

**Adopted Minutes
Spanish Fork City Development Review Committee
July 21, 2010**

The meeting was called to order at 10:00 a.m. by Chris Thompson.

Staff Members Present: Chris Thompson, Assistant Public Works Director; Shelley Hendrickson, Planning Secretary; Dave Oyler, City Manager; Jered Johnson, Surveyor; Dave Munson, Planning Intern; Shawn Beecher, GIS Specialist; S. Junior Baker, City Attorney; Trapper Burdick, Assistant City Engineer; Kelly Peterson, Power Superintendent; Dave Anderson, Community Development Director; Chris Swenson, Chief Building Official; Bart Morrill, Parks & Recreation Supervisor.

Citizens Present: Brad Mackay.

MINUTES

June 30, July 7, and July, 14 2010

Mr. Baker **moved** to **table** the minutes of June 30th, July 7th and July 24, 2010. Mr. Thompson **seconded** and the motion **passed** all in favor.

ZONE CHANGE

Hurst

Applicant: Barbara Beardall
General Plan: Residential 2.5 to 3.5 units per acre
Zoning: Rural Residential existing, R-1-12 requested
Location: 3310 East Canyon

Mr. Baker asked the applicant why the parcel at 3450 East was not included in the proposed change. Barbara Beardall said that her family did not own the parcel and that it was owned by Stephanie Loveless. She said she had spoken with Ms. Loveless but that Ms. Loveless did not get back to her regarding the change.

Mr. Baker **moved** to recommend **approval** of the Hurst Zone Change and to also include the Loveless parcel at 3450 East Canyon Road. Mr. Oyler **seconded** and the motion **passed** all in favor.

PRELIMINARY PLATS

Spanish Highlands North

Applicant: Ivory Homes

General Plan: Residential 2.5 to 3.5 units per acre

Zoning: R-1-12

Location: 1400 East 400 North

Mr. Anderson explained that the original Preliminary Plat had expired and gave background on the proposal. He said that since that approval the City has learned some things about our storm drain detention/retention in this part of the City that we did not know a couple of years ago. He explained where a detention basin would need to be constructed at the northwest corner of the project. Discussion was held regarding the basin.

Mr. Anderson explained to Mr. Mackay that he felt the 3 or 4 lots that would be affected by the basin could likely be redesigned elsewhere in the project and wondered why the lot count had gone from 112 lots to 120 lots. Mr. Anderson explained that there were three things included in the original approval as justification for giving bonus density to the project: trail improvements along 400 North, all masonry homes and having the yards landscaped. Now, two of those three items are standard requirements for Master Planned developments. Mr. Anderson expressed his concern about Ivory Home's ability to justify the density bonus they would be receiving with the 112 units.

Mr. Mackay explained how he came up with the 120 lot count. Mr. Anderson said that 112 was what the City had originally approved.

Mr. Johnson explained what issues the Engineering Department had. He said that 130 North would need to be designed with the first phase, that any changes to the canals and ditches would need to be approved with the canal company and the issues with the off-site storm drainage to 400 North. He said that the storm drain detention ponds would need to be constructed with the first phase.

Discussion was held regarding the construction of 130 North with either the Maple Mountain Preliminary Plat or this proposal. Mr. Johnson explained that regardless of which plat developed first that 130 North would need to be designed in its entirety. Discussion was held regarding the City's standards for improving frontage and connector's agreements.

Mr. Johnson told Mr. Mackay that he would need to submit a soils report.

Discussion was held regarding the irrigation ditches. Mr. Swenson said he had talked to the water master (J. Merrill Hallam) and the ditch had been abandoned. Mr. Mackay said that the ditch was still being used by Mr. Grotegut and explained where Mr. Grotegut had re-routed the ditch. Mr. Oyler asked if that then meant it was a private ditch.

Mr. Thompson asked if there was some kind of a road elevation issue on 130 North. Mr. Johnson explained that the road coming off of the Nebo School District was considerably lower than the canal. Mr. Thompson asked Mr. Mackay if his contention was that the road was built wrong. Mr. Mackay said it was up to the City to determine if it was built wrong and that it looked wrong to him. Mr. Thompson said the road was unconnectable unless the canal company approved some kind of siphon. Mr. Mackay said that Ivory, Nebo School District, East Bench Canal, and the City were all sharing $\frac{1}{4}$ of the cost to pipe the canal and explained where it would be piped. Discussion was held regarding the road needing to be re-built.

Mr. Oyler asked if the road was dedicated and who inspected it.

Discussion was held regarding who built the road, inspected the road and if the City had a set of any plans.

Mr. Oyler instructed Mr. Thompson to find out what happened, why it happened and who would be building a new road.

Mr. Mackay explained that the Nebo School District tied into the sewer on their property and that there was not an easement or dedication for it (the same with the water and the gas).

Mr. Oyler said that perhaps a meeting should be held with Steve Maughan and Steve Carter with the Nebo School District.

Mr. Peterson said the only issue he had power-wise was how they would be phasing the project.

Discussion was held regarding 130 North, how much of the road would need to be re-constructed, whether a plat was recorded and if the City could locate any plans.

Mr. Thompson explained the reimbursement for the small detention basin along 400 North. There would be full reimbursement for the land and construction costs would be programmed into the impact fee. As soon as the developer turned in their reimbursement request the City would adjust the impact fee up so that, on future lots, a portion of what the City collects would be paid to Ivory until they were reimbursed in full.

Mr. Mackay asked if it would be better to trade that for density. Mr. Anderson explained that it would be better for the developer.

Discussion was held regarding impact fee reimbursement and bonus density calculations.

Discussion was held regarding detention basins, how they should be landscaped, what department would pay to maintain them and where the funds would come from.

Mr. Peterson said that when the property that this proposal is on was annexed into the City that the City paid for the SESD buyout and, to his knowledge, the City has not been reimbursed and will need to be reimbursed.

Mr. Anderson summarized the issues discussed and said he felt that it would be best to come to some kind of definitive plans before the proposal is approved.

Mr. Anderson **moved** to **continue** the Spanish Highlands North Preliminary Plat for one week. Mr. Burdick **seconded** and the motion **passed** all in favor.

OTHER BUSINESS

ADJOURNMENT

Mr. Anderson **moved** to **adjourn**. Mr. Oyler **seconded** and the motion **passed** all in favor at 11:00 a.m.

Adopted: July 28, 2010

Shelley Hendrickson, Planning Secretary