

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46

Adopted Minutes
Spanish Fork City Development Review Committee
June 1, 2016

Staff Members Present: Chris Thompson, Public Works Director; Seth Perrins, City Manager; Tom Cooper, Electric Utility Planner; Junior Baker, City Attorney; Cory Pierce, Staff Engineering; Jered Johnson, Engineering Division Manager; Dale Robinson, Parks and Recreation Director; Bart Morrill, Parks Maintenance Supervisor; Steve Adams, Public Safety Director; Brady Taylor, Lead Cable Technician; Kimberly Brenneman, Community Development Department Secretary.

Citizens Present: Wayne Niederhauser.

Chris Thompson called the meeting to order at 10:28 a.m.

MINUTES

April 20, 2016

Junior Baker **moved** to **approve** the minutes of **April 20, 2016 and April 27, 2016**, with the changes noted in an earlier email from Junior Baker to Kimberly Brenneman and the DRC members.

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

FINAL PLAT

Old Mill Estates Plat G

Applicant: Atlas Engineering

General Plan: Medium Density Residential

Zoning: R-1-12

Location: 1550 South Barley Drive

Cory Pierce stated a corporate acknowledgment needs to be placed on the plat. Cory Pierce stated the phasing is slightly different from what was on the Preliminary Plat.

Junior Baker stated he does not have a concern with the change.

Tom Cooper asked what the plan is for connecting the electric.

Wayne Niederhauser stated they will need to build a retaining wall between the phase 5 and to the north east of the current proposed phase. The power may need to be closer to the curb and gutter to fit between the retaining wall.

47 There was a discussion of a sliver of property owned by Spanish Fork City that is landlocked
48 next to Old Mill Estates as well as discussion of piping the existing ditch along the west of the
49 property.

50
51 Dale Robinson entered the meeting at 10:42 a.m.

52
53 There was an update with regards to the retention basin at the entrance of the subdivision.

54
55 Bart Morrill stated he would prefer that the one-foot property gap between the homeowners
56 and the retention basin to be deeded to the homeowners.

57
58 Junior Baker **moved** to approve the Old Mill Estates Plat G Preliminary Plat based on the
59 conditions:

60
61 Conditions

- 62 1. That the applicant add the corporate acknowledgement on the Mylar
- 63 2. That electrical improvements be made along the north east of the proposed plat
64 where the corner meets 1450 South.
- 65 3. That the applicant complies with the City's Development Standards

66
67 Seth Perrins **seconded** and the motion **passed** all in favor.

68
69
70 Other Business

71
72 Chris Thompson stated a resident has asked for a large curb cut. There was discussion
73 regarding whether or not a curb cut larger than what the standard indicates should be allowed.

74
75 Steve Adams exited the meeting at 10:58 a.m.

76
77 Steve Adams returned to the meeting at 10:59 a.m.

78
79 Bart Morrill and Dale Robinson exited the meeting at 10:59 a.m.

80
81 Seth Perrins stated the width of a drive approach should not be changed.

82
83 Jered Johnson stated that only one person has complained about the width of the drive. There
84 is nothing that precludes the homeowner from having two drive approaches with a hump
85 between the two approaches.

86
87 It was suggested that allowable curb cuts should be calculated based on a percentage of the
88 house frontage so that front yards are not all cement.

89
90 Chris Thompson stated at this time there is not an engineering standard as to why the
91 approach cannot be widened; the current reason is for consistency.

92

93
94
95
96
97
98
99

Junior Baker moved to adjourn meeting at 11:00 a.m.

Adopted: August 3, 2016

Kimberly Brenneman
Community Development Division Secretary