

Adopted Minutes
Spanish Fork City Development Review Committee
March 12, 2014

Staff Members Present: Dave Anderson, Community Development Director; Chris Thompson, Public Works Director; Dave Oyler, City Manager; Junior Baker, City Attorney; Tom Cooper, Electric Utility Planner; Shawn Beecher, GIS Administrator; Jered Johnson, Engineering Division Manager; Dale Robinson, Parks & Recreation Director; Cory Pierce, Staff Engineering; Steve Adams, Police Chief; Kimberly Brenneman, Community Development Division Secretary.

Citizens Present: Jesse Brimhall (Dos Amigos), Milan R. Malkovich (LDS Church), Mark Greenwood (A.L.M.), Roger Knell (Knell Architects), Matt Brown (MW Brown Engineering)

Chris Thompson called the meeting to order at 10:09 a.m.

MINUTES

March 5, 2014

Junior Baker presented his changes to Kimberly Brenneman for the March 5, 2014 minutes.

Junior Baker moved to approve the minutes of March 5, 2014 with corrections. Dave Anderson seconded and the motion passed all in favor.

GENERAL PLAN AMENDMENT AND ZONE CHANGE

The Ridge at Spanish Fork

Applicant: Dos Amigos

General Plan: Medium and High Density existing, High Density Residential proposed

Zoning: R-1-6 existing, R-3 requested

Location: 2600 East Center Street

Dave Anderson stated he would like to present this to the Planning Commission on the 2nd of April. Dave Anderson mentioned his concern is it does not have a lot of parking and would like Dos Amigos to look at the possibility of squeezing in a couple more parking stalls than planned for. Jesse Brimhall stated there are 166 units planned. Milan R. Malkovich stated the Church is looking for potential sites for new meeting houses with the influx of development like the Ridge. Chris Thompson asked Dave Anderson if there should be a walkway from Summerset to Dos Amigos. Dave Anderson and DRC agreed there should be a walkway. Jesse Brimhall will modify the plat to accommodate a walkway south of the sports court. Milan R. Malkovich will take under advisement adding a gate to the Church so pedestrians attending church do not have to walk on a busy street. The ordinance currently states that there needs to be 2 1/3 spaces per unit. Jesse Brimhall stated that each home has a two-car garage and there are 120 guest stalls; there are also options for street parking on City streets that run throughout the neighborhood.

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48 Dave Anderson would like to address utilities, storm drains, and power. Tom Cooper updated
49 DRC that a 60' easement is needed for SUVPS line on the east side of the development. Dos
50 Amigos needs to make sure that the easement has been recorded with the County. The LID
51 planter is showing along the public street. Cory Pierce is concerned that all the private
52 driveways are directing to the street. Matt Brown and Cory Pierce can look at it a little closer
53 to find a fix for the LID planters. Cory Pierce asked Chris Thompson what design storm are we
54 looking to achieve and what overflow rate is acceptable for a project like this. Chris Thompson
55 said the idea is to have no water leave the site unless we have a water line break. Cory Pierce
56 mentioned that conceptually the 2 public roads, the cul-de-sac and the stubbed road, are at 55'
57 but need to be widened to 60'. Cory Pierce also had some concerns with screening and fencing
58 next to the irrigation ditch. Jesse Brimhall stated they will pipe the irrigation ditch for safety
59 reasons across the south end of the development. Cory Pierce said that the irrigation could be
60 simplified and that he and Matt Brown will work on the irrigation. Capacity wise, for water and
61 sewer, there are no issues. No items for electrical other than the easement afore mentioned.
62 Dave Oyler asked about the traffic intersection on the south end of development connection to
63 Canyon Road. UDOT will have to approve the final intersection layout.

64
65 Dave Anderson believes that City Council may take some time on making a decision with this
66 development, as it is a new concept. He hopes that the Planning Commission will not take
67 extra time.

68
69 In summary, Dos Amigos needs to address the pedestrian connection between summerset,
70 make sure the power easement is complete, everything is in line for the LID preliminary, speak
71 with Dave Anderson on thoughts about parking, expand cul-de-sac and stubbed road, and have
72 Jesse Brimhall update all the information to be presented to the Planning Commission.

73
74 As far as the General Plan Amendment Dave Anderson asks for this matter to be moved to
75 next weeks calendar

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77 Dave Anderson moved to continue The Ridge at Spanish Fork General Plan Amendment and
78 Zone Change. Junior Baker seconded and the motion passed all in favor.

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81 **ANNEXATION**

82
83 **Elsie S. Thomas Annexation**
84 **Applicant:** Knell Architects
85 **General Plan:** Mixed Use and Medium Density Residential
86 **Zoning:** Rural Residential proposed
87 **Location:** 1200 West 100 South

88
89 The Annexation has been through the protest period, without any protests. City needs to get
90 items ready to go to Planning Commission for the April 2nd meeting. The Power Buyout fee is
91 roughly \$25,000. The Power Buyout fee may be divided among all that are affected by the
92 annexation, which could include more than just the property included in the annexation. Milan

93 R. Malkovich would like to have a Connectors Agreement drafted. The petitioner would like to
94 be certain they can build there prior to closing on the property.

95
96 Dave Anderson questioned if the petitioner fine with Rural Residential zoning. Jay would like it
97 all agricultural zoning. Over by the church can it be zoned R-1-9 or R-1-12 to help with the
98 setbacks. The lift station may need to slide over and the annexation boundary will slide
99 accordingly. The lift station is the largest issue and they are trying to be forward thinking to
100 serve as much land as possible. It is not feasible to run to the existing Lift Station. The new lift
101 station should cover everything north of 100 South. Roger Knell is going to make sure there
102 will not be a gap between lift stations. Milan R. Malkovich is projecting the tank to be about
103 93,000 gallons. Cory Pierce said it is a balance of going septic and running the pumps to
104 death. Roger Knell will check the area on the south to make sure it works and there are no
105 gaps. Regarding electrical the 600-amp circuit stops at the Justice Center property at the
106 intersection and it needs to be extended to the end of the property so it can tie into a line they
107 are currently doing and into a future substation to help support growth in the area. Cost to run
108 that will be in addition to the buyout and will be roughly \$87-\$90 per foot, similar to the 4th
109 North circuit that was rerouted. Cory, master plan does show a plan running along Center
110 Street.

111
112 With the annexation the City would like to have easement necessary to apply for a grant to
113 connect the trails and create a loop in the City's trail system. Milan R. Malkovich asked for
114 Junior Baker to help work the language so pedestrians can use it for passing by the church and
115 not for the public to use for protesting. Run the trail across the north side of the annexation.
116 The trail will be 15' wide running north and south as long as it is by landscaping, unless backed
117 by a backyard, then they would like 20'. They will have to work with Church headquarters
118 about any kind of fencing between the church and the trail. Center Street would be going
119 under the freeway and the railroad track. Cory Pierce said they need to accommodate for
120 some buffer.

121
122 Dave Anderson asked for an exhibit of the interchange like they did with the church, along with
123 the proposed lift, the trail, and the force line.

124
125 Dave Anderson **moved** to **recommend** that the City Council approve the Elsie S. Thomas
126 Annexation and assign either an R-1-9 or R-1-12 to the western most 6.5 acres that the LDS
127 Church has plans to build on and that they assign RR to the remainder of the annexation
128 subject to the petitioners completing the SESD buyout on the power subject to addressing any
129 concerns the City's Engineering Department has with utilities and subject to the petitioners
130 dedicating an easement for a public trail according to the City's Trail Master Plan. Junior
131 Baker **seconded** and the motion **passed** all in favor.

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133 Junior Baker moved to adjourn meeting at 11:00 a.m.

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136 Adopted: March 19, 2014

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Kimberly Brenneman
Community Development Division Secretary