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Approved Minutes
Spanish Fork City Development Review Committee
April 20, 2016

Staff Members Present: Dave Anderson, Community Development Director; Seth Perrins, City Manager; Kelly Peterson, Electric Superintendent; Junior Baker, City Attorney; Cory Pierce, Staff Engineering; Jered Johnson, Engineering Division Manager; Bart Morrill, Parks Maintenance Supervisor; Joe Jarvis, Fire Marshall; John Little, Chief Building Inspector; Brady Taylor, Lead Cable Technician; Kimberly Brenneman, Community Development Department Secretary; Shelley Hendrickson, Engineering Division Secretary.

Citizens Present: Marianne Shepherd, Jake Chrisman, Dean Ingram, Scott Peterson, Diane Daniels.

Dave Anderson called the meeting to order at 10:04 a.m.

SITE PLAN

UMPA

Applicant: Atlas Engineering

General Plan: Public Facility

Zoning: P-F

Location: 630 West 100 South

Junior Baker has recused himself from discussion on this item due to his relation with UMPA.

Kelly Peterson stated the applicant needs to submit an electrical load sheet.

Cory Pierce stated the recent submittal is good. There will need to be an encroachment permit from UDOT. The applicant will also need to apply for an excavation permit.

Dave Anderson stated he is still a little fuzzy with the Landscape Plan and the civil plans that have been submitted. It looks like a total of 52 trees would be required and the plans do not show that requirement being met. The proposed percent of landscape is just shy of what is required. He feels comfortable approving the Site Plan subject to adjusting the Landscape Plan to meet the City's standards.

Jake Chrisman with UMPA stated there will be secured employee parking onsite.

Dave Anderson stated if this was a commercial development there would be shared access and shared parking.

John Little stated only the Site Plan has been submitted and he has not seen a Building Permit.

47 Kelly Peterson **moved** to approve the UMPA Site Plan subject to the following conditions:

48

49 Conditions

50 1. That the applicant address the Landscape Plan to meet the City's standards.

51 2. That the applicant meet the City's current Development Standards.

52 3. That the applicant submit an electrical load sheet to the Power Department.

53 4. That the applicant enter into a Storm Water Maintenance Agreement.

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55 Seth Perrins **seconded** and the motion **passed** all in favor. Junior Baker abstained.

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58 PRELIMINARY PLAT

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60 **Maple Park Estates**

61 Applicant: Atlas Engineering

62 General Plan: Low Density Residential

63 Zoning: R-1-12

64 Location: 2000 East 6800 South

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66 Dave Anderson stated a lot of the issues were addressed during the annexation processes.

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68 Seth Perrins asked if any power poles will be in the back yards of the homes of lot 76 and 75.

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70 Dean Ingram stated the poles will be in the park strip of the park and on 100 South. It is just a power easement that will run through the yards.

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73 Seth Perrins addressed the issue of property addresses where "Center Street" falls in the middle of a subdivision so there would be a 5 North next to 5 South.

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76 The applicant assured Seth Perrins that could be fixed.

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78 Dean Ingram stated that his phasing will be off the park for the first two phases to help with connectivity to Maple Mountain Estates.

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81 Bart Morrill stated the Parks and Recreation Department would like the full road width to be built and have the City will pay for their portion of the street. Bart Morrill also stated there is a small area at the southwest corner of the plat, under the power corridor, and wanted to know if it could be incorporated with lots 75 and 76 instead of having the City maintain that small area.

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86 Cory Pierce said the reason it is drawn the way it is, is because there are utilities that run in that sliver of land to be deeded to the City as well as an irrigation ditch that needs to be piped. It is easier to have utilities run through City property opposed to private property.

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90 Cory Pierce stated there are a couple minor changes that Scott Peterson needs to make to the plat.

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93 Kelly Peterson stated the power design is completed and easements have been identified.

94

95 Dave Anderson stated road improvements along 100 South are to be developed with the
96 individual phases.

97

98 Jered Johnson stated 100 South needs to be rebuilt to City Standards, as it was formerly a

99 County road.

100

101 There was discussion with Dean Ingram and Seth Perrins regarding phasing of Maple Park and
102 Maple Mountain Estates as well as timing of development.

103

104 Junior Baker **moved** to recommend approval to City Council of the Maple Park Estates

105 Preliminary Plat based on the following conditions:

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107 Conditions

108 1. That the applicant meet the City's current Development Standards.

109 2. That the applicant rebuild 100 South to meet City Standards.

110 3. That the applicant connect the PI loops on the south end of the development.

111 4. That the applicant build the 2810 East street and the City will pay its portion.

112 5. That the applicant enter into an MS4 maintenance agreement.

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114 Kelly Peterson **seconded** and the motion **passed** all in favor.

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117 Dave Anderson moved to adjourn meeting at 10:31 a.m.

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120 Adopted: June 1, 2016

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122

Kimberly Brenneman
Community Development Division Secretary