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Adopted Minutes
Spanish Fork City Development Review Committee
April 23, 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; Cory Pierce, Staff Engineering; Dale Robins, Parks and Recreation Director; Junior Baker, City Attorney; Steve Adams, Public Safety Director; John Little, Building Inspector; Kimberly Brenneman, Community Development Division Secretary.

Citizens Present: Cody Brazell, David Adams, Ray Dawson, Brandon Watson, Ben Tuckett, Joe Rich, Jim Biessinger, Dave Allan, Angie Warner.

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

Minutes

April 16, 2014

Junior Baker **moved** to continue the minutes of April 16, 2014 until next week. Kelly Peterson **seconded** and the motion **passed** all in favor.

Final Plat

Maple Highlands Plat F

Applicant: Edge Homes

General Plan: Low Density Residential

Zoning: R-1-12

Location: 459 South 2250 East

All issues have been worked through and this is ready to go per Cory Peirce.

Junior Baker **moved** to approve the Maple Highlands Plat F Final Plat at 459 South 2250 East, subject to meeting the City's development standards. Kelly Peterson **seconded** and the motion **passed** all in favor. Dave Oyler abstained.

Business License

Stinging Bee Produce

Applicant: Jim Biessinger

General Plan: Medium Density Residential

Zoning: R-R

Location: 1269 East 800 North

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DRC is making sure the access and parking are set up properly. The berm on the east side, along Highway 51, has been reduced for better visibility of the produce stand. Milled asphalt will be laid down in the parking area to prevent the tracking of mud onto the street. No street parking will be allowed on either the south or east streets. There will be “No Parking” signs posted on the outside perimeter of the property. The north and west side of the property are fenced. No permanent structures are allowed. The access entrance meets the City standards as far as distance from Highway 51 is concerned. There is no required number of parking stalls.

Junior Baker **moved** to approve the Stinging Bee Produce Business License at 1269 East 800 North subject to moving the entrance as far west from Highway 51 as feasible, subject to the following: providing gravel area parking for customers, Cory Pierce and Dave Anderson making a final visual inspection, and “No Parking” signs being posted. Dave Anderson **seconded** and the motion **passed** all in favor.

Zone Text Amendment

Title 15

Applicant: Woodbury Corporation

General Plan: City Wide

Zoning: City Wide

Location: City Wide

Joe Rich read the proposed Zone Text Amendment. Junior Baker doesn't want to limit this to a Master Planned Development but to instead refer to a Commercial Retail Development in general. This will allow some discretion to be given to smaller developments. The proposal is the same number of trees per the current ordinance; it will just modify the spacing of the trees. Junior Baker has a thought of spacing the trees on the street out a little more and having 1.5 trees added to the interior of the property for every tree removed from the frontage. Changing this code needs to be looked at as something for the whole City and not just for this project. Cody Brazell responded to Junior Baker's thought that to keep trees in the frontage then trying to add more trees to the interior could be a challenge due to available space. Cody Brazell suggested keeping the number of trees the same but allow for a clustering to keep out of the clear vision area. Cody Brazell had the Culver and Walgreen's landscaping displayed on the overhead to demonstrate the placement of the trees with what they are proposing with the Zone text Amendment versus what the current code would allow. Kelly Peterson does not want any trees planted on 600 East as to not interfere with the power lines. Ornamental trees are to be placed under the power lines. Cody Brazell prefers that the City approve the landscaping with the clustered trees; he said it gives it a more country, natural feel.

Dave Anderson explained that Spanish Fork City's landscaping requirements were already very, very flexible and that one of the few quantifiable requirements has to do with having non-ornamental trees along public streets. Dave Anderson stated the purpose of the trees is to provide some visual relief, shade and not just ground cover. Relative to visibility, Dave Anderson explained that the City had already made provisions to permit more signage in this development than any other commercial development in the County.

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Cody Brazell stated that some cities allow for clustering while others do not. Dave Oyler asked for David Adams' opinion as a developer. David Adams would allow for some flexibility with the landscaping as each viewscape is different. If the City moves to approve flexibility, the landscaping must be approved by a Landscape Architect and must be stamped for approval.

Dave Anderson stated some questions that have come up that would be good to bring before the Planning Commission. The City's landscaping is already very flexible and is not particularly stringent. The City must decide if it would like to have a more disjointed look where each development has a different type and level of improvement. Ultimately, it comes down to what Spanish Fork City wants the community to look like. With examples in Provo, Orem and Springville of recent developments having trees placed 30' on center it seems as though Spanish Fork's current standard is not out of line. With the proposed text change there would only be 7 columnar trees along about 400 feet of frontage of US 6.

Dave Oyler said that he feels the Power Department should have the final say as to what sort of trees would be under the power lines. Dave Anderson and Kelly Peterson agreed. Dave Anderson said he feels there needs to be a lot of thought put into the long term impact of the text change.

Cody Brazell is trying to mimic what landscaping was done on the back side of Costco by North Park. Dave Anderson said the landscaping of the strip adjacent to Costco meets the current City code within about a foot or two.

Dave Oyler **moved** to recommend approval of the Title 15 Zone Text Amendment with the additional changes of the Power Department having say over what trees will be planted under the power lines and subject to it being associated with a Commercial Retail development. Jered Johnson **seconded** and the motion **passed**. Dave Anderson voted against the Title 15 Text Amendment except for the idea of the Power Department having input on any landscaping when they have any facilities that may be impacted.

Discussion Regarding the Barney Warner Development:

David Adams contacted Terry Messersmith out of Nephi and he has a power crusher that can take out the large chunks of cement, grind it up and put it back down. This will take about 30-60 days for this process. Junior Baker said 3 issues come to mind:

- 1. No imported materials.
- 2. Address noise for the neighbors.
- 3. Dust mitigation.

To address the noise and dust work would be done between the hours of 8 a.m. and 6 p.m. with notice to the neighbors about when the process will take place. The City would like to get the crusher in and out with a potential incentive to help move the process along most quickly. The ordinance would have to be modified to accommodate this process, possibly creating a new use. This could be done under the Development Standards instead of the zoning.

142 The second issue that needs to be addressed is the entrance to the development. The boundary
143 lines on the deed recorded cross at one point and there are some hard feelings between the
144 families. The question is where should the road be brought through? David Adams has been
145 having issues speaking to the Creer family. He does not want to create any hard feelings down
146 the road. They propose building a road that runs along the Creer/Barney fence line on the
147 northeast side and the road will not touch the fence line, but rather run along it. The DRC
148 suggested David Adams meet with Richard Heap to work with the families to decide where to run
149 the road.

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152 Discussion of Thirsties Restaurant:

153 Dave Allan would like to open a restaurant on Friday. An applicant typically will submit a plan that
154 will be reviewed and approved; the requirements are then met prior to the business opening.
155 Some site improvements need to be addressed namely the drive-through access. The existing
156 location for access could be a potential issue with traffic. The type of business offers many
157 different sodas with a "shot" of flavor. Chris Thompson said he has heard the store in St. George
158 is always backed up. The plan accommodates for about 15-18 cars in the drive up. Nebo School
159 District currently owns the road to the north and may need to be deeded to the City for access.
160 David Allan would need to speak with Nebo about sharing the access. Chris said it would be to
161 the City's benefit to obtain the access to the school as a public road.

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163 Improvements that need to be addressed:

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- 165 ▪ Access
- 166 ▪ Some sort of solid surface for the driveway and parking needs to be laid
- 167 ▪ Striping for parking
- 168 ▪ Landscaping and storm drain

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170 Dennis Sorenson said that he will allow for the applicant to run an under-the-sink grease trap for 6
171 months before making the switch to an underground grease trap. In the meantime, David Allan
172 will need to keep a log of the under-the-sink grease.

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174 David Allan is planning on putting some planters around the back building for aesthetics. The
175 owner of the property has a corner office in the building and has 3 parking stalls for selling cars.

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177 There should be sufficient power to run the restaurant. The Power Department requires a 3'
178 radius around the transformer but a barrier needs to be put up. The DRC may give 60 days for all
179 the improvements to be made. The Building and Fire Departments need to perform an inspection
180 and the Applicant will come back to the DRC in 2 weeks.

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182 Junior Baker moved to adjourn meeting at 11:45 a.m.

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185 Adopted: April 30, 2014

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Kimberly Brenneman
Community Development Division Secretary