

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
May 25, 2016

Staff Members Present: Chris Thompson, Public Works Director; Seth Perrins, City Manager; Junior Baker, City Attorney; Cory Pierce, Staff Engineering; Bart Morrill, Parks Maintenance Supervisor; Dale Robinson, Parks and Recreation Director; John Little, Chief Building Official; Shelley Hendrickson, Engineering Division Secretary; Kimberly Brennehan, Community Development Department Secretary.

Citizens Present:

Chris Thompson called the meeting to order at 10:00 a.m.

FINAL PLAT

Legacy Farms 3A

Applicant: Atlas Engineering
General Plan: Low Density Residential
Zoning: R-1-12
Location: 400 North 2040 East

Cory Pierce stated all the concerns have been worked out. The applicant submitted an analysis of the escrow account; it is around \$6,600 per lot, rather than \$6,500 per lot, which means the applicant will need to pay the additional \$100 to make up the difference.

Julie Smith stated she wanted to take the temporary basin out of the plat given that it will eventually become two lots.

Junior Baker stated using metes and bounds is sufficient for temporary turnarounds.

Bart Morrill asked whether or not there are walls on the parcels that front the road on Legacy Park Drive.

The response was that no, there are not walls for those properties.

There was discussion about piping ditches on adjacent properties.

Along the power corridor it was determined to just have curb and gutter.

Junior Baker **moved** to approve the Legacy Farms 3A Final Plat subject to the following conditions:

Conditions

- 47 1. Subject to the applicant granting the City a temporary turnaround at Legacy Park
48 Drive
49 2. Subject to the applicant removing the temporary retention basin and deeding a
50 temporary drainage easement to the City.
51 3. Subject to the laterals being built to the future lots along Spring Lane.
52 4. Subject to the escrow account being set at \$6,600 or such other amount that the
53 Engineering Department determines is adequate to install the improvements.
54 5. Subject to the applicant meeting the City's Development Standards.
55

56 Seth Perrins **seconded** and the motion **passed** all in favor.
57
58

59 **Park View Re-approval**

60 Applicant: Salisbury Homes
61 General Plan: Mixed Use
62 Zoning: R-3
63 Location: 670 Volunteer Drive
64

65 Cory Pierce stated the footprint of the brownstones changed slightly.
66

67 Junior Baker **moved** to approve the Park View Re-approval Final Plat subject to the following
68 conditions:

70 Conditions

- 71 1. That the conditions of the original approval are met.
72

73 Seth Perrins **seconded** and the motion **passed** all in favor.
74
75

76 **MINOR SUBDIVISION**

78 **UMPA**

79 Applicant: UMPA
80 General Plan: Public Facility
81 Zoning: Public Facility
82 Location: 630 West 100 South
83

84 Junior Baker **moved** to approve the UMPA Minor Subdivision.

85 Seth Perrins **seconded** and the motion.
86

87 Cory Pierce asked if there needs to be City Council approval.
88

89 Junior Baker stated it should be handled as a typical Minor Subdivision Amendment. The
90 Mayor will sign for the property owner as the Mayor.
91

92 Chris Thompson stated he will put the item on the City Council agenda to get authorization for
93 the Mayor to sign as owner.

94
95 Junior Baker **moved** to recommend approval to the City Council of UMPA Minor Subdivision.

96
97 Dale Robinson **seconded** and the motion **passed** all in favor.

98
99

100 PRELIMINARY PLAT

101

102 **Maple Mountain N**

103 Applicant: Shawn Herring

104 General Plan: Medium Density Residential

105 Zoning: A-E

106 Location: 2091 East 280 North

107

108 Cory Pierce stated there are still some issues that need to be worked out. The biggest concern
109 is a ditch that was piped through Ivory's property and it looks like it is a 42" pipe. The street
110 130 South was raised to accommodate the pipe and he feels the developer will need to raise
111 the road to make his pipe connection at the corner of the school district property. Cory Pierce
112 stated there might be an appropriate place to have a pedestrian connection along the east side
113 of the property and have the irrigation pipe run under the pedestrian connection.

114

115 Seth Perrins asked if the irrigation ditch would ever go away.

116

117 Cory Pierce stated it is tail water and has the potential of going away if all the properties up
118 stream develop and no longer irrigate.

119

120 Seth Perrins said he does not feel this is ready for approval.

121

122 Junior Baker **moved** to table the Maple Mountain N Preliminary Plat until the ditch issue is
123 resolved.

124

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

126

127 Chris Thompson stated that the applicant needs to pipe to the connection road but the
128 pedestrian sidewalk would be along the top three lots.

129

130 Cory Pierce stated he does not feel it is an issue today and his suggestion was to run the pipe
131 on the east side of the property.

132

133 Chris Thompson stated he feels the pedestrian connection should be built today. If the ditch
134 only feeds the school district, then if the school district does not work with the applicant then
135 the applicant does not need to build a connection.

136

137 Seth Perrins stated that it sounds like the City should sit down with the Nebo School District
138 to discuss the piping of the ditch under the street.

139
140 Chris Thompson stated the applicant needs to engineer how the pipe will work with 130 North,
141 and then the City will work with the Nebo School District.

142
143 **POLICY CHANGES**

144
145 **City Development and Construction Standards**

146
147 Cory Pierce stated changes have been made to the Policy as directed by the DRC and Planning
148 Commission. The Planning Commission brought up the item that walls along railroads are not
149 addressed in the Code. Commission felt a masonry wall along the railroad should be required
150 when next to a residential development.

151
152 Cory Pierce stated there is a sub-local street and it has been used as a block connector street.
153 The Engineering Department feels the multi-family sub-local cross section that does not have a
154 walkway on both sides and does not have a planter. There is also a residential local street that
155 would be appropriate for single-family residential developments.

156
157 Jered Johnson entered the meeting at 10:52 a.m.

158
159 Shelley Hendrickson exited the meeting at 10:52 a.m.

160
161 Seth Perrins asked who determines when the cross section streets are allowed.

162
163 Cory Pierce stated there are notes in the cross section that help limit when it can be used.
164 Also the City Engineer authorizes the use.

165
166 Chris Thompson stated you can use the residential sub-local as long as there are no driveways,
167 or no meters. The LID and meters cannot fit in 6 feet and needs the 8-foot planter.

168
169 Seth Perrins is fine with that requirement.

170
171 Chris Thompson proposed that the language say no front yards or meters.

172
173 Cory Pierce asked the question of where does it realistically fit.

174
175 Chris Thompson stated it would work on hills.

176
177 Bart Morrill exited the meeting at 10:56 a.m.

178
179 There was discussion of various streets in the City where it could be applicable.

180
181 There was discussion about the difference between a private road and parking lots or
182 driveways.

183
184 Chris Thompson **moved** to recommend approval to City Council of the Development Standards
185 and the Construction Standards changes without all the sub-local street cross sections.
186
187 Seth Perrins does not feel a standard that exists today should be removed.
188
189 There was discussion of if the standard should stay or be removed.
190
191 Junior Baker stated the standard should be multi-family sub-local. Note 10 needs to be fixed
192 to add a sidewalk.
193
194 Chris Thompson **moved** to recommend approval to City Council of the Development Standards
195 and the Construction Standards with an additional change of the sub-local street cross sections
196 to multi-family sub-local cross section, editing note 10 and adding a sidewalk on both sides with
197 the removal of the 54-foot residential sub-local street.
198
199 Seth Perrins **seconded** and the motion **passed** all in favor.

200
201
202 **Title 15**

203
204 Junior Baker **moved to** table Title 15 Change for a week to add other Title 15 standards.
205 Dale Robinson **seconded** and the motion **passed** all in favor.
206

207
208 Junior Baker moved to adjourn meeting at 11:29 a.m. Seth Perrins objects.
209

210
211
212 Adopted: August 3, 2016

213
214

Kimberly Brenneman
Community Development Division Secretary