

**Adopted Minutes
Spanish Fork City Development Review Committee
September 18, 2013**

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

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

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

MINUTES

August 28, 2013 & September 4, 2013 & September 10, 2013

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

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

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

FINAL PLATS

Muhlestein Meadows

Applicant: Dean Ingram

General Plan: Low Density Residential

Zoning: R-1-15

Location: 1381 South Mill Road

Mr. Peterson explained that easements were needed for the power.

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

Discussion was held regarding the timing and cost of the Connector's Agreement, the City needing to know the areas that will drain into the sewer, whether the cost allocation is per acre or per unit (the City's suggests doing it per acre), lots 12-14 being double facing lots and how

to deal with the nuisance strips, how to deal with fencing on the double fronted lots and impact fee reimbursement.

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

Conditions

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

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

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

PRELIMINARY PLATS

Rock Cove

Applicant: Salisbury Homes

General Plan: Medium Density Residential

Zoning: Commercial 2

Location: 1170 South 2420 East

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

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

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

Larsen

Applicant: Dave Simpson

General Plan: High Density Residential

Zoning: R-3

Location: 600 North 880 East

Mr. Anderson explained that the City Council had approved the In-Fill Overlay zone for this proposal. He further explained that the applicant had the plat prepared the way that the City

wanted to see it with a limited common area in the back of each of the units. One of the issues that the Planning Commission raised was the parking in proximity to the building. It has been addressed. The only issue that hasn't been addressed is architecture which is a big deal for the Planning Commission. They want to see final elevations.

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

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

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

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

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

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

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

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

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

Conditions

1. That the applicant submit the elevation drawings to the City's Community Development Department by September 25th.
2. That the applicant meet the zoning conditions imposed by the City Council.
3. That the applicant meet the City's Construction Standards.

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

Ludlow

Applicant: Richard Edwards

General Plan: Mixed Use

Zoning: R-1-8

Location: 475 West 100 South

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

Discussion was held regarding the right-of-way.

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

Canyon Creek Phase 3

Applicant: Woodbury Corporation

General Plan: General Commercial

Zoning: Commercial 2

Location: 500 East Kirby Lane

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

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

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

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

Discussion was held regarding sidewalk on Kirby Lane.

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

North Park Amended

Applicant: Woodbury Corporation

General Plan: General Commercial

Zoning: Commercial 2

Location: 500 East 1000 North

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

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

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

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

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

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

ZONE CHANGE

Cerna

Applicant: Andres Cerna

General Plan: Medium Density Residential

Zoning: R-1-6

Location: 689 North Lynnbrook Drive

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

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

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

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

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

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

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

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

SITE PLAN

Lisa Patton

Applicant: Kenneth Thigpen

General Plan: General Commercial

Zoning: Commercial 2

Location: 942 East 800 North

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

OTHER BUSINESS

There was none.

The meeting adjourned at 11:25 a.m.

Adopted: September 25, 2013

Shelley Hendrickson, Secretary