



DEVELOPMENT REVIEW COMMITTEE AGENDA

WEDNESDAY, OCTOBER 22, 2014

10:00 A.M.

1. Approval of Minutes:

October 15, 2014

2. Zone Change

a. Title 15 – Crushing Operation

Applicant: Dave Adams
General Plan: City Wide
Zoning: City Wide
Location: City Wide

b. Joe Harris Zone Change

Applicant: Joe Harris
General Plan: Medium Density Residential
Zoning: R-R current, R-1-40 proposed
Location: 967 South 2000 West

3. Other Business

4. Adjourn

The meeting starts at 10:00 A.M. at Spanish Fork City Hall in the Council Chambers. Applicants should be at the meeting and be prepared to discuss their development. The public is invited to participate in all Development Review Committee Meetings. If you need special accommodations to participate in the meeting, please contact the City Manager's Office at (801) 804-4536

Draft Minutes
Spanish Fork City Development Review Committee
October 15, 2014

Staff Members Present: Dave Anderson, Community Development Director; Dave Oyler, City Manager; Kelly Peterson, Electric Superintendent; Junior Baker, City Attorney; Cory Pierce, Staff Engineering; Jered Johnson, Engineering Division Manager; Bart Morrill, Parks Maintenance Supervisor; Joe Jarvis, Fire Marshall; Steve Adams, Public Safety Director; Kimberly Breneman, Community Development Division Secretary, Angie Warner, Deputy Recorder.

Citizens Present: Steve Wilson, Victor Hansen, Scott Peterson, Tracy Young, David Adams, Shane Morris, Dean Ingram.

Dave Anderson called the meeting to order at 10:09 a.m.

MINUTES

October 1, 2014

October 8, 2014

Junior Baker **moved** to **approve** the minutes of October 1, 2014, and October 8, 2014. Kelly Peterson **seconded** and the motion **passed** all in favor.

Zone Change

Title 15 – Crushing Operation

Applicant: Dave Adams
General Plan: City Wide
Zoning: City Wide
Location: City Wide

The proposed Title 15 Zone Text Change was discussed last week. Dave Anderson and Junior Baker adjusted the language since it was last discussed. The only concern Dave Anderson was trying to address is if this is something that should be allowed in every zone. There are some parts of the City where the use of a rock crusher may be inappropriate. Dave Oyler stated that in most districts it is feasible to haul off the material that needs to be crushed. Dave Oyler suggested that it only be allowed in Industrial Zones and Rural Residential Zones. Junior Baker said he would like to take a little more time to consider the best language for the proposed Zone Text Change. Dave Oyler suggested that crushers should be used on three or four sites in the City that have large quantities of concrete on site.

Junior Baker **moved** to continue the Title 15 – Cushing Operation Zone Text Change, for one to two weeks, to on allow more time to review the proposed allowed areas and incorporate into

47 the code. Staff's goal is to still have the item ready to present at the November Planning
48 Commission.

49
50 Dave Anderson **seconded** and the motion **passed** all in favor.

51

52

53 **River Point**

54 Applicant: Dave Adams

55 General Plan: Low Density Residential

56 Zoning: R-R current, R-1-12 proposed

57 Location: 800 South 1100 West

58

59 The City received a revised Preliminary Plat. The development would meet the new Master
60 Plan Development requirements for density in the R-1-12 Zone. If the land along the river, that
61 the City has asked the applicant to dedicate to the City is addressed, and if the development
62 meets the provisions of a Master Plan Development, then Dave Anderson does not see any
63 issues with approving the proposed Preliminary Plat.

64

65 Junior Baker asked if the most north west lot of the development, lot 29, is buildable. Dave
66 Adams is working with Bowen and Collins regarding the flood line and potentially adjusting the
67 line to accommodate a build able lot.

68

69 Regarding the City property exchange; the property on the south bank of the river would be
70 dedicated to the City along with an access point to the river with a small triangle of lot 20, 21
71 and 22 dedicated from the City to the applicant. There will be approximately 40 feet dedicated
72 to the City to accommodate the width of a trail and the river setback.

73

74 There was discussion about a secondary access point on the north west corner of the
75 development. There was discussion determining the grade of the slope from the proposed
76 development to the neighboring property to the west and the likelihood of accessing the river in
77 an emergency. Dave Adams suggested moving the east access point further west. Cory
78 Pierce stated that he would prefer that the east access not move any further west as there is a
79 storm drain, sewer and other utilities on the east side of lot 20, and the City would have better
80 access to those utilities if the access point moved from the east side of lot 21 to the west side
81 of lot 21. Dave Adams would not like to do that as the property owner on the east side of lot
82 20 would like to purchase lot 20 to create a larger yard. Jered Johnson indicated that the
83 access point be asphalted. Dave Oyler stated that if the owner to the east of lot 20 would like
84 to purchase lot 20 that it must be combined into one lot and the former lot 20 should not be a
85 buildable lot. The owner could landscape the full lot and when the sewer line needs to be
86 replaced then the City will tear up the landscaping and replace the sewer line and then replace
87 the landscaping. If the owner to the east does not wish to buy lot 20 then the access point will
88 be relocated to the east side of lot 20 opposed to the east side of lot 21.

89

90 Dave Adams would like a variance on the rear set back on lot 24, 25, and 26 to 20 feet from
91 the flood line. Dave Anderson indicated that a variance is not needed as the rear set back
92 must be 60 feet from the top of bank per City requirements.

93
94
95
96
97
98
99

Dave Adams would like to ask the City to build the trail and the access. It was indicated that the City will pay to complete the access and trail system. SESD asked that their power lines be placed underground. Kelly Peterson asked that SESD work with the Developer as to accommodate their main feed line as the City will never take over that line. Dave Adams has meet with SESD and are respecting their access easement widths.

100 Dave Anderson exited the meeting 10:55 a.m.

101

102 Dave Anderson returned to the meeting at 10:56 a.m.

103

104 Dave Anderson would like to speak to the access coming from 900 South. The applicant has
105 been trying to work with the property owner to the west. Dave Adams has been very careful in
106 evaluating the property lines. Dave Adams indicated that they will run along the Barney
107 property line along the west side of the proposed development.

108

109 There is an issue for water rights to be transferred to the City. Dave Adams has asked if the
110 City will work with Springville Water and accept the Springville Water. Junior Baker stated
111 that it does have value to the City. Chris Thompson will need to determine if Springville Water
112 would be accepted to the City and potentially add that to the approved water rights list.

113

114 Junior Baker **moved** to recommend approval to Planning Commission of the River Point Zone
115 Change to R-1-12.

116

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

118

119 Dave Oyler asked if there should be any conditions to the motion. Dave Anderson and Junior
120 Baker stated that the access to the River and the easement along the river is required per the
121 ordinances and not per the Zone Change. From a land use perspective it does not matter if
122 this developer does not follow though and if the project is sold to another developer the
123 requirements for R-1-12 will still need to be met.

124

125

126 Preliminary Plat

127

128 **River Point**

129 Applicant: Dave Adams

130 General Plan: Low Density Residential

131 Zoning: R-1-12

132 Location: 800 South 1100 West

133

134 Junior Baker **moved** to recommend approval to City Council of the River Point Preliminary Plat
135 located at 800 South 1100 West based on the following conditions:

136

1. That the applicant meets the City Development Standards.

137

2. That the applicant dedicates 40 feet of land along the south river bank.

- 138 3. That the applicant has the option of the access point to either being on the east side of
139 lot 21 or the east side of lot 20.
140 4. That the applicant grants a 20-foot wide electrical easement on the west side of the
141 development for SESD.
142 5. That the applicant meets the Engineering and Planning Department's redlines.
143 6. That the applicant and the City exchange of property on part of lot 20, 21, and 22 in
144 exchange for access to the 40-foot maintenance dedication along the river bank.
145

146 Dave Oyler **seconded** and the motion **passed** all in favor.
147
148

149 Annexation

151 **Stillman**

152 Applicant: Atlas Engineering
153 General Plan: Low Density Residential
154 Zoning: R-1-12
155 Location: 1939 East 6800 South
156

157 Cory Pierce and Dave Anderson have worked on the Annexation feasibility report regarding the
158 Stillman Annexation. Dave Anderson does not like the idea of zoning the annexation until a
159 Preliminary Plat has been approved. Dave Anderson would ask that the property annexed into
160 the City be zoned R-R at the time of Annexation and address the Zoning at the time the
161 Preliminary Plat is reviewed. SESD has gotten back to the applicant for the buyout costs.
162 Dave Anderson recommends that the Annexation be approved.
163

164 The issue of alignment of 2550 East has now become a non-issue with this Annexation.
165

166 Junior Baker **moved** to recommend approval to Planning Commission of the Stillman
167 Annexation with the properties zoned Rural Residential based on the following findings and
168 subject to the following conditions:
169

170 **Findings**

- 171
- 172 1. That the infrastructure is available for the Annexation.
 - 173 2. That the Annexation is within the City's Growth Boundary.
- 174

175 **Conditions**

- 176
- 177 1. Subject to the applicant reimbursing the City for the costs of buying out the SESD
178 electrical power lines.
179

180 Jered Johnson **seconded** and the motion **passed** all in favor.
181

182 Dave Anderson and Bart Morrill exited the meeting at 11:15 a.m.
183

184
185
186
187
188
189
190
191
192
193
194
195
196
197
198
199
200
201
202
203
204
205
206
207
208
209
210
211
212
213
214
215
216
217
218
219
220
221
222
223
224
225
226
227
228
229

Zone Change

Hawks Landing

Applicant: Interwest Industries
General Plan: Medium Density Residential
Zoning: R-1-8 current, R-3 In-fill Overlay proposed
Location: 2300 East Canyon Road

Originally the application indicated a 7-unit single-family development. The applicant was directed during the neighborhood meeting, by those in attendance, that they would support a higher density development. The applicant has submitted a 12-unit multi-family development.

The Applicant addressed the DRC with the purpose of doing a higher density project and demolishing the existing home on Canyon Road and 2300 East. The Applicant showed the DRC an architectural design with a floor plan of the proposed units. The main floor is proposed to be 1,400 square feet. Steve Adams asked if there would be a wall along 2300 East. There needs to be discussion of if a masonry wall be placed on 2300 East as it is a collector street. This is something that would need to be discussed with Chris Thompson.

There is an issue with regards to fire access. There could be a fire access only onto Canyon Road accessing the lane with a breakaway fence. There needs to be a fire lane or fire hydrant on the north end of the property. There will be no parking signs posted on the west side of the property lane. Dave Oyler suggested that the applicant coordinate with Cory Pierce and Joe Jarvis with regards to resolving the fire issues. Kelly Peterson indicated that the Power Department does not have any issues.

Junior Baker **moved** table Hawks Landing Zone Change and Preliminary Plat until the above issues are resolved.

Jered Johnson **seconded** and the motion **passed** all in favor.

Preliminary Plat

Hawks Landing

Applicant: Atlas Engineering
General Plan: Medium Density Residential
Zoning: R-3 In-fill Overlay
Location: 2300 East Canyon Road

Motion was combined with the Zone Change motion.

230 **Final Plat**

231

232 **Warner Subdivision**

233 Applicant: Northern Engineering

234 General Plan: Low Density Residential

235 Zoning: R-1-9

236 Location: 1000 East Scenic Drive

237

238 There are no issues to address. There were a couple minor redlines that were noted. The
239 applicant has resubmitted, however, Cory Pierce needs to double check that those items were
240 addressed.

241

242 Junior Baker **moved** to approve the Warner Subdivision Final Plat based on the following
243 conditions:

244

245 1. That the applicant meets the Final Plat redlines.

246 2. That the applicant meets the City's Development Standards.

247

248 Steve Adams **seconded** and the motion **passed** all in favor.

249

250

251 **Other Business**

252

253 There was no business.

254

255 Dave Oyler moved to adjourn meeting at 11:45 a.m.

256

257

258 Adopted:

259

260

Kimberly Brenneman
Community Development Division Secretary



Joe Harris Zone Change



File Name: Joe Harris Zone Change

Applicant: Joe Harris

Number of Lots: 1

Address: 967 South 2000 West

Zone Change

11.2 Acres

File #: 14-000813

Permit #: ZA14-000017

