



**Wednesday, February 17, 2016
Development Review Committee**

DEVELOPMENT REVIEW COMMITTEE AGENDA

PUBLIC NOTICE is hereby given that the Development Review Committee of Spanish Fork, Utah, will hold a regular meeting in the Council Chambers in the City Office Building, 40 South Main Street, Spanish Fork, Utah, commencing at 10:00 a.m.

1. Approval of Minutes

Subject **A. January 6, 2016**
Meeting Feb 17, 2016 - Development Review Committee
Category 1. Approval of Minutes
Access Public
Type Action (Consent), Minutes

File Attachments

 [draft DRC minutes 01-06-2016.pdf \(48 KB\)](#)

These items are considered by the City Council to be routine and will be enacted by a single motion. If discussion is desired on any particular consent item, that item may be removed from the consent agenda and considered separately.

Subject **B. January 20, 2016**
Meeting Feb 17, 2016 - Development Review Committee
Category 1. Approval of Minutes
Access Public
Type Action, Minutes

File Attachments

 [draft DRC minutes 01-20-2016.pdf \(65 KB\)](#)

Subject **C. January 27, 2016**
Meeting Feb 17, 2016 - Development Review Committee
Category 1. Approval of Minutes
Access Public
Type Action, Minutes

File Attachments

 [draft DRC minutes 01-27-2016.pdf \(50 KB\)](#)

2. Site Plan

Subject **A. ALA Addition**

Meeting Feb 17, 2016 - Development Review Committee

Category 2. Site Plan

Access Public

Type Action, Discussion

Applicant: American Leadership Academy

General Plan: Low Density Residential

Zoning: R-1-30

Location: 864 West 1100 South

File Attachments

 [ALA addition SP.pdf \(1,062 KB\)](#)

Subject **B. Office Owners Commercial**

Meeting Feb 17, 2016 - Development Review Committee

Category 2. Site Plan

Access Public

Type Action, Discussion

Applicant: Atlas Engineering

General Plan: Commercial

Zoning: C-2

Location: 946 East 800 North

File Attachments

 [Office Owners Commercial SP.pdf \(798 KB\)](#)

3. Final Plat

Subject **A. Canyon Vista Phase 1**

Meeting Feb 17, 2016 - Development Review Committee

Category 3. Final Plat

Access Public

Type Action, Discussion

Applicant: Atlas Engineering

General Plan: Low Density Residential

Zoning: R-1-12

Location: 1939 East 6800 South

File Attachments

 [Canyon Vista Estates Plat A FP.pdf \(1,058 KB\)](#)

4. Minor Plat Amendment

Subject **A. Spanish Highlands Estate Plat E**

Meeting Feb 17, 2016 - Development Review Committee

Category 4. Minor Plat Amendment

Access Public

Type Action, Discussion

Applicant: LEI
General Plan: Low Density Residential
Zoning: R-1-12
Location: 100 North 2000 East

File Attachments

 [Spanish Highlands Estates Plat E MP.pdf \(457 KB\)](#)

5. Other Business

Subject **A. Development Review**

Meeting Feb 17, 2016 - Development Review Committee

Category 5. Other Business

Access Public

Type Discussion, Information

<http://www.spanishfork.org/dept/econdev/planning/developmentApps/>

6. Adjourn

Draft Minutes
Spanish Fork City Development Review Committee
January 6, 2016

Staff Members Present: Dave Anderson, Community Development Director; Dave Oyler, City Manager; Seth Perrins, Assistant City Manager; Kelly Peterson, Electric Superintendent; Junior Baker, City Attorney; Cory Pierce, Staff Engineering; Jered Johnson, Engineering Division Manager; Bart Morrill, Parks Maintenance Supervisor; John Little, Chief Building Inspector; Steve Adams, Public Safety Director; Kimberly Brenneman, Community Development Division Secretary.

Citizens Present: Scott Peterson, Mitch Vance, Kaytee Howell, Dave Scoville, Dean Ingram, Veloy Cook, Richard Hatfield, Dave Priest.

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

MINUTES

December 16, 2015

Junior Baker **moved** to **approve** the minutes of December 16, 2015, with the changes noted in an earlier e-mail from Junior Baker to Kimberly Brenneman and the DRC members. Steve Adams **seconded** and the motion **passed** all in favor.

FINAL PLAT

Maple Mountain Estates Phase 1
Applicant: Atlas Engineering
General Plan: Low Density Residential
Zoning: R-1-12
Location: 6400 South 1800 East

Scott Peterson addressed the DRC, stating the phasing has been slightly adjusted. Off site power and sewer connections have been worked out.

Kelly Peterson stated that Dean Ingram had meet with Tom Cooper to solidify the direction the power will pull through the development. He also stated that fees have not been calculated due to the need to figure out the power layout.

Dean Ingram stated he has a meeting with the developer tomorrow.

Engineering has worked out their issues, except for an easement for utilities. This easement will need to be provided before the construction meeting.

47
48 Cory Pierce is fine to move forward with the easement being a condition.

49
50 Dave Anderson stated any changes that will be made are based on construction and will not
51 affect the plat design.

52
53 Junior Baker asked if the City would be interested in purchasing lot 18.

54
55 There was discussion and it was determined that it is not beneficial to the City.

56
57 Dave Anderson asked if there are enough accesses for the amount of homes in the
58 development.

59
60 Cory Pierce stated that it meets the current code.

61
62 Bart Morrill asked about the two foot park strip along the trail.

63
64 It was determined the trail should be 8 feet wide and a 4 foot wide landscaped strip will need to
65 be next to the trail.

66
67 Dave Anderson asked the status of the sewer construction.

68
69 Dean Ingram gave a status update.

70
71 There was discussion of the connection of the sewer to the north and south of Maple Mountain
72 Estates.

73
74 Junior Baker **moved** to approve the Maple Mountain Estates Phase 1 and 2 Final Plats based
75 on the following conditions:

76
77 Conditions

- 78 1. That the applicant meet the City's current development standards;
79 2. That the applicant provide a utility easement to 130 North, if not they will be
80 redirected to 400 North and 2550 East;
81 3. That the applicant revise the plat to show a trail along 400 North that has an 8 foot
82 trail with a 4 foot landscaped strip next to the trail;
83 4. That the applicant works with the Power Department to complete the power design.

84
85 Kelly Peterson **seconded** and the motion **passed** all in favor.

86
87
88 Maple Mountain Estates Phase 2
89 Applicant: Atlas Engineering
90 General Plan: Low Density Residential
91 Zoning: R-1-12
92 Location: 6400 South 1800 East

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See motion above

Other Business

Converting a home at 658 east 800 North from Residential to Commercial:

Dave Anderson stated he feels the developers may have an issue in fitting enough parking and access onto the property.

Veloy Cook addressed the DRC stating he is looking to stay within the community. He has found it hard to purchase properties within the City. He had met with Cory Pierce and Dave Anderson regarding fitting about 14 parking stalls on the property. The parking requirement would be required to have 16 parking stalls. Veloy Cook stated that his practice is a bit different then a typical medical office and his appointment turnover are quicker. Consequently, he feels that he should not be required to provide 16 parking stalls.

Veloy Cook presented a concept plan to show how he feels he can fit parking on the site. His plan shows 15 parking stalls. There was discussion regarding the angle of parking and sidewalk setbacks.

Cory Pierce stated that the sidewalk is 6 feet wide to accommodate bumper overhang. He stated this configuration has been done at a couple sites in downtown.

Junior Baker asked what the zoning was.

Dave Anderson stated it is zoned C-2.

Dave Anderson stated he has a concern about the surrounding properties. Dave Anderson stated ideally he would like to see the block purchased as a whole and not piecemealed.

Dave Oyler stated there is value in keeping the home intact with it being a newer home.

Junior Baker stated there is a nuisance strip on the north of the property.

Veloy Cook stated he is willing to sell the odd shaped parcel.

Dave Oyler stated the City is in a transition period with homes converting to businesses. This is the time to fine-tune the process and what works and does not work as the City continues in this transition period, during the next ten years or so.

Kelly Peterson stated the Power Department needs to know the load of what the business' power needs are to see if the current electrical load needs to be adjusted.

138 Dave Anderson instructed Veloy Cook to submit a Site Plan application if he would like to move
139 forward.

140

141 Discussion of Development Projects.

142 There was discussion of the development projects in the review process.

143

144 Seth Perrins exited the meeting at 10:48 a.m.

145

146 Steve Adams and Bart Morrill exited the meeting at 10:50 a.m.

147

148 Seth Perrins returned to the meeting at 10:50 a.m.

149

150 Bart Morrill returned to the meeting at 10:54 a.m.

151

152 Bart Morrill exited the meeting at 10:59 a.m.

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154 Seth Perrins exited the meeting at 11:00 a.m.

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156 Jered Johnson exited the meeting at 11:03 a.m.

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158 Jered Johnson returned to the meeting at 11:05 a.m.

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160 Junior Baker moved to adjourn meeting at 11:28 a.m.

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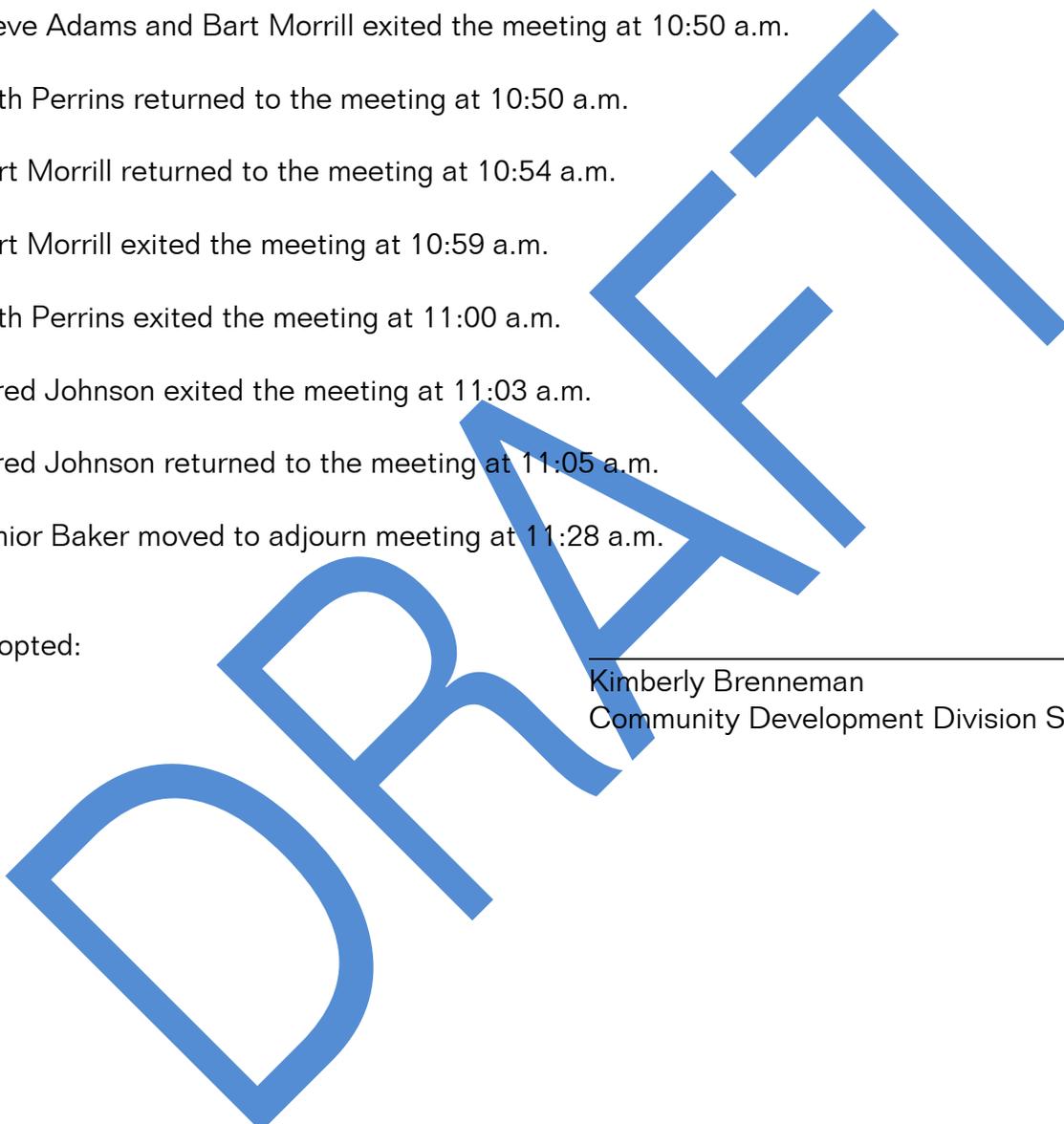
162

163 Adopted:

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165

Kimberly Brenneman
Community Development Division Secretary



Draft Minutes
Spanish Fork City Development Review Committee
January 20, 2016

Staff Members Present: Chris Thompson, Public Works Director; Dave Anderson, Community Development Director; Dave Oyler, City Manager; Tom Cooper, Electric Utility Planner; Junior Baker, City Attorney; Cory Pierce, Staff Engineering; Jered Johnson, Engineering Division Manager; Bart Morrill, Parks Maintenance Supervisor; Dale Robinson, Parks and Recreation Director; Joe Jarvis, Fire Marshall; John Little, Chief Building Inspector; Steve Adams, Public Safety Director; Kimberly Brenneman, Community Development Division Secretary.

Citizens Present: Don Shiveley, Mitch Vance, Kaytee Howell, Ben Tuckett, Bryon Prince, Dallas Hakes, Ben Paey, Dave Herring, Matt Robinson.

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

CONDITIONAL USE PERMIT

AT&T Tower

Applicant: Tamara Shiveley
General Plan: Public Facility
Zoning: Public Facility
Location: 350 South 300 West

There were no concerns

Junior Baker **moved** to recommend approval to the Planning Commission of the AT&T tower Conditional Use Permit based on the following conditions:

Conditions

1. That the applicant adhere to the current conditions imposed on the existing cell tower.

Tom Cooper **seconded** and the motion **passed** all in favor.

The applicant asked what the next step is and what would happen should it be denied.

Dave Anderson stated there is not an issue with it being denied, it's simply a question of what conditions might be imposed.

ZONE CHANGE

Quick Quack Car Wash

Applicant: Lonestar Builders

47 General Plan: Commercial
48 Zoning: R-1-6 current; C-2 proposed
49 Location: 374 East 1000 North

50
51 Dave Anderson stated the General Plan calls for the area as Mixed Use that allows for a
52 variety of uses. He believes the zoning is consistent with the General Plan.

53
54 Dave Anderson asked if a Site Plan has been submitted.

55
56 The applicant stated they have not submitted the Site Plan, but expect to next week.

57
58 Dave Anderson stated this is a logical next step for the City to take in transitioning the uses
59 from Residential to Commercial.

60
61 Junior Baker **moved** to recommend approval to the Planning Commission of the Quick Quack
62 Car Wash Zone Change.

63
64 Dave Anderson **seconded** and the motion **passed** all in favor.

65
66 Cory Pierce and Dave Anderson had met with the applicant regarding the site layout and
67 access.

68
69 Jered Johnson stated there needs to be right turn only out on 1000 North.

70
71 There was a question of noise level and when the carwash closes.

72
73 The applicant replied the wash turns off at 9:00 p.m.

74
75 Dave Oyler stated that what happens when the operation is sold, would it maintain the same
76 hours of operation?

77
78 Junior Baker stated that with the Site Plan approval could be conditioned with the hours of
79 operation.

80
81 Dave Anderson stated there may be some growing pains as the properties south of 1000 North
82 transition from residential to commercial uses.

83
84 The applicant stated that the noise from the vacuum is minimal. The cylinder is enclosed within
85 a building, which is not located next to the vacuums themselves.

86
87 Tom Cooper stated that the applicant will need to meet the City requirements under the power
88 line.

89
90 Cory Pierce stated the curb can be designed to direct traffic to only right turn out onto 1000
91 North.

92

93 The applicant stated there are 18 other locations; this is the first in Utah.

94

95

96 **Dave's Storage**

97 Applicant: Dave Herring

98 General Plan: Mixed Use

99 Zoning: Industrial current; In Fill Overlay proposed

100 Location: 130 West 500 South

101

102 Dave Herring approached the DRC stating his plan is to fill the complex in with storage units,
103 but would like to have the potential to add some more shops.

104

105 Dave Anderson stated that the applicant can build the storage units as long as the Self-
106 Storage Overlay zone is approved and meets the standards. If the applicant plans to move
107 forward with building shops he would need to meet the City's building code and would also
108 need to meet the City's parking requirement. The parking standard for shops is higher than
109 storage units.

110

111 Dave Oyler stated the applicant needs to decide what he wishes to build.

112

113 Dave Herring stated the building to the west is meant to be storage units and they would like
114 to move forward with that building this summer. Later this fall he would like to have a better
115 idea of what to do with the other portion of land.

116

117 Dave Anderson stated this is scheduled to go before the Planning Commission in February.

118

119 Dave Herring stated he would like to move forward with just the one building on the west side
120 for now.

121

122 There was discussion of if the parcel should have the Self-Storage Overlay apply to the whole
123 site or just a portion of the site. It was determined to apply the zoning to the whole parcel.

124

125 Junior Baker **moved** to recommend approval to the Planning Commission of the Self-Storage
126 Overlay Zone Change for the north east corner of Dave's Storage as shown on the Site Plan.

127

128 Dave Oyler **seconded** and the motion **passed** all in favor.

129

130 Tom Cooper stated there is concern with the electrical load of the addition to the building and
131 future problems that could result. He stated a load sheet will need to be completed.

132

133 Steve Adams exited the meeting at 10:32 a.m.

134

135

136 **Newport Village**

137 Applicant: LEI

138 General Plan: Mixed Use

139 Zoning: R-R current; R-1-9 proposed

140 Location: 100 South 920 West

141

142 Dave Anderson stated the applicant is applying for a Master Planned Development with lot
143 sizes ranging from 7,000 to 10,000 square feet. There has been a lot of discussion of this
144 property and having utilities service the property.

145

146 Junior Baker asked what was decided with regards to the sewer.

147

148 Cory Pierce stated the plan is to connect to the Spanish Fields lift station. The applicant will
149 pay the same amount of the connector's agreement to cover the upgrade of some pumps to
150 accommodate the new development.

151

152 Jered Johnson stated within about 2 weeks he should have an idea of the additional costs for
153 the upgrades to the lift station in Spanish Fields.

154

155 Dave Oyler asked about the Bills property to the east of the development.

156

157 Cory Pierce stated there could be enough gravity to connect to the sewer but would not allow
158 for basements.

159

160 Bart Morrill exited the meeting at 10:45 a.m.

161

162 There was discussion of the grading for the subdivision.

163

164 Junior Baker brought up the idea that there needs to be widening anticipated for Center
165 Street.

166

167 Bart Morrill returned to the meeting at 10:47 a.m.

168

169 There was discussion of the alignment of the future intersection on Center Street and the need
170 for an interchange and the right-of-way needed to accommodate the intersection and
171 interchange.

172

173 Dave Oyler stated the railroad spur will not be abandoned until the I-15 interchange is
174 constructed.

175

176 Jered Johnson stated the development of the Interchange will be a MAG funded project.

177

178 Junior Baker **moved** to recommend approval to the Planning Commission of the Newport
179 Village Zone Change.

180

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

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184 **SITE PLAN**

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Dave's Storage

Applicant: Dave Herring
General Plan: Mixed Use
Zoning: Industrial In Fill Overlay
Location: 130 West 500 South

Dave Anderson stated the plan will need to be modified removing the sewer line and any other utilities that are shown that are not needed for storage units. He stated the Planning Commission will probably like to see how this project will be an asset to this part of the City.

Junior Baker **moved** to approve the Dave's Storage Site Plan based on the following conditions:

Conditions

1. Approval is conditioned upon the City Council approving the Self-Storage Overlay zone with as well as whatever architectural standards are imposed;
2. That the applicant submit a new drawing, removing all utilities to the new buildings, with the exception of electric;
3. That the applicant meet the City's current construction standards.

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

PRELIMINARY PLAT

Newport Village

Applicant: LEI
General Plan: Mixed Use
Zoning: R-1-6
Location: 100 South 920 West

Dave Anderson stated the applicant is proposing a 41 unit development. He asked if there were any connector agreements or buy out issues with the property.

Tom Cooper stated there are some connector's agreements that will need to be paid.

The applicant has had a conversation with the City but he would like to sit down with the City to review the costs.

Junior Baker **moved** to recommend approval to City Council of the Newport Village Preliminary Plat based on the following findings and conditions:

Conditions

1. That the applicant meet the City's current development standards;
2. That the applicant pay any connectors agreements;

- 231 3. That the applicant provide a UDOT permit for access onto 100 south;
232 4. That the applicant coordinate with the canal company to pipe or abandon the existing
233 ditch along 100 South.

234
235 Tom Cooper **seconded** and the motion **passed** all in favor.

236
237 Cory Pierce stated the applicant is working with the irrigation company regarding the ditch.

238
239
240 **Bridle Creek**

241 Applicant: Hand Crafted Homes

242 General Plan: Low Density Residential

243 Zoning: R-1-15

244 Location: 1838 East 6800 South

245

246 Cory Pierce stated the City has worked with the developer regarding access to neighboring
247 properties.

248

249 Tom Cooper sated the applicant needs to contact Rocky Mountain Power regarding the
250 building envelope on lots 37 and 36.

251

252 Junior Baker stated something needs to be indicated on the plat about what lots are not
253 buildable, and getting a letter from Rocky Mountain Power with what they would allow to be
254 built on lots 36 and 37. He stated he has no concerns of approving the Preliminary Plat with
255 the condition. Before the City Council meeting, the applicant needs to obtain a letter from
256 Rocky Mountain Power.

257

258 Tom Cooper stated the applicant needs to establish the path of power bringing off-site power
259 to the development. The lines need to be run underground and cannot use current overhead
260 lines. He did see a concern with a ditch on the north side.

261

262 The applicant clarified, the power must be run on the north side of the road and then pull it over
263 to the south.

264

265 Tom Cooper confirmed that was correct.

266

267 It appears there is a power pole in lot 37. It was suggested that the lot 37 and 36 combine to
268 be a larger parcel to accommodate the building envelope outside of powerline easements.

269

270 Jered Johnson stated the county road needs to be rebuilt to the City's development standard.

271

272 Dave Oyler recommended the applicant contact someone at Rocky Mountain Power to try to
273 set up an appointment to discuss the use of potential nuisance parcels.

274

275 Cory Pierce stated the applicant is working with the irrigation company to pipe the ditch.

276

277 Dave Oyler **moved** to recommend approval to City Council of the Bridle Creek Preliminary Plat
278 based on the following conditions:

279

280 Conditions

281

1. That the applicant rebuild 100 South to the City's current development standards;

282

2. That the applicant relocate or pipe the irrigation ditches;

283

3. That the applicant contact Rocky Mountain Power and provide a letter confirming lot
284 36 and 37 buildable areas;

285

4. That the applicant run offsite power underground from 2550 East to the site;

286

5. That the applicant meet the City's current construction standards.

287

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

289

290

291 Other Business

292

293 Jered Johnson had a question about the Keith Farley property located on Main Street. He
294 asked if an applicant wished to combine the two entrances onto Main Street to one entrance at
295 the south of the property that would access the Walco building as well as have an access onto
296 the private road on the north side of the property.

297

298 Cory Pierce stated that would be what UDOT would prefer and the school has agreed to let the
299 City take over the road on the north of the property.

300

301 Junior Baker moved to adjourn meeting at 11:23 a.m.

302

303

304 Adopted:

305

306

Kimberly Brenneman

Community Development Division Secretary

Draft Minutes
Spanish Fork City Development Review Committee
January 27, 2016

Staff Members Present: Chris Thompson, Public Works Director; 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; Dale Robinson, Parks and Recreation Director; Joe Jarvis, Fire Marshall; John Little, Chief Building Inspector; Kimberly Brenneman, Community Development Division Secretary.

Citizens Present: Scott Peterson, Dean Ingram, David Adams, Dave Scoville, Jared Warner, Angie Warner, Victor Hansen.

Chris Thompson called the meeting to order at 10:01 a.m.

January 13, 2016

Junior Baker **moved** to **approve** the minutes of January 13, 2016, with the changes noted in an earlier e-mail from Junior Baker to Kimberly Brenneman and the DRC members. Jered Johnson **seconded** and the motion **passed** all in favor.

PRELIMINARY PLAT

River Point Re-approval

Applicant: David Adams
General Plan: Low Density Residential
Zoning: R-1-12
Location: 800 South 1100 West

Cory Pierce stated there were 6 items noted in the original conditions of approval of the preliminary plat that have not been done at this time. There are some other improvements that need to be done as well including adding some notation about fill and an island of the flood plain that was not shown on the plat.

Dave Anderson entered the meeting at 10:10 a.m.

Dean Ingram stated the whole site will be crushed and graded prior to development.

David Adams stated they are working on a map amendment with FEMA for lots that are affected by the 100 year flood plain.

Junior Baker stated that the City would like to review the map amendment results from FEMA.

47 There was discussion of lot A and lot B and making sure both lots are transferred as the
48 property changes owners. It was said that is a title company issue.
49
50 David Adams stated the connection trail to the river will be moved to the east to align with
51 where the current utilities.
52
53 The applicant will need to dedicate 40 feet to the City parallel to the river; currently on the plat
54 it indicates a 40 foot easement.
55
56 Dean Ingram stated phase one will start in the north east area of the plat.
57
58 Chris Thompson stated the riverbank stability study needs to be completed.
59
60 David Adams asked if the City will be responsible for the erosion control since it is with the
61 City property.
62
63 Cory Pierce stated that the developer is responsible for the improvements deemed necessary
64 by the riverbank stability study. The erosion study will not be needed until Final Plat.
65
66 John Little stated the name of Warner Circle needs to be changed, as there is already a street
67 circle named that.
68
69 Chris Thompson stated that will be taken care of at the time of the Final Plat approval.
70
71 Dave Anderson asked if the improvements along 900 South will be completed. The Plat
72 indicates that they will be completed.
73
74 David Adams stated it would be. He also stated everything will be excavated to the native soil.
75 The building envelope will be re-compacted for each lot.
76
77 Addressing of the streets will be addressed at the time of Final Plat.
78
79 Junior Baker asked if Joe Jarvis had a preference on if the streets had a name or a number
80 assigned.
81
82 Joe Jarvis stated having a number makes it easier to find but with GPS in the fire trucks, that
83 is not much of an issue anymore.
84
85 Junior Baker suggested a connector's agreement should be in place for the road to the
86 entrance of the subdivision at 900 South.
87
88 Dave Anderson **moved** to recommend re-approval to the Planning Commission of the River
89 Point Preliminary Plat based on the following conditions:

90
91 Conditions

1. That the applicant address the issues with flood plain and revise the flood plain map with FEMA and provide the results to the City for review;
2. That the applicant move the access trail to the river to align with the existing utilities one lot to the east;
3. That the applicant submit an updated plat to the City for review;
4. That the applicant meet any other original conditions of approval on the project;
5. That the Engineering Department approves of re-compaction material within the building envelope;
6. That the applicant spell out on the plat a uniform fence along the properties backing the river;
7. That with each Final Plat approval there will be language similar to what is recorded on the River Cove and Quail Hollow final plats regarding maintenance access to the river.

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

Corey Pierce asked about the 40' foot dedication to the City and asked for clarification that the applicant is not required to build the maintenance road along the riverbank.

Chris Thompson confirmed stating the City will build the maintenance road along the riverbank.

ANNEXATION

Nelson Annexation

Applicant: Atlas Engineering

General Plan: Low Density Residential

Zoning: R-1-12

Location: 2550 East 7200 South

Dave Anderson stated the feasibility report has been completed and is very similar to the feasibility study that was completed for the Stillman Annexation. Sewer and power connectivity has been resolved with the Stillman Annexation. Dave Anderson stated he does not have a strong preference about zoning but the City could assign the zone designation at the time of annexation.

Junior Baker stated on this situation, he thinks the zone of R-1-12 should be approved at time of annexation.

Kelly Peterson stated utilities in that area will be transferred over tomorrow afternoon from SESD to Spanish Fork. The proposed annexation was part of the Stillman Annexation SESD buyout.

Cory Pierce stated that Mapleton had annexed to the east side of the railroad tracks and asked that the Plat be cleaned up to annex the railroad tracks up to 400 North so there is not a gap in the city boundaries.

138 Dave Anderson **moved** to recommend approval to Planning Commission and City Council of the
139 Nelson Annexation based on the following findings and recommend the property be zoned R-1-
140 12 upon annexation.

141
142 Findings

- 143 1. That the annexation is within the City's growth boundary;
144 2. That the annexation is within the annexation policy.

145
146 Conditions

- 147 1. That the property be zoned R-1-12.

148
149 Seth Perrins **seconded** and the motion **passed** all in favor.

150
151
152 TEXT CHANGE

153
154 **Title 15 Amendments**

155 Applicant: Spanish Fork City
156 General Plan: City Wide
157 Zoning: City Wide
158 Location: City Wide

159
160 Chris Thompson exited the meeting at 10:41 a.m.

161
162 Dave Anderson stated there has been language proposed to allow for greater density in the
163 Infill Overlay zone.

164
165 Dave Anderson **moved** to recommend approval to Planning Commission of the Title 15
166 Amendment regarding development of units by square feet.

167
168 Junior Baker **seconded** and the motion **passed** all in favor.

169
170 Seth Perrins asked if there is an issue with going away from the General Plan.

171
172 Dave Anderson stated that at this time it is appropriate.

173
174
175 **Title 15 Amendments**

176 Applicant: Spanish Fork City
177 General Plan: City Wide
178 Zoning: City Wide
179 Location: City Wide

180
181 Dave Anderson presented a new zone called the R-4 zone that would allow for higher density of
182 about 18 units to the acre.

183

184 Junior Baker stated if the area is a high density zone does there really need to have single
185 family homes defined within the zone.
186
187 Dave Anderson stated it is an inclusive provision that the City has taken in the past for all other
188 zones.
189
190 Junior Baker stated there was a work session with the Planning Commission and City Council
191 where the idea of creating a retirement zone was presented. He thinks the City should look at
192 adding the language to this current zone to allow for that use
193
194 Dave Anderson stated this zone designation is for townhomes and condos only.
195
196 Junior Baker stated then the single family homes should be removed from the language of the
197 zone.
198
199 Kelly Peterson asked if this is a zone would allow for a project similar to what Springville did on
200 the north end of the City.
201
202 Dave Anderson stated that is the intent.
203
204 Junior Baker stated that Section C., referencing cell towers, should be removed and moved to
205 a subject to conditions and stay in public facility zones.
206
207 Dave Anderson stated there needs to be more time to discuss the language.
208
209 Junior Baker stated the Commission should take a few months to review.
210
211 Dave Anderson stated that is not possible. Dave Anderson stated the title is a work in
212 progress
213
214 Dave Anderson **moved** to recommend approval to Planning Commission and recommend the
215 Commission do a complete review of the R-4 zone and direct staff to make changes prior to
216 being recommended to City Council.
217
218 Kelley Peterson **seconded** and the motion **passed** all in favor.
219
220

221 **Other Business**

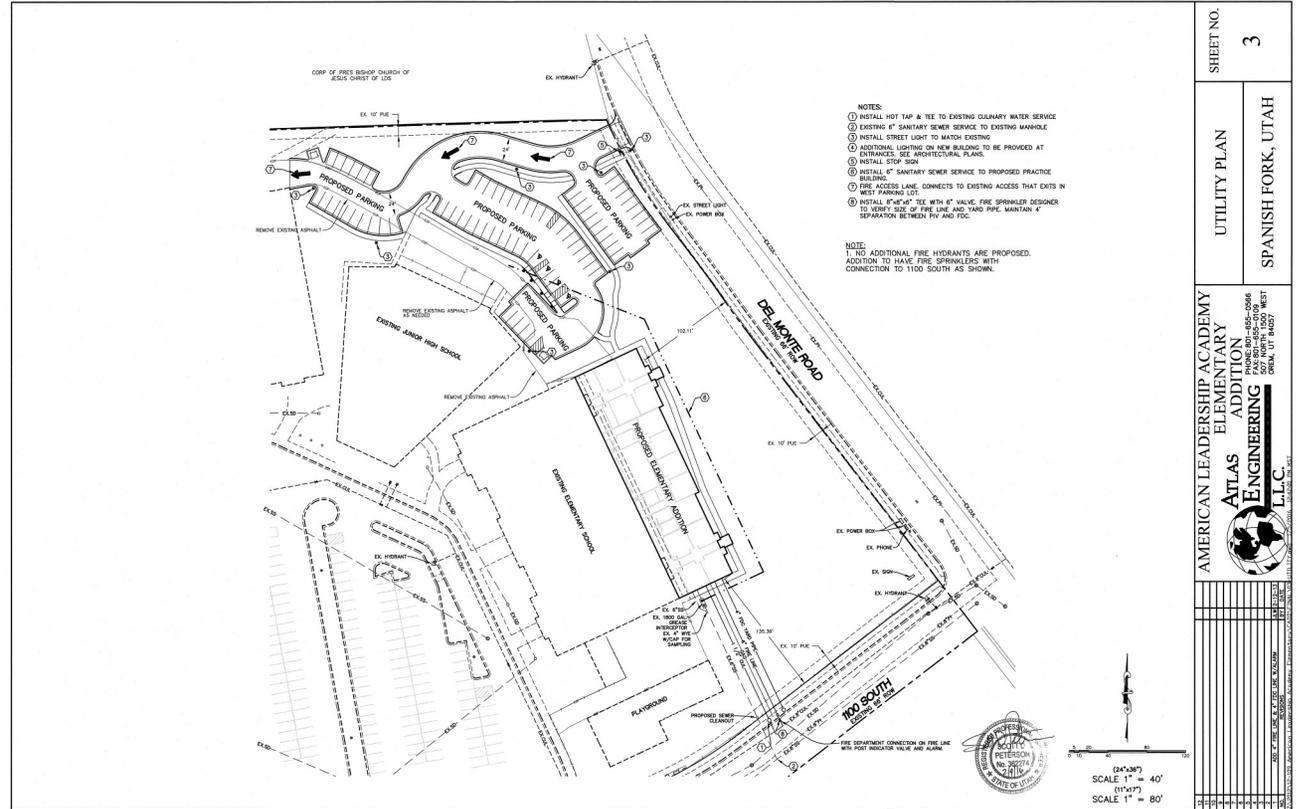
222
223
224 Dave Anderson moved to adjourn the meeting at 10:54 a.m.
225
226

227 Adopted:

228 _____
229 Kimberly Brenneman
Community Development Division Secretary



ALA Addition



SHEET NO.		3
UTILITY PLAN		SPANISH FORK, UTAH
AMERICAN LEADERSHIP ACADEMY ATLAS ELEMENTARY ADDITION ENGINEERING L.L.C. 864 WEST 1100 SOUTH, SPANISH FORK, UT 84402 (435) 734-1100 WWW.ATLASENGINEERING.COM		

File Name: ALA Addition

Site Plan

Applicant: American Leadership Academy

21.04 Acres

Number of Lots: Not Applicable

File #: 15-001057

Address: 864 West 1100 South

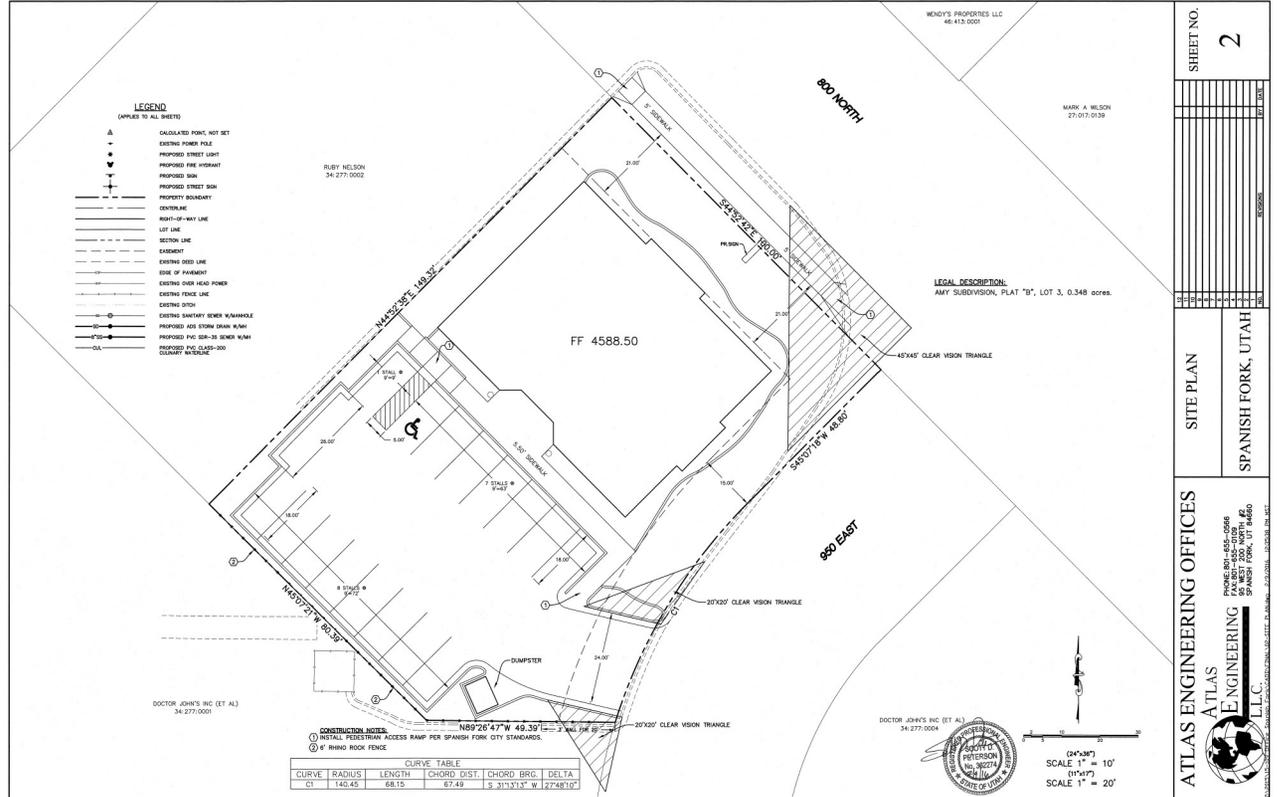
Permit #: SP15-000013

Application Date: 11/02/2015

Application Approved: Pending



Office Owners Commercial



File Name: Office Owners Commercial

Applicant: Atlas Engineering

Number of Lots: Not Applicable

Address: 946 East 800 North

Application Date: 01/18/2016

Site Plan

.35 Acres

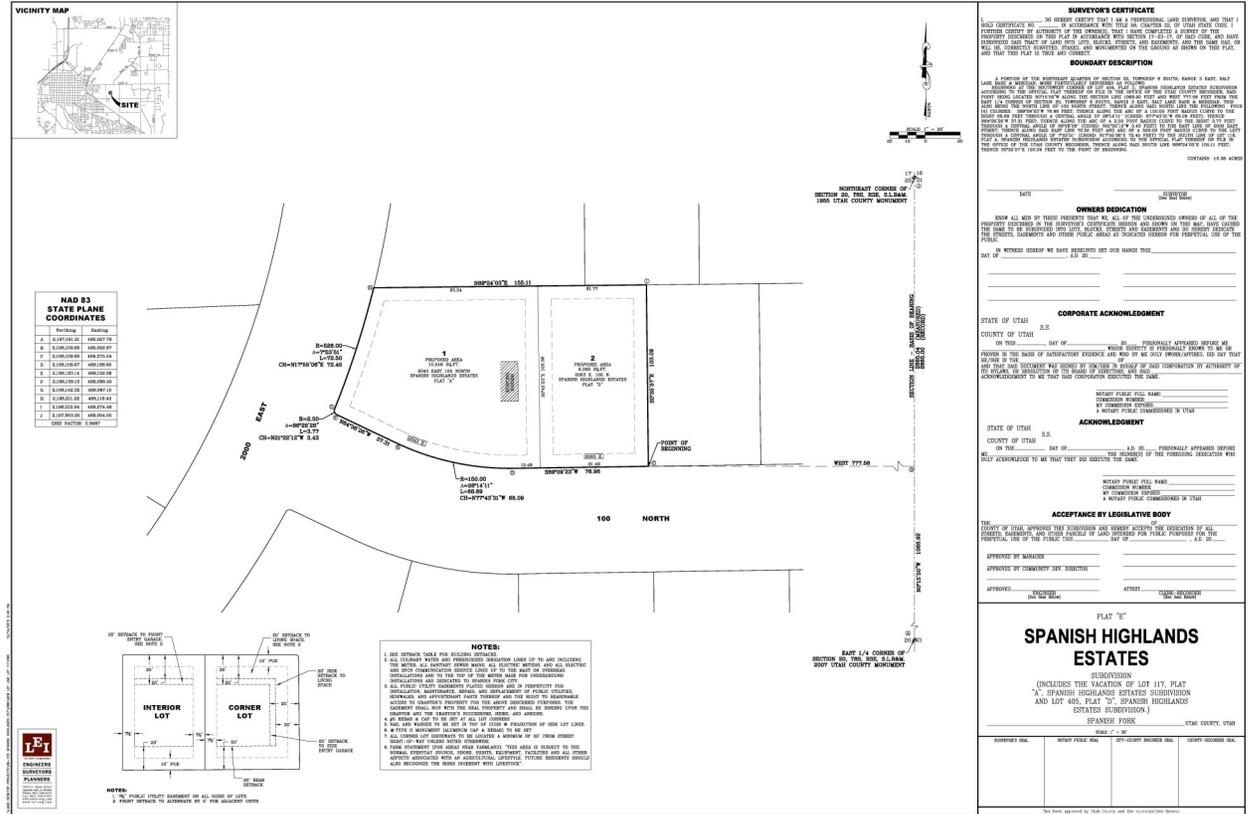
File #: 16-000057

Permit #: SP16-000001

Application Approved: Pending



Spanish Highlands Estate Plat E



File Name: Spanish Highlands Estate Plat E

Applicant: LEI

Number of Lots: 2

Address: 100 North 2000 East

Application Date: 12/15/2015

Minor Plat Amendment

.38 Acres

File #: 15-001176

Permit #: MP15-000005

Application Approved: Pending