

47 Kelly Peterson: They need to still tie the utilities across the road. They are able to bore
48 to the utilities and may not be able to open trench it.

49

50 Kelly Peterson moved to approve the Rock Cove Plat B subject to one condition that
51 they bore to install electrical improvements across 1170 South to the property.

52

53 Jason Sant seconded and the motion passed all in favor.

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56 PRELIMINARY PLATS

57

58 Muhlestein Meadows Amended

59 Applicant: Dean Ingram

60 General Plan: Low Density Residential

61 Zoning: R-1-15

62 Location: 1400 South Mill Road

63

64 Dave Anderson: 3 lots will be cut short of 15,000 square feet. There is an issue with the
65 required pedestrian connection. It is better to be dedicated to the City as opposed to an
66 easement on the property. The development should be approved as a Master Planned
67 Development.

68

69 Dave Anderson moved to recommend to the City Council approval of the Amended
70 Preliminary Plat for Muhlestein Meadows as a Master Planned Development so as to
71 include a pedestrian walkway and the City's new low impact development standards.

72

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

74

75

76 ORDENANCE AMENDMENTS

77

78 Title 15

79 Applicant: Spanish Fork City

80 General Plan: City Wide

81 Zoning: City Wide

82 Location: City Wide

83

84 Dave Anderson addressed page 3; moving the minimum project size for Master Planned
85 Development from 20 acres to 10 acres for most of the zones in the City. A couple
86 projects in the City are 10 acres. It may be best to find a breaking point that is less than
87 10 acres, Dave Anderson suggested 5 acres. He is contemplating leaving the R-1-6 and
88 R-3 zones at 5 acres, Dave Anderson can see different properties around town that will
89 develop in odd ways if they follow the City's typical zoning requirements. Dave
90 Anderson is recommending 1 acre for the R-1-6 and R-3 zones

91

92 Dave Oyler has given feedback on the new proposal and the flexibility.

93

94 Dave Anderson addressed Page 6; Minor Subdivisions. Junior Baker and Dave
95 Anderson have decided on 5 lots as the most you can have in a Minor Subdivision. The
96 State Code permits up to 10 lots. In the past, the City has allowed people to go up to 4
97 lots. Dave Anderson is not set on a particular number.

98

99 Dave Anderson addressed page 9; street connections. This will improve connectivity in
100 neighborhoods on an interval of about 600 feet. Nothing has changed about the
101 language except that the requirement may be waived by the Development Review
102 Committee, on a site specific condition or situation. This is a good application for a sub
103 local type street.

104

105 Dave addressed page 11; items added since last week, Outdoor Storage. There is a
106 need to provide some kind of screening between one property owner and another
107 property owner. Not necessary when it is along a rail road right-of-way or Interstate 15.
108 Staff is looking to build an exception in the code for such situations.

109

110 Chris Thompson asked to address the use of the City's triangle property for a pipe
111 and/or pole yard. And wanted to know the thoughts on should the City budget for a
112 masonry wall on all sides or just on the east side and on north side. Possible other
113 screening options along the railroad opposed to a masonry wall were discussed

114

115 Zoning table clean-up and changing the footnotes. City has never used the R-1-80 or R-
116 1-60 zoning districts. Dave Anderson suggests having them taken off the books. The
117 other zoning districts give us more flexibility. Currently there are no R-1-80 or R-1-60
118 zones on the map.

119

120 Dave Anderson talked about the language in the code that syncs up well with the online
121 application process. Dave Anderson will send out the language for review.

122

123 Last page; Second part of 18, Marlo Smith and Dave Anderson spoke of expiration of
124 projects and using recordation versus pre-construction meetings as the trigger to use the
125 date of recordation that is published for easier tracking versus pre-construction meeting.

126

127 Cory Pierce raised the question about whether we care how long it takes for a property
128 owner to build private improvements without recording the plat.

129

130 Dave Anderson responded that the only issue is that the private improvements need to
131 meet the current building standards. Dave Anderson suggested going out to 180 days
132 instead of the current 120 days

133

134 Dave Anderson mentioned that Junior Baker has worked on some items but will not
135 address them until next week.

136

137 No action.

138

139 Jason Sant moved to adjourn meeting at 10:20 a.m.

140

141 The meeting was then adjourned.

142

143 Adopted: 03/05/2014

144

145

146



Kimberly Brenheman

Community Development Division

Secretary