

**Adopted Minutes  
Spanish Fork City Development Review Committee  
February 29, 2012**

**Staff Members Present:** Dave Anderson, Community Development Director; Seth Perrins, Assistant City Manager; John Little, Building Inspector; Kelly Peterson, Power Superintendent; Bart Morrill, Parks & Recreation Supervisor; Jered Johnson, Surveyor; Dee Rosenbaum, Public Safety Director; Shawn Beecher, GIS Administrator; Angie Warner, Deputy Recorder.

**Citizens Present:** Brian Gabler, Dave Scoville, Diana Butler, Jerold Seely.

Dave Anderson called the meeting to order at 10:00 a.m.

**MINUTES**

Jered Johnson **moved** to **approve** the minutes of February 8, 2012.  
Kelly Peterson **seconded** and the motion **passed** all in favor.

**PRELIMINARY PLATS**

**White Rail**

Applicant: Lewis Bankhead  
General Plan: High Density Residential  
Zoning: R-1-6  
Location: State Road 51 and 800 North

Kelly Peterson said the Power Department has not reviewed the plans yet.

Kelly Peterson will work with LEI on the utilities. He explained that the power project on the north end is going to be expensive, so he suggested starting on the south end of the subdivision.

Brian Gabler stated that he had explained this to the applicant but the applicant wanted to start from the north to the south for other reasons and accepted that the electrical would be more expensive starting from the north.

Dave Anderson asked what the phasing plan is.

Brian Gabler said from north to south.

Dave Anderson said the road cross section standards would call for a different design for State Road 51, 10-foot park strip, 5-foot walk and a 5-foot planter.

Jered Johnson said he has reviewed the plat and it meets the City's standards.

Dave Anderson said this plat will be on the Planning Commission's agenda next week, on March 7th.

Kelly Peterson **moved** to **approve** the White Rail Preliminary Plat subject to the following conditions:

1. That the design for State Road 51 crossroad section be changed to include a 10-foot park strip, 5-foot walk, and a 5-foot planter.
2. That UDOT's approval for accesses onto State Road 51 be obtained before any Final Plats are approved.
3. That the applicant meet the Power Department's requirements including any requirements related to the phasing of the development.
4. That the applicant meet all City development standards.

Jered Johnson **seconded** and the motion **passed** all in favor.

### **Hawk Landing**

Applicant: Gordon Dawe

General Plan: Medium Density Residential

Zoning: R-1-8

Location: 2292 East Canyon Road

Dave Anderson said this is a standard subdivision, R-1-8 Zone, Medium Density Residential General Plan designation. The biggest issue is driveway accesses onto 2300 East.

Dave Anderson said having driveways onto 2300 East is a big concern. He recommends that the plat be approved with shared driveways, having 3 accesses onto 2300 East. The applicant will need to present plans of how the shared driveways will be designed.

Mr. Anderson said the lots in the subdivision west of Hawk Landing are much larger and have large animal rights. Through the approval process it needs to be acknowledged that the owners of the larger lots are able to keep the animal rights up to the property line with no buffer between properties.

Seth Perrins recommended the condition of the animal rights be there forever for larger lots in the subdivision to the west.

Dee Rosenbaum agreed as long as the lot size meets the requirement.

Dave Anderson said he will recommend to Planning Commission and City Council that the lots will forever have animal rights.

Diana Butler asked about the elevation of the homes. The homes to the west of their subdivision were built higher and the neighbors have drainage problems.

Dave Anderson said the City can look at the grading plan for the subdivision.

Discussion was held about the grade of the properties.

Jered Johnson said there is a Connector's Agreement and that the driveway access along Canyon Road will need to be removed.

Kelly Peterson said the Power Department will pull power from the west along Canyon Road, then down 2300 East. Also, the overhead lines on the corner lot will be removed.

Diana Butler said she contacted the police about traffic safety on 2300 East. She asked the Police Department for a comparison of accidents on 2300 East and 1700 East. She shared the information she acquired, which illustrated that there have been several more accidents on 2300 East than 1700 East.

Dee Rosenbaum gave a print out of the comparison.

Diana Butler said there is a big difference, there are a lot more accidents on 2300 East than on 1700 East.

Dee Rosenbaum reported that the road was designed to not have driveway accesses.

Seth Perrins suggested having circular driveways.

Dave Anderson said he doesn't think there is enough room to make circular driveways function. Mr. Anderson then explained that the idea of the shared driveways is intended to call for construction on the lots that would permit people to change direction on the lots and not need to back out onto 2300 East. Essentially, the shared driveways would function as hammerhead turnarounds.

Dave Anderson will express to Planning Commission that there are a lot of concerns on the plat, but not a lot of options to address those concerns with modifications to the design. Mr. Anderson acknowledged that the proposed plat meets the City's zoning requirements and that the plat had been previously approved twice before. He said this plat is planned to go to Planning Commission meeting next week on March 7th.

Seth Perrins stated regarding the animals, there are still the City Ordinances for noise and smell.

Seth Perrins **moved** to **approve** the Hawk Landing Preliminary Plat based on the following findings and subject to the following conditions:

Findings:

1. That the proposed plat meets the City's requirements for subdivisions in the R-1-8 Zone.
2. That the proposed plat is consistent with the Land Use Element of the General Plan.
3. That with shared driveways onto 2300 East, the City's concerns with access onto 2300 East will have been mitigated.

4. That the property owners immediately adjacent to the plat to the west, will be deemed as vested relative to their animal rights and where they can keep animals on their property.

Conditions:

1. That the subdivision will be accessed via 3 shared driveways on 2300 East and one access onto 1200 South.
2. That driveway's accessing 2300 East will be constructed with the homes such that vehicles do not have to back onto 2300 East.
3. That the Canyon Road driveway access be removed.
4. That a mass grading plan be submitted with the final plat.
5. That a note be included on the recorded plat that states that the adjacent lots have animal rights.

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

Dave Anderson said Hawk Landing will be on the Planning Commission's agenda next week on March 7.

## **SITE PLANS**

### **Christensen Oil Storage**

Applicant: Ed Johnson  
General Plan: Light Industrial  
Zoning: Industrial 1  
Location: 1873 North Main

Jered Johnson said the Fire Marshal approved the Site Plan.

Jered Johnson **moved** to **approve** the Christensen Oil Storage Site Plan.  
Seth Perrins **seconded** and the motion **passed** all in favor.

Kelly Peterson said they just need to pay their fees.

## **ADJOURNMENT**

Mr. Dave Anderson **moved** to **adjourn** at 11:06 a.m.

**Adopted: March 14, 2012**

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Angie Warner, Deputy Recorder