

**Adopted Minutes
Spanish Fork City Development Review Committee
January 26, 2010**

Staff Members Present: Chris Thompson, Public Works Director; Shelley Hendrickson, Planning Secretary; S. Junior Baker, City Attorney; Chris Swenson, Chief Building Official; Joe Jarvis, Fire Marshall; Kelly Peterson, Electric Superintendent; Jered Johnson, City Surveyor; Shawn Beecher, GIS Specialist; Dave Anderson, Community Development Director; Dave Oyler, City Manager.

Citizens Present:

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

MINUTES

January 12, 2011

Mr. Peterson **moved** to **approve** the minutes of January 12, 2011 with the noted correction. Mr. Johnson **seconded** and the motion **passed** all in favor.

PRELIMINARY PLATS

Bella Vista

Applicant: Lou Bankhead

General Plan: Residential 5.5 to 8 units per acre

Zoning: R-1-6

Location: 800 North State Road 51

Mr. Anderson said that the original Preliminary Plat approval had expired and that this proposal was to re-approve the plat in its original form. He explained that the Parks and Recreation Department would like to be involved in the re-design of the park on the north end of the project.

Mr. Johnson explained that the cul-de-sac right-of-ways would need to be changed to 60 feet.

Mr. Baker **moved** to recommend **re-approving** the Bella Vista Preliminary Plat subject to the following conditions:

1. That the applicant modifies the cul-de-sacs to 60 feet of right-of-way.

2. That the applicant receives Spanish Fork City's Parks and Recreation approval on the re-design of the park.
3. That the applicant meets all the conditions of the original Preliminary Plat approval.

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

*** Original Bella Vista Preliminary Plat approval from the City Council minutes of November 17, 2009.*

Councilman Davis made a **Motion** to approve the Bella Vista Preliminary Plat based on the following findings and subject to the following conditions:

Findings:

1. That the proposed Preliminary Plat conforms to the City's requirements for Master Planned Development in the R-1-6 zone.
2. With the imposition of the following conditions this development has superior design features which justify the modification of the usual development standards.

Conditions:

1. That the home size shall be no less than 1,550 square feet finished.
2. Exterior materials shall be limited to brick, stone, hard board siding, or stucco.
3. No identical home (ie. The same floor plan and exterior elevation) shall be allowed within 200 feet of each other.
4. No exterior color shall be allowed next to a home with the same scheme.
5. A schematic of homes will be on the final plat showing drive approaches/utility laterals and meters to allow room for all utilities.
6. Each home will have a minimum two (2) car garage and three (3) car garage where lot size permits.
7. A minimum roof pitch of 6:12 will be constructed.
8. Each home will have full front yard landscaping provided by the developer.
9. A 3+ acre "public" park will be provided as open space.
10. Each yard will be fenced by the developer for privacy and livability for all.
11. That the design of the park be completed as part of the final plat review process on the project's first phase.
12. That the applicant dedicate the park land with the first phase.
13. That the applicant bond for the proportionate share of the park construction with the second and third phases.
14. That the park be constructed with the public improvements in the third phase.
15. That all of the landscaping that is visible from a public right-of-way be installed at the time of development or when the time homes are constructed.

Councilman Nielson **Seconded** and the motion **Passed** all in favor by a roll call vote.

Spanish Trails

Applicant: Gordy Jones

General Plan: Residential 5.5 to 8 units per acre

Zoning: R-1-8

Location: 500 West Volunteer Drive

Mr. Anderson said that the Preliminary Plat had expired and that this was a proposal to re-approve the Preliminary Plat. He said that he had received an email from Bart Morrill in the Parks & Recreation Department saying that several of the required and agreed upon improvements to the detention basin had not been made

and that he had detailed them out in a list. He further explained that there were very large piles of construction debris that were turning into the neighborhood dump.

Mr. Anderson **moved** to **continue** the re-approval for the Spanish Trails Preliminary Plat until the nuisance issues are addressed and the detention basin is completed.

Mr. Johnson explained he was in the process of approving a connector's agreement for improvements that were installed along Spanish Trails Boulevard.

Mr. Peterson explained that the power improvements were not finished.

Mr. Jones explained that it was his understanding that they were approved to put in those improvements so that they did not have to cut up the road and then that the utilities would be paid for and bonded for at Final Plat (power and laterals). That they would bond for the entire amount as if they had never been in and that the money would be released immediately more or less so that retainages and warranty periods would be calculated as if the work had not been done rather than what isn't currently done.

Discussion was held regarding utilities and bonding at Final Plat.

Mr. Thompson said that Mr. Johnson would need to meet with Mr. Jones and discuss the utility Connector's Agreement.

Discussion was held regarding the conditions of the motion. Mr. Anderson gave Mr. Jones a copy of the letter from Bart Morrill.

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

SITE PLANS

Spanish Fork Wards

Applicant: LDS Church

General Plan: Residential 9 to 12 units per acre

Zoning: R-1-6

Location: 350 East 400 North

Mr. Anderson explained that the proposal was for a new building and that the proposal met all of the City standards, for the type of facility, in the R-1-6 zone.

Discussion was held regarding the accessory structure and dumpster enclosure.

Mr. Johnson explained the Engineering redlines as follows:

1. That an easement dedication plat with all required public utility easements for proposed electrical and water lines shall be required. Any Public utility easements for off-site electrical improvements shall also be required.
2. That an additional fire hydrant shall be required at the southwest corner of the intersection of 400 North 300 East.
3. That any properties affected by offsite improvements shall be repaired to existing conditions before any construction takes place. A preconstruction video shall be made to eliminate any confusion of pre existing conditions.
4. That site plan shows 8" waterline located in 300 East beneath curb & gutter. Spanish Fork City's GIS Database shows a 6" waterline 10' from lip of curb.
5. That the Fire Marshall's approval is required.

Discussion was held regarding the redlines.

He then requested that they receive a credit for 3 houses plus a church on utility connections with regard to impact fees. Mr. Thompson said that they could but that the credit could not exceed the cost of the impact fee amount.

Mr. Peterson said that he had discussed with the applicant the Power Department redlines. He then explained the redlines. He said that he felt the applicant understood what is required. Mr. Knell acknowledged that they did.

Mr. Oyler **moved** to **approve** the 4th & 10th Ward Site Plan subject to meeting the Engineering and Power Department redlines. Mr. Baker **seconded** and the motion **passed** all in favor.

Mountain Country Foods

Applicant: Mountain Country Foods

General Plan: Light Industrial

Zoning: Industrial 1

Location: 1721 North 150 East

Mr. Anderson asked if we had an updated Site Plan.

Mr. Johnson explained the following redlines and discussion was held regarding them:

1. Submit recordable public utility easements for all power and water lines.
2. Submit drainage report and drainage calculations as per Spanish Fork City Storm Drain Master Plan.
3. Sewer cleanouts shall be required at the property line behind sidewalk and then be required every 100 feet.

4. Add a storm drain box at the northeast of the building where the storm drain changes direction.
5. All improvements along 200 East shall be designed to match, drain and align with improvements proposed by the State's proposed 24" Storm Drain. Improvements along 200 East shall be bonded for and improved at a time appropriate to allow all improvements to be installed at the same time. All improvements shall be approved by Spanish Fork City and appropriate irrigation companies.
6. A 6" construction valve shall be installed at the end of the existing 6" waterline for testing.

Mr. Thompson explained that UDOT was running a storm drain pipe down 200 East and that the applicant would need to tie into that line.

Discussion was held regarding the irrigation ditch and that if Westfield would sign off on the applicant not piping the ditch.

Discussion was held regarding the storm drain and bonding.

Mr. Peterson explained that he had met with the applicant and that there was an overhead line that would need to be removed. He explained what the Power Department redlines were and further explained that switch gear had been installed with the intent of getting the entire facility on one transformer but there had been several changes in the past with several different meters and that they would need to get rid of the transformer inside the building and move the meters to one service.

Mr. Anderson said that it was his understanding that Mr. Ford had some concerns with regard to landscaping.

Mr. Ford explained how the addition to his facility would affect the operation.

Mr. Anderson explained the landscape standards and that ten percent of the site would need to be landscaped.

Mr. Ford said he felt it would be a waste of money to have landscaping where the loading docks would be. He said they did not need the parking lot shown near the loading docks.

Mr. Oyler said there was no need to landscape the loading dock area if there were not any parking stalls.

Mr. Ford said that he did like things to look nice and was not trying to get out of making the facility look nice. He just does not want to waste money and feels he might already have over ten percent landscaping on site now.

Mr. Anderson said that a landscape plan would need to be turned in.

Mr. Baker moved to approve the Mountain Country Foods Site Plan subject to the following conditions:

Conditions

1. That the applicant meets all of the Engineering Department redlines.
2. That the applicant meets all of the Power Department redlines.
3. That the applicant meets all of the landscape requirements.
4. That the applicant address the piping of the ditch per the Westfield Canal Company.

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

FINAL PLATS

Maple Mountain Townhomes

Applicant: Rick Salisbury

General Plan: Residential 2.5 to 3.5 units per acre

Zoning: R-1-12

Location: 100 South 1800 East

Mr. Anderson asked the applicant what they were proposing to do with the proposal as a whole and what Plat we were discussing.

Mr. Chris Salisbury said that the direction they want to go was the amended plat that proposed moving some of the multi-family to single-family to the north. Explained a meeting that had been held previous and what would allow them to spread the costs out.

Mr. Thompson explained the trail system that would affect the proposal.

Mr. Oyler asked what the phasing plan of the project was. Mr. Magleby explained the phasing. Mr. Oyler asked when the park would be built. Mr. Magleby explained using the overhead map what condo building would trigger the park.

Discussion was held regarding phasing and what would trigger the construction of the clubhouse. It was determined that when the units to the east of phase D-2 are developed that the clubhouse would be constructed.

Mr. Thompson suggested that the applicant complete a certain amount of the amenities with each phase so that a portion of the clubhouse, trail and parks would be constructed with each phase of the remaining project.

Mr. Oyler asked what the original agreement was. He expressed that he felt the clubhouse would need to be constructed with the next phase.

Discussion was held regarding the clubhouse relative to the entire project and whether or not the project would be built.

Mr. Thompson proposed that the trail easement be provided with this phase.

Mr. Peterson said that he would have to verify the power design.

Mr. Anderson said that the big park was an issue. He explained, in reading the City Council minutes, that the City Council said that the big park was to be constructed with the next residential phase (single-family or multi-family).

Discussion was held regarding the City Council's minutes and what action to take for the proposal.

Mr. Chris Salisbury expressed his concern that the plat might expire.

Mr. Baker said that if the project is held up for a few weeks that the applicant would be vested but not if it went for four to five months.

Mr. Baker **moved** to **approve** the Maple Mountain Townhomes Final Plat subject to the following conditions:

Conditions

1. That the applicant include the park on 130 North; per the City Council minutes.
2. Meet any redlines from the City's Engineering or Electrical Departments.
3. That the applicant meets the City's construction and development standards.

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

Mr. Baker explained to Chris Salisbury how to file an appeal to the City Council.

Mr. Magleby asked if an extension to the plat should be asked for at the same time.

Discussion was held regarding the project as a whole and whether or not the original developers that were involved were working in tandem with each other.

Mr. Baker **moved** to recommend that the City Council **grant** an additional six month extension on the plat if the appeal is denied. Mr. Oyler **seconded** and the motion **passed** all in favor.

ORDINANCE AMENDMENTS

Haven Home for Girls

Applicant: Myrna Dalton

General Plan: City wide

Zoning: City wide

Location: City wide

Mr. Anderson **moved** to **continue** the proposal for one week. Mr. Baker **seconded** and the motion **passed** all in favor.

Mr. Peterson explained the situation with the current electric. Mr. Peterson said it did not meet code and what upgrades he would require.

ADJOURNMENT

Mr. Anderson **moved** to **adjourn**. Mr. Johnson **seconded** and the motion **passed** all in favor at 11:37 a.m.

Adopted: February 2, 2011

Shelley Hendrickson, Planning Secretary