

Adopted Minutes
Spanish Fork City Development Review Committee
December 16, 2020

Staff Members Present: Chris Thompson, Public Works Director; Seth Perrins, City Manager; Dave Anderson, Community Development Director; Brandon Snyder, City Planner; Jake Theurer, Electric Superintendent; Tom Cooper, Electric Utility Planner; Vaughn Pickell, City Attorney; Michael Clark, Staff Engineering; Jered Johnson, Engineering Division Manager; Bart Morrill, Parks Maintenance Supervisor; Brady Taylor, Lead Cable Technician; Shelley Hendrickson, Engineering Division Secretary; Kimberly Brenneman, Community Development Secretary; Jessica Burdick, Building Inspection Division Secretary.

Citizens Present: Andy Spencer, KMA, Richard Hatfield, Scott Peterson, Matt Brown.

Chris Thompson called the meeting to order at 10:02 a.m.

MINOR PLAT AMENDMENT

Canyon Creek Phase 8A, Amended

Brandon Snyder had no issues from Planning.

Mike Clark had no issues from Engineering.

Jake Theurer had no power issues to discuss.

Dave Anderson **moved** to approve the Canyon Creek Phase 8A Minor Plat Amendment.

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

PRELIMINARY PLAT

Haymaker Plat A

Brandon Snyder had nothing to discuss from Planning.

Mike Clark discussed the canal to the south, which is shown to be in backyards. The canal company needs to have permanent access to the canal, so Mike suggests redesigning the canal to the north. However, the canal company has said no to that realignment.

Chris Thompson stated that the City requires the canal be piped and moved so that it runs within a street. So, legally the canal company has to allow the applicant to do so.

The applicant agreed and said he feels the pipe going within the road makes more sense.

Jered Johnson said the pipes should go two feet from the curb under the asphalt.

Chris Thompson asked about the trail.

Mike Clark stated that the City will build the trail, but there is a bend in the road so the plans should show the spacing. There was discussion regarding the trail's path in the subdivision and its connection to the parks in the area.

Returning to the canal previously discussed, Chris Thompson asked what the canal serves.

The applicant said it serves the William's property, behind the homes to the field.

Chris Thompson suggested the applicant talk with the canal company and find out just how necessary this tailwater ditch is. It might be that they would like to work with the school district and put it under a sprinkler system or drip. That would save a lot of money on piping.

The applicant noted that the Williams use the ditch, but Chris responded that the school district might want them to abandon it and use a sprinkling system and then it'll be abandoned anyway. We don't want to pipe if it's going to be abandoned soon. Jered Johnson agreed.

Jake Theurer noted he needs power drawings to redline them.

Seth Perrins noted this is zoned R-1-12, but what is the lot count? Is it just a straight up subdivision?

Brandon Snyder noted the road shift adjusted the lots and they now show 47 lots and the project is now a Master Planned Development because some of the lots dipped below the

12,000 square feet.

Dave Anderson stated that this is what we have asked for and it is easy to support.

Jered Johnson **moved** to recommend approval of the Haymaker Plat A, Preliminary Plat with the findings and conditions in the staff report, and subject to the applicant moving the ditch into the road or working to abandon it, and subject to the electrical design being submitted for approval.

Vaughn Pickell **seconded** and there was discussion on the motion.

Seth Perrins discussed the road alignment and asked about the land on the other side of the trail.

Brandon Snyder noted it is dedicated to the City and Bart Morrill stated he is aware of the ground; it will become a park.

Dave Anderson suggested we install a two-rail type of fence.

Jered Johnson agreed and explained that we're designing that part and he recommends the two-rail fence as well. Bart Morrill agreed.

The motion **passed** all in favor.

FINAL PLAT

Eagle Haven Plat A

Mike Clark discussed the future roads in the area using the site on screen. The applicant's plans show a half plus ten road right now, but the other two landowners in the area aren't going to develop immediately. So, we just need to be aware that the roads will be half plus ten for a while. There's a red line regarding the grading and drainage, and we're working that out. Other than that, there are no other issues.

Chris Thompson explained that for the east-west road at the north end of this proposed subdivision, they're proposing half plus 10, plus 3 feet of shoulder. The full road is 29 feet. Half of that is 14, so you have the 14 feet, plus the 13, that's 27 feet of asphalt, only 2 feet short of the full width. The City wants these roads to crown in the middle, and here, that

would cause draining to flow onto the Carroll property to the north. To stop that they'd have to build a curb. Therefore, it is the City's recommendation that the applicants build the full asphalt width, and curb and gutter, and they can have a pioneering agreement to collect for that whole half to the north, and the value of the land under it. It would be much better for everyone.

Jered Johnson agreed.

Matt Brown was present. He stated that he talked with Jerry Carroll, and Jerry stated that he will be developing fairly quickly and he is willing to grant an easement for the water draining if they are able to construct as is. Matt said Jerry doesn't have a problem with paying his share right now and building the street. But Jerry would grant an easement to take that little bit of water. The two developments will probably be built at the same time.

Jered Johnson suggested the motion say that Mr. Brown must do full width, curb to curb, or work with Mr. Carroll to build the whole road.

Seth Perrins asked if Mr. Carroll will help build the road today. That would be ideal. Otherwise, this applicant should build it curb to curb with a pioneering agreement.

Chris Thompson discussed the layout for the lots on the north side and how they could be changed so that we don't have to cut up the road to run drinking water, pressurized irrigation and sewer laterals. He suggests one sewer and water lateral and the others come off of the side streets. We don't want to cut into new roads.

Seth Perrins agreed but doesn't want to put it all on this developer. If the two developers can work it out, he agrees.

Dave Anderson noted this is a Master Planned Development.

Chris Thompson, then, feels we can require that; one sewer, water and pressurized irrigation lateral in the center of the road, and the other laterals come off of internal roads.

Matt Brown said the applicant needs 6 lots there to the north. Originally, they didn't want the road that stubbed through to the North, but they realized that would be required. He just wanted to do the 6 lots. He does want to keep the existing house. Matt said they will have to do some concept work and if they need to stub lateral, they will.

Dave Anderson asked Matt if his client would be okay working with us to get laterals put in that road along the north.

Matt Brown said as long as he can get a pioneering agreement and get reimbursed, or if he has a deal with Jerry Carroll that he'll pay up front, his client will be fine with it.

There was further discussion.

Seth Perrins feels we have a good method to do road cuts for laterals, but we can look at changing the standard for the long run.

Chris Thompson reiterated that drainage will be an issue if we don't do this, and it just makes financial sense to build it all.

There was discussion regarding lot 4 and its width. It is very narrow. Mike Clark feels with that width the driveway could be an issue.

Matt Brown said they will shift some lot widths to fix that issue.

Jake Theurer discussed some redlines from the Power Department and informed Mr. Brown that he needs an updated electrical drawing.

Dave Anderson **moved** to approve the Eagle Haven Final Plat subject to the applicant meeting the conditions discussed today relative to adding the additional roadway width and curb and addressing any redlines, and providing landscaping and irrigation plans for the Spanish Fork Parkway right-of-way.

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

Gage Canyon

Brandon Snyder had nothing to discuss from Planning.

Mike Clark had no issues to discuss from Engineering.

Jake Theurer explained that the electrical design is in, but the SUVPS power line is an issue. SUVPS has poles they're going to help with relocation costs, but nothing has been agreed

to, or paid for yet. Jake isn't sure whether there should be an agreement in place.

Scott Peterson explained that the next agenda item, Heritage Farms, is just south of this project. There is a power line for SUVPS along Canyon Road and it comes down to the west of this property. SUVPS have said they'll relocate it to the east, in the planter, and go across the road and one lot. They want it in the right of way for better access. Scott further stated that he has worked with them and they have a plan in place now. SUVPS has given both developers a bill for their participation in that.

Chris Thompson stated we need an agreement, or both developers have to pay their fees now. The City doesn't want to have one developer get going and have the other stall out, and then we are not able to complete the power line. They can't start until the fees are paid and the plats or easements are recorded.

Brad Morgan stated he would not appreciate Heritage Farms being held up if the other developer doesn't get started.

Chris Thompson said they can't start until the other developer has paid their fees and easements. The City runs a risk of having homes being developed and this route issue not resolvable.

There was further discussion. Brad Morgan said SUVPS has the right to put these poles where they want based on an old deed or document. Brad is willing to pay and sign an agreement, and get easements, but if the other developer doesn't do it for a few months he doesn't want to be held up.

Chris Thompson reiterated that we need to know all the fees are paid before anyone can start.

Brad Morgan asked why he would have to wait for the other developer to pay. He's ready to go and doesn't have control on their timing. Chris Thompson responded saying that Mr. Morgan might have to front all the fees.

Seth Perrins feels that's not right and that it creates a hostage situation. He feels if Mr. Morgan has dedicated the easements, etc., maybe he can start and just not build on certain lots that are affected until the power is all done.

There was further discussion using the site on screen.

Chris Thompson asked Jake Theurer what happens if the south development doesn't occur, and the fees for the moving of the power lines aren't paid.

Jake Theurer explained that SUVPS would want some kind of agreement from both developers before they begin because this is a big cost.

Brad Morgan noted this is all a cost issue, and he doesn't want to be pushed and not be able to start.

Seth Perrins suggested the City just require an agreement. He feels that would protect everyone. He noted SUVPS isn't represented here fully, but he feels they'll want agreement, so we should just require it.

Chris Thompson said payment should be guaranteed when the first entity wants to do the work. Both should pay their fees then. He feels there's no need for an agreement.

Scott Peterson said Gage Canyon is ready to get going too and they can sign an agreement and get their fees paid.

Shelley Hendrickson explained that Kelly Peterson had her do a federal form and stated that they should not allow precon meetings until the Bureau gives us an easement agreement. She noted Scott Peterson turned in their SF299 last week, so who knows when the bureau will get them the easements. Shelley asked whether they can have a precon without that easement.

Jered Johnson stated we need the easement in place. They have to pay the fees and wait for the bureau to sign the easements before they can have a precon.

Mike Clark commented on 1400 East into Street 2, there's a wall required there. On lot 24, the wall will cut across the corner and Mike wonders who will own that little triangle outside of the wall. What do we do with that piece?

There was discussion as to Lot 24 and Vaughn Pickell suggested we force them to face west to resolve the issue.

Chris Thompson and Mike Clark agreed. That would result in the little triangle piece being in the right-of-way and our Parks Department will take care of it. There was discussion regarding the lots and the fact that they should both face west. Scott Peterson said he'd

Chris Thompson **moved** to approve the Gage Canyon Final Plat with the condition that either the SUVPS fees are paid or an agreement is approved with SUVPS for further developments.

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

Heritage Farms Plat A

Brandon Snyder had nothing to discuss from Planning.

Mike Clark had no issues to discuss from Engineering.

Jake Theurer had no further comments, just the same comments from the previous agenda item.

Seth Perrins feels the power line being along 1400 North is a change from what we're used to. It will be different.

Chris Thompson **moved** to approve the Heritage Farms Plat A Final Plat with the condition that either the SUVPS fees are paid or an agreement is approved with SUVPS for further developments.

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

Seth Perrins asked when construction might begin. Scott Peterson explained that they're both ready now and homes will be built in the Spring. He stated that they should hear from the Bureau soon and will have a precon soon.

SITE PLAN

Library

Jered Johnson discussed the site plan on screen. He noted that this is more a formality for approval. The storm drain meets LID, and we're putting in some LID in the parking lot. It overflows into the existing storm drain on the north west side.

There was discussion regarding the plans on screen and the double line shown to the north. Chris Thompson feels 2-foot water ways are tough. He feels 4 feet is a good minimum.

Keith Broadhead said he can change that. The storm drain is shallow on the corner, so we need them. We can drain it into the storm drain system.

There was further discussion regarding storm drain and water flow using the site on screen.

Chris Thompson feels the parking lot and gutter to the north of the Thurber School building needs to be worked out a bit further.

Jered Johnson suggested making the portion being discussed all concrete and having a 4-foot gutter. This is only 50% design so we'll look closer at all issues discussed today.

Brandon Snyder asked about lighting and the dumpster detail as well as a wall at the west side.

Seth Perrins stated that the dumpster enclosure will be 8 feet, as proposed and we will be keeping and using the existing wall to the west.

Jake Theurer stated they need to update the electrical design.

Chris Thompson asked Brandon and Bart Morrill their thoughts on the landscaping and Bart said it looks good.

Chris Thompson suggested putting auto turn on the turns into the proposed book drop off area. Seth Perrins agreed.

Jered Johnson **moved** to approve the Spanish Fork City Library Site Plan subject to the Engineering Department looking into Center Street Parking and making sure the drainage works.

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

SFHS Stadium

The applicant discussed this project. He explained that they have to start with the new high school's stadium so the students can still participate in sports while they're building. They'll have to tear the existing stadium down for the new school itself. He explained that the new stadium will be on the north end, where the current driving range is. They'll tear down the seminary building and put in temporary fencing for protection of the students. He said they have a lot of storm tech on the east side of the stadium. It is a permanent structure to collect the current schools storm drain and when that is gone, they'll utilize it. It will end up being a little more than they need when it's all done. The applicant stated this is an 8-month project.

Seth Perrins noted that the City's role today is pretty limited. We can't approve this, but he thanked the applicant for being here today. There was further discussion.

The applicant noted that they might use the City's property in the area for material staging, and possible for some subcontractor parking.

Seth Perrins expressed his worry about the stadium moving locations and the impact it could have on the neighbors.

The applicant explained they'll put up an 8-foot block wall on the south of all the homes, with a 2-foot foundation. On the east side they'll install a 7-foot chain link fence with privacy slats. He clarified that they're doing that because they're attempting to purchase the neighboring properties so don't want to do a wall along 300 West on the east side right now.

There was discussion regarding overflow and storm drain.

Jake Theurer asked that the applicant get him some load sheets just so we know what to expect.

No action was required.

OTHER BUSINESS

Legacy Estates

Ryan McDougal discussed some redlines and stated that they're going back and forth on them. He feels there are a couple of issues to talk about in person. One is the ditch that runs along the south property and the other is the storm water overflow.

Ryan McDougal asked about the overflow and showed a plan on screen. They'd like an easement on the corner of lot 6 and to make a basin there for overflow.

Mike Clark said no, he doesn't like easements on properties. That ditch can be wide and up to 8 feet deep in some spots. It varies, and he doesn't want to add more water into it,

Chris Thompson said they need to meet one on one with Mike Clark to figure out the draining plan. There's a lot of moving parts to that.

Ryan McDougal said his understanding is that storm drain was designed for a 100-year storm. There was discussion.

Ryan McDougal asked about the ditch along the south property line. They want to berm it and then they thought of raising the back of the lots that back up to it.

Chris Thompson told them we don't allow ditches or pipes in back yards of residences.

The applicants said they want to raise the lots up, and noted that the ditch meanders. They also don't want to pipe the ditch, only berm it. They further stated that there is a wetland south of this property that is not man made. They'd like to fill the property higher than the property behind them.

Mike Clark stated that if there's a berm then there would have to be a fence built for those houses because eventually residents would remove the berm.

Chris Thompson suggested they raise all the lots so they're higher. A berm would be removed by a resident eventually, but they need to work with Mike to discuss these matters. Chris stated he doesn't like the berm idea. But in the end, Chris feels it's a deep ditch and the applicants need to work with Mike on that.

ZONE CHANGE

2700 North Interchange Vision Area

Dave Anderson noted this is a follow up discussion. This is the location where the new interchange will be built. Today all we have are industrial zoned properties in the area, and with the interchange being built, he proposes everything on the south-west corner, the north-west corner, the frontage to the east, and the corner of 2700 North be zoned C2. The rest will be zoned BP. Dave stated he realizes the zoning could change in the future, maybe to some residential or something, but moving forward with this now would help us preserve properties around the interchange. He said this should be on the Planning Commission's agenda in January, but there is some outreach that needs to happen. He needs to speak with two key property owners in the area.

Seth Perrins feels this is wise. The City will benefit from this in the long term.

Seth Perrins **moved** to recommend approval of the 2700 North Interchange Vision Area as outlined in the 2700 North document.

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

GENERAL PLAN

Proposed Land Use Map of the General Plan

Dave Anderson stated we need a public hearing on the idea of amending the City's general plan for the Del Monte and Arrowhead Trail intersection. The current use is concerning to area residents so the City Council said we should review the general plan in the area. Dave went over several options on screen. Dave added that we haven't taken this lightly. and with all things considered, 8 units to the acre on the Tingey property is good land use planning.

There was discussion. Seth Perrins feels the MATC should be zoned PF and the strip of land behind M-tech too. He further stated he prefers option 2, with the Tingey property being medium density. Seth would be comfortable with having it be a less dense zone but it has for a long time been higher density. To him, medium density makes sense.

Dave Anderson agrees, he likes option 2 as well.

Jered Johnson said the storage units would not be allowed in commercial zoning and Dave Anderson agreed. There is a permit, but if they don't construct, they would not be able to.

Seth Perrins **moved** to recommend approval of the Del Monte Area General Plan Option 2.

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

CONSTRUCTION STANDARDS

Proposed Amendments to Policy 4.39 of the Construction Standards

Mike Clark discussed the amendments to the construction standards on screen.

Chris Thompson noted there are changes to the Title 15 and 13 that need to be removed because this is replacing them. Also, the fee resolution should be added into the motion. The way this is written it says the fees will be set by budget or resolution. There was discussion.

Chris Thompson stated the motion should state that the corresponding references in the other Titles be removed.

Vaughn Pickell said these need to be done separately. One is an ordinance and the other two are resolutions.

Jered Johnson **moved** to recommend approval of the Construction Standard revisions subject to then bringing the resolution and ordinance to change Title 15, Title 13, and the resolution on the fees at the same time.

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

Jered Johnson moved to adjourn the meeting at 12:32 p.m. All in favor.

Adopted: January 20, 2021

Jessica Burdick
Building Inspection Division Secretary