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Adopted Minutes
Spanish Fork City Development Review Committee
March 26, 2014

Staff Members Present: Dave Anderson, Community Development Director; Dave Oyler, City Manager; Kelly Peterson, Electric Superintendent; Shawn Beecher, GIS Administrator; Jered Johnson, Engineering Division Manager; Bart Morrill, Parks Maintenance Supervisor; Cory Pierce, Staff Engineering; John Little, Building Inspector II; Kimberly Brenneman, Community Development Division Secretary.

Citizens Present: Bill Gaskill; Jesse Brimhall; David Simpson; Joe Rich; Mike Mendenhall; Pete Barton; Dale Phelps; Todd McHargue; AJ DelPivo (MW Brown)

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

MINUTES

March 19, 2014

No changes.

Dave Anderson **moved** to approve the minutes of March 19, 2014. Dave Oyler **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 Canyon Road

The current General Plan for the area has the property included in the project for Medium and Low Density uses. The Planning Commission suggested that Spanish Fork City not look just at this development but how this project being a high density project will affect the surrounding properties. The proposal Dave Anderson is making considers all of the properties in the vicinity of the 2550 East Canyon Road intersection. What was Low and Medium Density residential is now High and Mixed Use with the potential of some of it being non-residential. The final decision should lie with the Planning Commission and City Council.

Dos Amigos is proposing a total of 150 parking stalls for the development. Junior will put together a development agreement, hopefully ready for next City Council meeting. Proposal for amenities to be built in the 1st phase lessens the need for a development agreement, in Dave Anderson's view. The Canal Company is not going to let Dos Amigos work on the canal

47 area until October and that was the reason for switching the development of phase 1 and
48 phase 2 from previous proposals.

49
50 Jesse Brimhall had a PowerPoint presentation of the elevation of the proposed units and an
51 aerial view with landscaping and buildings. Discussion took place about street parking and that
52 during the winter months it could be an issue. When developments are able to front structures
53 onto public streets, from the streetscape it looks better by hiding driveways and garages. Dos
54 Amigos would like for the development to be very pedestrian friendly. This development has a
55 unique design and architectural style that had not made it to Spanish Fork yet but is being done
56 further up north in Salt Lake County. The first phase will include the main amenities, with a
57 club house with a fitness center, entertainment area, theater room, large scale commercial
58 playground. Floor plans range from 1,700-2,100 square feet with 3-4 bedrooms. They are 3
59 story homes above grade. Up at Daybreak off 7200 South in the Salt Lake Valley are
60 examples of what will be built. The height of the buildings range from 30'-45' feet at the peak.
61 The average height is about 41'. The height restriction for Spanish Fork City are more for
62 esthetic than anything else. John Little will speak with Joe Jarvis about if there is any issue
63 with the height.

64
65 Most of the plans were received back yesterday and Cory Pierce has not had a chance to go
66 over all the comments but it looked like most of the comments from the Red Line Memo were
67 reviewed. Electrical is pretty straight forward and Kelly Peterson doesn't have any concerns
68 about serving the development.

69
70 Dave Anderson **moved** to recommend the City Council approve the proposed General Plan
71 Amendment based on the following findings; that because of plans to realign 2550 East and
72 install a semaphore at that intersection and because of the Somerset development to the East
73 and Canyon Road and US 6 to the north and south with the presence of heavy transportation
74 facilities on the edge of the proposed project along with the plans the City has had for a long
75 time to do some intense commercial development adjacent to the site on the other side of 2550
76 East, this does seem like this is a very appropriate location for some kind of higher intensity
77 use like High Density Residential. Dave Oyler **seconded**. The motion **passed** all in favor.

78
79 Dave Anderson **moved** to recommend the City Council approve the proposed Zone Change
80 from an R-1-6 to an R-3 based on the following findings; that because of plans to realign 2550
81 East and install a semaphore at that intersection and because of the Sommerset development
82 to the East and the presence of heavy transportation facilities on the edge of the proposed
83 project along with the plans the City has had for a long time to do some intense commercial
84 development adjacent to the site on the other side of 2550 East, this does seem like this is a
85 very appropriate location for some kind of Mixed Use Zoning. Kelly Peterson **seconded**. The
86 motion **passed** all in favor.

87
88 Discussion of the Preliminary Plat ensued:

89 Planning Commission and City Council need a little more detail in the development agreement,
90 with exhibits of the specs and model of the playground equipment, square footage of the club
91 house, material for countertop and landscaping at a minimum addressed with the individual final
92 plats of the phases.

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Jesse Brimhall said there has been mixed emotions of the connection walk way between Summerset and The Ridge at Spanish Fork. The concept of Summerset is a controlled access type of community. The connection walkway will provide ease of access for ecclesiastical congregation and school aged children who attend the same schools will not be forced to walk around and on Canyon Road.

SITE PLAN

JoAnn's at Northgate Shopping Center
Applicant: Amsource Companies
General Plan: Commercial
Zoning: S-C
Location: 47 East 1000 North

Cory Pierce met later last week with Amsource to talk about storm drainage issues and they did come to an understanding. The latest submitted documents do not reflect the changes that still need to be made. There are a few loose ends but no concerns that will cause problems or give reason to delay the approval. Kelly Peterson met with them on power and said there are things that they could be doing in rerouting before demolition takes place on the old site.

Dave Anderson **made** a motion to approve the Site Plan for the JoAnn's project subject to the Engineering Department receiving and approving updated plans before a preconstruction meeting, the Power Department, the Fire Code Official, Building Code Department and any other necessary departments being involved in a pre-demolition meeting and that Amsource dedicate any land necessary to improve the 1000 North and Main intersection as will be determined when UDOT and City finalize plans for additional lane on the southern leg of the intersection and a turn lane onto the eastern leg of the intersection. Dave Oyler **seconded** and the motion **passed** all in favor.

FINAL PLAT

Spanish Fork Marketplace Number 1, Plat B
Applicant: Amsource Companies
General Plan: Commercial
Zoning: S-C
Location: 47 East 1000 North

Cory Pierce said there were some comments but no updates have come in regarding addresses but nothing as far as layout. There is a water line and power relocation that were made and Cory Pierce would like to see a plat and not just a legal description for those easements. The southernmost line of the property line needs to be moved to the back of the sidewalk. The City owns the sidewalk.

139 Dave Anderson **moved** to approve the Final Plat for the Spanish Fork Marketplace Number 1,
140 Plat B plat subject to applicant addressing any issues raised by the Engineering Department
141 including adjusting the southern boundary so that all of the sidewalk is on land owned by the
142 City via dedication or under current ownership. Jered Johnson **seconded** and the motion
143 **passed** all in favor.

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146 **WhiteRail**

147 **Applicant:** Dave Simpson

148 **General Plan:** High Density Residential

149 **Zoning:** R-1-6

150 **Location:** 800 North State Road 51

151

152 Requested to extend for 180 days. Cory does not have an issue with that as long as all the
153 requirements are met. The applicant has to pay the inspection fee, the lien releases on all the
154 material on the site, and electrical fees need to be paid. The applicant has to also hold a
155 preconstruction meeting, get all of their inspections, and bond for 1 year warranty before they
156 can record. Dave Simpson will be constructing A, B and C at the same time. Dave Simpson is
157 aware of the easement issues on the development.

158

159 Dave Anderson **moved** to extend the approval of the final plat of Whiterail plats A, B and C for
160 180 days from today. Jered Johnson **seconded** and the motion **passed** all in favor.

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164 Discussion of Nebo Credit Union ensued:

165 Nebo Credit Union reached out to Woodberry and after some time they and Woodbury are
166 communicating. Parking requirements are not high with a financial institution. The traffic
167 circulation could be tight at the intersection entering and exiting down the road but it is on
168 private land and the City generally allows people to design access however they would like. .
169 Chris Thompson had a question on the concept of the drive up and that there is no pass-around
170 lane. The concept was explained and there is a pass-around lane. The Site Plan application
171 with building elevations is needed for DRC. The Nebo Credit Union can submit the full building
172 plans at the same time as Site Plan per Dave Anderson. Timing on the review process is about
173 a month to a month and a half process per Cory Pierce. Cory Pierce asked that the landscape
174 plans be submitted with the other plans.

175

176 Bart Morrill **moved** to adjourn meeting at 11:11 a.m.

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179 Adopted: April 2, 2014

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Kimberly Brenneman
Community Development Division Secretary