

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46

Adopted Minutes
Spanish Fork City Development Review Committee
May 21, 2014

Staff Members Present: Dave Oyler, City Manager; Kelly Peterson, Electric Superintendent; Shawn Beecher, GIS Administrator; Jered Johnson, Engineering Division Manager; Junior Baker, City Attorney; Cory Pierce, Staff Engineering; Dale Robins, Parks and Recreation Director; John Little, Chief Building Inspector; Kimberly Brennehan, Community Development Division Secretary.

Citizens Present: Amber Prior, Scott Peterson, Pete Barton, Darrin Smith, Ray Dawson, Jason Stites, Heather Stites, John Robinson, Ben Tuckett.

Chris Thompson called the meeting to order at 10:04 a.m.

MINUTES

May 7, 2014

Kelly Peterson **moved** to **approve** the minutes of May 7, 2014. Jered Johnson **seconded** and the motion **passed** all in favor.

Site Plan

Mattress Firm – Canyon Creek Phase 2 Lot 3

Applicant: Woodbury Corporation

General Plan: Commercial

Zoning: C-2

Location: 918 & 926 North 700 East

Typically a gym has peak times of parking which can be an issue to other tenants at these high times. The City hired a consultant to determine if a shared access will cause undo issues to other tenants in the parking lot. The Consultant said that it should be fine to not have a shared access but have a right-in-right-out access.

Junior Baker **moved** to approve the Mattress Firm – Canyon Creek Phase 2 Lot 3 amended site plan located at 918 & 926 North 700 East, by eliminating the joined access with the neighbor to the south and making the north access a right-in-right-out; and subject to the original conditions of the approved Site Plan from April 30, 2014. Jered Johnson **seconded** and the motion **passed** all in favor.

Zone Change Application and Preliminary Plat

47 **Isaac's Landing**

48 **Applicant:** Amberlyn Prior

49 **General Plan:** Low Density Residential current; Low Density Residential proposed

50 **Zoning:** R-R current; R-1-15 proposed

51 **Location:** 916 South Mill Road

52

53 Cory Peirce said that sewer is a struggle with this proposed development. There is no other
54 option for sewer, other than to have the sewer brought up from Mill Road as far north as
55 possible. The lower lots would have pump lines that would pump back up to it. There will be
56 three lines running on private property with easements. They would run behind the sidewalk. It
57 would be an easement between the top three properties for sewage.

58

59 The easement will need to be recorded with the Final Plat.

60

61 There is the issue of whether a road should be provided to the property to the west, Lana
62 Harris' property. There was discussion that there is not a viable place to run a road to the west
63 property from the proposed development. Lana Harris currently does not access her property
64 using the proposed development. There is the potential to run a road from a different direction
65 that will work better from an engineering stand point.

66

67 Amber Prior asked if they could buy water rights from the City. Chris Thompson responded
68 that she cannot and she needs to have the water rights in order to record the plat. Mary Isaac
69 is currently not planning on selling any water shares. Amber Prior will have to buy shares from
70 someone else if Mary Isaac doesn't sell the water shares with the property. The City does not
71 currently accept Southfield Water, due to Southfield Water not executing a Change
72 Application. Chris Thompson suggested Amber Prior go to Southfield Water and ask them to
73 sign the Change Application.

74

75 All the power issues have been worked out with Kelly Peterson.

76

77 Junior Baker **moved** to recommend to Planning Commission the approval of the Zone Change
78 for Isaac's Landing adjacent to Mill Road from an R-R to an R-1-15 and recommend the
79 approval of the Preliminary Plat for 5 lots located at 916 South Mill Road; subject to meeting
80 the City's Development Standards; subject to there being a private sewer easement across the
81 center three lots; and subject to the applicant obtaining water acceptable to the City to meet
82 the development water obligation. Jered Johnson **seconded** and the motion **passed** all in favor.

83

84

85 **Preliminary Plat**

86

87 **River Cove**

88 **Applicant:** LEI

89 **General Plan:** Low Density Residential

90 **Zoning:** R-1-12

91 **Location:** 920 South River Ridge Lane

92

93 Cory Pierce had a comment about the trail dedication coming with the Preliminary Plat. The
94 layout has changed due to the easement along the river. SUVPS has been working with Blake
95 on the power lines. Kelly Peterson said he is about 50% done with the design. There are some
96 elements that need to be redesigned with the new property lines. With the first phase, a road
97 connection needs to be completed. The applicant should quit claim deed the far north area by
98 the canal to the City. There needs to be clarification as to who is building the trail. Chris
99 Thompson asked what the trigger for the erosion control to be completed was. The Erosion
100 Control Study needs to be completed, and the steps that need to be taken for erosion control
101 in conjunction with the first phase of this Preliminary Plat. Asphalt, curb, gutter and laterals
102 need to be completed on the connection road. Chris Thompson suggested that the Applicant
103 bond for the connection street and the erosion control to allow the applicant to develop the lots
104 that are ready to be built on now.

105
106 Chris Thompson **moved** to recommend approval to Planning Commission for the River Cove
107 Preliminary Plat located at 920 South River Ridge Lane; subject to the applicant, with the first
108 Final Plat, bonding for the road connection which includes curb, gutter and utilities connecting
109 Sandbar Way to Quail Hollow; subject to bonding for erosion control pursuant to the Erosion
110 Control Study; subject to quit claim deeding the land north of the river lots and west
111 connection with the approval of the Preliminary Plat; and subject to working with SUVPS with
112 clearances of the line through the area on the north end of the property. Kelly Peterson
113 **seconded** and the motion **passed** all in favor.

114
115

116 Final Plat

117

118 **Mayfield**

119 **Applicant:** Edge Homes

120 **General Plan:** Low Density Residential

121 **Zoning:** R-1-12

122 **Location:** 175 North 2550 East

123

124 Cory Pierce wanted to know if approval has been granted from the irrigation company. Ray
125 Dawson is working with East Bench Irrigation to sort out what to do with the existing ditch to
126 the north. If the ditch is not a company ditch, an easement may need to be obtained from the
127 property to the west.

128

129 Kelly Peterson said the applicant needs to work with the Canal Company on the ditch on the
130 south and on deciding where the power box needs to be located. If the property to the west
131 does not work with the applicant in receiving an easement for the power box, the applicant will
132 need to tear up the property on the south side of 2550 East, Maple Mountain High School
133 property, and pull the power back to meet where the proposed development starts on the south
134 west corner. The applicant is proposing building the fence and park strip in the first phase prior
135 to school starting.

136

137 Junior Baker **moved** to approve the Mayfield Final Plat located at 175 North 2550 East; subject
138 to the applicant working with the irrigation company regarding the ditch issue to the north by

139 piping it on the west or relocating it and granting an easement across the north; subject to
140 getting the electrical easement on the south end worked out to the Power Department's
141 satisfaction, subject to the three center lots on 2550 East, the wall and sidewalk going into the
142 first phase; and subject to the funds for curb, gutter and utilities being paid in cash to the City
143 for the future realignment of 2550 East. Kelly Johnson **seconded** and the motion **passed** all in
144 favor. Dave Oyler abstains.

145
146

147 **Old Mill Plat D**

148 **Applicant:** CW Management

149 **General Plan:** Low Density Residential

150 **Zoning:** R-1-15

151 **Location:** 1550 South Mill Road

152

153 This is fairly straight forward. There is an agreement in place between Wayne Niederhauser
154 and Academy Park that gives an easement to build the road. The applicant has credits for
155 water rights that they are using now. Marlo Smith has records of the water information.

156

157 Junior Baker **moved** to approve the Old Mill Plat D located at 1550 South Mill Road, subject to
158 the applicant meeting the City's Construction Standards; subject to building the road past the
159 MATC per the agreement with the adjoining property owner; subject to verification that the
160 City can use the water without a small lot charge and subject to Southfield Water executing
161 the Change Application, should the water rights be Southfield Water. Dave Oyler **seconded**
162 and the motion **passed** all in favor.

163

164

165 Discussion of Legacy Farms Fence:

166

167 A citizen would like to address the concern of the need for a masonry fence on 400 North.
168 Currently the code states that a masonry wall needs to be built. Legacy Farms has placed a
169 masonry wall with wrought iron fence every few panels. Cory Pierce is going to obtain the
170 development agreement and will then contact Legacy Farms regarding what type of fence
171 should be placed on 400 North.

172

173

174 Junior Baker moved to adjourn meeting at 11:29 a.m.

175

176

177 Adopted: May 28, 2014

178

179

Kimberly Brenneman
Community Development Division Secretary