



DEVELOPMENT REVIEW COMMITTEE AGENDA

WEDNESDAY, OCTOBER 15, 2014

10:00 A.M.

1. Approval of Minutes:

October 1, 2014

October 8, 2014

2. Zone Change

a. Title 15 – Crushing Operation

Applicant: Dave Adams

General Plan: City Wide

Zoning: City Wide

Location: City Wide

b. River Point

Applicant: Dave Adams

General Plan: Low Density Residential

Zoning: R-R current, R-1-12 proposed

Location: 800 South 1100 West

c. Hawks Landing

Applicant: Interwest Industries

General Plan: Medium Density Residential

Zoning: R-1-8 current, R-3 In-fill Overlay proposed

Location: 2300 East Canyon Road

3. Preliminary Plat

a. River Point

Applicant: Dave Adams

General Plan: Low Density Residential

Zoning: R-1-12

Location: 800 South 1100 West

b. Hawks Landing

Applicant: Atlas Engineering

General Plan: Medium Density Residential

Zoning: R-3 In-fill Overlay

Location: 2300 East Canyon Road

5. Final Plat

a. Warner Subdivision

Applicant: Northern Engineering

General Plan: Low Density Residential

Zoning: R-1-9

Location: 1000 East Scenic Drive

6. Annexation

a. Stillman

Applicant: Atlas Engineering

General Plan: Low Density Residential

Zoning: R-1-12

Location: 1939 East 6800 South

7. Other Business

8. 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) 804-4536

1 Draft Minutes
2 Spanish Fork City Development Review Committee
3 October 1, 2014
4
5

6 **Staff Members Present:** Dave Anderson, Community Development Director; Dave Oyler, City
7 Manager; Kelly Peterson, Electric Superintendent; Junior Baker; City Attorney; Steve Adams,
8 Public Safety Director; Joe Jarvis, Fire Marshall; John Little, Chief Building Inspector; Ryan
9 Baum, Public Works Inspector; Kimberly Brenneman, Community Development Secretary.

10
11 **Citizens Present:** Stan Jenkins –Central Bank, Ellis Taylor – Central Bank.

12
13 Dave Anderson called the meeting to order at 10:10 a.m.

14
15 **MINUTES**

16
17 **September 3, 2014**

18
19 Junior Baker **moved** to **approve** the minutes of September 3, 2014, with the changes noted in
20 an earlier e-mail from Junior Baker to Kimberly Brenneman and the DRC members.

21 Dave Anderson **seconded** and the motion **passed** all in favor.
22
23

24 **Minor Plat Amendment**

25
26 **Expressway Square Shopping Center**

27 **Applicant:** LEI

28 **General Plan:** Commercial

29 **Zoning:** C-2

30 **Location:** 1200 North 800 East
31

32 There was an overlap and a gap between the lot line on the back side of the old Food-4-Less
33 building.
34

35 Junior Baker **moved** to approve the Expressway Square Shopping Center Minor Plat
36 Amendment to clean up the property boundaries.
37

38 Dave Oyler **seconded** and the motion **passed** all in favor.
39
40

41 **Preliminary Plat**

42
43 **Spanish Trails**

44 **Applicant:** LEI

45 **General Plan:** Medium Density Residential

46 **Zoning:** R-1-8

47 **Location:** 430 South Spanish Trails Boulevard

48

49 This is simply a re-approval of an existing Preliminary Plat that has lost its vesting.

50

51 Dave Oyler **moved** to recommend approval to City Council of Spanish Trails Preliminary Plat as
52 with the original conditions of approval.

53

54 Junior Baker **seconded** and the motion **passed** all in favor.

55

56

57 **Other Business**

58

59 Discussion on Atop Auto Sales.

60

61 Atop Auto Sales has applied for Site Plan approval and a Demolition Permit. The property
62 owner, Keith Farley, came and spoke to Kelly Peterson regarding development of the property.
63 Keith did not sign any electrical easements when improvements were completed several years
64 ago. Kelly believes that with the new improvements a main line that runs under the proposed
65 building needs to be relocated. Keith Farley does not want to provide an easement and move
66 the power line to the property line. If Keith Farley does not want to pay the cost of moving the
67 power line as well as granting a power easement, then the City will not approve the Site Plan.

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69 Junior Baker moved to adjourn meeting at 10:28 a.m.

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72 Adopted:

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Kimberly Brenneman
Community Development Division Secretary

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Draft Minutes
Spanish Fork City Development Review Committee
October 8, 2014

Staff Members Present: Chris Thompson, Public Works Director; S. Junior Baker, City Attorney; Dave Anderson, Community Development Director; Kelly Peterson, Electric Superintendent; Shelley Hendrickson, Engineering Secretary; Dale Robinson, Parks & Recreation Director; Seth Perrins, Assistant City Manager; Jered Johnson, Engineering Supervisor; Cory Pierce, Development Engineer; Steve Adams, Public Safety Director; John Little, Chief Building Official; Joe Jarvis, Fire Marshal; Shelley Hendrickson, Public Works Division Secretary.

Citizens Present: Britney Steele, Keith Farley, Jim Wilson.

SITE PLAN

Atop Auto Sales

Applicant: Jim Wilson

General Plan: Mixed Use

Zoning: C-2

Location: 616 South Main Street

Mr. Pierce explained that the plan is to demolish three buildings and construct one new one. There are redlines that have not been addressed by the applicant.

Keith Farley explained that the Walco building is nine feet onto his property and an agreement that he and the previous City Power Superintendent had with him in regard to the power on his property. The power was installed, by the City, on his property in order for the City to get power to run the pressurized irrigation in the planter strip along Main Street. Mr. Farley expressed that he did not feel that it was his responsibility to pay for the power to be moved.

Mr. Thompson explained that it does not matter where you live or operate a business within Spanish Fork City, the property owner takes care of the maintenance of the park strip.

Mr. Baker asked the applicant if he was working with the Nebo School District to get the property line along Landmark School Drive purchased. Mr. Jim Wilson expressed that he had attempted to contact Steve Maughn but had not received a call back.

Discussion was held regarding landscaping and property lines.

Mr. Thompson expressed that he felt the property along Landmark School Drive should be landscaped. He explained to the applicant that a lot of the property lines in this area of town are off; some by as much as 16 feet and that typically you go off of fence lines when this is the case.

Discussion was held regarding lot lines and property ownership.

Mr. Anderson explained that when boundary line adjustments are needed, this is the time that they get fixed and expressed he felt the Site Plan could be approved with conditions.

49 Mr. Baker explained that final approval could not be given due to the discovery of the Janice
50 Stewart parcel. We cannot give Site Plan approval for improvements on someone else's property.

51
52 Mr. Baker asked the applicant if there would be a commercial dumpster or black cans. Mr. Wilson
53 said the black cans.

54
55 Mr. Farley expressed that he had a concern with the water and pressurized irrigation. He said
56 that the City chose, not him, not to put in a pressurized irrigation lateral to his property and that
57 he did not feel that it was his responsibility to pay to put one in.

58
59 Discussion was held regarding the existing pressurized irrigation box in the planter strip along
60 Main Street, whether or not a meter exists and if the applicant could just take it over.

61
62 Mr. Thompson explained that when the City installed the pressurized irrigation they did not stub a
63 lateral if there was not a need for irrigation water on the property. It would be the responsibility
64 of the applicant to put one in now.

65
66 Discussion continued with regard to the existing pressurized irrigation box in the planter strip
67 along Main Street.

68
69 Mr. Baker **moved** to **approve** the Atop Auto Sales Site Plan subject to meeting the following
70 conditions:

- 71 1. That the City's redline comments be addressed.
72 2. That the single phase transformer be moved to the Northwest corner of the building.
73 3. That the applicant work with the Nebo School District and the Stewarts on the property
74 lines.

75
76 Discussion was held regarding the Northeast driveway, the shared driveway and the access width
77 off of Landmark School Drive. Mr. Thompson offered to talk to Steve Maughn. Mr. Anderson
78 **seconded** and the motion **passed** all in favor.

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81 **FINAL PLAT**
82 **Spanish Trails Plat D**

83 Applicant: LEI
84 General Plan: Medium Density Residential
85 Zoning: R-1-8
86 Location: 430 South Spanish Trails

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88 Mr. Anderson said that the City Council had approved a Preliminary Plat on October 7, 2014.

89
90 Mr. Baker **moved** to **approve** the Spanish Trails Multifamily Plat D subject to meeting the
91 following condition:

- 92 1. Meet the City's Development Standards.

93
94 Mr. Perrins **seconded** and the motion **passed** all in favor.

95
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97 **ZONE CHANGE**

98 **Title 15 – Crushing Operation**

99 Applicant: Dave Adams

100 General Plan: City-wide

101 Zoning: City-wide

102 Location: City-wide

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104 Mr. Anderson explained that the request was to permit rock crushing during the development of a
105 parcel of land.

106

107 Discussion was held regarding where to put this use in the municipal code, power, and placement
108 of the crusher on parcels so as not to be adjacent to a residence.

109

110 Mr. Anderson suggested that he and Mr. Baker talk through language for the ordinance and bring
111 it back to the DRC.

112

113 Mr. Anderson **moved** to **continue** the Title 15 Crushing Operation Zone Amendment for one week.

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

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116

117 **OTHER BUSINESS**

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119 There was none.

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122 Mr. Baker **moved** to **adjourn** at 10:54 a.m.

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125 Adopted:

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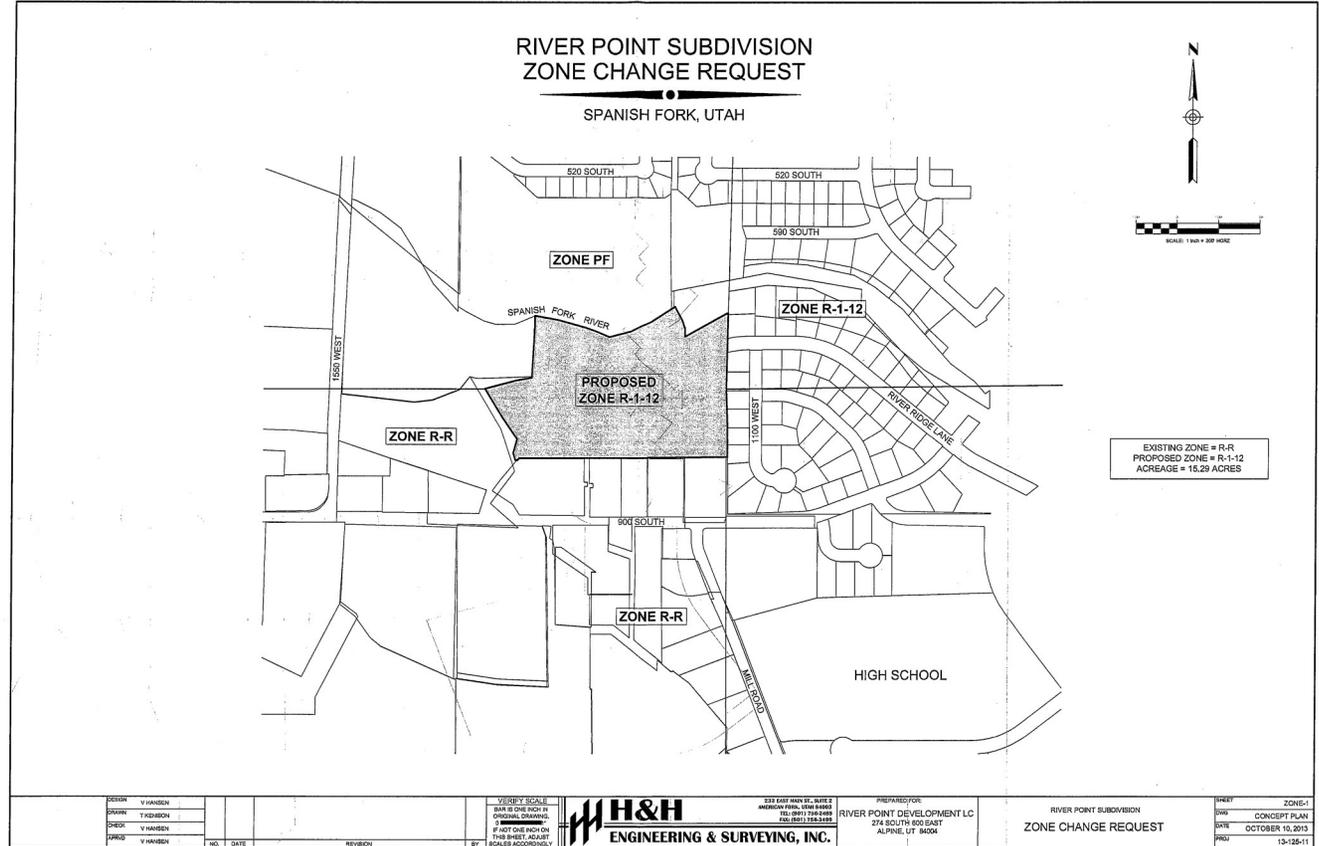
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Shelley Hendrickson

Public Works Division Secretary



River Point Zone Change



File Name: River Point Zone Change

Applicant: Victor Hansen

Number of Lots: Not Applicable

Address: 800 South 1100 West

Zone Amendment Application

15.3 Acres

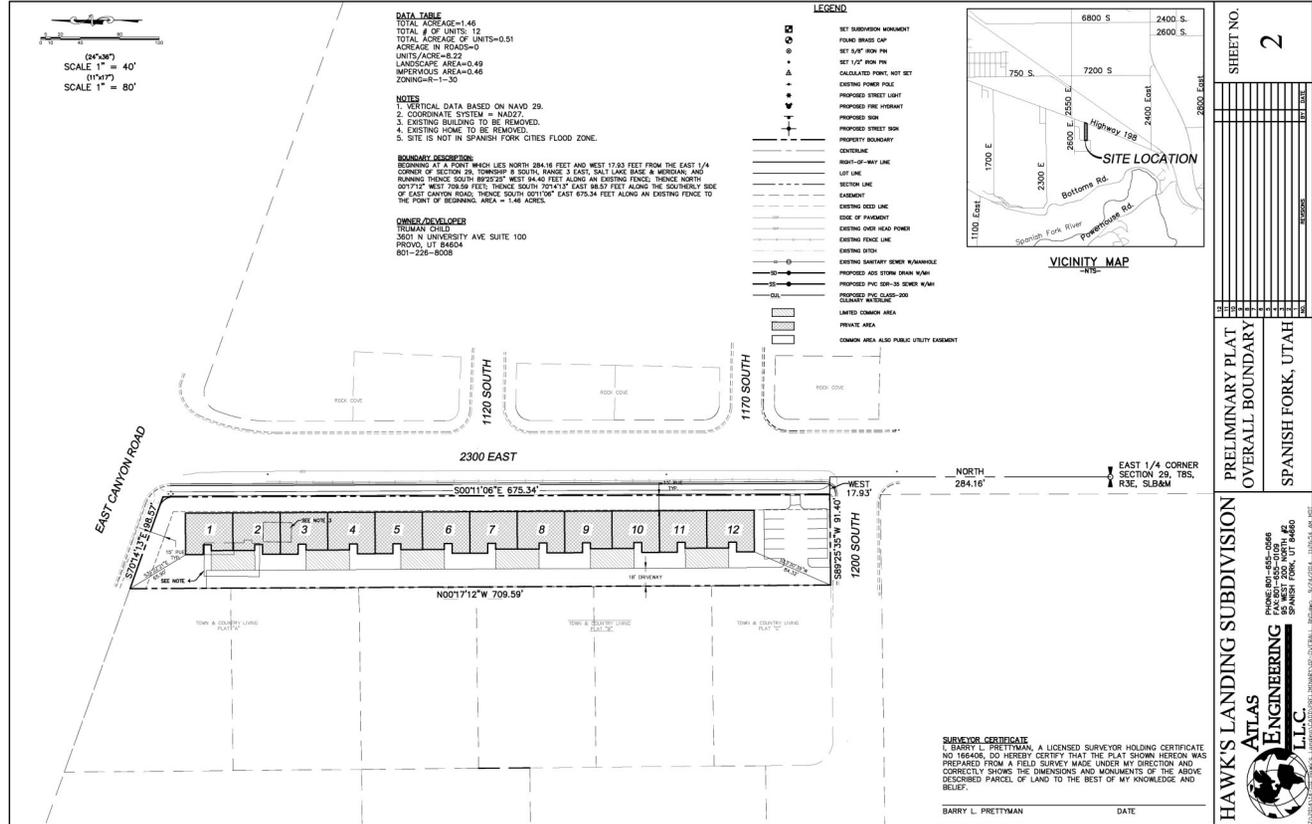
File #: 13-000864

Permit #: ZA13-000012





Hawks Landing Rezoning R-3



File Name: Hawks Landing Rezoning R-3

Applicant: Atlas Engineering

Number of Lots: Not Applicable

Address: 2300 East Canyon Road #lots 1-7

Zone Amendment Application

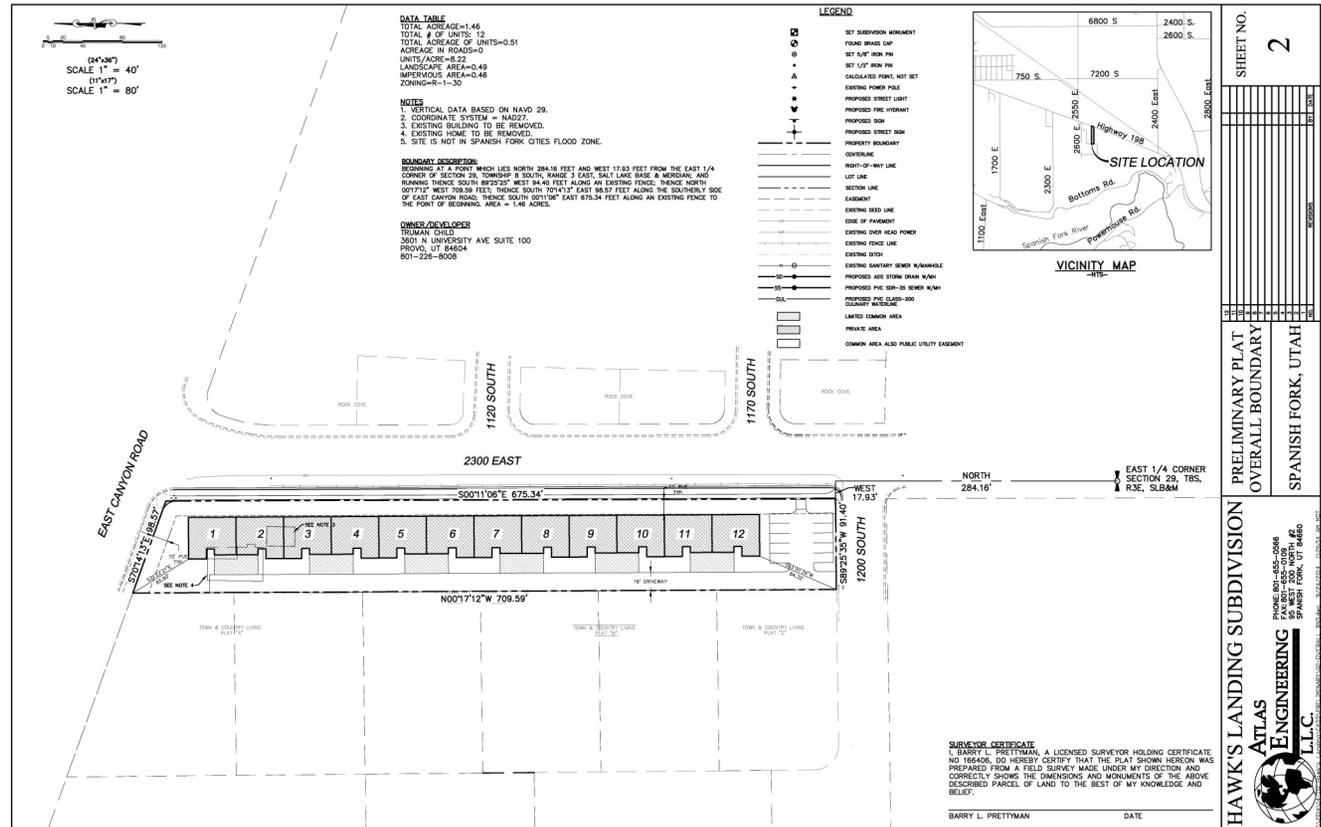
1.46 Acres

File #: 14-000691

Permit #: ZA14-00013



Hawks Landing



File Name: Hawks Landing

Applicant: Atlas Engineering

Number of Lots: 12

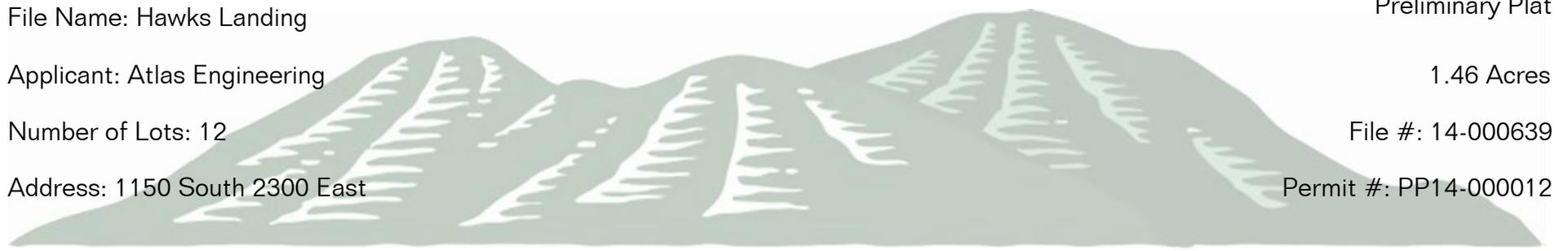
Address: 1150 South 2300 East

Preliminary Plat

1.46 Acres

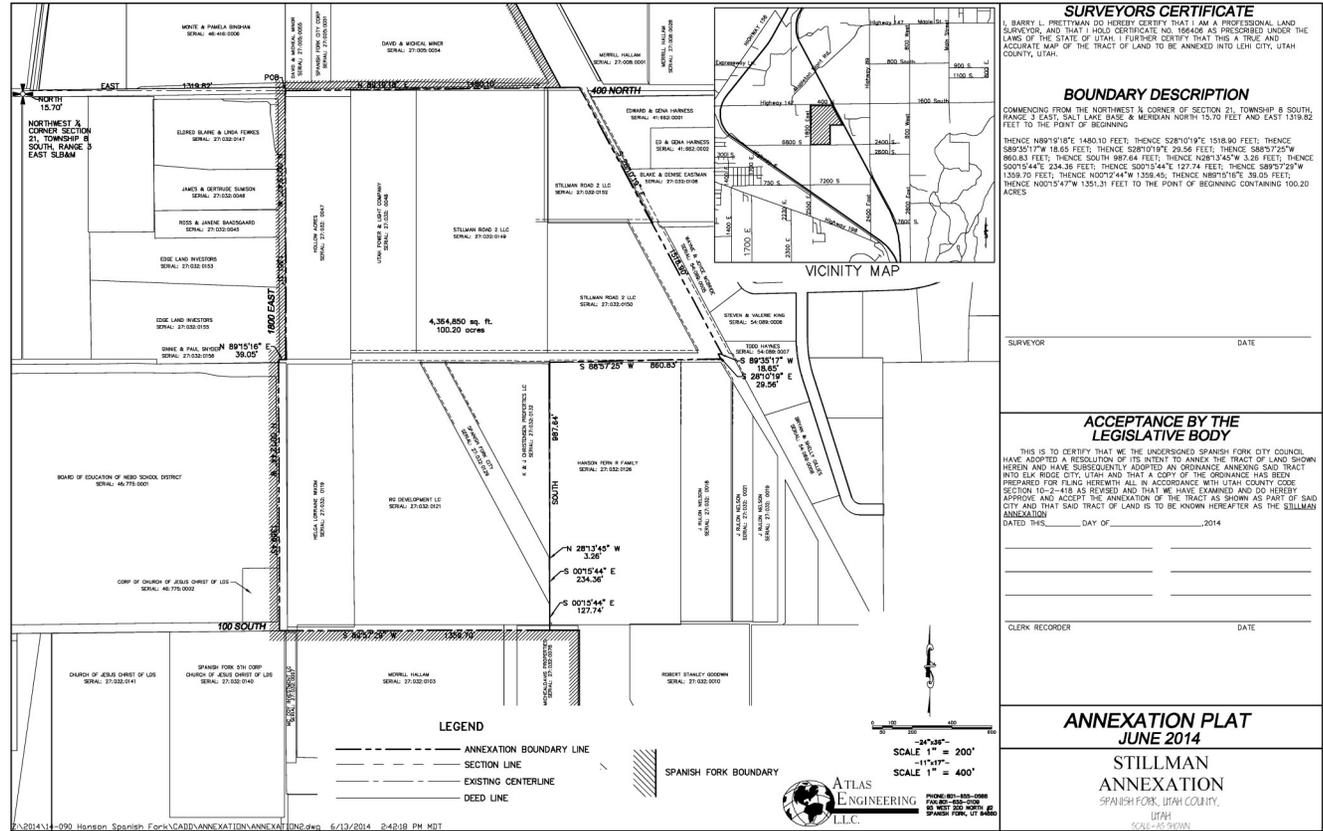
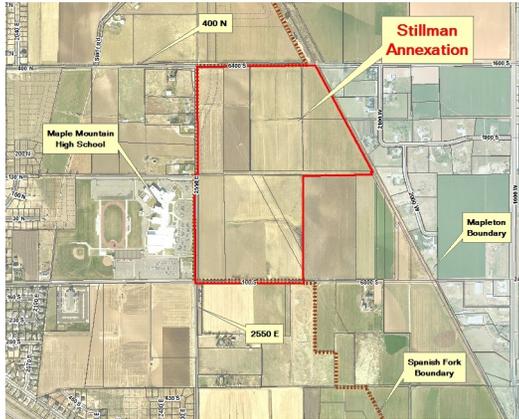
File #: 14-000639

Permit #: PP14-000012





Stillman Annexation



File Name: Stillman Annxation

Applicant: Stillman LLC

Number of Lots: Not Applicable

Address: 1939 East 6800 South

Annexation Application

100.2 Acres

File #: 14-000491

Permit #: AN14-000006