

Adopted Minutes
Spanish Fork City Development Review Committee
January 30, 2019

Staff Members Present: Chris Thompson, Public Works Director; Tyler Jacobson, Assistant City Manager; Dave Anderson, Community Development Director; Brandon Snyder, City Planner; Kelly Peterson, Electric Superintendent; Tom Cooper, Electric Utility Planner; Junior Baker, City Attorney; Michael Clark, Staff Engineering; Jered Johnson, Engineering Division Manager; Bart Morrill, Parks Maintenance Supervisor; John Little, Chief Building Official; Brady Taylor, Lead Cable Technician; Shelley Hendrickson, Engineering Division Secretary; Jessica Burdick, Building Inspection Division Secretary; Jason Sant, Assistant City Attorney;

Citizens Present: Fred Clark.

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

PRELIMINARY PLAT

Parkway Plaza Condominiums

Dave Anderson began by discussing the Preliminary Plat. He stated that the site plan needs to be worked out, but we want to move this along to get on the Planning Commission's agenda next week. Dave feels there is no downside to moving forward, relative to approving the subdivision plat with 5 or 6 lots. If the DRC makes a recommendation to approve, the Planning Commission could approve the Preliminary Plat next week. Then, we'd want a plat recorded so Chris Child could sell one part of phase one. He has a buyer, a preschool, who wants to close in a month. Also in phase one, there would be a second building for medical offices.

There was discussion regarding the Preliminary Plat and timing using the document on the screen.

Chris Thompson asked if anyone has any issues on the Preliminary Plat.

Mike Clark discussed the ditch along the west property line, which goes under Spanish Fork Parkway. At the northwest corner of this project, there is a large hill because of the culvert. If the applicant is allowed to keep the lot lower, they'll save money. The question

is whether they can direct discharge into the culvert and wetlands. This would also solve a sidewalk issue. Everything would be at grade.

There was discussion using the site on screen.

Fred Clark explained that this is all in the last phase. They would just lower it and pay the LID fee for the last section.

Chris Thompson stated that this is a good solution, we'll do their detention and wetlands preserve.

Junior Baker asked if the water irrigates anything.

Mike Clark said no.

Junior Baker feels, then, that this is a good solution.

There was further discussion regarding water, using the site on screen.

Fred Clark explained that the culvert is a very large, and probably 10 feet below the road.

Chris Thompson discussed the future trail that will go along the west boundary, through the wetlands.

There was further discussion regarding the north east corner, curb and gutter, and the wetlands plan.

Mike Clark asked for direction.

Chris Thompson suggested we bring curb and gutter in on the shoulder and show that the road narrows. But whatever Mike Clark and a traffic engineer think is best.

Dave Anderson asked whether we need to plan for a crossing of the culvert, like a bridge?

Mike Clark said he doesn't see a lot of traffic in this area.

Chris Thompson said it would look nice and be a cool idea.

There was further discussion. These issues can be discussed with a Site Plan.

Junior Baker moved to recommend approval of the Parkway Plaza Condominiums Preliminary Plat, as shown, subject to the applicants meeting the City's development standards.

Kelly Peterson seconded and the motion passed all in favor.

FINAL PLAT RE-APPROVAL

Juan Perez Townhomes

Dave Anderson began by explaining that this project's Final Plat approval expires this week. He is not aware of anything that has changed.

Junior Baker asked, with this great economy, why hasn't this project started yet?

Dave Anderson explained that the applicant hasn't done a lot of development before. And, this property has issues, it's a challenge to make this project work. Still, Dave likes the use of the site and thinks it is a great design.

Mike Clark said he has no issues. The land drain was a big concern, but it is worked out.

Dave Anderson **moved** to approve the Juan Perez Final Plat re-approval subject to the applicant meeting the conditions imposed with the original approval.

Tyler Jacobson **seconded**, and the motion **passed** all in favor.

Dave Anderson **moved** to adjourn the meeting at 10:19 a.m. The motion **passed** all in favor.

Adopted: March 20, 2019

Jessica Burdick
Building Inspection Division Secretary