



DEVELOPMENT REVIEW COMMITTEE AGENDA

WEDNESDAY, SEPTEMBER 25, 2013

10:00 A.M.

1. **Approval of Minutes: September 18, 2013**

2. **Site Plan**
 - a. **Lisa Patton**
Applicant: Kenneth Thigpen
General Plan: General Commercial
Zoning: Commercial 2
Location: 942 East 800 North

3. **Final Plats**
 - a. **White Rail Approval Extension**
Applicant: Tom Bankhead
General Plan: High Density Residential
Zoning: R-1-6
Location: 800 North State Road 51

4. **Other Business**

5. **Adjourn**

The meeting starts at 10:00 A.M. at Spanish Fork City Hall in the Council Chambers. Applicants should be at the meeting and be prepared to discuss their development. The public is invited to participate in all Development Review Committee Meetings. If you need special accommodations to participate in the meeting, please contact the City Manager's Office at (801) 804-4531.

1
2 **Draft Minutes**
3 **Spanish Fork City Development Review Committee**
4 **September 18, 2013**
5

6 **Staff Members Present:** S. Junior Baker, City Attorney; Dave Anderson,
7 Community Development Director; Chris Thompson, Public Works Director; Kelly
8 Peterson, Electric Superintendent; Shelley Hendrickson, Planning Secretary;
9 Shawn Beecher, GIS Administrator; Dave Oyler, City Manager; Chris Swenson,
10 Chief Building Official; Dale Robinson, Parks & Recreation Director; Bart Morrill,
11 Parks & Recreation Supervisor.
12

13 **Citizens Present:** Andres Cerna, Cara Cerna, Gary A. Carter, David Simpson,
14 Nate Walter, Joe Rich, Scott Peterson, Dean Ingram.
15

16 Mr. Thompson called the meeting to order at 10:00 a.m.
17
18

19 **MINUTES**
20

21 **August 28, 2013 & September 4, 2013 & September 10, 2013**
22

23 Mr. Baker **moved** to **approve** the minutes of August 28, 2013. Mr. Peterson
24 **seconded** and the motion **passed** all in favor.
25

26 Mr. Baker **moved** to **approve** the minutes of September 4, 2013. Mr. Peterson
27 **seconded** and the motion **passed** all in favor.
28

29 Mr. Baker **moved** to **approve** the minutes of September 10, 2013. Mr. Peterson
30 **seconded** and the motion **passed** all in favor.
31

32
33 **FINAL PLATS**
34

35 **Muhlestein Meadows**

36 Applicant: Dean Ingram

37 General Plan: Low Density Residential

38 Zoning: R-1-15

39 Location: 1381 South Mill Road
40

41 Mr. Peterson explained that easements were needed for the power.
42
43
44

45 Mr. Thompson explained that the City was working on a Connector's Agreement
46 for the sewer, with the adjacent neighbor and that this development would be
47 included in the participation.

48
49 Discussion was held regarding the timing and cost of the Connector's Agreement,
50 the City needing to know the areas that will drain into the sewer, whether the cost
51 allocation is per acre or per unit (the City's suggests doing it per acre), lots 12-14
52 being double facing lots and how to deal with the nuisance strips, how to deal with
53 fencing on the double fronted lots and impact fee reimbursement.

54
55 Mr. Anderson **moved** to **approve** the Muhlestein Meadows Final Plat subject to the
56 following conditions:

57

58 **Conditions**

59

- 60 1. That the applicant obtain the easements for the power improvements.
- 61 2. That the applicant pay the Connector's Agreement for the sewer.
- 62 3. That the applicant design the landscape improvements for the park strips so
63 improvements can be approved when application is made for a Building
64 Permit.
- 65 4. That the applicant provides a 10-foot wide easement straddling the
66 property line for lots 6 & 7 and construct a sidewalk.

67

68 Discussion was held regarding pedestrian access through the development. It was
69 determined that the City would require an easement

70

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

72

73

74 **PRELIMINARY PLATS**

75

76 **Rock Cove**

77 Applicant: Salisbury Homes

78 General Plan: Medium Density Residential

79 Zoning: Commercial 2

80 Location: 1170 South 2420 East

81

82 Mr. Thompson said that the Engineering Department had two comments: label the
83 water laterals as one inch and update the asphalt area legends on sheet three.

84

85 Mr. Peterson said that they would need to install the power per the electrical
86 design.

87

88 Mr. Anderson **moved** to **approve** the Rock Cove Preliminary Plat subject to the
89 issues raised by the Engineering Department being addressed. Mr. Baker
90 **seconded** and the motion passed all in favor.

91

92 **Larsen**

93 Applicant: Dave Simpson

94 General Plan: High Density Residential

95 Zoning: R-3

96 Location: 600 North 880 East

97

98 Mr. Anderson explained that the City Council had approved the In-Fill Overlay
99 zone for this proposal. He further explained that the applicant had the plat
100 prepared the way that the City wanted to see it with a limited common area in the
101 back of each of the units. One of the issues that the Planning Commission raised
102 was the parking in proximity to the building. It has been addressed. The only issue
103 that hasn't been addressed is architecture which is a big deal for the Planning
104 Commission. They want to see final elevations.

105

106 Mr. Simpson said that he looked into moving a driveway but that it would not work.

107

108 Mr. Anderson said that the Planning Commission will want to see the architecture
109 and that the City would need it by September 25th in order to make the Planning
110 Commission's October meeting. He told the applicant that there would need to be
111 separate sewer laterals to each unit.

112

113 Discussion was held regarding whether or not the City would allow shared laterals
114 with a manifold. It was determined that the City wanted the laterals to be
115 separate. It is better for the City as well as the resident.

116

117 Mr. Thompson described what changes needed to be made to the plans.

118

119 Mr. Thompson explained that the City has not allowed for driveways to be
120 constructed how they are proposed in this development and that this will be a new
121 approach for the City.

122

123 Mr. Anderson expressed that he felt it was an efficient way as opposed to other
124 options.

125

126 Discussion was held regarding off-street parking in the area.

127

128 Mr. Anderson explained that the Committee was recommending the driveway be
129 approved because the combined width does not exceed what the City would allow
130 to be built with any single-family home or other residential use in the City.

131

132 Mr. Baker **moved to approve** the Larsen Preliminary Plat subject to the following
133 conditions:

134

135 **Conditions**

136

137 1. That the applicant submit the elevation drawings to the City's Community
138 Development Department by September 25th.

139 2. That the applicant meet the zoning conditions imposed by the City Council.

140 3. That the applicant meet the City's Construction Standards.

141

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

143

144 **Ludlow**

145 Applicant: Richard Edwards

146 General Plan: Mixed Use

147 Zoning: R-1-8

148 Location: 475 West 100 South

149

150 Mr. Thompson read Engineering items that needed to be addressed.

151

152 Discussion was held regarding the right-of-way.

153

154 Mr. Anderson **moved to continue**. Mr. Baker **seconded** and the motion **passed** all
155 in favor.

156

157 **Canyon Creek Phase 3**

158 Applicant: Woodbury Corporation

159 General Plan: General Commercial

160 Zoning: Commercial 2

161 Location: 500 East Kirby Lane

162

163 Mr. Anderson explained that the proposal is part of the Canyon Crossing
164 development and that the zoning ought to be one zone but if the applicant is
165 concerned about timing then the zoning can be dealt with at a later date.

166

167 Mr. Peterson explained the existing power and where they would tie into it for the
168 development.

169

170 Mr. Rich explained that they had purchased the driveway from the hotel and that
171 they could block it off or do whatever the City would like.

172

173 Mr. Thompson explained what the redline items were that needed to be addressed.

174

175 Discussion was held regarding sidewalk on Kirby Lane.

176

177 Mr. Anderson **moved** to **approve** the Canyon Creek Phase 3 Preliminary Plat
178 subject to the applicant meeting the City's Engineering Department's concerns
179 being addressed. Mr. Baker **seconded** and the motion **passed** all in favor.

180

181

182 **North Park Amended**

183 Applicant: Woodbury Corporation

184 General Plan: General Commercial

185 Zoning: Commercial 2

186 Location: 500 East 1000 North

187

188 Discussion was held regarding the lot lines and why they zigged and zagged all
189 over the place.

190

191 The applicant explained that the lot lines were to allow for flexibility.

192

193 Mr. Anderson explained that in a meeting with Richard Mendenhall it was
194 proposed that the corner parcel would be dedicated to the City and asked if that
195 was still the plan. Mr. Rich said that he was not sure.

196

197 Mr. Oyler said that the City's concern is parking and that since there is no longer a
198 cross easement parking agreement with Costco that parking is a concern.

199

200 Mr. Anderson said that there are issues with regard to weeds and explained where
201 the issues are. Mr. Rich said that he would take care of the issue.

202

203 Mr. Baker **moved** to **approve** the North Park Amended Preliminary Plat. Mr. Oyler
204 **seconded** and the motion **passed** all in favor.

205

206

207 **ZONE CHANGE**

208

209 **Cerna**

210 Applicant: Andres Cerna

211 General Plan: Medium Density Residential

212 Zoning: R-1-6

213 Location: 689 North Lynnbrook Drive

214

215 Mr. Anderson explained the Zone Change was to change the zone from R-1-6 to
216 Commercial 2.

217

218 Mr. Baker said that there is a Billboard structure on the property and by changing
219 the zoning it will allow for a Billboard on this parcel.

220

221 Mr. Anderson explained that there was not a whole lot that the applicant could do
222 with the property being zoned commercially.

223

224 Mrs. Cerna said that she would like to put storage units or RV storage.

225

226 Mr. Baker explained that the parcel lacked the frontage to permit the applicant to
227 do very much with the parcel.

228

229 Mrs. Cerna said that she would use her driveway to access the parcel.

230

231 Mr. Anderson explained that the applicant would not be able to use their driveway
232 to access the commercial piece for a non-residential use. He said that the only
233 thing that they would be able to do with the Zone Change, that they cannot do
234 now, is have the billboard. He explained that the Cerna's could still use the
235 property for their own private use if they wanted to store their things but for any
236 non-private or commercial use, where the access is limited, their options are very
237 limited. The exception would be if the parcel was included with the adjacent
238 commercial property and was accessed via Miller's. He further explained that the
239 Zone Change is to accommodate a Billboard. There is a Billboard structure on the
240 property today.

241

242 Mr. Baker **moved** to **approve** the Cerna property from R-1-6 to C-2 with the
243 finding that the property is adjacent to another C-2 zone. Mr. Oyler **seconded** and
244 the motion **passed** all in favor.

245

246 SITE PLAN

247

248 **Lisa Patton**

249 Applicant: Kenneth Thigpen

250 General Plan: General Commercial

251 Zoning: Commercial 2

252 Location: 942 East 800 North

253

254 Mr. Anderson **moved** to **continue** the Lisa Patton Site Plan. Mr. Baker **seconded**
255 and the motion **passed** all in favor.

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258 OTHER BUSINESS

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260 There was none.

261

262 The meeting adjourned at 11:25 a.m.

263

264 Adopted:
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266

Shelley Hendrickson, Secretary

DRAFT