

Adopted Minutes
Spanish Fork City Development Review Committee
December 9, 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; 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: Pete Simmons, Shawn Herring, Mark S, Jesse Conway, Lawrence Tanner.

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

FINAL PLAT

Legacy Farms Townhomes, Phase 3

There was brief discussion regarding pickleball courts and their popularity in these types of facilities.

Dave Anderson explained we have an updated landscaping plan that addressed a lot of the issues previously discussed. He's concerned about an HOA maintaining new grass so Salisbury has agreed to go back and reseed later if the grass doesn't come in.

Bart Morrill said hydroseed will wear out in heavy use areas so, if fields are hydroseeded, they should be blocked off for at least 90 days to allow for good growth.

Kelly Peterson **moved** to approve the Legacy Farms Townhomes Phase 3, subject to the applicant meeting the redlines and changing the amenity from a basketball court to a pickleball court.

It is unclear who seconded the motion. The motion passed all in favor.

Legacy Farms Townhomes, Phase 4

Vaughn Pickell **moved** to approve the Legacy Farms Townhomes, Phase 4, Final Plat, based on the findings and conditions in the staff report, and the conditions discussed today.

Seth Perrins **seconded** and clarified that we're approving changes to the original plan regarding sod, the dog park and fencing.

Dave Anderson noted that the idea is to get the high traffic areas covered with sod rather than hydroseed. He then went over other changes from the original plat approval. He feels the dog park doesn't need the playground equipment for dogs in that space, so instead they've upgraded the space around the dog park by, for example, adding a concrete walk.

The motion passed all in favor.

PRELIMINARY PLAT

Ford-Harward Subdivision

Dave Anderson noted that we discussed this project a month ago and they've since resubmitted. The applicants have addressed and redesigned the re-alignment of 1600 North, and addressed the distance issue of 300 North from the railroad. The connection from 1400 North to 1600 North is a good addition, and they've given the City right of way so we can connect 1400 North to 300 West. As this area develops there will be important road connections made.

Mike Clark discussed utilities. He feels we should leave the sewer within the lots, but move the water line into the street for ease of access. He further discussed laterals and water lines and where they should be placed in order to serve Lot 13.

Chris Thompson said John Waters would like to work with the developer and install a new water line in the bend at lot 15 and 13. This would be a better installation, and it needs to be replaced anyway.

Mike Clark clarified that the water line would come from its existing point, bend, and come down into 300 West. The current line would be filled with sand and abandoned.

Kelly Peterson stated he has concerns with the road alignment. There is a shared UAMPS and City transmission pole within the new road alignment. Kelly would prefer to have the applicant work around that existing pole, have the pole in a planter or behind the sidewalk, rather than trying to relocate the pole.

Brian Gabler stated that it appears the applicants plan to meander the sidewalk around the pole. Brian feels the pole on 300 West will have to be relocated anyway. There was further discussion.

Seth Perrins feels it needs this be fine-tuned to work on site specific issues.

Kelly Peterson agreed. He thinks the applicants need to work with the City and UAMPS to relocate the pole. It could be expensive.

Dave Anderson stated we've made the intersection at 300 West at this location a priority so we have to deal with the impact that creates.

Seth Perrins is sympathetic to the land owner that there are extensive issues we're trying to solve. There is the railroad issue, but there are also several utility issues. He wonders how we can balance it all. It is not the landowner's fault, and their land is required for a solution, but they don't have to pay to solve all the issues. Seth asked whether these are impact fee related projects? He feels we need the land to solve the problems, but they shouldn't have to bear the cost.

Chris Thompson agreed. The road issue is a big issue, and it's worth the cost to move the poles to move the road down, but we do need to be fair minded about it.

There was further discussion.

Dave Anderson summarized that we could share the cost in adding or relocating a pole and added that we can do a memorandum of understanding that defines how it all gets shared before they get their plat recorded.

Dave Anderson **moved** to recommend approval of the Ford-Harward Subdivision Preliminary Plat, subject to the following conditions:

Conditions

1. Subject to the conditions in the staff report.
2. Subject to the applicant meeting the City's construction standards.
3. Subject to the applicant addressing any redlines
4. Subject to an agreement being prepared between the applicant and the City to define who will participate in any unique construction requirements that come with the necessary relocation of any utilities that come with this development, and that agreement be in place before the first plat in the subdivision is approved.

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

CONDITIONAL USE PERMIT

400 North New Cell Tower

Dave Anderson stated this project is similar to another project we had a year ago. This would be a large telecommunications tower near Rees Elementary School. The proposed height is 100 feet. Dave noted there are options for this approval. We could approve as is at 100 feet, making it less likely someone will propose to build a second tower than at the lower heights. But at the same time, approving this won't prevent others from coming in and proposing another larger tower and larger towers could mean less towers. Another option is approving this project with a lesser height, which may then require additional towers in order to provide good coverage for the area. Dave feels height is the most discussed part of proposals like this.

Pete Simmons discussed the coverage maps shown on screen. The proposal is a 100-foot pole. Currently, there's not a lot of coverage in this area and with a 100-foot tower the service would be great and ideal. The sweet spot is 60 feet or higher for towers and this 100-foot tower would improve Verizon. Lowering the pole would lead to degraded service. Pete stated he realizes the 100-foot structure would stand out, but there is a need to improve the service in this area. He stated the average tower with a 3-mile radius is 86 feet in height and the average tower height in Spanish Fork City is 95 feet. Also, he agrees that the lower the tower, the greater the need for more facilities. Pete also discussed stealth facilities and noted they can do that, for example, make it look like a water tower, flag pole,

water tanks etc. But his experience is that lately the concerns are that stealth towers draw more attention to them.

Seth Perrins described his concern about the location. As proposed, the tower is in the middle of a property that is underutilized today, and the property's use will probably change in time. Seth feels it's problematic, in the long term, having the tower in the middle of the property or parcel. There is a school just to the north and Seth wonders if we can move the facility to the north, and work with the Nebo School District. They have been willing, in the past, to have these facilities located on their properties. Seth also has concerns about the height in this location, considering what will happen with the property in the future. He would be more comfortable with the height if it were located in some open space, rather than surrounded by more homes in the future.

Pete Simmons said moving the tower to the elementary school's property would require a drop in elevation, but initially when he looked at that location, and reached out to Nebo School District, they never replied. Pete added that he was also looking at Maple Mountain High's football field lights for the location of the facility, but again, Nebo School District did not respond. Pete further discussed moving the tower to the elementary school property and the drop in elevation. He noted that being in the middle of a parcel is required from the zoning requirements. As he understands it, there is a 50' setback from property lines to these facilities. Mr. Simmons said he'd love to put the tower in a corner so as to not impact future development. But he really can't lose elevations and he's not sure if the district would work with him or respond to him.

Seth Perrins understood. He said we can maybe help with communicating with Nebo School District. Seth feels we owe the issue a look. Seth then asked about the setbacks and whether we can adjust the setbacks.

Mike Clark asked how far he'd be willing to move the pole because we can find other locations that are already developed that could handle this project.

Seth Perrins likes the idea of using the football field lights at Maple Mountain High School. He would be fine with that because it wouldn't be adding to the visual clutter.

Pete Simmons said he'd have to ask Verizon how far they can go from the proposed location. He stated he did reach out to Maple Mountain High School, so that might be possible. It would require them to have to start over, delaying things further. So, they

would like to go forward with this location, but he understands the concerns. He added that he would love to move the tower closer to the property lines, but the setbacks are what they are.

Brandon Snyder said he's not aware of a City code showing that the tower has to have a 50' setback if it's not a primary use. This can be pushed to the corner to the north. Brandon asked about the coverage maps and service, as subscribers increase the demand on the poles increases, so even with a taller tower, with co-location, and moving to 5G and more clients, we'll need more towers anyway.

Pete Simmons agreed. With more data, 5G, and more people subscribing to various carriers, that impacts the services provided by existing facilities. We're trying to get ahead of the curve to help illuminate the need for additional facilities, but there will probably be a need for more facilities in the future.

Vaughn Pickell stated that the code requires this to be a stealth facility.

Pete Simmons said the code is mute on wireless facilities regarding stealth, so in the past the discussion has been to possibly paint them to blend them in, but we can look at the possibilities of doing a stealth like a water tank, pine tree, depending on the height. Currently, they're planning to just paint it, but they're open for discussion on that.

Chris Thompson stated that he is comfortable with 100 feet towers when they are at a school or park, but feels that towers should be 60 feet when they are in someone's yard.

Seth Perrins agreed, but realizes coverage is an issue. Residents do want good cell coverage. So, balancing that, we need to work this out to make it better. We owe the issue a little more work.

Dave Anderson noted we talked about this before and the DRC continued it and it didn't go further.

Seth Perrins said he'd be willing to talk with the Nebo School District on the issue to see what we can do here, or maybe there aren't setback issues and it can be on that lot, tucked up against the school property. That would accomplish a lot of concerns.

There was further discussion about moving the tower to the Legacy Farms Park, just to the north. Pete Simmons said he could take that back to Verizon to see if that would work, but if he can move the pole closer to the property line, closer to the elementary school, that would be good for him.

Dave Anderson said we should look into some of these things and talk off-line about using some City owned space. He asked whether this should be continued.

Pete Simmons said he would like to get moving on it and get it in front of the Planning Commission, but if there's a need to fine tune this he can. He would love for the tower to remain as planned, moving it to the corner, but we can table it if that's the decision.

Seth Perrins would like to continue this and added that City staff should look at the location on this parcel and whether there's a better place we can put it. He also feels that the City should connect Mr. Simmons with the Nebo School District to start that dialog. The elementary school site might not be the best site, but the high school up the road could allow for a taller height. A third option is to move it to the City's park in Legacy Farms, but elevation might be an issue there too.

Dave Anderson agreed. He also agreed with Chris Thompson. He is not comfortable approving 100 feet where it is proposed to go now. He even feels 60 feet is too much. There was discussion regarding lower heights and how many more towers they'd need. Shorter poles lead to more poles, and less co-shared poles, so that's even more poles. The taller the facility, the more co-carriers, and wider coverage.

Dave Anderson **moved** to continue the 400 North New Cell Tower Conditional Use Permit until the applicant and staff feel the issues that have been brought up today are addressed, or until the applicant wants to press the issue.

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

CONCEPT REVIEW

Quiet Valley Residential Development

Seth Perrins stated that he likes the variety of the products in this proposal. He also likes the network of roads, the trail system and the pump track concept.

Bart Morrill added he likes the pump track as well. It is something that is desired in our community.

Lawrence Tanner explained that the pump track is not necessarily just for residents of Quiet Valley. The trail integrates into the mountains and there is access outside the community. The pump track won't be specifically for the residents unless it's owned by the HOA.

Dave Anderson said we have the entire power corridor that runs right through this area and he feels that the pump track should be part of the linear park, that maybe the City can work with the developer in having the pump track be City owned as part of that trail corridor. Dave also discussed the RMP property adjacent to this property. If that property isn't incorporated into this development it will be underutilized and become a problem space. Dave would like to incorporate that RMP property into the design now, as open space.

Seth Perrins suggested asking RMP to sell off the excess triangle parcel.

Lawrence Tanner explained that he has called RMP about purchasing those parcels, but they haven't responded.

Seth Perrins stated that we don't want orphan pieces like that. And, Seth agrees that the pump track will be used by Spanish Fork City residents who are not a part of this HOA. He explained the power corridor linear park and how we can use that corridor to get some property for park use. RMP might let us lease the property for a while and then sell it in the future. He noted that we could take some of the amenities the applicant is showing, like the pump track, and put it in an area the entire City could use.

Lawrence Tanner said he'd like to work with the City in communicating with RMP. Seth Perrins asked about the clubhouse, which wasn't shown on the plans on screen, but hasn't been eliminated. There was further discussion regarding amenities. Seth Perrins would like to see the proposed architecture.

Chris Thompson stated that the applicant could create a loop in the trail and there should be a trail along the power corridor. Also, the area owned by RMP will need to be landscaped. But all in all, Chris stated he likes the connectivity.

Seth Perrins likes the blending with the north. He asked if all the gravel mounds and topographical issues have been accounted for. Are they in the open spaces?

Lawrence Tanner explained that they will have to do a lot of remediation because it was a gravel pit for decades. The topography is significant to make sure the area is relatively flat.

Kelly Peterson discussed the SUVPS power corridor, south of the pump track, and stated that we'll have to work with SUVPS and the bureau on that.

There was discussion regarding topography and power poles.

Seth Perrins said they maybe should find out what RMP might need around their poles.

Dave Anderson said the pole locations have been accounted for in the plans relative to the open space and how it's designed. Chris agreed. The RMP poles they're stuck with the mounds.

Vaughn Pickell asked whether the pump track will be paved because dust could be a concern with the wind in that area.

Bart Morrill said they can do a paved pump track and Lawrence Tanner said that it has been done before by DR Horton.

Vaughn Pickell asked if any of the amenities or parks will be City facilities.

Lawrence Tanner said no, unless the City wants to do something with the pump track.

Chris Thompson suggested we take the view of the linear park, and this is the south end of that park. It would be nice if it didn't end at a private property. There was further discussion.

There was discussion regarding power and power poles. Kelly Peterson stated they might have to reroute the line that goes to Springville or redesign this to have three circuits on one structure for the future.

There was further discussion.

Dave Anderson stated that he doesn't suggest any significant changes between now and the Preliminary Plat application, but we'd need engineering for the Preliminary Plat. He added that they should do something unique with the road's rights of way for an exterior trail network. And we can look at our street cross section a little different.

Seth Perrins noted, regarding the power lines and future maintenance on them. If they have to work on them, will they drive over landscaping or should we do a drive trail for that? Let's preserve the park space if possible. Do a drivable trail for RMP. And perhaps the City can participate in making sure the park spaces are preserved.

There was further discussion regarding trails in the development.

Dave Anderson feels we don't usually require a 12-foot trail within a development.

Lawrence Tanner asked if he can get an integrated trail plan showing where they should place entrances and exits so they can plan accordingly. They'll look at unit counts and areas of the power corridor to reduce numbers there and gain somewhere else in order to meet their objective.

Dave Anderson said we'll get them that and if the City can help with RMP communications, we will.

Brian Gabler noted that the City and the developer need to work with RMP together, because they've not been responsive to them.

SUVSWD Offsite improvements

Chris Thompson asked for any questions regarding the transfer station. Engineering has gone over it in a lot of detail.

Dave Anderson asked if it'll all be built at the same time, and whether it'll be half-width road on 600 West.

Chris Thompson said it'll be half-width on the county's side and after the bridge it'll be full width to Main Street.

There was discussion regarding the road width.

Seth Perrins said it'll be curb and gutter touching the lift station only, and the road will ribbon everywhere else.

Dave Anderson feels this is what we've expected and asked for a timeline.

Chris Thompson said we'd like to have it all built this coming year. Since Sunroc is partnering with the district, they're proceeding. Sunroc is providing the design review. Clyde Company has a CMGC type of relationship with Sunroc to build it all and the South Valley. Solid Waste District agreed to escrow the money and pay their share.

Seth Perrins asked if we have all the land issues figured out to connect 600 West around the county's facilities.

Chris Thompson said we're good and UDOT has issued a permit for the north end. Sunroc will do some improvements, and UDOT's not considering a dual permit.

Dave Anderson asked whether UDOT is requiring any work done on the creek to the east.

Chris Thompson said yes.

West Hangar Area Plan

Dave Anderson explained that the Airport Board talked about this last week. The site was shown on screen. There was discussion regarding the fire access road and the taxiway on the south end.

Jered Johnson said it'll work for the fire access but the airport needs to start looking into improving 500 West, that will be a requirement.

Chris Thompson the units along 500 West will never be built if they are tied to improvements on 500 West. So, his thought is more of a cash-in-lieu situation. Take the whole area square footage and divide it by the cost of improvements of 500 West, and then putting the water and utilities that are needed and just divide it by the cost. It doesn't make sense to build it now. They put in the cash-in-lieu and when there's some development pressure, a need for a water loop or whatever, then that gets built when it makes sense.

Seth Perrins suggested that these are valuable hangers. They have road and airport access. These are like store fronts. There was discussion.

Cris Child stated for flight schools, this is an ideal location. Anything that will bring a lot of vehicle traffic, it's best to preserve it for that type of use.

Chris Thompson feels the Airport Board should change the master plan layout to show parking lots, storefronts and hangers in the back along 500 West. Then we'll plan for the development of 500 West when those come in incrementally.

Seth Perrins explained to Cris Child that any unit with a public road, needs to be preserved for our Scottsdale feel. They should be for people not using the airport. If it has a public road, it needs to be preserved for the dual purpose of business and hanger.

Cris Child said the Airport Board recommended that the large hanger above the parking, that it be built now, so we need to revisit that and rescinded that approval.

Chris Thompson said it was recommended by the Airport Board. 500 West should be storefronts with hangers in the back and that's how 500 West gets built. It's a better use for the airport too.

Seth Perrins agreed. We can put hangers anywhere, along the runway, wherever, but there aren't roads everywhere.

Chris Thompson noted the hangers along 500 West would have to be pushed back to allow for parking.

Cris Child asked how much room from 500 West to where the buildings start.

Chris Thompson told him to talk to Armstrong.

Dave Anderson said typically 42 to 44 feet.

Cris Child added that 500 West will probably eventually increase in width. Dave Anderson agreed. Dave added that the demand for space at the airport is exciting.

Dave Anderson **moved** to adjourn the meeting at 12:25 a.m., the motion passed all in favor.

Adopted: January 20, 2021

Jessica Burdick
Building Inspection Division Secretary