

**Adopted Minutes
Spanish Fork City Development Review Committee
June 25, 2008**

The meeting was called to order at 10:00 a.m. by Dave Anderson.

Staff Members Present: Junior Baker, City Attorney; Richard Nielson, Assistant Public Works Director; Marvin Banks, Public Utilities Superintendent; Ryan Bagley, Utility Planner; Dave Anderson, Planning Director; Shawn Beecher, GIS Administrator; Trenton Robertson, Planning Intern; Joe Jarvis, Fireman; Chris Swenson, Building Inspector, Ryan Baum, Public Works Inspector; Shelley Hendrickson, Planning Secretary; Shawn Beecher, GIS Administrator.

Citizens Present: Jennifer Fulton, ALA; Chad Monson, Reed's Welding; Reed Esplin, Reed's Welding; Mitch Lloyd, Reed's Welding; Florence Hawkinson, Architectural Coalition-Dr. Frampton; Wayne Niederhauser, Old Mill Estates; Roger Knell, LDS Church; Mark Greenwood, LDS Church; Kalin Hall, ALA; Mark Dallin, Woodbridge Construction; Ryan Bybee, North Springs Business Park; Donovan Bagshaw, WSCD; Kent and Kari Barber, Silver Sage LLC; Dan White; Claire White; Milan Malkovich, LDS Church; Roger Dudley, Dudley and Associates; Dan Williams, Silver Sage LLC; Terry Judd.

MINUTES

June 18, 2008

Mr. Nielson **moved** to **continue** the minutes of June 18, 2008. Mr. Banks **seconded** and the motion **passed** all in favor.

ZONE CHANGES AND GENERAL PLAN AMENDMENTS

Farnsworth Zone Change

Applicant: Chip Farnsworth

General Plan: Residential 2.5 to 3.5 Units Per Acre

Zoning: Rural Residential existing, R-1-9 requested

Location: 1355 East Canyon

Mr. Anderson explained the proposal and its location.

Discussion was held regarding the structures on the property.

Mr. Baker **moved** to **approve** the Farnsworth Zone Change located at 1355 East Canyon to R-1-9 based on the following finding:

Finding

1. That the proposed zone is consistent with the General Plan.

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

ALA Zone Change

Applicant: American Leadership Academy
General Plan: Residential 1.5 to 2.5 Units Per Acre
Zoning: Rural Residential existing, R-1-12 proposed
Location: 1050 South Mill Road

Mr. Anderson explained the reason for the proposed Zone Change request was to be able to build some type of a structure west of the athletic field.

Discussion was held regarding adding classrooms above the bleachers. The need for the Zone Change was to meet setback standards.

Mr. Baker **moved** to recommend **approval** of the ALA Zone Change located at 1050 South Mill Road to R-1-12 based on the following finding:

Finding

1. That the proposed Zone Change is consistent with the General Plan.

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

White General Plan Amendment

Applicant: Dan and Claire White
General Plan: Residential 5.5 to 8 Units Per Acre existing, General Commercial requested
Zoning: R-1-6 and R-3 existing, Commercial 2 requested
Location: 900 North 200 East

Mr. Anderson explained the proposal and its location.

Discussion was held regarding timing and other commercial uses along 1000 North.

Mr. Baker said he felt that we should be going slowly where it is adjacent to residential uses and does not feel this is the right time to expand the request.

Discussion was held regarding the current General Plan designations and what to assign this proposal.

Mr. Banks **moved** to recommend **approval** of the White General Plan Amendment located at 900 North 200 East based on the following findings:

Findings

1. That this proposal is at the request of the property owners.
2. That the change is consistent with zoning on the property to the north.

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

Thomas Zone Change

Applicant: Joe Thomas

General Plan: General Commercial and Residential 5.5 to 8 Units Per Acre

Zoning: R-1-6 and R-3 existing, Commercial 2 requested

Location: 950 North 200 East

Mr. Anderson explained the proposal, its location, and that there was a group preparing a concept plan for this property.

Discussion was held regarding what uses is allowed in a Commercial 2 zone, and the inclusion of the White property in the Thomas Zone Change.

Mr. Baker **moved** to recommend **approval** of the Thomas Zone Change located at 950 North 200 East to Commercial 2 (C-2) based on the finding:

Finding

1. That the proposed Zone Change is consistent with the General Plan.

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

FINAL PLATS

Academy Park Plat A

Applicant: Western States Construction

General Plan: Residential 2.5 to 3.5 Units Per Acre

Zoning: R-1-12

Location: 920 South Del Monte

Mr. Anderson explained that the Preliminary Plat was approved by the City Council two weeks ago. The applicant submitted a new set of plans 10 days ago and they were routed out to the various departments. There were some conditions that were continued on to the amended approval.

Discussion was held regarding ingress and egress. Mr. Nielson said that all of the improvements must be finished before any building permits are issued. Discussion continued with regard to the trail and the public walk way.

Mr. Nielson **moved** to **approve** the Final Plat for Academy Park Plat A located at 920 South Del Monte subject to the following conditions:

Conditions

1. That the SUVPS easement issues are resolved.
2. That all electrical improvements go in with the subdivision.
3. That the applicant meet all of the City's Construction and Development Standards.

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

Silver Sage Business Park

Applicant: Skillcraft

General Plan: Light Industrial

Zoning: Industrial 1

Location: 800 East 1900 North

Mr. Anderson explained there had been wetland issues that had taken time to work around as well as 1100 East street designs.

Discussion was held regarding a turn around, pressurized irrigation with mid block valves, the ditch on the south side of the property, this being phase one of a bigger project, and an overhead power line that will be moved to underground.

Mr. Nielson **moved to approve** the Final Plat for Silver Sage Business Park located at 800 East 1900 North subject to the following conditions:

Conditions

1. That they make the corrections for the pressurized irrigation as indicated by the Engineering Department.
2. That the applicant meet the Electric Department redlines for installing the power underground.
3. That the applicant construct a temporary turn around.
4. That the street designs be approved by the City Engineering Department.

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

PRELIMINARY PLATS

Old Mill Estates

Applicant: CW Management

General Plan: Residential 1.5 to 2.5 Units Per Acre

Zoning: R-1-15

Location: 1500 South Mill Road

Mr. Anderson asked Mr. Nielson if Horrocks Engineering had sent us any traffic reports relative to Mill Road. Mr. Nielson said they had and the report indicated a 15 percent increase of traffic onto Mill Road.

Discussion was held regarding Horrocks Engineering and the traffic study on the north portion of Mill Road increasing 30 trips per day and when the entire site is finished it would generate 600 trips per day.

Mr. Niederhauser explained the UDOT appeal process. Mr. Nielson explained that UDOT has four or five points they are denying the access on and that UDOT feels that even if they were to approve the access it would have to go to Federal Highways for approval and they feel confident that Federal Highways would not approve the access to Arrowhead Trail. Mr. Niederhauser feels that the denial of access is a local issue with UDOT region 3 and is arbitrary. He said he has three deeds of access.

Mr. Baker **moved** to recommend **approval** of the Amended Preliminary Plat for Old Mill Estates located at 1500 South Mill Road subject to:

Conditions

1. That this plat be considered an option along with the current approval depending on how the Utah Department of Transportation rules on the access to Arrowhead Trail.
2. That the applicant meets all conditions of the original approval.

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

Esplin Industrial Park

Applicant: Reed Esplin

General Plan: Light Industrial

Zoning: Industrial 1

Location: 1500 South Mill Road

Mr. Anderson said a Preliminary Plat was approved last year and this is an amendment. He said we do know of some wetland issue but relative to what Mr. Esplin would like to do for his first phase the wetlands will not be an issue.

Discussion was held regarding the retention basin.

Mr. Nielson feels that because 1100 East is proposed to be a 5 lane road he feels Mr. Esplin should be compensated for the additional right-of-way width.

Mr. Baker **moved** to recommend **approval** of the amended Preliminary Plat for Esplin Industrial Park at 900 East 1950 North subject to the following conditions:

Conditions

1. That the applicant meet all of the conditions of the previous approval.
2. That before any building occurs on areas impacted by wetlands that the wetlands issues be resolved.
3. That a development agreement be executed to provide for the dedication and construction requirements of 1100 East.

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

Discussion was held regarding timing and power.

SITE PLANS

North Springs Business Park

Applicant: Scenic Development

General Plan: Light Industrial

Zoning: Industrial 1

Location: 3450 North Main

Mr. Nielson said before any building permits can be pulled all of the improvements need to be in the subdivision. Mr. Baum explained where the improvements were at. He said he feels that it will be at least 2-3 more weeks.

Discussion was held with Mr. Bybee regarding whether or not they could start construction on other buildings. Mr. Nielson told him no, that all improvements had to be in first.

Mr. Nielson **moved** to **approve** the Site Plan for North Springs Business Park located at 3450 North Main subject to the following conditions:

Conditions

1. That no building permits will be issued until all improvements are in and accepted.
2. That the applicant meet all the City's Construction and Development Standards.

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

Frampton

Applicant: Woodbridge Construction

Zoning: Commercial Office

Location: 24 North 100 East

Mr. Anderson explained the parking redlines. Discussion was held regarding parking and how to meet the City standards for parking.

Mr. Nielson **moved** to **approve** the Site Plan for Frampton located at 24 North 100 East as submitted on May 22, 2008 with the elimination of the parking area on 100 East and the applicant

contributing the value of the cost to construct the five parking stalls that would have been accessed on 100 East as a City project to add parking on Center Street if the City Council approves that project subject to the following conditions:

Conditions

1. That a cross access easement is granted through the proposed parking lot.
2. That the applicant upgrade, relocate or move the power per the Electric Department.

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

East Meadows Ward

Applicant: LDS Church

General Plan: Residential 2.5 to 3.5 Units Per Acre

Zoning: Rural Residential

Location: 750 South 1550 East

Mr. Anderson explained the proposal and that not all of the City staff had time to review the plans.

Mr. Nielson is concerned with the access onto 750 South. He said he feels it should be moved to mid-block.

Discussion was held regarding easements, masonry wall options, trail, and power.

Mr. Baker **moved** to **approve** the Site Plan for the East Meadows Ward located at 750 South 1550 East subject to the following conditions:

Conditions

1. That the applicant make the needed redline changes.
2. That the applicant grant the electric easement per the Electric Department.
3. That the applicant work out trail easement language.

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

Better Cup of Coffee

Applicant: A & H Enterprises

General Plan: Shopping Center

Zoning: Shopping Center

Location: 825 East Highway 6

Discussion was held regarding power.

Mr. Baker **moved** to **approve** the Better Cup of Coffee Site Plan located at 825 East Highway 6 subject to the following conditions:

Conditions

1. That the applicant receive Electric Department approval on the conduits and easements for power.
2. That the applicant meet any of the other City standards.

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

ANNEXATIONS

700 West Annexation

Applicant: Spanish Fork City
General Plan: Light Industrial
Zoning: Industrial 1

Mr. Baker **moved** to recommend **approval** of the 700 West Annexation. Mr. Nielson **seconded** and the motion **passed** all in favor.

Discussion was held regarding power and SESD power buyouts.

DRC BUSINESS

Review of new submittals

Discussion was held regarding New Haven and a water line.

ADJOURN

Mr. Baker **moved** to **adjourn**. Mr. Banks **seconded** and the motion **passed** all in favor at 12:03 p.m.

Adopted: July 23, 2008

Shelley Hendrickson, Planning Secretary