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Adopted Minutes
Spanish Fork City Development Review Committee
May 28, 2014

Staff Members Present: Dave Anderson, Community Development Director; Dave Oyler, City Manager; Kelly Peterson, Electric Superintendent; Shawn Beecher, GIS Administrator; Junior Baker, City Attorney; Cory Pierce, Staff Engineering; Bart Morrill, Parks and Recreation Supervisor; John Little, Chief Building Inspector; Joe Jarvis, Fire Marshall; Steve Adams, Public Safety Director; Kimberly Brennehan, Community Development Division Secretary.

Citizens Present: George Bills, David Gardner, Morgan Warner, Dean Ingram, Scott Peterson, Brant Tuttle, Wayne Niederhauser.

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

MINUTES

May 21, 2014

Junior Baker **moved** to **approve** the minutes of May 21, 2014. Kelly Peterson **seconded** and the motion **passed** all in favor.

Zone Change Application and Preliminary Plat

Academy Park

Applicant: Dean Ingram

General Plan: Low Density Residential

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

Location: 1250 South Mill Road

Dave Anderson explained the average size of all the lots meets the minimum size lot requirement for the R-1-15 Zone. Some lots are larger and some a bit smaller. There is the concern about whether a street should connect the south street with the cul-de-sac to the north street. Dean Ingram feels there would be an issue with school traffic if he had a street connecting the north and south parallel streets. He also commented that the lower cul-de-sac is going to be LID and will match more with Muhlestein Meadows. Dave Anderson does not have strong feelings one way or another about connecting the streets, but he feels that the City should learn from past projects throughout the City. Dean Ingram suggested that to help the kids avoid walking on Mill Road to and from school, he could put in a walk way connecting the south cul-de-sac and the north street. Dave Anderson feels strongly that the requirement for local streets connecting should be met, at least with the pedestrian connection.

All electrical issues have been worked out. Engineering does not have any unresolved issues with the development.

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Dave Anderson **moved** to recommend that the City Council approve the Zone Change for Academy Park, adjacent to Mill Road, from an R-R to an R-1-15 zone based on the following findings:

1. That the proposed zone change is consistent with the General Plan.
2. That the proposed zone change is consistent with the surrounding property on the same side of Mill Road.

Junior Baker **seconded** and the motion **passed** all in favor.

Dave Anderson **moved** to recommend that the City Council approve of the Preliminary Plat for Academy Park subject to:

1. The applicant addressing any concerns that were made by the City Engineering Department or City Power Department.
2. The applicant providing a pedestrian connection from the cul-de-sac to the street to the North.

Junior Baker **seconded** and the motion **passed** all in favor.

Preliminary Plat

Warner Subdivision

Applicant: Gardner and Associates
General Plan: Low Density Residential
Zoning: R-1-9
Location: 1000 Scenic Drive

Cory Pierce does not have any issues with this design. There is a small parcel that is in the City limits that would potentially land-lock the parcel. David Gardner said that he has met with the property owners and they are not sure they can run all the utilities to the land-locked property without having to dig the utilities deeper in the proposed development. He also said the owner of the parcel is a partnership between the three property owners that own the homes to the southwest of the property, which are in the County. The property owners currently access the land-locked property by utilizing their County road and easement.

Dave Oyler asked Junior Baker if the City has any obligation to the land-locked property to provide an access road. Junior Baker said he will need to research the County records on how/when the lot was created. Dave Oyler said that if the land owners would like to have access to the property, they would need to pay for the easement to access their property through the proposed development. Junior Baker is recalling that Lee Shepherd was originally in the City and disconnected because he could not meet the frontage requirement of the City and he accessed his home from River Bottoms Road.

Research needs to be done on the small parcel as to if the property was created legally or not and if the City has a requirement or obligation to provide access to the property.

93 Dave Anderson **moved** to recommend that the City Council approve the Warner Subdivision
94 Preliminary Plat located at 1000 Scenic Drive; based on the following finding:

95 1. That all the lots meet the City's criteria for the R-1-9 zone.

96 Subject to the following conditions:

97 1. The applicant meeting all the City's Development and Construction Standards.

98 2. City Staff researching the parcel south of the proposed development to determine if
99 there are access issues that need to be addressed as part of the subdivision plat, and if
100 there are issues that need to be addressed, the applicant will be required to work those
101 out.

102 Junior Baker **seconded** and the motion **passed** all in favor.

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105 Final Plat

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107 **Old Mill Plat E**

108 **Applicant:** CW Management

109 **General Plan:** Low Density Residential

110 **Zoning:** R-1-15

111 **Location:** 1550 South Mill Road

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113 Cory Pierce has worked through the issues for this Plat. Kelly Peterson does not have any
114 issues

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116 Junior Baker **moved** to approve the Old Mill Plat E Final Plat located at 1550 South Mill Road.

117 Dave Anderson **seconded** and the motion **passed** all in favor.

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120 **White Rail Overlook Plat D**

121 **Applicant:** Hillcrest Partners

122 **General Plan:** Medium Density Residential

123 **Zoning:** R-3

124 **Location:** 980 South Highway 51

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126 Bart Morrill and Cory Pierce have discussed the frontage along State Road 51 and the property
127 along the railroad that needs to be maintained. There is a pre-construction meeting this
128 afternoon. The applicant has bonded but has not recorded anything with the County yet. Kelly
129 Peterson needs the dwg file uploaded so the Electrical Department can complete the electrical
130 design. Nothing along the railroad has been platted. Dave Oyler said he does not want to
131 approve any more Final Plats in the area until the railroad issue is addressed. Cory Pierce said,
132 based on the phasing plan, the property along the railroad should be next. Is there a way to
133 obligate the HOA to maintain the property next to the railroad along with the property on State
134 Road 51? Should a development agreement be completed prior to approving any additional
135 plats?

136

137 The original developer passed away and a new developer, Dave Simpson, has taken over.

138 There needs to be an HOA created to maintain the State Road 51 and the property along the

139 railroad. Bart Morrill said the City maintains part of the frontage on State Road 51 near
140 Whispering Willow, HOA's maintain the rest of the frontage. Dave Oyler suggested that Cory
141 Peirce meet with Dave Simpson to discuss the City's concerns for maintenance of the property
142 along State Road 51 and by the Rail Road.

143
144 Junior Baker **moved** to continue the White Rail Overlook Plat D Final Plat located at 980 South
145 Mill Road until the City can meet with the developer to discuss the maintenance issues. Dave
146 Anderson **seconded** and the motion **passed** all in favor.

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149 **Legacy Farms Plat 13A**

150 **Applicant:** Salisbury Homes

151 **General Plan:** Low Density Residential

152 **Zoning:** R-1-12

153 **Location:** 2040 East 700 South

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155 Per the development Agreement the applicant is to submit with each plat for the City to review
156 the bond amount, the \$6,000 fee per lot. Junior Baker asked if the applicant has submitted
157 anything pertaining to the bond? Cory stated they have not.

158

159 Junior Baker **moved** to continue the Legacy Farms Plat 13A Final Plat located at 2040 East 700
160 South, until the documents are provided. Dave Oyler **seconded** and the motion **passed** all in
161 favor.

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164 Discussion of the fence continued from last week. The fencing within the development can be
165 open per the design guide, but it does not address the issue of a masonry fence bordering 400
166 North. The irrigation issue needs to be addressed with a solid lid, welding or some other
167 method. Cory Pierce feels the irrigation issue needs to be done hand in hand with the fence.

168

169 Dave Oyler asked what the masonry wall inspection process was. Cory Pierce said there is not
170 a formal review of a proposed fence. If the City is to maintain the fence, who will pay for the
171 fence to be fixed should it crack or crumble apart. Dave Anderson said that the same person
172 who maintains the landscaping will maintain the fence.

173

174 Dave Anderson suggested that for arterial and collector streets within the City a certain type
175 of masonry wall should be specified. This new requirement would be adopted in the building
176 code. Dave Anderson will take on the task of providing a variety of looks of masonry fences
177 but the integrity will be the same throughout the City.

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179 Junior Baker moved to adjourn meeting at 11:06 a.m.

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182 Adopted: June 18, 2014

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Kimberly Brenneman
Community Development Division Secretary