

Adopted Minutes
Spanish Fork City Development Review Committee
40 South Main Street
Spanish Fork, UT 84660
October 31, 2019

Staff Members Present: Seth Perrins, City Manager; Dave Anderson, Community Development Director; Brandon Snyder, City Planner; Tom Cooper, Electric Utility Planner; Junior Baker, City Attorney; Jason Sant, Assistant City Attorney; Michael Clark, Staff Engineering; Jered Johnson, Engineering Division Manager; Bart Morrill, Parks Maintenance Supervisor; Dale Robinson, Parks and Recreation Director; John Little, Chief Building Official; Brady Taylor, Lead Cable Technician; Shelley Hendrickson, Engineering Division Secretary; Kimberly Brenneman, Community Development Department Secretary.

Citizens Present:

Chris Thompson called the meeting to order at 10:02 a.m.

MINUTES

October 2, 2019

October 9, 2019

Junior Baker moved to approve the minutes from October 2, 2019 and October 9, 2019.

Kelly Peterson seconded and the motion passed all in favor.

PRELIMINARY PLAT

River Cove

Ben Tuckett with LEI asked for clarification of the trail cross section along the river.

Staff directed Ben Tuckett to refer to the City's standard trail cross section.

Chris Thompson stated that a two-rail or wrought iron fence should be constructed with a mow strip to show a delineation of the City property and private property.

Dave Anderson stated that there should be some regulation of to what type of solid fence can be constructed behind the two-rail fence.

Richard Mendenhall stated the CC&Rs can specify the type of fence that can be used and that it must be approved by the subdivision's architectural review committee.

Dave Anderson asked that there be a couple options for fencing.

Ben Tuckett stated that SESD has requested that a couple of poles to be replaced to add a little more height and in doing so they will move the poles slightly to not be in property owners' backyards.

There was discussion of the best placement of the poles with the distance between the poles as well as alignment with property lines.

Dave Anderson **moved** to recommend approval of the River Cove Preliminary Plat based on the following conditions:

Conditions:

1. That the applicant address any redlines.
2. That the applicant construct a trail along the River.
3. That the applicant construct a two-rail fence on the rear property lines of lots 1, 2, 3, 12 and 13 where it is adjacent to the trail.
4. That the plat note that the fencing will be owned and maintained by the property owners.

Junior Baker **seconded** and the motion **passed** all in favor.

River Point

David Adams said the landfill remediation is about 75% complete. By the end of the year, all of the grading should be done. Each sale of the lot will have a history of the lot and the disclosure of the site history along with the remediation completed. The black foundry sand will be diluted and placed only under the roads in phases 1 and 2. David Adams recommended the plat be recorded with Blue Stakes with a notation that when digging precautionary steps should be taken. The note will appear whenever someone calls to dig, to caution the person to use a mask, gloves and/or goggles. David Adams is working with Bowen and Collins to have lots 4-8 removed from the flood plain. Lots 3, 4 and 5 will be

divided into a lot A and lot B, with a note indicating they must be sold together. Lot A will be the building lot that will not encroach in the floodplain and lot B will be the remaining portion within the floodplain.

Access to the river for maintenance will be located between lots 11 and 10. There was discussion on stubbing utilities to the east from the northern portion of the development to the front of lot 21.

Chris Thompson requested that there be a double storm drain inlet in front of the lowest lot and that the storm drain pipe be located on one lot and not split between property lines.

Brandon Snyder asked about reference to Plat A and the City is concerned it will become a nuisance strip.

David Adams indicated that parcel A is going to be sold to Mr. Lyman to the west with the sale of property from Mr. Lyman to David Adams to complete the north cul-de-sac.

Dave Anderson stated the concern is if the sale falls through. He asked that a note be placed on the plat indicating that a cross access easement is granted for Parcel A.

Chris Thompson exited the meeting at 11:00 a.m.

Dave Anderson **moved** to recommend to approve the River Point Preliminary Plat based on the following conditions:

Conditions:

1. That the applicant add a note to the plat indicating a cross-access easement across parcel A.
2. That the applicant relocate the utility connections to Mr. Lyman's property from the northern cul-de-sac to the front of lot 21.
3. That the applicant address any redline comments from the Engineering Department including the note on the plat with regard to the 20-foot easement along the trail.
4. That the applicant enter into a Development Agreement prior to any Plat being recorded.

Junior Baker **seconded** and the motion **passed** all in favor.

FINAL PLAT

River Point Plat A

Tom Cooper said the power design that was completed needs to be redesigned and submitted per the updated layout of Plat B.

David Adams indicated that the CC&R's recommend a sump-pump be placed in each home. Based on speaking with the neighbor to the east, that has had flooding in his basement, the maximum depth will be about a foot and a half over what the neighbor has experienced in the last 9 years. David Adams asked if on lots 5 and 6 the front setback could be modified to 15 feet to living space and 20 feet to garage.

Dave Anderson stated any adjustments to the front setbacks should be addressed with the Preliminary Plat.

Dave Anderson **moved** to approve the River Point Plat A Final Plat based on the following findings and condition:

Condition:

1. That the applicant enter into a Development Agreement with the City and that the agreement be executed prior to recording any plats.

Junior Baker **seconded** and the motion **passed** all in favor.

Maple Park Estates Plat D

Dave Anderson stated there is no need for discussion with this item.

Dave Anderson **moved** to approve the River Point Plat A Final Plat based on the following condition:

Condition:

1. That any redline comments from the Engineering Department be addressed.

Junior Baker **seconded** and the motion **passed** all in favor.

SITE PLAN

Ludlow Residential Office

Dave Anderson stated when the discussion occurred with the Zone Change application, the City Council felt the parking needed to be in a parking lot configuration, not backing out onto the street. With that in mind; he does not feel the DRC should approve the proposed Site Plan. He recommended to the applicant to scale back the concept plan that was submitted with the Zone Change to 3 parking stalls and having 2 parking stalls in front of the garage.

There was discussion of the use of the building and it was indicated by the applicant, that there is no intention of remodeling the home to the extent of removing the kitchen or taking away the "home" feel. With that in mind the applicant indicated there may never be a business in the building that would require more than 5 parking stalls.

Dave Anderson suggested that a bond be posted for the improvements, and that the current business that is operating from the site apply for a Business License. He indicated that this should be done in a timely fashion.

Tom Cooper stated the exterior meter needs to be brought up to current code as he believes it has not been updated.

Dave Anderson **moved** to continue the Ludlow Residential Office Site Plan.

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

GENERAL PLAN AND ZONE CHANGE

Spanish Fork Parkway

There was no discussion.

Dave Anderson **moved** to recommend approval of the Spanish Fork Parkway General Plan and Zone Change Amendment located at the intersection of Spanish Fork Parkway and the north side of Highway 6.

John Little **seconded** and the motion **passed** all in favor.

Dave Anderson moved to adjourn the meeting at 11:46 a.m.

Adopted: November 20, 2019

Kimberly Brenneman
Community Development
Department Secretary