

**Planning and Zoning Commission**  
**Work Session Minutes, July 5, 2022, 6:00 PM**  
**City Hall, 160 Walker Drive**

Members Present- Dean Goforth, Joey Breighner, Tim Walker, Stephen Graham, Stefanie O'Donnell

Members Absent- Walter Coleman, Doug Morrison, Kris Bishop, Josh Weldon

The meeting was called to order at 6:06 p.m. by Chairman Dean Goforth.

**Meeting Minutes**

Meeting minutes were reviewed for June 7, 2022. Joey Breighner asked for clarification on the "old business" of the Stefanie O'Donnell filling the vacant secretary position. Mrs. O'Donnell confirmed that she would fill the position as a non-voting member. Minutes were not voted on due to the meeting being a work session, per James Hill.

**Agenda Item: Archer's Cove Phase 3 – Final Plat Discussion**

Chairman, Dean Goforth opened the floor up for discussion on Archer's Cove Phase 3 Final Plat. Tim Walker asked about soil compaction reports that have been completed for the fill in or removal of dirt. Earl Peoples confirmed that those reports have been provided and forwarded to the City Engineer. City Engineer emailed Mr. Peoples stating he had no objections to the documents submitted on 6/30/22. Mr. Walker stated he had not seen those documents, Mr. Peoples offered to forward the documents. Mr. Peoples reported that the city has all the Geotechnical stuff in and sent off to Lance (City's Engineer). Lance has no objections to anything that has been submitted from the Geotechnical Engineer.

Joey Breighner asked about the road base paving composition, are we going with what is required in the subdivision regulations? Mr. Peoples stated that based on the CBR, they can do the alternative plan and based on what the CBR says, they have met what they need to meet to do that. Mr. Breighner asked if the Geotech engineer needed to approve an alternate plan for the base paving composition? Mr. Peoples stated that it is up to the city. The Geotech engineer just does the Geotech work and goes by the specs they are working on. The Geotech engineer does not approve or disapprove the work, which is up to us (the city). If they do the CBR's and everything checks out, compaction and all, and the CBR's prove out that they can do six, two, and one, they can. If the CBR does not pan out, they have a couple options, one is pave according to our normal paving or they will have to scarify something in. Out there (Archer's Cove) they have been doing the Geotech matting on the subgrade prior to dense grade going down on top of the CBR. The developer/property owner, Robert Wilkes, commented that they (developer's Geotech) do generate a letter for the testing that is done, and they do meet the requirements per city regulations to do alternate paving. Mr. Breighner noted that for the protection of the City and Mr. Peoples, it would be good to have documentation from the Geotechnical engineer approving the alternate paving method, not having just the city or Mr. Peoples approving the deviation from the subdivision regulation. Mr. Wilkes stated that he can get his Geotech engineer to generate a letter recommending the use the alternate method for paving. Mr. Breighner stated that we do have subdivision regulations and if we are going to vary from them, then we need confirmation that we can do so without risk to Mr. Peoples or the City of Springville. Mr. Breighner requested that Mr. Peoples

get a letter from Mr. Wilkes Geotechnical engineer that the testing will support the alternate method. Mr. Wilkes stated that would not be a problem.

Stephen Graham asked Mr. Peoples to report on the status of the water and sewer. Mr. Peoples stated that the water and sewer is in. Water was pressure tested two weeks ago, and BacT test came back last week, and the sewer main was pressure tested last week. All fire hydrants and all water are in.

Tim Walker asked for the status of the forced main completion. Mr. Peoples stated that CDG did the easements for everyone concerned coming up the service road. Mr. Peoples said he met with all the property owners before to see if they would agree to that (easement). The property owners are not going to do it for nothing, and Mr. Peoples has talked to Mr. Wilkes about that. As soon as the attorney agrees to that, any wording that needs to be changed, then we (city) will bid it. Mr. Walker asked James Hill if we could do a certificate of occupancy prior to the completion of the forced main sewer agreement? Mr. Hill clarified that we have been issuing Certificates of Occupancy as long as we (the city) have the capacity to handle the sewage. Mrs. O'Donnell confirmed that the city has been issuing certificates of occupancy for the homes already completed. Mr. Peoples stated that the completion of the forced main sewer system was to be completed prior to phase 4. Mr. Walker stated that there was a deadline for the sewer system to be completed. Mr. Peoples stated that phases 1-3 are good to go. Odenville is up and running on their part. The sewer from current homes that are occupied, goes to Odenville. Mr. Peoples stated they are trying to get the bid in before phase 4 becomes occupied. Mr. Hill stepped in saying Odenville deals with the sewer capacity. Mr. Walker stated that there were deadlines in the sewer agreement and we (the city) beyond those deadlines. Mr. Peoples stated that the project at the 4-way has been held up for two years now, trying to figure out where and how deep the city can put the sewer. The forced main has been moved onto private property all the way up through there because the city has not been given a clear direction on what to do by ALDOT. ALDOT did re-establish the right of way and the city must work with ALDOT to determine where things can go. The water and sewer lines are a part of the 4-way project of relocating the utilities, which has nothing to do with the forced main sewer. Mr. Walker asked Mr. Hill to review the sewer agreement to see what the deadline is based on the sewer agreement because he believes we are past those deadlines. Mr. Hill agreed to look at the sewer agreement. There was also discussion about the prices of materials going up along, and availability of the materials.

Mr. Graham asked Mr. Peoples about the timeline for the 4-way project. Mr. Peoples stated that it is expected to be up for bid in September 2022 and start construction the first quarter of 2023. Mr. Hill stated that the right of way has been acquired, a condemnation action taken care of, there have been regular bi-weekly meetings with the engineers. ALDOT appears to be getting all utility agreements in place, they think they will get the bid out in September. Once everything is agreed upon with ALDOT, with what the city has engineered for the utility replacement, City Public Works will begin working on relaying lines.

Mr. Graham asked if there was just one more phase of Archer's Cove after the 37 lots (Phase 3). Mr. Wilkes stated that there was a plan for 7 maybe 8 phases. Mr. Wilkes stated they are planning to complete phase 4 and then they are going to see what the market does. It may be a while before they comeback, depending on the market. Mr. Graham asked if they were still working under the seventy-five lots per year. Mr. Wilkes confirmed that they were only getting seventy-five building permits per year whether there are 50 lots or 200, they are only getting 75 per year. Mr. Graham asked when the projected construction would begin after approval of phase 3. Mr. Wilkes stated it takes 45-60 days after the lots are purchased, the builders are out of lots right now, so they will get started quickly. Mr. Graham asked when The Ridge across the street would begin. Mr. Wilkes stated that Phase 4 would

begin this time next year. Mr. Graham thought there had been a submittal for another plat about six months ago for a preliminary plat that had been approved. Mr. Peoples clarified that The Ridge and Phase 4 were two different projects. They pulled The Ridge plat and decided not to do it at this time. Phase 4 is located in the "V" of Camp Road and Village Springs and the Ridge was further out. They are waiting on The Ridge because of the sewer line is so long and they would have to put a service road out there for them to service the sewer. Mr. Wilkes stated they have builders asking for bigger lots to build custom homes on. They would begin The Ridge after Phase 4.

Mr. Graham asked about the communication with the county engineer about the Village Springs intersection with traffic. Mr. Peoples has been in regular contact with Dan from the county. Dan is aware of what is going and what needs to be done with a turn lane and traffic light. The Camp Road is the developers and counties road, when it is done and paved to the specs, Mr. Peoples expects the county will turn the road over to the city to maintain. The developer is building it and the county is going to pave once the utility relocation is done. Mr. Hill interjected that the county is going to wait to pave the road until construction is finished so they do not turn over a road that is torn up. Mr. Wilkes stated that after each phase there is a traffic study done and a traffic light is not needed yet. Right now, they are still operating under the original traffic study.

There were no further questions for Mr. Wilkes regarding Archer's Cover Phase 3.

### **Agenda Item: Sweetwater Phase 9 – Final Plat Discussion**

Chairman Goforth opened the floor for questions on Sweetwater Phase 9 Final Plat. Mr. Graham asked Mr. Peoples if there were any issues with water or sewer, Odenville agreement. There have been delays with Odenville getting the utilities in because of rain, they are about a month behind. The developer is trying to get caught up now, they are ready for a proof roll, but they have a long way to go before the next meeting on July 19<sup>th</sup>. Mr. Peoples stated that the city Geotech is Canyon, Chuck Chitwood, is doing the engineering out there in Sweetwater. Chuck has been doing all the engineering work out in Sweetwater since Phase 3 or 4. There were no comments from the Geotech at this time.

Mr. Walker asked if there are any retention ponds in phase 9. Brandon Todd stated that there are not any in this phase, but there will be in phase 10 that is coming up.

Mr. Breighner asked about the Geotech and compaction reports, do you have all that and are you going to put streets in based on city subdivision regulations. Mr. Peoples said reports are still coming in and are being forwarded to Chuck, but work has delayed too because of the delay on utilities and rain. Mr. Breighner stated he wanted to hold everyone the same standards. Mr. Peoples stated that he had not heard from Roger Williamson yet, but so far, they have not moved to the alternative paving plan, but that would be based on CBR's. Brandon Todd stated that they hoped to hear back from their Geotech and get things wrapped up by the end of this week.

### **Other Business**

Mr. Hill reminded the developers that if the city is going to consider final plats, the city will need a letter of irrevocable credit or cash, which relates to any unfinished improvements.

Mr. Hill also stated that at the last city council meeting, passed a resolution for the purpose and having the effect of expressing to future developers that their intent is not to rezone any property R4 at the present time. Due to the existing condition and volume of the current infrastructure, the continuing

burden that high density housing places on that infrastructure, it is the city council's intention not to rezone any property at present to R4 zoning which is the high-density garden homes. There was not an end date but this can be revisited when the infrastructure can handle such developments.

**Adjournment**

With there being no further business, the work session ended at 6:36 p.m.

  
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Chairman

7-19-22  
Date

  
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Secretary

7/19/2022  
Date