

**Adopted Minutes**  
**Spanish Fork City Development Review Committee**  
**July 13, 2011**

**Staff Members Present:** Chris Thompson, Public Works Director; Trapper Burdick, Assistant City Engineer; Shelley Hendrickson, Planning Secretary; Junior Baker, City Attorney; Kelly Peterson, Electric Superintendent; Dave Oyler; City Manager; Shawn Beecher, GIS Specialist; Jered Johnson, Surveyor; Dave Anderson, City Planner.

**Citizens Present:** Chet Olsen, Wayne Niederhauser.

Mr. Thompson called the meeting to order at 10:05 a.m.

**MINUTES**

June 15, 2011

Mr. Oyler **moved** to **approve** the minutes of June 15, 2011. Mr. Burdick **seconded** and the motion **passed** all in favor.

**FINAL PLATS**

**Old Mill Estates**

Applicant: Wayne Niederhauser

General Plan: Low Density Residential

Zoning: R-1-15

Location: approximately 800 West Mill Road

Mr. Johnson explained the City's Engineering redlines which were as follows:

1. Mass grading plan with site drainage and recommended basement floor elevations.
2. Note: Driveway accesses for corner lots shall be located 60 feet from top back of curb.
3. Temporary Turn-Around at the end of 1550 South.
4. Storm drain trunk lines shall be RCP.
5. Update and redesign storm drain as per discussion. Storm drain trunk line shall drain directly into retention area with drainage boxes draining into storm manholes.
6. Add grid distances to the subdivision boundary and State Plane Coordinates on the corners of the subdivision boundary.
7. Retention basin shall be designed to have maximum 3:1 Slope.
8. Show proposed utility lateral locations on improvement drawings.
9. Cluster water valves to water tee in street intersections.
10. Engineers Stamp and Signature on Improvement Drawings.

Discussion was held regarding the need for the driveways of the proposed corner lots to be 60 feet from the intersection, the temporary turn around would need to be all weather surfaced and that the applicant would submit a mass grading plan with site drainage and recommended basement floor elevations.

Mr. Thompson explained that the City was not asking for more work to be done than should have already been done in a geo-tech report, that the Engineering Department was just asking for the report to be summarized.

Discussion was held regarding the length of the temporary turn around and all weather surface material.

Mr. Anderson explained to the applicant that Mill Road was classified as a collector road and that he would be responsible to improve their frontage which would include half of the width of the road plus ten feet. Mr. Anderson continued to explain that the City had been through a couple of different projects where we have taken the approach that a developer will build a retention basin but then the City takes it over and maintains it. In this case, as was the case with the others, the City has a consultant that has put together improvement plans for the City's Parks & Recreation Department for the improvements that are to be made to the retention basins.

Mr. Niederhauser said that he would not have any problem planting grass and trees and discussion was held regarding the cost of the City's consultant.

Discussion was held regarding perimeter fencing.

Mr. Peterson explained the power and what would need to be installed along the project's frontage.

Discussion was held regarding the Voran parcel and improvements.

\*\* Mr. Baker arrived at 10:24 a.m.

Discussion was held regarding the proposed storm drain lines. Mr. Thompson explained the reasoning behind the City's requirement of reinforced concrete pipes.

Discussion was held regarding the installation of improvements before a plat is recorded and what the Utah statute allows.

Mr. Anderson **moved** to **approve** the Old Mill Estates Plat A Final Plat located at approximately 800 West and 1000 North based on the following findings and subject to the following conditions:

### Findings

1. That the proposed plat conforms to the conditions of approval provided by the City Council with the approved Preliminary Plat.
2. That the proposed utilities meet the City standards and are appropriately designed for the needs of the development.
3. That the proposed improvements to Mill Road, including one half width plus ten feet of asphalt, are needed to meet the needs of the development where there is one access and may continue to be the only access to the development for sometime.

## Conditions

1. That the applicant changes the name on the plat.
2. That the applicant notes the driveway setback on the plat.
3. That the applicant redesigns the storm drain and have it approved by the City Engineer.
4. That the applicant adds the other notes that the City's Engineering Department will provide to the construction plans.
5. That the City's Park and Recreation Department provide improvement plans for the retention basins and the cost of designing those plans will not exceed \$500.
6. That the applicant constructs the improvements in the retention basins according to the approved plans.
7. That the applicant constructs one half of the planned width of Mill Road plus ten feet.
8. That the developer ensures that uniform perimeter fencing is installed by either installing or regulating what type of fencing is installed in the future.
9. That any other City Engineering redlines, as discussed, are met.

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

Mr. Oyler expressed that he felt that a limit should be set on the price of the landscape plan for the retention basin.

The motion was **amended** and Mr. Peterson **seconded** the amendment.

## R & C Supply

Applicant: Chet Olsen

General Plan: Industrial

Zoning: Light Industrial

Location: approximately 800 West 1000 North

Mr. Johnson explained the Engineering redlines which were as follows:

1. Update Site Plan and submit improvement drawings for the offsite waterline.
2. Update easements on plat to match proposed changes to Site Plan.
3. Address Lot 1 – 908 West
4. Geotechnical Soils Report
5. Building Setbacks
6. Label 1000 North as an 85' Public Right-Of-Way.
7. Surveyors Stamp and Signature.

Discussion was held regarding payment in lieu of utilities and what the City's policy was.

Mr. Peterson explained the power department calculations and that the cost would be approximately \$60 per foot.

Mr. Anderson **moved** to **approve** the R & C Supply Final Plat A located approximately 800 West 1000 North based on the following findings and subject to the following conditions:

## Findings

1. That the plat meets the City standards for subdivisions in the I-1 zone.
2. That the proposed plat conforms to the conditions of the approved Preliminary Plat.

## Conditions

1. That the applicant meet the City's Engineering Department redlines.
2. That the applicant relocates the fire hydrants.
3. That the applicant provides payment in lieu of installing all of the required improvements as per the City Councils Preliminary Plat approval.

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

Mr. Peterson explained that the Power Department had not received a load sheet but that he would waive the load sheet requirement for the applicant if the applicant would submit a metering form.

## SITE PLANS

### R & C Supply

Applicant: Chet Olsen

General Plan: Industrial

Zoning: Light Industrial

Location: approximately 800 West 1000 North

Mr. Johnson explained the Engineering Redlines which is as follows:

1. Submit improvement drawings for the offsite waterline.
2. Add fire hydrant at the end of the proposed 12" waterline along 1000 North. Remove the North onsite fire hydrant.
3. Label utilities, curb gutter and sidewalk not to be improved as future not proposed.
4. Relocate 18" Sewer line to run along the East Boundary Line.
5. Remove proposed storm drainage and detention basin. Note on plans that all storm drainage to be retained onsite.
6. Geotechnical Soils Report.
7. Note: Dumpster shall meet Spanish Fork City Standards.
8. Engineers Stamp and Signature.

Mr. Anderson explained to the applicant that he would need to turn in a landscaping plan.

Mr. Baker **moved** to **approve** the R & C Supply Site Plan located at approximately 800 West 1000 North subject to the following conditions:

## Conditions

1. That the applicant meets the City's Engineer Department redlines.
2. That the applicant submits an acceptable landscape plan.

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

**ADJOURNMENT**

Mr. Baker **moved** to **adjourn**. Mr. Burdick **seconded** and the motion **passed** all in favor at 11:11 a.m.

**Adopted: August 31, 2011**

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Shelley Hendrickson, Planning Secretary