

Adopted Minutes
Spanish Fork City Development Review Committee
40 South Main Street
Spanish Fork, Utah
December 14, 2022

Staff Members Present: Chris Thompson, Public Works Director; Seth Perrins, City Manager; Dave Anderson, Community Development Director; Brandon Snyder, Senior Planner; Vaughn Pickell, City Attorney; Ana Burgi, Assistant City Attorney; John Little, Chief Building Official; Michael Clark, Assistant City Engineer; Marcie Clark, Engineering Department Secretary; Jered Johnson, Engineering Division Manager; Zach Hendrickson, Outside Plant Manager; Superintendent; Tom Cooper, Power and Light Senior Utility Planner; Bart Morrill, Parks Maintenance Supervisor; Kasey Woodard, Division Secretary, Dale Robinson, Parks and Recreation Director; Josh Robinson, Engineering Designer.

Citizens Present: Nico Hardman, Danny Lange, George Arnold, Tim Stephens, Brian Gabler, LEI.

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

MINUTES

December 7, 2022

John Little **moved** to approve the minutes of December 7, 2022.

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

PRELIMINARY PLAT

WILLOWBROOK COMMERCIAL SUBDIVISION

Brandon Snyder stated this is a re-approval request from 2020 that has since expired. He gave a brief description of the plan and the changes that have been made.

Chris Thompson asks if the Preliminary Plat calls out the shared access and Brandon Snyder stated it will need to be shown on the plans.

There was discussion regarding the trail improvements.

Dave Anderson stated there has been a lot of work done to the south and to the east of this site. He stated due to what exists around a site like this, he recommends having a conversation about potential environmental concerns with the Site Plan and Final Plat.

There was a discussion regarding trash on the site and it was stated by the applicant Brian Gabler, LEI, that there is no trash existing on the site except residual trash on the surface due to the builders to the south misreading the property line. But it was stated this has been cleaned up.

Dave Anderson stated this is a unique area as there are 3 historic landfills surrounding the site.

Vaughn Pickell **moved** to recommend approval of the proposed Willowbrook Commercial Subdivision Preliminary Plat to the Planning Commission 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 Construction Standards and zoning requirements.
2. That the applicant addresses any red-lines.
3. That the applicant follows the City's adopted environmental regulations ordinance.

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

FINAL PLAT

CANYON VIEW MEADOWS PLAT A1

Brandon Snyder stated this is a reapproval, he stated the difference is a reduction in number of lots in the first phase. He stated there were previously around 49 lots and it is being reduced to 28 lots.

Michael Clark stated this does not show the second access being installed and he would like that to be shown on the updated construction plans as this does not indicate they were granted access.

Chris Thompson asked the applicant if they plan to build this second access in this phase?

Brad Frost stated no, they are doing this in 2 phases. He stated there will be 49 lots total. He stated they are calling Plat A phase one, and by phase two he stated if the City would prefer, they can add a cul-de-sac.

Vaughn Pickell asked when and where the next connection would be and it was stated the connection will be in phase 2 and it will be an off-site connection.

Dave Anderson stated with the redesign of the plat, the power design needs to be changed. He stated next steps will need to address the needed changes and have that be included in the conditions. He stated after the changes have been made and the bonds, fees and inspection fees have been paid, he stated a pre-construction meeting can be scheduled.

Brad Frost stated the original thought was to have 91 lots and build them all at the same time, and this was redesigned to avoid potential damage or issues.

Dave Anderson feels having the trail be in place for when residents move into the homes is important.

There was a brief discussion about the location on the trail, and when it will be paved as it will be best to pave the trail before the wall is built as this would make the most sense. There was further discussion on the design of the wall including the height, length and placement and how it will be built.

Chris Thompson stated it would be logistically impossible for homes to be built without the wall being constructed first and Dave Anderson agreed and stated it would make the most sense for this to be done in phases.

Dave Anderson **moved** to approve the proposed Canyon View Meadows Plat A1 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 the applicant's engineer works with the City engineer to provide updated construction plans.

Vaughn Pickell **seconded** and the motion **passed** all in favor.

RIDGELINE PARKWAY COMMUNITY

Brandon stated this plat has been recorded, and that it has 3 lots. He gave a brief description of the location and stated the applicant proposes to further divide the lots into 5. He stated it doesn't appear that anything else has changed as far as the proposed phasing or construction plans, he stated this is just allowing the property owner the financial opportunity to finance each lot separately.

Dave Anderson **moved** to approve the proposed Ridgeline Parkway Community Final Plat 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.

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

CONCEPT REVIEW

HAMILTON PARTNERS (WARE MALCOMB) CONCEPT

Nico Hardman gave a brief explanation of the proposed plan. He stated part of this proposal will include three industrial buildings and the construction of a public road with a 77 foot right-of-way.

There was a brief discussion about the need for a public road connection to 1600 North and that there will need to be a larger picture discussion regarding that connection.

Brandon Snyder stated there is an annexation agreement that calls out the required public dedicated roads.

Chris Thompson talked about the approved railroad crossing and stated the City does not want to lose this crossing and Dave Anderson feels this design does not need to kill the crossing.

There was discussion about the annexation and the dedication of the public roads and the potential crossing and obtaining an agreement from the railroad and it was stated that the more public traffic that crosses this section, that it will be brought up on Google and Apple mapping systems that will promote the public usage of the crossing.

Dave Anderson suggested to the applicants to meet with Tom Cooper in power about the lead time on transformers and it was stated they are a minimum of 70 weeks out.

Chris Thompson suggested the applicant pay the fees and place the order for the transformer now so they will receive it by the time construction is nearing completion.

Chris Thompson pointed out that the driveway for building 2 would probably not be approved as it is too close to the corner and suggested working with Michael Clark to revise the plan.

Seth Perrins stated it would be best for the applicant to wait for City staff members to review the plans and agreements and have a conversation so staff can give the correct answer in regards to what needs to be completed in order to build.

Nico Hardman asked if there would need to be public utility mains installed in the stub streets, and it was stated yes they would need to install water lines, but it was stated the City will not require them to install sewer in both. It will be required in whatever road stub provides the most depth for connections to Abplanalp's properties.

CONSTRUCTION STANDARDS

CONSTRUCTION STANDARDS REVISIONS (22.04)

Chris stated this revision is going to the Planning Commission in June of 2023.

There was discussion on why this is being discussed so early and it was stated this is being discussed early so that if there are any changes that need to be made there is ample time to adjust the changes.

Tom Cooper gave a brief overview of the revisions taking place. He spoke briefly about the changes taking place regarding metering for residential and industrial/commercial businesses.

Josh Robinson stated they are switching out cast iron for galvanized steel. He stated they are also updating how they label and number the sheets.

Vaughn Pickell **moved** to recommend approval of the proposed Construction Standards revisions as presented to the City Council.

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

Dave Anderson moved to adjourn the meeting at 11:27 a.m.

Adopted: December 21, 2022

Kasey Woodard
Division Secretary