

**Adopted Minutes  
Spanish Fork City Development Review Committee  
November 28, 2007**

The meeting was called to order at 2:10 p.m. by Dave Anderson.

**Staff Members Present:** Richard Nielson, Assistant Public Works Director; Chris Thompson, City Engineer; Dave Anderson, Planning Director; Christine Johnson, Assistant City Attorney; Shelley Hendrickson, Planning Secretary; Shawn Beecher, GIS Administrator; Marvin Banks, Public Utilities Director; Dave Oyler, City Manager; Kelly Peterson, Electric Superintendent; Ryan Baum, Public Works Inspector; Shawn Jorgensen, Public Works Inspector; Bart Morrill, Parks Supervisor; Dale Robinson, Parks and Recreation Director; John Little, Building Inspector;

**Citizens Present:** Will Jones, W. Jones Annexation; Kay Heaps, Envision; Jeff Heaps, Envision; Cody Roberts, Trailside; Dave Herring, Dave's Storage Center; Jed Morley, SF Storage.

### **Minutes**

#### **November 21, 2007**

Mr. Nielson **moved to table** the minutes of November 21, 2007. Mr. Banks **seconded** and the motion **passed** all in favor.

### **Final Plats**

#### **North Springs Business Park**

Applicant: Scenic Development

General Plan: Light Industrial

Zoning: Industrial 1

Location: 3450 North Main

Mr. Anderson explained that the applicant had until December 8, 2007 to extend this final plat approval. The applicant is requesting an extension for another 120 days; due to the weather. Mr. Anderson said that he had spoken with Lynn Rindlesbaucher and that he understands this will be the last extension, if it is granted, due to the private street.

Mr. Neilson **moved to reapprove** the North Springs Business Park Final Plat located at 3450 North Main subject to the following condition:

#### **Condition**

1. That the applicant meet the conditions of the original approval.

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

### **Whispering Willow Plat K**

Applicant: Salisbury Development

General Plan: Residential 9-12 units per acre

Zoning: R-3

Location: approximately 200 North Highway 51

Mr. Anderson explained this is the last plat to be constructed, they have run out of time, and need an extension.

Mr. Nielson **moved** to **reapprove** the Whispering Willow Plat K for Salisbury Development located at approximately 200 North Highway 51 subject to the following condition:

#### **Condition**

1. That the applicant meet the conditions of the original approval.

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

### **Conditional Use and Site Plan**

#### **Spanish Fork Storage**

Applicant: Jed Morley

General Plan: General Commercial

Zoning: Industrial 2

Location: Arrowhead Trail and Del Monte Road

Mr. Anderson explained that the City Council had taken action on the setback reduction so the Planning Commission has some discretion on reducing setbacks down to ten feet. The applicant's proposal would need a setback reduction down to ten feet. He said that action would need to be taken on the Conditional Use Permit but not on the Site Plan if it was not ready. Mr. Nielson said that he is not ready to take action on the Site Plan and he could not recall reviewing corrected redlines.

Discussion was held regarding Utah Department of Transportation (UDOT) and ingress and egress access onto Arrowhead Trail. Mr. Nielson feels that a written approval from UDOT should be obtained before Site Plan approval is granted.

Mr. Anderson explained to Mr. Morley what to expect at the Planning Commission meeting and what information he would need to prepare.

Discussion was held regarding the footage required from the ingress and egress of the proposal to the intersection on Del Monte, design for the exterior walls, landscape and architecture.

Jed Morley

Mr. Morley showed renderings of his proposed Site Plan and explained his proposal. He feels the buildings will have more of a retail building look instead of your traditional storage unit look. There will also be some potential offices. He explained the exterior wall architecture, materials that will be used and that the lighting will be focused downward so it will not be a problem to the neighbors.

Mr. Anderson told Mr. Morley that a lighting design and landscape design would need to be turned in for the City's files before a building permit is issued.

Discussion was held regarding details of the Site Plan that would pertain to the conditional use permit and anything that would mitigate negative impacts to the neighboring properties, the ingress and egress meeting City standards, who would be responsible to pipe the irrigation ditch and what the irrigation company and the City's policies were with regard to the irrigation ditches. Mr. Nielson said that he had received a letter from the irrigation company saying that the ditch would need to be piped.

Mr. Morley feels he cannot bear the cost of piping the irrigation ditch and if he has to, he will redesign his proposal and build something more traditional to make his project cost effective.

Discussion was held regarding the Old Mill Estates Final Plat application, where it was in the process and if their construction plans show the piping of the ditch.

Mr. Morley felt it would be in his best interest to withdraw from the Planning Commission agenda and submit new plans. He wanted to build something really nice but feels he will not be able to do so now due to the costs related to piping the irrigation ditch.

Discussion was held regarding the masonry wall, where it can be located, and any negative impact to the neighboring property with regard to landscape.

Discussion was held regarding the applicant obtaining a letter of approval from UDOT for the access to Arrowhead Trail, applicant addressing the distance to the access on Del Monte to Arrowhead Trail meeting City standards and piping the irrigation ditch on the Site Plan before action can be taken.

Mr. Anderson **moved** to **continue** the Spanish Fork Storage Conditional Use Permit and Site Plan located at Arrowhead Trail and Del Monte Road and recommend that the Planning Commission take similar action. Mr. Thompson **seconded** and the motion **passed** all in favor.

### **Dave's Storage Units**

Applicant: Dave Herring

General Plan: Light Industrial

Zoning: Industrial 1

Location: approximately 200 West 500 South

Mr. Anderson explained what needs to be done to bring the site into conformity with 500 South. He said at this particular site there is not adequate right of way on 500 South, not enough set back

given where the buildings are situated to increase the right of way without making them nonconforming and feels it is most appropriate to install a sidewalk that would meet the neighboring property. The applicant would then construct the sidewalk on his property and either dedicate property to the City or give the City an easement. He feels requiring a sidewalk is the only thing we can do that is in sync with other projects. Other issue that is parking for the existing buildings where there are clearly some deficiencies. Officer Smith is working with them to get junk cleaned up and getting a better situation down there.

Discussion was held regarding fire hydrants and power.

Mr. Herring explained he had just returned from a visit to Guatemala and gained a much greater appreciation for where we live. He complimented the City employees on the great job that they do and will do what the City asks of him to bring his site into conformity.

Discussion was held regarding ADA requirements and the sidewalk.

Mr. Nielson **moved to approve** Dave's Storage Units Site Plan for Dave Herring located at approximately 200 West 500 South subject to the following condition:

#### **Condition**

1. That the applicant construct a sidewalk along 500 South from the easterly property line to the existing office area.

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

### **Annexations and General Plan Amendments**

#### **Christensen Annexation**

Applicant: Kenneth and June Christensen  
General Plan: Residential 1.5 to 2.5 Units Per Acre  
Zoning: R-1-12 requested  
Location: approximately 200 North 2600 East

#### **Davis Annexation**

Applicant: Mike Davis  
General Plan: Residential 1.5 to 2.5 Units Per Acre  
Zoning: R-1-12 requested  
Location: approximately 200 South 2800 East

#### **W. Jones**

Applicant: Will Jones  
General Plan: Residential 1.5 to 2.5 Units Per Acre  
Zoning: R-1-15 requested  
Location: 2200 East Center Street

## **Envision**

Applicant: Kay Heaps

General Plan: Residential 1.5 to 2.5 Units Per Acre

Zoning: R-1-15

Location: 600 South 2550 East

Mr. Anderson handed out the reports that he had prepared for the Planning Commission. He explained Mr. Baker was incorporating some of the information from the report into the annexation agreements.

Discussion was held regarding power and the most cost effective route to build the line, a location for the sub station and fire station, and the timeframe for when the power line would need to be installed.

Mr. Peterson explained the power line would need to be built within one year and rendered a drawing on the current power access in the area and the purpose for a new sub station and power line.

Discussion was held regarding the redlines from the applicants on the annexation agreements and whether or not they were ready to take action. The Envision annexation applicant's had an issue with a 90-foot road versus a 78-foot road and the Christensen annexation applicant's issues were as follows: City requiring road way dedications, build collector roads, bonus density, landscape, lack of compensation, land transfer 5 plus acres, well, fire house with no time limit, impose indefinite time on the 2550 Railroad crossing, sewer line dedication on annexation instead of at development, Rocky Mountain Power easement and potential trail, utility easements undefined, legal challenges developer pay all fees, required to build within a year or property reverts back to RR zoning designation and no impact fee exhibits.

Discussion was held regarding substation size, required setbacks, and a time to meet with Mr. Baker. Decided on December 6, 2007, Thursday, 3 to 5 pm.

Mr. Anderson **moved** to **continue** the Christensen, Davis, W. Jones, and Envision annexations to give applicants time to meet with Mr. Junior Baker to go over redlines. Mr. Thompson **seconded** and the motion **passed** all in favor.

## **Preliminary Plats**

### **Trailside**

Applicant: Cody Roberts

General Plan: Residential 3.5 to 4.5 Units Per Acre Residential

Zoning: Rural Residential existing, R-1-6 proposed

Location: approximately 1350 North State Road 51

Mr. Roberts explained his bonus density calculations.

Discussion was held regarding bonus density and what Mr. Roberts feels constitutes his density calculations which include: clean up, park, pavilion, trails, multi-family housing concept, open space, native open space, re-build of Highway 51 with masonry wall, wetland preservation, full public streets, and creative CC&R's. Discussion continued with regard to the condition of the delineated property, costs associated with the construction of a park with a pavilion and playground equipment, City design roundabout, easements, Rocky Mountain Power corridor easement, and the applicant proffering money for the City to construct the park.

Mr. Anderson **moved to approve** the zone change for Trailside located at approximately 1350 North State Road 51 from R-R to R-1-8 and the **approval** of the proposed Master Planned Development based on the amenities discussed which include the applicant finalizing the dollar amount to proffer to the City for the 14 acres of park space and provide detailed design guidelines for the residential dwellings in the project and subject to the following conditions:

Conditions:

1. That the applicant improve the 14-acre park space inclusive of a finished grade with top soil that is certified to construct a City park on.
2. That the applicant work with the City to leave private lot space out of the Rocky Mountain Power corridor. (The City will maintain the landscape and trail on State Road 51 and maintain the trail that connects Highway 51 with the park space and the City will maintain the City park)
3. That the applicant provide the easements and utilities as described in the Preliminary Plat on Chappel Drive, UDOT approval on Highway 51 improvements.
4. That any necessary electrical facilities buyout with Springville City be completed.

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

### **DRC Business**

Review of new submittals and DRC issues.

No discussion.

### **Adjourn**

Mr. Nielson **moved to adjourn**. Mr. Thompson **seconded** and the motion **passed** all in favor at 5:10 p.m.

**Adopted: December 5, 2007**

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Shelley Hendrickson, Planning Secretary