

**Adopted Minutes
Spanish Fork City Development Review Committee
November 29, 2006**

The meeting was called to order at 10:30 a.m. by Richard Heap.

Staff Members Present: Richard Heap, Public Works Director; Richard Nielson, Assistant Public Works Director; Jeff Foster, Electric Superintendent; Junior Baker, City Attorney; Marvin Banks, Public Utilities Superintendent; Dave Anderson, Planning Director; Ryan Baum, Public Works Inspector; Carl Johnston, Public Safety Lieutenant; Dale Robinson, Parks and Recreation Director; Chris Thompson, Design Engineer; Seth Perrins, Assistant City Manager; John Little, Building Inspector; Shawn Jorgensen, Public Works Inspector; Shawn Beecher, GIS Specialist; Shelly Hendrickson, Planning Secretary.

Citizens Present: Kent Koyle, Koyle; David Grotegut; Doug Page, Salisbury Development; David Simpson, SunnyRidge; Jerry Pincock, Geslison; Lyle Haycock; Sharee Nielsen; Rodney Nielsen; Glenn Way, US Charter Development; Donacan Bagshaw, US Charter Development; Brent Bowers, Salisbury Development; Greg Magleby, LEI.

MINUTES

Mr. Anderson **moved** to continue the minutes from November 15, 2006, to the next DRC meeting. Mr. Foster **seconded** and the motion **passed** all in favor.

SUBDIVISION WAIVERS

Geslison

Location: 543 East 400 South

Zoning: R-1-6

Applicant: Jerry Pidcock

Mr. Anderson gave background and explained the proposal. He said that there are some redlines that need to be addressed before the deeds can be recorded.

Mr. Nielson said that some utility changes need to be made on the plans.

Mr. Foster said that the electrical in this area will need to go underground.

Mr. Baker asked about the access to the properties.

Mr. Baker made a **motion** to the Planning Commission for approval of the Subdivision Waiver for Geslison located at 543 East 400 South subject to the following conditions:

Conditions:

1. That the applicant place the electric utilities underground.
2. That the applicant make all redline corrections before any deeds are recorded.

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

Koyle

Location: 560 East 300 South

Zoning: R-1-6

Applicant: Kent Koyle

Mr. Anderson gave background and explained the proposal.

Mr. Heap said that the red lines need to be submitted before this proposal goes before the Planning Commission.

Mr. Johnston asked about the driveways.

Mr. Foster said that the electrical needs to go underground to the building and there is a secondary line that needs to be rerouted.

Mr. Nielson made a **motion** to the Planning Commission for approval of the Subdivision Waiver for Kent Koyle located at 560 East 300 South subject to the following conditions:

Conditions:

1. That the electric utilities go underground as indicated by the Power Department.
2. That the red line corrections are made on the plat before the deeds are recorded.

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

Discussion was made regarding the school signs in the area.

Rodney Nielsen

Location: 39 South 400 East

Zoning: R-1-6

Applicant: Rodney Nielsen

Mr. Anderson gave background and explained the proposal.

Mr. Banks feels a fire hydrant needs to be constructed at the corner.

Discussion was made regarding fire hydrants.

Mr. Foster said some of the electrical needs to be rerouted.

Mr. Baker made a **motion** to the Planning Commission for approval of the Subdivision Waiver for Rodney Nielsen located at 39 South 400 East subject to the following conditions:

Conditions:

1. That the power pole be relocated and that the other Power Department requirements be met.
2. That fire hydrant location be worked out with the Public Works Department.
3. That any red lines are corrected before deeds are recorded.

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

ZONE CHANGES

Academy Park

Location: 1170 South Del Monte

Zoning: Rural Residential existing, R-1-12 and R-1-15 requested

Applicant: Glenn Way

Mr. Anderson explained the proposal. The Northern portion request to be zoned R-1-12 and the Southern portion request to be zoned R-1-15.

Mr. Anderson is concerned about the type of border that will be constructed between the mill and this development.

Mr. Way said they are planning on putting in a concrete wall.

Mr. Johnston is concerned with the noise of the mill. He feels that a barrier wall being taller than six (6) feet would be beneficial in the reduction of noise.

Discussion was made regarding the barrier wall, noise reduction and a berm.

Mr. Foster would like the electrical underground.

Mr. Baker made a **motion** to the Planning Commission for approval of the Zone Change of the northern piece of Academy Park to R-1-12 and the southern piece of Academy Park to R-1-15 located at 1170 South Del Monte based on the following finding and subject to the following conditions:

Finding:

1. The zones are consistent with the General Plan.

Conditions:

1. That they construct a berm with a six-foot concrete wall on top of it to produce a sound barrier between the development and the mill.
2. That the property being rezoned matches property lines.

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

FINAL PLATS

Sunnyridge Plats F & G

Location: 1430 East Center

Zoning: R-1-12

Applicant: Dave Simpson

Mr. Anderson gave background and explained the proposal.

Mr. Nielson said that the slopes need to be softened on the driveways.

Mr. Anderson said that there have been some signage issues by way of signs that do not conform to City standards.

Mr. Heap asked if they had paid their share of the bridge widening

Discussion was held regarding the bridge.

Mr. Nielson said that the existing homes need to be connected to the City's utilities.

Mr. Foster said there is some electrical work that needs to be finished.

Mr. Johnston expressed concern over the discrepancy in the addresses to existing homes. Addresses should be for Cutbridge Road and not Center Street.

Discussion was held regarding the bridge.

Mr. Anderson made a **motion** recommending to the Planning Commission approval of the final plats for SunnyRidge Plats F & G subject to the following conditions:

1. That any redlines generated upon final review of the plans be corrected.
2. That they meet the City's construction and development standards.
3. That signage for the development is brought into conformity with the City's ordinance.
4. That the applicant meet any conditions of the Preliminary Plat approval.
5. That any Center Street addresses need to be changed to Cutbridge Road.

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

PRELIMINARY PLATS

Academy Park

Location: 1170 South Del Monte

Zoning: R-1-12 and R-1-15

Applicant: Glenn Way

Mr. Anderson gave background and explained the proposal.

Discussion was held regarding the property that the City owns, access to the development, and the division of this development into three (3) separate applications (Academy Park, Academy Park North, and Academy Park South.)

Mr. Baker made a **motion** recommending to the Planning Commission approval of the Preliminary Plat for Academy Park North located at 1170 South Del Monte subject to the following conditions:

Conditions:

1. That the applicant provide a preliminary title report.
2. That the applicant incorporate the triangle shape property to the north into the plat.
3. That the applicant work with the Power Department on the power issues including working around the SESD line easement.
4. That the applicant place a berm with a masonry wall on the west border adjacent to the Leland Mill.
5. That the applicant relocate the utilities on the west end into the location they are supposed to be.
6. That the applicant redraft the legal description to the easement.
7. That a note be placed on the plat indicating that because it is adjacent to an industrial area that there will be noise and dust issues, and subject to the language being refined.
8. That the development meet the City's construction and development standards.
9. That the applicant submit a corrected electronic version.

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

Mr. Baker made a **motion** recommending to the Planning Commission approval of the Preliminary Plat for Academy Park South located at 1170 South Del Monte subject to the following conditions:

Conditions:

1. That the applicant change the existing power over from SESD to Spanish Fork remove SESD power poles and work with the Power Department on providing a more efficient and effective service to the seminary and MATC auto shop.
2. that the applicant provide a preliminary title report.
3. That the development meet the City's construction and development standards.
4. That the applicant submit a corrected electronic version.

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

Maple Mountain

Location: 150 North 1700 East

Zoning: R-1-12

Applicant: Salisbury Development

Mr. Anderson gave background and explained the proposal. This is a Master Planned Development and a neighborhood meeting was held.

Mr. Magleby feels that the neighborhood meeting went really well and that there were not very many issues.

Discussion was held regarding the parks, the elevation of the play area, and the detention basin.

Mr. Nielson said that the redline issues are as follows: need a letter from UDOT with regard to the 400 North (SR 147), need a letter from east bench irrigation, storm and soil reports, 1 inch pipe on the park, private streets need to be gated, cross section on the private street needs to meet the City's standards, alley standards, pavilion standards, restroom facilities for the parks, the needed corrections on the 400 North right-of-way be made, (discussion was made regarding park strips) and driveway locations on the corner lots.

David Grotegut

Discussion was held with Mr. Grotegut regarding his property.

Discussion was held regarding power, barrier fence and driveways.

David Grotegut, Lyle Haycock, Brent Bowers

Discussion was held with Mr. Grotegut, Mr. Haycock and Brent Bowers regarding the standards and the proposal.

Mr. Anderson **moved** to table the Preliminary Plat for Maple Mountain until further request from the applicant.

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

**The applicant requested that the proposal be reconsidered. Discussion was reopened.

Discussion was held regarding the Master Planned Development.

Project Name:	Maple Mountain Master Planned Development				
Total Acres	98.88				
Low End Density	2.5	U/A	265.61	Units	
High End Density	3.5	U/A	346.1	Units	
Density Bonus	Percent	Actual	Units	Running	Items provided

	Allowed	Given		Total	
Active recreation	10%	10%	26.56	292.2	railroad trail, 2.85 acre park, & parking lot
Common buildings	10%	10%	29.22	321.4	pavilion and neighborhood clubhouse
Fencing	5%	0%	0.00	321.4	
Front setback variation	3%	1%	3.21	324.6	single family fronts at least 5 feet back from next
Garage - three car	3%	0%	0.00	324.6	
Garage - setback	3%	0%	0.00	324.6	
Open space	5%	5%	16.23	340.8	4.61 Acres of 5.37Acre Park
Landscaping	7%	0%	0.00	340.8	
Lot size variation	3%	0%	0.00	340.8	
Materials on front façade	5%	0%	0.00	340.8	
Mixture of housing types	5%	0%	0.00	340.8	
Off-setting lots	3%	1%	3.41	344.2	majority of lots are offsetting
Roof pitch start 6/12	3%	1%	3.44	347.7	minimum 6/12 roof pitch on all homes
Home sizes	7%	0%	0.00	347.7	
Miscellaneous	7%	1%	3.44	351.1	balance of 5.37 acre park (0.76 acres)
Miscellaneous	7%	3%	10.43	361.6	100 South trail
Miscellaneous	7%	5%	17.38	378.9	400 North trail and 14 feet of landscaping
		Total Units		379	
Without MPD					
Total Acres	98.88				
Development in ROW (Acres)	25.7088		26%		
Total Developable Acres	73.1712				
Zoning (R-1) (square feet)	12,000		(sq. ft. based on proposed zone)		
Total Lots/Units - straight zoning		265.61	Units		
U/A - straight zoning		2.69			

Mr. Anderson made a **motion** to the Planning Commission recommending approval of the Maple Mountain Master Planned Development Preliminary Plat based on the findings and subject to the following conditions:

Findings:

1. That the requested bonus density is justified, based upon the amenities granted.
2. That with the necessary changes the development will conform to the City’s standards.

Conditions:

1. That the necessary corrections are made to the plans and the plans be resubmitted before presentation to the Planning Commission.
2. That they meet any Electrical Department concerns prior to final plat submittal.
3. That they meet any Engineering department concerns prior to final plat submittal.
4. That they obtain letters of approval from UDOT and East Bench irrigation companies.
5. Subject to the City Council approving the proposed changes to the City’s Master Planned Development ordinance.
6. That any new lots fronting major collector roads be removed.

7. That any center street addresses be changed.

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

Spanish Highlands North

Location: 150 North 1700 East

Zoning: R-1-12

Applicant: Ivory Development

Mr. Anderson gave background and explained this is a Master Planned Development.

Discussion was held regarding the Master Planned Development.

Mr. Anderson asked about the trail.

Greg Magleby

Mr. Magleby said that Chris Thompson was working with the Nebo School District on realigning the trail.

Mr. Nielson is concerned with the grade on the 130 North Road.

Project Name:	Spanish Highlands North Master Planned Development			
Total Acres	35.17			
Low End Density	2.5	U/A	94.47	Units
High End Density	3.5	U/A	123.1	Units

Density Bonus	Percent Allowed	Actual Given	Units	Running Total	Items provided
Active recreation	10%	0%	0.00	94.5	
Common buildings	10%	0%	0.00	94.5	
Fencing	5%	0%	0.00	94.5	
Front setback variation	3%	3%	2.83	97.3	fronts at least 5 feet back from next
Garage - three car	3%	0%	0.00	97.3	
Garage - setback	3%	0%	0.00	97.3	
Open space	5%	0%	0.00	97.3	
Landscaping	7%	5%	4.87	102.2	allowance for full front yard landscaping with 2 trees prior to occupancy time of year permitting otherwise cash bond
Lot size variation	3%	1%	1.02	103.2	limited variation exists
Materials on front façade	5%	5%	5.16	108.4	brick and stone as major material on every home
Mixture of housing types	5%	0%	0.00	108.4	
Off-setting lots	3%	1%	1.08	109.4	majority of the lots are offsetting
Roof pitch start 6/12	3%	1%	1.09	110.5	minimum 6/12 pitch on all homes
Home sizes	7%	0%	0.00	110.5	
Miscellaneous	7%	4%	4.42	115.0	400 North Trail 14ft trail and landscaped area
Miscellaneous	7%	5%	5.53	120.5	upgraded Side and rear materials - all masonry
		Total Units		120	
Without MPD					
Total Acres	35.17				

Development in ROW (Acres)	9.1442	26%
Total Developable Acres	26.0258	
Zoning (R-1) (square feet)	12,000	(sq. ft. based on proposed zone)
Total Lots/Units - straight zoning	94.47	Units
U/A - straight zoning	2.69	

Mr. Anderson made a **motion** to the Planning Commission recommending approval of the Spanish Highlands North Master Planned Development Preliminary Plat located at 150 North 1700 East based on the findings and subject to the following conditions:

Findings:

1. That the proposed plat warrants the requested bonus density, based upon the amenities granted.
2. That the proposed conforms to the City’s standards for Master Planned Developments.

Conditions:

1. That the Engineering issues on 150 North be addressed.
2. That they obtain letters of approval from UDOT and East Bench Irrigation companies.
3. That any Center Street addresses be changed.
4. That any Power Department issues be addressed, including the SESD power being bought out.

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

ORDINANCE REVISIONS

Mr. Anderson handed out a memorandum. He then explained the memorandum containing recommended changes to Title 15.

Mr. Baker asked if everyone was comfortable with the language.

Mr. Anderson said he is comfortable with the language as is.

Mr. Baker explained the changes in the language.

Mr. Baker made a **motion** to the Planning Commission recommending that they make a positive recommendation to the City Council adopting the new language in the Municipal Code in Title 15 including the base density on the zoning table chart.

Mr. Anderson **seconded** the motion **passed** all in favor.

OTHER BUSINESS

December 5, 2006, Growth Meeting.

Mr. Anderson noted that the meeting will be held on December 5, 2006 at 7:30 p.m.

ADJOURN

Mr. Baker **moved** to adjourn. Mr. Anderson **seconded** and the motion **passed** all in favor.

The meeting **adjourned** at 1:35 p.m.

Adopted: December 20, 2006

Shelley Hendrickson, Planning Secretary

SPANISH FORK^{CITY}

MEMORANDUM

TO: Spanish Fork City Development Review Committee
FROM: Dave Anderson, Planning Director
DATE: November 29, 2006
RE: Proposed Changes to Title 15

15.3.24.030 (3) (c)&(d)

- c. The minimum size of a Master Planned Development in the R-1-6 & R-1-3 zones is five (5) contiguous acres. School and church sites are to be excluded from the acreage calculations.
- d. In all other residential zones, the minimum size for a Master Planned Development is 20 contiguous acres, excluding school & church sites, unless the following criteria can be met:
 - 1. Each individual portion of a Master Planned Development must be a minimum of 20 acres.
 - 2. The individual portions of Master Planned Developments may not be separated at the nearest point, by more than 1000 feet, measured in a straight line.
 - 3. The roadways and utilities must be designed for all necessary connectivity and service.

TABLE 1 - Residential Development Standards

District	Base Density	Minimum Lot Area	Minimum Width ²	Minimum Depth	Minimum Setback ¹				Max. Building Height	
					Front ¹	Rear	Side	Corner	Principal Bldg ¹	Accessory Bldg ¹
A-E	n/a	40 acres	400'	400'	50'	50'	50'	50'	35'	35'
R-R	n/a	5 acres	200'	200'	50'	50'	25'	50'	35'	35'
R-1-80	.4 units per acre	80,000 s.f.	180'	200'	40'	80'	20'	30'	30'	20'
R-1-60	.54 units per acre	60,000 s.f.	160'	200'	40'	60'	20'	30'	30'	20'
R-1-40	.81 units per acre	40,000 s.f.	140'	200'	30'	40'	20'	30'	30'	20'
R-1-30	1.07 units per acre	30,000 s.f.	130'	150'	40'	40'	15'	25'	30'	20'
R-1-20	1.61 units per acre	20,000 s.f.	125'	150'	30'	30'	15'	25'	30'	15'
R-1-15	2.15 units per acre	15,000 s.f.	100'	125'	30'	30'	15'	25'	25'	15'
R-1-12	2.69 units per acre	12,000 s.f.	100'	100'	25'	25'	10'	15-25' ⁸	30'	15'
R-1-9	3.58 units per acre	9,000 s.f.	85'	90'	20-25' ⁶	25'	10'	15-25' ⁸	30'	15'
R-1-8	4.03 units per acre	8,000 s.f. ⁴	75' ²	90'	20-25' ⁶	25'	10'	15-25' ⁸	30'	15'
R-1-6	5.37 units per acre	6,000 s.f. ⁴	50'	90'	20-25' ⁶	25'	5-10' ⁷	15-25' ⁸	30'	15'
R-3	5.37 units per acre	6,000 s.f. ^{5, 2}	50'	90'	20-25' ⁶	25'	5-10' ⁷	15-25' ⁸	30'	15'
R-O	n/a	6,000 s.f. ^{2, 3}	50'	90'	20-25' ⁶	25'	5-10' ⁷	15-25' ⁸	30'	15'

- 1- refer to 15.3.24.090(A) for accessory buildings
- 2- refer to 15.3.24.090(F) for flag lots.
- 3- 10,000 s.f. for duplex lots in the R-O zone.
- 4- 10,000 s.f. for twinhome or duplex lots.
- 5- 9700 s.f. for twinhome or duplex lots; 14,000 s.f. for 3-plex lots; 18,000 s.f. for 4-plex lots.
- 6- 20 feet to living areas, 25 feet to garages or carports, and 20 feet to the front of the side entry of a garage.
- 7- 5 feet for single family dwellings; 10 feet for twinhomes, duplexes, accessory apartments, or non-residential uses; 15 feet for 3-plexes and 4-plexes
- 8- 15 feet to living areas, 25 feet to garages or carports, and 20 feet to the front of the side entry of a garage.
- 9-80 feet for twin homes or duplexes, 40 feet per unit.
- 10- flagpoles are limited to the height of principal buildings in residential zones.
- 11- maximum setback is 250 feet, with an all-weather driveway, capable of supporting a fire truck, and with adequate turn around space for a fire truck at the end of the drive. Greater distances may be allowed if a fire hydrant is installed within 250 feet of the principal building.
- 12-9700 s.f. for twin home or duplex lots