

**Adopted Minutes  
Spanish Fork City Development Review Committee  
September 26, 2007**

The meeting was called to order at 10:00 a.m. by Richard Nielson.

**Staff Members Present:** Richard Heap, Public Works Director; Richard Nielson, Assistant Public Works Director; Dave Anderson, Planning Director; Junior Baker, City Attorney; Shelley Hendrickson, Planning Secretary; Woody Mataele, Planning Intern; Shawn Beecher, GIS Administrator; Dee Rosenbaum, Public Safety Director; Seth Perrins Assistant City Manager; Kelly Peterson, Electric Superintendent; Marvin Banks, Public Utilities Director.

**Citizens Present:** G. Ted Huntington, Huntington Leifson Annexation; Lynn Leifson, Huntington Leifson Annexation; Brenda McCarron, Spanish Trails; Terry Kennard, Hawk Landing; Rob Gulbrandsen, Nelson Wasatch Annexation; Gordon Jones, Highland Homes; Joel Harris, Highland Homes; Amanda Woodruff, Spanish Trails.

## **MINUTES**

### **September 5, 2007 & September 19, 2007**

Mr. Baker **moved** to **table** the minutes of September 5, 2007 & September 19, 2007. Mr. Banks **seconded** and the motion **passed** all in favor.

## **PRELIMINARY PLATS**

### **Spanish Trails Amended**

Applicant: Highland Homes

General Plan: Residential 5.5 to 8 units per acre

Zoning: R-1-8

Location: approximately 400 West 500 South

Mr. Nielson asked Gordon Jones if the park area would be staying the same.

Mr. Jones said it would.

Mr. Nielson asked Mr. Jones how the neighborhood meeting went.

Mr. Jones explained what occurred at the neighborhood meeting. He feels that both sides are in agreement with the homeowners association and in prohibiting access between the two developments.

Brenda McCarron

Ms. McCarron expressed her main concern with access into Spanish Trails. She feels that there will be too much traffic and the cost of maintaining the road falls to the homeowners association. The homeowners association would like access on Spanish Trails Boulevard blocked or to have a crash gate if a second access is required.

Mr. Baker feels that due to the project's original plat approval which showed Spanish Trails Boulevard access through the entire development and due to public safety that the access should remain and not be gated.

Ms. McCarron feels that Spanish Trails Boulevard; which is a private road, will be a straight shot to the high school and will increase the traffic.

Discussion was held regarding density and the original development agreement.

Mr. Nielson explained the streets as proposed on the original plat approval.

Discussion was held regarding the distance between intersections on Volunteer Drive, building materials, roofing, etc. with regard to the CC & R's, and whether or not to continue the agenda item for the current homeowners association to meet.

Mr. Baker does not feel that there needs to be a continuance.

Amanda Woodruff

Ms. Woodruff feels that safety is a concern. Children have become accustomed to playing in the streets.

Discussion was held regarding safety, traffic and the pros and cons of gates.

Mr. Banks does not feel that gates are safe due to combinations and locks etc. in emergency situations for public safety vehicles.

Discussion was held regarding private gates and public safety vehicles.

Ms. McCarron asked why access to Spanish Trails Boulevard was being granted under new ownership of the property.

Mr. Nielson explained the original proposal was submitted as one development with Spanish Trails Boulevard accessing the entire development. To close off Spanish Trails Boulevard would limit access.

Ms. McCarron asked for a copy of the traffic study.

Mr. Nielson said that one had not been done

Ms. McCarron asked for a traffic study to be done.

Mr. Nielson said that the City would take it into consideration.

Discussion was held regarding access for safety vehicles and safe routes to the elementary school.

Mr. Jones feels that the development should not be delayed over the street issues. He feels it is unrelated to the Plat approval.

Discussion was held regarding Spanish Trails Boulevard and ingress and egress, and if Preliminary Plat approval exists or had expired.

Mr. Peterson addressed the power issues.

Discussion was held regarding traffic studies, and gating Spanish Trails Boulevard.

Mr. Rosenbaum feels from a public safety view point it would be a very unwise thing to gate Spanish Trails Boulevard restricting access. He feels access is critical on Spanish Trails Boulevard for safety vehicles to respond. He feels it is a huge safety concern.

Mr. Baker feels that a gate should be installed at 100 South and not in the middle of Spanish Trails Boulevard.

Mr. Baker **moved** to recommend to the Planning Commission **approval** of the amended Spanish Trails Preliminary Plat located at approximately 400 West 500 South subject to the following condition:

### **Condition**

1. Meet the City's construction and development standards.

Mr. Rosenbaum **seconded** and the motion **passed** by a roll call vote.

Discussion was held regarding what Orem City allows for crash gates.

### **Hawks Landing**

Applicant: Brad Myler

General Plan: Residential 4.5 to 5.5 units per acre

Zoning: R-1-8

Location: 1278 South 800 East

Mr. Anderson explained the proposal.

Mr. Peterson explained that to get City power to the subdivision it would have to cross 2300 East.

Discussion was held regarding the intersection at Canyon Road and squaring up the roads.

Mr. Baker **moved** to recommend to the Planning Commission **approval** of the Preliminary Plat for Hawks Landing located at 1278 South 800 East subject to the following conditions:

### **Conditions**

1. That the applicant meet the City's construction and development standards.
2. That the applicant pay applicable connector agreement fees.

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

### **FINAL PLATS**

#### **Spanish Trails Plat C**

Applicant: Highland Homes

General Plan: Residential 5.5 to 8 units per acre

Zoning: R-1-8

Location: approximately 400 West 500 South

Discussion was held regarding the original approvals of Plat C and the dates.

Mr. Anderson said that on August 6, 2006, the City Council approved a six month extension. On March 6, 2007 the City Council gave another extension of 120 days and explained that Highland Homes submitted their application within the 120 days.

Mr. Jones explained the reason for not recording the park to this point.

Mr. Baker said that if Highland Homes made application within the 120 days that it vested them by State law.

Mr. Peterson explained that the bond fees and easement along the trail need to be updated. He then explained how he anticipates the power will run in the future.

Mr. Anderson said the application for Final Plat approval was received on April 13, 2007.

Discussion was held regarding the changes to the plat and the park, density, and the minutes of City Council meeting on March 6, 2007.

Ms. McCarron feels that a crash gate would resolve every problem the homeowners association had and asked for clarification on the approval of a crash gate through the City.

Mr. Nielson and Mr. Heap explained that the City does not have any control over private roads but expressed their disapproval of limiting access on Spanish Trails Boulevard.

Mr. Baker feels it is a bad idea and would be a lot better planning and safer out on 100 South.

Mr. Baker **moved** to **approve** the Spanish Trails Plat C Final Plat located at approximately 400 West 500 South subject to the following conditions:

### **Conditions**

1. Meet the City's construction and development standards.
2. That they have a pre-construction meeting.
3. Work with the Electric Department and other public officials for the proper power infrastructure.

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

### **Maple Highlands Plats A, B, and C**

Applicant: Highland Homes

General Plan: Residential 2.5 to 3.5 units per acre

Zoning: R-1-12

Location: 2550 East Rio Grande Drive

Mr. Anderson gave background and explained the development.

Mr. Nielson explained the streets.

Discussion was held regarding Rio Grande Drive.

Mr. Peterson explained where the power to the proposal would need to be accessed from.

Mr. Jones explained that until the sewer depth from the Mapleton trunk line is resolved they cannot make a final design for the road. He then explained the sewer options and that they will not be at the stage to construct a road out to 2250 East until the sewer issues are taken care of. He asked if the City would be willing to allow an all weather road and not asphalt. He does not feel that they should have to put in the electric utilities until they build their next phase.

Mr. Peterson explained the power situation in the area.

Discussion was held regarding power and the loads on the sub-stations, power to the high school, time-frame on the sewer issue, temporary road base for a second access, trail, and the east bench irrigation company approval for ditch relocation.

Mr. Baker **moved** to **approve** the Final Plats for Maple Highlands Plats A, B, and C located at 2550 East Rio Grande Drive subject to the following conditions:

### **Conditions**

1. That the applicant meet the City's construction and development standards.
2. That the applicant bond for the trail on Plat A.
3. That the applicant obtain a letter from East Bench Irrigation Company regarding the approval of the realignment of the ditch.
4. That power at 2550 East to Rio Grand Drive supplying power to all of the plats.
5. That a temporary road from the end of the plat with a temporary road base be allowed.

Mr. Peterson **seconded** and the motion **passed** with role call vote. Mr. Anderson voted nay.

Discussion was held regarding a second public access from the east of the development, temporary turn around, and asphalt.

## **ANNEXATIONS**

### **Huntington Leifson**

Applicant: Ted Huntington

General Plan: residential 1.5 to 2.5 units per acre

Zoning: R-1-12 requested

Location: 7825 South River Bottom Road

Mr. Anderson gave some background on the property.

Mr. Leifson pointed out his home in relation to the entire property discussed. He also discussed some potentially buildable property, sewer, and water. He explained the gas line utility easement that runs through his property. Mr. Leifson explained the minimum requirement of the County of 5 acres to build a home. He explained that he only has 3 acres, thus he not being able to build unless he annexes his property in to the City.

Mr. Peterson discussed power issues with the Service District and City feeding power into the River Bottoms

Mr. Baker explained that this would mean some costs to the applicant's buying out power.

Mr. Huntington explained the lack of seepage from surface irrigation on his and surrounding properties. He also expressed his concern with the traffic on River Bottom Road.

Mr. Banks acknowledged his agreement with the applicant and that a solution needs to be proposed.

Mr. Leifson said that he would be in favor of widening the River Bottom Road.

Mr. Anderson explained that City has not performed any studies to identify the needs for development in the immediate vicinity of River Bottom Road.

Mr. Nielson said that the majority of River Bottom Road is still owned by the County.

Mr. Heap explained why we have not put much effort into studying River Bottoms Road with the City's Master Plan, but feels we may need to now.

Discussion was held about solutions with the road problem.

Mr. Anderson expressed that we are not ready to make any decisions on annexing this property.

Mr. Heap indicated that we need a report from FEMA, which should be done by December. With this flood plain report, we will be able to work on the Mater Plan in relation to the River Bottoms.

Mr. Anderson stated that we need to look at the River Bottoms as a whole and not just individual properties.

Mr. Nielson said that we need further direction from the Planning Commission and City Council.

Mr. Peterson expressed that the City has the capacity for the two properties, but not for the entire River Bottoms.

Mr. Leifson asked if City could accept their project with out having to wait for a Master Plan for the River Bottoms as a whole.

Mr. Anderson expressed that he would not recommend it because of the issues that we need to look at, such as River Bottom Road. Mr. Anderson also explained how we need to look at the bigger picture and that we will have to discuss some of these questions within the next few years. The proposed annexation isn't even in the City's Growth Boundary.

Discussion was held about other annexations that may be in progress with the River Bottom.

Mr. Baker **moved** to **accept** the Annexation for Huntington Leifson located at 7825 South River Bottom Road for further study and with a clear indication to the applicant that it may take a while to be done.

Mr. Peterson **seconded** and the motion **passed** with a role call vote. Mr. Anderson and Mr. Perrins voted nay.

Mr. Anderson indicated that he does not believe that the City can provide the necessary municipal services to the properties adjacent to River Bottoms Road or could within any reasonable time frame, does not think that it is advisable for the City to provide services on River Bottom Road incrementally, that the City is not in the position today to perform the necessary studies or Master Plan that are going to be requisite for getting the properties in the River Bottoms ready for development on a time frame that does these petitioners any service at all.

Mr. Perrins agreed with Mr. Anderson and indicated that the City is not ready.

Mr. Baker said that there is a difference with some of the property. We may be able to support the area north of 760 south of the River Bottoms, but not the whole.

Mr. Oyler discussed that we have a lot more than just utilities to be concerned with.

Mr. Heap feels that by the end of the year we will have to face some of these issues with more applications coming in.

Discussion was held about future development in the River Bottoms.

### **Nelson Wasatch**

Applicant: Rob Gulbrandsen

General Plan: Residential 1.5 to 2.5 units per acre

Location: 2100 East 6800 South

Mr. Anderson gave some background on the property. Adjacent annexation applications were discussed and that the property is outside the growth boundary.

Discussion was held in regards to the other annexations that are west of the property, that petition would not be accepted if the annexation applications to the west were denied, railroad right-of-way property, and adjacent annexations.

Mr. Anderson **moved** to **accept** the Annexation for Nelson Wasatch located at 2100 East 6800 South for further study, that it would be expanded to include railroad right of way parcel, and to abut Mapleton.

Mr. Baker **seconded** and the motion passed all in favor.

### **DRC BUSINESS**

#### **a. review of new submittals**

Discussion was held in regards to the Spanish Trails development, private streets, and gating requirements.

### **ADJOURN**

Mr. Peterson **moved** to adjourn. Mr. Anderson **seconded** and the motion **passed** all in favor at 12:22 p.m.

**Adopted: October 10, 2007**

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Shelley Hendrickson, Planning Secretary