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Adopted Minutes
Spanish Fork City Development Review Committee
April 2, 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; Junior Baker, City Attorney; Kimberly Brenneman, Community Development Division Secretary.

Citizens Present: Jodi Knopp (TAEC); Pete Simmons (TAEC); Jesse Brimhall (Dos Amigos); Scott Peterson; Dean Ingram

Dave Anderson called the meeting to order at 10:02 a.m.

MINUTES

March 26, 2014

Junior Baker proposed changes to the March 26, 2014 minutes.

Dave Anderson **moved** to **approve** the minutes of March 26, 2014. Kelly Peterson **seconded** and the motion **passed** all in favor.

PRELIMINARY PLAT

The Ridge

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

Jesse Brimhall has been working with the Somerset HOA to grant the access between the two developments.

Junior Baker asked about the height issue. The standard for the height in a residential zone is 30' and there is concern about the height being adjusted so drastically. There is about a 30% deviation. Dave Oyler mentioned that this is a Master Planned Development and there should be some flexibility. Joe Jarvis said the higher the building the harder it is to fight a fire.

Dave Anderson has spoken with Junior Baker regarding the Master Planned Development and creating a new zone for multi-family projects like this, with different height and parking requirements. Kim Brenneman has been helping Dave Anderson research how other cities have dealt with a development similar to The Ridge. The average density will be higher than

47 what the R-3 zone currently provides. If the General Plan allows up to 12 units to the acre,
48 Dave Oyler said there should be a Zoning District that allows up to 12 units to the acre.

49
50 Dave Anderson had some feedback from a neighbor on the south side of Canyon Road. Dave
51 Anderson suggested to Jesse Brimhall that they build the 2-story units on the side closest to
52 Canyon Road opposed to building the 3-story units. Commercial zoning height will vary in the
53 parcel to the west of the proposed development. In a C-2 zone the allowed height is 48' with a
54 50' setback from residential property line.

55
56 As far as utilities are concerned, Cory Pierce is still working on that, but nothing has been
57 found that will affect the layout.

58
59 Dennis Stone owns the property to the south east of the proposed The Ridge development,
60 and he is open to the idea of selling the property to Jesse Brimhall. Jesse Brimhall has
61 expressed interest in purchasing the property but he would like to see how things unfold.

62
63 With the phasing, the main amenities will be developed with the first phase and Junior Baker
64 will draft the Development Agreement. The exception of amenities being built in the first phase
65 is the sports court.

66
67 Dave Anderson **moved** to recommend the City Council approve the proposed Preliminary Plat
68 for the Ridge as a Master Planned Development with 166 units provided that the club house,
69 swimming pool and other amenities directly related to those facilities are constructed with the
70 first phase, subject to the Developer meeting all the City's Construction Standards, subject to
71 the applicant dedicating a 30-foot wide easement on their eastern property line to SUVPS for
72 power line maintenance, operations or potential development down the road, and also subject
73 to City Staff providing additional direction on trail improvements adjacent to 2550 East as part
74 of the Final Plat approval of the development. Jered Johnson **seconded** the motion **passed** all
75 in favor.

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78 SITE PLAN

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80 **Cardon Dental**

81 **Applicant:** Rimrock Construction

82 **General Plan:** Mixed Use

83 **Zoning:** R-O

84 **Location:** 41 East 500 North

85

86 Cardon Dental needs to pick a tree from the list of trees the City provides. The office building
87 is about 1,000 square feet. All the parking is in the rear with a total of 9 off street parking
88 spaces. The Applicant will need to construct a masonry wall on the east side of the property.
89 Kelly Peterson is concerned about the overhead line that needs to be 15 feet from the building,
90 Dave Anderson told applicant they only needed 10 feet. Cardon Dental could pay for the
91 height of the power lines to be moved up. In discussion, the clearance standard will be close
92 but further measurements need to be done.

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Dave Anderson **moves** to continue the Site Plan for Cardon Dental for 1 week. Junior Baker **seconded** and the motion **passed** all in favor.

FINAL PLAT

Muhlestein Meadows Subdivision
Applicant: Dean Ingram
General Plan: Low Density Residential
Zoning: R-1-15
Location: 1381 South Mill Road

No Discussion.

Junior Baker **moved** to approve the proposed Final Plat for Muhlestein Meadows Subdivision. Kelly Peterson **seconded** and the motion **passed** all in favor.

CONDITIONAL USE PERMIT

Verizon Wireless
Applicant: Technology Associates
General Plan: Public Facility
Zoning: Public Facility
Location: 3815 East US 6

This is a proposal to construct new wireless tower to improve cellular communication. It is going before the Planning Commission on April 30th. Dave Anderson suggested that Verizon could apply for a Building Permit today, however it would not be issued until after it went before the Planning Commission.

Cory Pierce stated there is a discrepancy of the right of way for the railroad or the City. The ownership is not clear with the County. If there ever is an issue with the railroad and the access point, there is an optional access point should it need to be used.

Dave Oyler asked Cory Pierce will there ever be an encumbrance should there ever need to be an expansion of the water tanks. The Wind Farm would not be able to move farther north and that will not interfere with the cell tower.

Dave Anderson asked who is handling the lease with the City. Kent Clark and Jason Sant have been involved with the agreement. Kelly Peterson has looked at the power lines to make sure there is no interference.

There is no lighting that is proposed or needed with the height. A 12' x 26' prefab shed will be placed at the base of the tower.

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Junior Baker **moved** to recommend the Planning Commission approve the proposed Conditional Use Permit for Verizon Wireless at the location 3815 East US 6 subject to them fencing their site. Kelly Peterson **seconded** and the motion **passed** all in favor.

Discussion of Proposed 110' mono pole on BMC's site:
On the BMC site there could be some issues with the FAA protected landing strip. Pete Simmons has been working with Verizon to work with the FAA. Redline notes have been sent to the Applicant asking for some documentation and Pete Simmons is following up with Verizon on an ETA of submittal.

Pete Simmons is going to try to get all the applications ready for the April 30th Planning Commission meeting.

Dave Anderson moved to adjourn meeting at 11:05 a.m.

Adopted: April 9, 2014



Kimberly Brenneman
Community Development Division Secretary