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Adopted Minutes
Spanish Fork City Development Review Committee
February 5, 2014

Staff Members Present: Chris Thompson, Public Works Director; Dave Anderson, Community Development Director; Dave Oyler, City Manager; Junior Baker, City Attorney; Kelly Peterson, Electric Superintendent; Shawn Beecher, GIS Administrator; Jered Johnson, Engineering Division Manager; Dale Robinson, Parks & Recreation Director; Bart Morrill, Parks Supervisor; Chris Swenson, Chief Building Official, Cory Pierce, Staff Engineering; Angie Warner, Deputy Recorder.

Citizens Present: Chris Salisbury, Vic Hansen.

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

FINAL PLATS

Maple Mountain Plats G, M and J

Applicant: Salisbury Homes

General Plan: Low Density Residential

Zoning: R-1-12 existing

Location: approximately 1800 East 300 North

Mr. Pierce said that city staff and Salisbury Homes have cleaned up all the red lines and loose ends.

Mr. Anderson asked what the order of the phasing will be.

Chris Salisbury said they would like to start with plats G & J at the same time, as soon as possible.

Mr. Baker moved to approve the Maple Mountain Final Plats G, M and J subject to meeting the city's construction standards.

Mr. Robinson seconded and the motion passed all in favor.

10:08am Bart Morrill left.

Chris Salisbury gave an update on the Legacy Farms development.

Westgate Manor Plat E

Applicant: Jed Mitchell

General Plan: Low Density Residential

Zoning: R-1-12 existing

Location: 360 North 350 West

46 Mr. Pierce said that this was approved before in DRC and is going to run out of time but
47 everything is good to go.

48
49 Mr. Baker moved to approve the Westgate Manor Final Plat E subject to meeting the
50 conditions from the first approval.

51 Mr. Swenson seconded and the motion passed all in favor.

52
53 ZONE CHANGES

54 Baxter

55 Applicant: Shirley Baxter

56 General Plan: Low Density Residential

57 Zoning: R-1-12 existing, R-1-9 requested

58 Location: 1502 South 1700 East

59
60 Mr. Anderson moved to continue the Baxter zone change until the Baxter's request to be put
61 back on the agenda.

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

63
64 Barney Warner

65 Applicant: Dave Adams

66 General Plan: Low Density Residential

67 Zoning: Rural Residential existing, R-1-12 requested

68 Location: 900 South 1200 West

69
70 Mr. Anderson explained that notices were sent two weeks ago thinking that we would have a
71 concept plan for Planning Commission tonight. Neighbors have received the letters for the
72 proposed zone change for a public hearing. The city will ask the Planning Commission to not
73 act on the zone change tonight.

74 Mr. Anderson said at Planning Commission we will discuss the project and address any issues.
75 Then, be ready in March for a preliminary plat.

76
77 Mr. Anderson reviewed the concerns that staff has:

78 -40 foot river easement dedication to the city.

79 -underground debris and what has happened to the property in the past years.

80 -Howard Creer is concerned that one exit road onto 900 South is on his property on the
81 concept plan.

82
83 Vic Hansen said that they are aware of the boundary line issue that will need to be addressed
84 with both property owners.

85
86 Mr. Anderson addressed more details that the developer would need to complete:

87 -Improvements to the Barney and Warner properties, if those parcels are part of the project.

88 -Maybe connect the in between properties with the improvements.

89
90 Dave Oyler asked where an access is to the river for flood control.

91

92 Vic Hansen pointed out the location on the map of the river access. Mr. Hansen addressed the
93 density for the project. Mr. Hansen pointed out on the plan that the Barney property has three
94 lots next to the existing home that they could have as semi approved lots for the future. The
95 Warner property with the existing home will be just over an acre and they have requested to
96 leave the property as is.

97
98 Mr. Thompson talked about bonding for the sidewalk on 900 South.

99
100 Dave Anderson expressed not having gaps in the sidewalks.

101
102 Vic Hansen said the site was a construction dumping grounds in the past. As they go through
103 the process they will have to remove it. Mr. Hansen expressed that an additional 900 feet of
104 improvements is a big request.

105
106 Discussion took place regarding the three semi on the Barney property.

107
108 Mr. Peterson brought to attention there is a SESD line that goes down the east boundary line
109 and the developer will need to maintain the easement.

110
111 Mr. Anderson reviewed that the Warner property would need to be included in the subdivision
112 and improvements would need to be completed. The Barney property needs a decision of
113 whether it is or is not going to be included in the subdivision to say whether it will require
114 improvements or not.

115
116 Discussion took place regarding the 40 foot river easement.

117
118 Mr. Oyler said that the zone change will go with or after the master planned development is
119 changed.

120
121 Mr. Baker discussed creating a development agreement.

122
123 Mr. Anderson said that the earliest would be March for approval.

124
125 Vic Hansen reviewed the concerns:
126 -Change the location of the river access.
127 -One of the west lots maybe a flag lot.
128 -Address the boundary line agreements.

129
130 Mr. Thompson explained a new FEMA change. If the base floor elevation is 3ft higher, then the
131 flood insurance will be a lower price, if not, the price would be higher.

132
133 Vic Hansen said that they have been watching the water table.

134
135 Mr. Oyler mentioned that in 2011 the neighboring homes along the river had water seeping
136 horizontally into the basements from the higher water in the river.

137

138 Mr. Baker said that when a concept is ready come meet with Mr. Baker & Mr. Anderson to
139 start a development agreement.

140
141 Mr. Anderson asked for a draft of the phasing plan.

142
143 Mr. Peterson addressed where the power is located currently.

144
145 Mr. Thompson addressed that in an emergency the city could have their access to the far north
146 east where the city already has property. Then the City could coordinate with Mr. Creer to
147 have temporary access from the west.

148
149 Mr. Anderson addressed the developer providing fencing for the current properties.

150
151 Mr. Hansen asked about a man hole located by the river.

152
153 Mr. Pierce said that staff will go out and look at the man hole today since it was not showing on
154 any maps.

155
156 Mr. Anderson moved to **adjourn**.

157 Mr. Peterson **seconded** and the motion **passed** all in favor at 10:47 a.m.

158
159 **Adopted:**



Angie Warner, Deputy Recorder

160