

**Adopted Minutes
Spanish Fork City Development Review Committee
40 South Main Street
Spanish Fork, Utah
September 21, 2022**

Staff Members Present: Chris Thompson, Public Works Director; Dave Anderson, Community Development Director; Brandon Snyder, City Planner; Kimberly Brenneman, Community Development Secretary; Vaughn Pickell, City Attorney; Ana Burgi, Assistant City Attorney; John Little, Chief Building Official; Marcie Clark, Engineering Department Secretary; Jake Theurer, Power and Light Superintendent; Tom Cooper, Power and Light Senior Utility Planner; Bart Morrill, Parks Maintenance Supervisor; Jason Turner, Fire Marshall; Dale Robinson, Parks and Recreation Director; Kasey Woodard, Division Secretary.

Citizens Present: Chase Cuillard, Jason Coleman, AJ DelPivo, Brian Haskell.

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

MINUTES

September 14 ,2022

Jake Theurer **moved** to approve the minutes of September 14, 2022.

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

FINAL PLAT

PARK ESTATES PLAT B

Brandon Snyder gave a brief history of the project, and stated this would be a reapproval.

Chris Thompson stated engineering has requested to add the requirement for an agreement that will require successive owners to deed or dedicate the water rights when possible.

Chris Thompson **moved** to approve the proposed Park Estates Plat B Final Plat based on the following findings and conditions:

Findings:

1. That the application conforms to the City's General Plan Designation and Zoning Map.
2. That the application is consistent with the approved Preliminary Plat.

Conditions:

1. That the applicant meets the City's Zoning requirements and Construction Standards.
2. That the applicant addresses any red-lines.

3. That an agreement be in place that requires future landowners to deed or dedicate the water rights when the City requests it.

Ana Burgi **seconded** and the motion **passed** all in favor.

FINAL PLAT

PARK ESTATES PLAT C

Brandon Snyder stated this was previously approved in 2021 and is looking for reapproval.

Chris Thompson stated he is in favor of approving this with the same conditions that were approved with Plat B.

Chris Thompson **moved** to approve the proposed Park Estates Plat C Final Plat based on the following findings and conditions:

Findings:

1. That the application conforms to the City's General Plan Designation and Zoning Map.
2. That the application is consistent with the approved Preliminary Plat.

Conditions:

1. That the applicant meets the City's Zoning requirements and Construction Standards.
2. That the applicant addresses any red-lines.
3. That an agreement be in place that requires future landowners to deed or dedicate the water rights when the City requests it.

Dave Anderson **seconded** and the motion **passed** all in favor.

PRELIMINARY PLAT

ESCALANTE TOWNHOMES

Brandon Snyder gave a brief description of the history of the project. He stated that the design today includes the addition of a southern triangular parcel that accommodates a larger turn around area and also allows for additional units in the development. He stated some of the concerns have been previously discussed by the DRC with the concept review such as the grading of the site and how usable some of the open space will be with the finished grading, how large the drop from the retaining wall on the trail might be and what kind of fencing will be appropriate. He stated the applicant ultimately is seeking preliminary plat approval for a master planned development.

Chris Thompson asked what the applicant's plan for the fencing and retaining wall that runs alongside the trail will be? He asked if they have a detailed drawing or plan.

AJ DelPivo stated they currently only have a height to the wall, which is a maximum of 4 feet. He stated they are open to the city's suggestions with regard to the fence.

Dave Anderson stated they are looking for a clear boundary between public and non-public space.

Brandon Snyder stated the DRC previously directed the applicant to consider a black coated chain link fence on top of the retaining wall due to the drop between the trail and the site.

There was discussion about the rock retaining wall and it was stated the chain link may hold up better over time, but that two rails would be more aesthetically appealing. It was discussed that this area has a lot of kids riding bikes that could present a safety concern. It was stated there is a vinyl fence in the area that is continuously being broken and there is confusion on who is responsible for fixing it.

Dale Robinson stated they have rail fencing by the golf course and they do not have maintenance issues with it, and he prefers the rail fencing.

Chris Thompson asked if the redlines discuss the need for further details regarding the amenities and it was stated they do.

Vaughn Pickell asked about the parking availability and Brandon Snyder stated there are no concerns with parking except the backing area by unit 7. It was discussed to remove that stall.

There was discussion about the plan for trash removal and the placement of garbage cans. There was discussion about some of the potential concerns in regards to the raised curbing in front of the garage doors. A concern is asphalt paving in tight areas. Chris Thompson stated all off-street parking spaces should be concrete.

Brandon Snyder stated the dumpster enclosure comment should be removed from the plans since none are proposed and each unit will have their own individual cans. He stated the masonry screening wall should be continued along the south property lines to enclose the development and comply with City Code.

Chris Thompson stated there seems to be some loose ends with the design and suggested possibly waiting for another week for review and approval.

Brandon Snyder asked about the details for the mow curb under the rail fence and the adding of the drainage ditches to the landscaping plan.

John Little asked if the emergency response space for the roundabout has been addressed and Jason Turner stated his only concern was with unit 14 and when there will be two cars parked in front of it if it will allow for emergency vehicles to pass. He stated emergency vehicles could cause damage to the vehicles parked there if it becomes too narrow.

Chris Thompson **moved** to recommend approval of the proposed Escalante Townhomes Preliminary Plat to the City Council based on the following finding and conditions:

Finding:

1. That the application conforms to the City's Zoning Map.

Conditions:

1. That the applicant meets the City's Zoning requirements and Construction Standards.
2. That the applicant addresses any red-lines.

3. That all of the parking areas be concrete.
4. That a grading plan for the southwest open space area be provided.
5. That a detail of the wood two rail fence with an 18-inch mow strip along the trail be provided.
6. That the south off-street parking stall on the west side of the development be removed and the curb moved north.
7. That the autoturn conflict with the parking of unit 14 with regard to the fire truck be resolved.
8. That the cobblestone ditch be shown on the landscape plan and have a slight meander.
9. That a manhole be installed on the intersection on the ground storm water drain just north of unit 10.

Jake Theurer **seconded** and the motion **passed** all in favor.

SITE PLAN

MILESTONE HOLDINGS

Brandon Snyder presented the item and stated that his only comment is to advise the applicant to be aware of the subdivision improvements and progress as occupancy of the future buildings may become an issue if subdivision improvements are not completed in a timely manner.

John Little asked if there was a connection from 300 west. The Site Plan was reviewed and it was stated that there is not a formal road connection since that is a private road. It was discussed that the sites do match up in regards to paving and grading.

Tom Cooper stated there was previous discussion on extending that street and building utilities in the area.

Chris Thompson asked if to avoid potential future conflict, there should be a cross access easement included and it was decided that would be the best course of action.

There was discussion about matching the existing asphalt and drainage plan.

Dave Anderson **moved** to approve the proposed Milestone Holdings Site Plan based on the following finding and conditions:

Finding:

1. That the application conforms to the City's General Plan Designation and Zoning Map.

Conditions:

1. That the applicant meets the City's Zoning requirements and Construction Standards.
2. That the applicant addresses any red-lines.
3. The applicant provides a cross access easement over the site.

Jake Theurer **seconded** and the motion **passed** all in favor.

Dave Anderson moved to adjourn the meeting at 10:45 a.m.

Adopted: **September 28, 2022**

Kasey Woodard
Division Secretary