

Adopted Minutes
Spanish Fork City Development Review Committee
March 3, 2021

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

Citizens Present: none.

Chris Thompson called the meeting to order at 10:03 a.m.

MINUTES

January 6, 2021

January 20, 2021

January 27, 2021

Seth Perrins **moved** to approve the minutes from January 6, January 20 and January 27, 2021.

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

PRELIMINARY PLAT

Quiet Valley

Dave Anderson stated he feels the improvements and changes made to the Preliminary Plat are significant and they've checked all the boxes to move forward.

Mike Clark agreed. He is happy with the changes. He discussed traffic and mentioned that a traffic circle might be an idea for the intersection off of 3200 West.

Jered Johnson feels a roundabout wouldn't work here and Chris Thompson agreed. Jered likes the idea of doing a two-way stop sign.

There was discussion using the site on screen regarding traffic, queuing and speeds throughout the development.

Mike Clark suggested some traffic calming and Seth Perrins agreed. He feels this item should be approved with a condition to work with traffic folks to work on structural traffic calming.

There was discussion regarding the intersection of 3400 East and whether we need a right-of-way from UDOT, or their permission to use 3400 East as an access into this development.

Dave Anderson suggested that off of 3400 East is an old right-of-way, so we can cross it with a road, but we do want it to work with everyone. But that old County road can be accessed.

Jered Johnson said UDOT probably wouldn't restrict access, but they won't want us to touch their property, or access from their property. If we access the old county road, we'll be fine. So that old City right-of-way, old county road, should be included in the preliminary plat. And in fact, Jered feels the plans already show them using the old county road. He suggests vacating the right-of-way. We can vacate that right-of-way for the applicant, not deed it to them.

Seth Perrins, Dave Anderson and Vaughn Pickell agreed that we need to go through the vacating process.

Chris Thompson and Dave Anderson are happy with the modifications made to the roads and the adjustment made to the parking near the pump track.

There was discussion regarding the RMP Corridor and how it will be landscaped.

The applicant stated they will get the City a landscaping plan, but there will be trails within that corridor and the landscaping will be natural plants, it might be irrigated as well.

Seth Perrins stated he doesn't want it to look like a waste land and would like something different than planning for natural weeds. He would like it beautified.

Dave Anderson stated, then, that the City will have to take the lead in that discussion with Rocky Mountain Power. He'll talk with them about it. The trail in the corridor wouldn't be a regional trail, just neighborhood paths.

There was further discussion. Dave Anderson would like the applicant to get us a landscaping plan, no matter how conceptual.

There was then discussion regarding other modifications made to the plat since last meeting, including the driveways now all being 20, 20, 20. Also, the alley ways.

Dave Anderson discussed some pictures he took of the area and railroad tracks near residential developments. He asked what the DRC would want to see along the railroad property lines. The boundary between residential areas and railroads are messy and we usually require a masonry wall between homes and railroad tracks. But here, in some areas there is a large slope, a 20-foot berm, so do we want to put a wall on those slopes that are already quite high? He stated we could do wrought iron that is secure and would keep kids out but would feel more open.

Mike Clark agreed putting a wall on the berm would make the area feel like a prison.

Larry Tanner said they haven't talked about fencing or walls much. They didn't know it was required.

Dave Anderson noted that in a project like this, with single family homes, there will be limits as to what people can put along their yards. There should be continuity. When townhomes back onto open space, they can do a courtyard on their patios to define private space from a communal space. So that could be done here in some spots. Fencing on 3400 East will need to have something, like maybe a half masonry half open wrought iron. It's about security and safety.

Chris Thompson said he thinks we'll require a wall along the railroad property lines, it's an ordinance so they need to plan on that.

Seth Perrins **moved** to recommend approval of the Quiet Valley Preliminary Plat subject to the findings and conditions in the staff report and subject to the items discussed today including the applicant adding structural traffic calming additions to the plat after having met with our Engineering staff; subject to the applicant adjusting the southern intersection at 3400 East as needed, based on the proximity to Highway 6 and the railroads and the proximity to the North intersection; subject to a landscaping plan being

approved that includes some improvements to the Rocky Mountain Power space; subject to the City vacating the old right-of-way along 3400 East, and that the developer assist the City in creating a legal description for that; subject to walls adjacent to the railroad and everything else be provided by a landscaping plan.

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

SITE PLAN

2550 East Canyon Road Well Rebuild

John Little had no concerns with this project.

Chris Thompson noted the building won't change; we're just taking out louvers.

John Little said they don't need a permit for that. But he noted that with the electrical service change they will need a permit for that.

There was discussion regarding landscaping. Seth Perrins noted that the landscaping is a separate project and has already been approved.

Jered Johnson **moved** to approve the 2550 E Canyon Road Well Rebuild Site Plan subject to them getting a permit and submit an electrical load sheet.

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

There was discussion as to whether the landscaping was approved by the DRC. Dave Anderson stated he hadn't seen any approved plans.

The motion **passed** all in favor.

OTHER BUSINESS

Leifson Property on River bottoms Road

Mike Clark discussed a permit application the City has received for a barn. The portion of the property they want to place the barn on is currently in the County but they are trying to annex. This is just off of River Bottoms Road.

Seth Perrins noted that if they want to do an ADU, that is not allowed and would be a totally different discussion.

There was discussion as to whether or not the owner will have to install curb, gutter and sidewalk along River Bottoms Road.

Kimberly Brenneman stated the owner will dedicate the right-of-way, and Jered Johnson said it'll have to be done by deed and that he and Travis will work it out.

Dave Anderson doesn't agree that Mr. Leifson would have to do any improvements. He wouldn't want other farmers that want a permit for a building or garage to have to do any improvements. Dave further explained the annexation is currently having a feasibility report and we've told Mr. Leifson that it'll be approved subject to conditions.

Chris Thompson said we'll need geotech if the property is annexed. It should include erosion control. Chris discussed the mudslide that occurred from this property a year or so ago. He doesn't want that to be something the City has to deal with. The slope needs to be controlled.

Dave Anderson agreed and said this is the time to articulate that. Dave said he'll talk with Mr. Leifson. He needs to dedicate land for River Bottoms Road, also the property lines for the entire property are messed up so that should be fixed with the annexation. Dave asked Brandon and Kim to talk with Mr. Leifson about this.

Doug Smith and 1400 North

Dave Anderson discussed Doug Smith Auto. Their parking lot is completed but they haven't finished 1400 North. The right-of-way is dedicated, but Frank Smith called Dave and said they don't believe the road will connect for 5-10 years so why build the asphalt and everything now, just to let it sit there and rot. They'd like to delay the construction of their part of 1400 North until work is being done coming from 300 West, with the understanding that it could be next year. Dave doesn't have a strong feeling either way, but this is a good member of our business community and if there's no downside to accommodating them, with protection that it will happen eventually, that's worth talking about.

Seth Perrins asked why they'd want to wait because it'll cost them more money in the future. He feels that they agreed to do it originally and that's all we're asking them to do.

Chris Thompson said we'd have to ask for cash in lieu and it would be more than what it would cost them to do it now.

Seth Perrins feels we can't treat them differently than everyone else.

There was further discussion.

Seth Perrins said they need to do what they agreed to do at the beginning and he is sure they'll build it as they're good guys.

Seth Perrins **moved** to adjourn at 11:37 am. All in favor.

Adopted: April 21, 2021

Jessica Burdick
Building Inspection Division Secretary