

**Adopted Minutes  
Spanish Fork City Development Review Committee  
May 11, 2011**

**Staff Members Present:** Chris Thompson, Public Works Director; Trapper Burdick, Assistant City Engineer; Shelley Hendrickson, Planning Secretary; Junior Baker, City Attorney; Chris Swenson, Chief of Chief Building Officials; Kelly Peterson, Electric Superintendent; Jered Johnson, City Surveying Specialist; Dave Anderson, Community Development Director; Dave Oyler; City Manager; Shawn Beecher, GIS Specialist; Dee Rosenbaum, Police Chief.

**Citizens Present:** Brad Mackay, Brian Gabler.

Mr. Thompson called the meeting to order at 10:07 a.m.

**MINUTES**

**April 27, 2011**

Mr. Oyler **moved** to **approve** the minutes of April 27, 2011 with the noted corrections. Mr. Anderson **seconded** and the motion **passed** all in favor.

**FINAL PLATS**

**Spanish Highlands North Plat A**

Applicant: Ivory Homes

General Plan: Low Density Residential

Zoning: R-1-15

Location: 150 North 2000 West

Mr. Johnson explained some of the Engineering redlines. The following is a list of all of the redlines:

1. Add Public Utility Easement Statement to Final Plat:  
ALL PUBLIC UTILITY EASEMENTS PLATTED HEREON ARE IN PERPETUITY FOR INSTALLATION, MAINTENANCE, REPAIR, AND REPLACEMENT OF PUBLIC UTILITIES, SIDEWALKS, AND APPURTENANT PARTS THEREOF AND THE RIGHT TO REASONABLE ACCESS TO GRANTOR'S PROPERTY FOR THE ABOVE DESCRIBED PURPOSES. THE EASEMENT SHALL RUN WITH THE REAL PROPERTY AND SHALL BE BINDING UPON THE GRANTOR AND THE GRANTOR'S SUCCESSORS, HEIRS AND ASSIGNS.
2. Addresses need to be added to the Final Plat. Label Street name stubbed to the north 1980 East (Public 60' Wide). Plans show street name as 150 North, street name should be 130 North. On the typical lot layout on the Final Plat label front and rear 10' P.U.E.
3. Temporary Turnarounds required on 80 North and 100 North. 80 North shall require an easement from neighboring property owner.
4. Note #7 needs to be corrected, remove part referring to lots 101 and 114.
5. Proposed roundabout intersection is under review by Spanish Fork City's Transportation Consultant. Any design corrections with proposed design shall be corrected before development will be approved. All concerns with proposed roundabout will be forwarded to developer as soon as they are received. All cost associated with this review shall be paid by developer before Final Plat is recorded.

6. An easement from the neighboring property owner is required at the intersection of 130 North 2000 East to allow the proposed roundabout to be fully built.
7. Slopes through ADA Ramps require a minimum slope of 2%. Adjust ADA Ramps on 80 North and 30 North.
8. A temporary easement is required at the end of 130 North for proposed Storm Drain Retention Basin.
9. Storm Drain Report as per Storm Drain Master Plan. Drainage calculations, size of proposed retention basin. Retention basin should be sized for future phases.
10. All proposed storm drain lines required to be RCP.
11. Storm Drain Boxes along 2000 East at lots 110 and 116 need to be redesigned and moved to align with southern boundary lines of lots 110 and 116 to allow driveways to access 2000 East.
12. Note on plans driveway accesses for lots 110 and 116 shall be located along 2000 East at southern portion of the lots. No driveway access for these lots shall be allowed along 130 North.
13. Mass grading plan for streets and lots is required. Plan should show surface drainage with slopes.
14. 1980 East is designed to drain offsite to the north. A temporary easement and retention basin is required.
15. Proposed sewer line in 80 North shall be redesigned @ a minimum slope and stub to the property line to allow service of park facilities.
16. Add fire hydrant at the southwest corner of Lot 115.
17. Note on plans: All existing water and PI valves to be located and brought to grade.
18. Remove proposed water valve in 30 North, south of Lot 123 and relocate PI valve in 30 North south of Lot 125.
19. Geotechnical Soils Report submitted detailing each proposed Lot in development. Report shall include recommended basement floor elevation, peak ground water elevation in flood year and any slope issues.
20. Irrigation company approval on the removal of irrigation ditch.
21. Engineer's cost estimate.

Mr. Thompson explained that a soils report summary would be required for every lot.

Discussion was held regarding an easement for the round-a-bout, a sewer connection to the park and storm drain.

Mr. Peterson explained that the power would need to be designed and that the power could be costly for lots 114 and 115.

Mr. Mackay asked about the irrigation ditch on 130 East and whether or not Ivory could buy the landowner's share and hook him to the pressurized irrigation. Mr. Thompson explained that it would be expensive.

Discussion was held regarding the round-a-bout.

Mr. Baker **moved** to **approve** the Final Plat for Spanish Highlands North Plat A located at 150 North 2000 West subject to the following conditions:

#### **Conditions**

1. That the applicant meets the discussed redlines.
2. That the applicant meets the City's Construction and Development standards.

Mr. Peterson **seconded** and the motion **passed** all in favor.

#### **White Rail Plats E and F**

Applicant: Lou Bankhead

General Plan: High Density Residential

Zoning: R-1-6

Location: 800 North 1300 East

Mr. Johnson explained that a Geotechnical Soils Report would need to be submitted detailing each proposed Lot in the development. Report shall include recommended basement floor elevation, peak ground water elevation in flood year and any slope issues.

Mr. Burdick said that we would need a clear definition on the soils report due to all of the fill that has been hauled in on the property.

Mr. Peterson said that nothing had changed with the power design.

Discussion was held regarding lot lines.

Mr. Baker **moved** to **approve** the Final Plats for White Rail E & F located at 800 North 1300 East subject to the following conditions:

### **Conditions**

1. That the applicant submits a Geotechnical Soils Report.
2. That the applicant meets the City's Engineering Department redlines.
3. That the applicant meets the City's Construction and Development Standards.

Mr. Oyler **seconded** and the motion **passed** all in favor.

## **ORDINANCE AMENDMENT**

### **Landscaping Requirements**

Applicant: Spanish Fork City

General Plan: Industrial

Zoning: Industrial 1, 2 and 3

Location: City wide

Mr. Anderson explained that the proposed changes were to the landscape requirements in the Industrial zone. The proposed changes would reduce the required amount of trees and shrubs.

Discussion was held regarding the industrial area and whether or not the businesses there meet the City's ten percent landscape requirements.

Mr. Oyler said that there should be flexibility and that he was not as concerned with the backyard as the front yard.

Discussion was held regarding the intent of the ordinance, the landscape at PDM and what is required by the landscape ordinance for new construction.

Mr. Anderson said that he felt 10 percent was an easy percentage to meet.

Mr. Burdick **moved** to recommend that the City Council **approve** the modifications to the landscape requirements. Mr. Baker **seconded** and the motion **passed** all in favor.

## DISCUSSION

Discussion was held regarding Development Review Projects and the June Planning Commission meeting.

Discussion was held regarding R & C Supply and the need for an agreement to be signed to meet the Municipal Code 15.4.16.060 (1).

Discussion was held regarding a business park zone.

## ADJOURNMENT

Mr. Oyler moved to **adjourn**. Mr. Baker **seconded** and the motion **passed** all in favor at 10:59 a.m.

**Adopted: May 18, 2011**

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Shelley Hendrickson, Planning Secretary