdivision Zone Change and Preliminary Plat, from RR to R-1-6, subject to the following conditions:

Conditions:

1. Subject to the findings and conditions in the staff report.
2. Subject to the landscape plan for the detention basin be approved by, and coordinated with, our Parks and Recreation staff in the event they wish to add or plan for any future additional elements to the detention basin, but that it be grassed with sod.

3. Subject to the applicant straightening out the storm drain pipe along the back of the lot lines. And that box be a manhole.

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

FINAL PLAT

Renaissance Place Final Plat Amendment

Dave Anderson discussed whether the City should make the applicant install a masonry wall next to the existing chain link fence, which is around the adjacent church. It was previously decided that If the church would remove the chain link fence, the applicant could simply be allowed to put in a vinyl fence. However, the church won't remove the chain link fence, and the applicant has now put in a vinyl fence beside it. Should the Final Plat approval be amended to approve that vinyl fence right up against the Church's chain link fence.

Chris Thompson and Mike Clark said they would defer to Dave Anderson on this issue.

Dave Anderson explained that this is a master planned development so the City does have some latitude on the matter. He recommends letting the applicant keep the vinyl fence rather than putting in a masonry wall.

Vaughn Pickell agreed and is okay with modifying the condition of approval.

Dave Anderson **moved** to amend the Renaissance Place Final Plat, such that the third condition of the Final Plat Approval will allow the applicant to leave the existing vinyl fence they've installed along the north boundary line without needing to make any additional improvements.

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

CONCEPT REVIEW

City Library

Chris Thompson feels the City Library concept looks great. There was discussion using the site on screen regarding the parking lot and the power pole and required guy wire near the entrance at Center Street.

Chris Thompson discussed LID and islands inside parking lots. 30 of those would be under one island and 30 under the others, and they'll be connected with overflow out to Center Street and the storm drain line will go to the West. It will all be one big system.

Seth Perrins discussed fire hydrants and utility placements. He noted we need to minimize any work through the trees on Main Street to spare the trees.

Jered Johnson also stated that we can't kill the trees on Main Street while connecting the water and gas line into Main Street. He noted we can add a box if we have to, so we don't kill the trees. It's all doable, we can just get a better survey and look at it closer.

There was further discussion regarding running the water lines without killing the trees. Jered Johnson said everything should work, and they won't kill the trees.

There was discussion regarding street lights and dark sky lighting. Seth Perrins stated we should utilize poles and place street lighting on existing poles rather than install decorative street lights. He prefers not having poles everywhere

There was further discussion regarding street lighting. Kelly Peterson feels decorative street lighting isn't bright enough for Center Street.

Chris Thompson stated that if we do islands in Center Street, we could add lighting there, and have decorative lighting on the side of the roads too. Kelly Peterson agreed. There was further discussion. Seth Perrins feels we need to add lighting to the plans.

There was discussion regarding landscaping, approaches and parking stalls. The north entry is too close to the first parking stall. Mike Clark explained that 20 feet is the absolute minimum and this shows 21 feet.

Jered Johnson said he'll resubmit revised plans as a Site Plan for approval.

OTHER BUSINESS

Seth Perrins noted we might be able to hold a hybrid meeting within the next week or two. They have a solution they're working on.

Spanish Springs Power

Mike Clark explained that the developer called him today regarding the sectionalizer or switchgear placement. It's set to go in an area that is going to be traded with Springville. They would like to know if they can put the equipment there and move forward with construction, or if they have to wait for a better place to put the switchgear.

Chris Thompson said he's working with Travis Warren to clean up our property lines with Springville. He'll talk with Mike Clark offline. We'd probably allow it. There was further discussion.

Chris Thompson said we can tell them to go ahead once Tom Cooper updates the drawing and we know where the sectionalizer is going, but Springville will probably say no.

Seth Perrins feels each Engineering division needs to work through it together.

Tom Cooper said he'll refer them to Mike Clark regarding the boundary line.

Chris Thompson suggested Jered Johnson and Mike Clark get with Travis Warren to figure out how we get the new boundary line agreement with Springville going.

Seth Perrins **moved** to adjourn the meeting at 11:58 a.m. The motion **passed** all in favor.

Adopted: January 6, 2021

Jessica Burdick
Building Inspection Division Secretary