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Adopted Minutes
Spanish Fork City Development Review Committee
March 23, 2016

Staff Members Present: Chris Thompson, Public Works Director; Dave Anderson, Community Development Director; Seth Perrins, 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; Brady Taylor, Lead Cable Technician; Kimberly Brenneman, Community Development Department Secretary.

Citizens Present: Mark Greenwood, Roger Knell, Jerry Carroll, Todd Harrison, Brent Gordon, Bruce Hall, Chad Hall, Mike DeMarco, Scott Peterson.

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

MINUTES

March 3, 2016

Junior Baker **moved** to **continue** the minutes of March 3, 2016.
Jered Johnson **seconded** and the motion **passed** all in favor.

FINAL PLAT

Townhomes at Maggie's Bend re-approval

Applicant: Carpenter's Hand, LLC
General Plan: High Density Residential
Zoning: R-3 In-Fill Overlay
Location: 898 North 1100 East

Cory Pierce stated that there are no issues pending from the Engineering Department. It was discovered there is a well on the site that is flowing. The applicant is going to pipe the water from the well to the ditch. Cory Pierce asked that there be a note on the plat that identifies the manhole cover and the line.

Junior Baker **moved** to approve the Townhomes at Maggie's Bend Final Plat re-approval based on the following conditions:

Conditions

1. That the applicant meet all conditions spelled out in the original approval.
2. That the applicant pipe the artesian well to the ditch adjacent to the street.
3. That the applicant update the landscape plan to meet City requirements.

47 4. That the applicant meet the City's current Development Standards.

48

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

50

51 Chris Thompson asked how the applicant will retain 90% of their storm water on site.

52

53 Cory Pierce stated the water table is not really high and that r-tanks should function.

54

55

56 **Maple Mountain Townhomes Plat G1 and G2**

57 Applicant: Salisbury Construction

58 General Plan: Medium Density Residential

59 Zoning: R-1-12

60 Location: 294 South 2000 East

61

62 Cory Pierce stated that he does not have any concerns with the plat. There has already been a
63 preconstruction meeting and the infrastructure is completed except for asphalt.

64

65 Junior Baker asked if there are any amenities that need to be completed with this phase.

66

67 Dave Anderson responded that none are required with this phase.

68

69 Junior Baker **moved** to approve the Maple Mountain Townhomes Plat G1 and G2 Final Plat
70 based on the following conditions:

71

72 Conditions

73 1. That the applicant meet the City's current Development Standards.

74

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

76

77

78 SITE PLAN

79

80 **Canyon Ridge Heritage LDS Church**

81 Applicant: Knell Architects

82 General Plan: Low Density Residential

83 Zoning: R-R

84 Location: 1850 South 2300 East

85

86 Cory Pierce stated the applicant is working with Fred Vincent to acquire the land necessary for
87 the width of the roadway. The road will have a slight bend, but it should not be noticeable
88 when driving down the road.

89

90 Chris Thompson stated Fred Vincent's concern was that the road right-of-way was more on his
91 property than the adjacent property.

92

93 There was a recap of the negotiations with Fred Vincent and the LDS Church.
94
95 Cory Pierce also stated that the legal description for the water easement needs to be
96 recorded.
97
98 Kelly Peterson does not have any concerns from the Electric Division and the design is ready to
99 go.
100
101 Jered Johnson stated that the applicant needs to complete a Stormwater Maintenance
102 Agreement.
103
104 Junior Baker **moved** to approve the Canyon Ridge Heritage LDS Church Site Plan based on
105 the following conditions:
106
107 Conditions
108 1. That the applicant meet the City's current Development Standards.
109 2. That the applicant address the redlines from the Engineering Department with regard
110 to the width of the road.
111 3. That the applicant grant a 20-foot easement over the waterline that surrounds the
112 building.
113 4. That the applicant complete a Stormwater Maintenance Agreement.

114
115 Seth Perrins **seconded** and the motion **passed** all in favor.

116
117
118 Other Business

119
120 Bank of American Fork and Adam Idsinga

121 Chris Thompson stated that Main Street is a very busy road. The City does not want multiple
122 accesses on to Main Street. Chris Thompson wanted to discuss shared parking lots as well as
123 a shared driveway.

124
125 Chad Hall stated he spoke with UDOT and they recommended that the drive be moved to the
126 north end of the property.

127
128 Chris Thompson stated that UDOT will sometimes work with the City when they create shared
129 driveways to businesses.

130
131 Seth Perrins stated that he could see the short term need to have a different type of fence
132 constructed along the south side of the property, with the idea the property to the south will
133 not be residential for very long.

134
135 Bruce Hall stated that it works better for the applicant and the property owner to the south to
136 improve the current location of the driveway.

137

138 Todd Harrison, the representative from the Bank of American Fork, has always been under the
139 impression that their entrance from Main Street would share access with the property to the
140 north when it developed commercially.
141
142 Jered Johnson stated he believes UDOT will want to have the access moved to the north and
143 the access can be shared with the property on the corner of 700 North and Main Street.
144
145 Todd Harrison stated that the bank had to acquire property to make their development work so
146 they don't feel they should have to give access to this other applicant.
147
148 Bart Morrill's phone rang 10:32 a.m.
149
150 Chris Thompson stated that maybe the applicant can work with Bank of American Fork for
151 compensation of utilizing the parking lot and granting access.
152
153 Bart Morrill exited the meeting at 10:34 a.m.
154
155 There was discussion of eliminating the landscaping along the property line and using that area
156 for parallel parking.
157
158 Bart Morrill returned to the meeting at 10:38 a.m.
159
160 Todd Harrison stated that the Bank does not have extra parking spaces to share with the
161 applicant.
162
163 Bruce Hall read an excerpt from the Los Angeles parking code. Bruce Hall stated that an
164 exception to the parking rule needs to be made.
165
166 Dave Anderson stated since the last meeting the Planning Department researched about 15
167 other cities along the Wasatch Front to analyze their parking requirements for medical uses.
168 The staff found that most other cities either had the same parking standard or they had a little
169 lower standard of 1 parking stall for every 200 square feet, where Spanish Fork is currently 1
170 parking stall for every 150 square feet.
171
172 Dave Anderson stated that there are two separate issues and one of them is cross-access that
173 needs to be worked out.
174
175 Bruce Hall stated that the shared access only hurts them by taking away parking stalls. He
176 asked what the solution should be.
177
178 Chris Thompson stated to get a cross-access easement with the bank.
179
180 Bart Morrill exited the meeting at 10:48 a.m.
181
182 There was discussion of the cross-access easement.
183

184 Jered Johnson exited the meeting at 10:50a.m.

185

186 Jered Johnson returned to the meeting at 10:51 a.m.

187

188 Jered Johnson exited the meeting at 10:52 a.m.

189

190 Bruce Hall summarized that the shared-access from Main Street will be on the north of the
191 property and the applicant will work with the bank for a cross-access easement. If the cross-
192 access easement with the bank does not work, then the applicant needs to build a smaller
193 building.

194

195 Seth Perrins switched subjects and stated that a homeowner approached him about widening
196 his drive approach.

197

198 Cory Pierce stated that the curb cut can only be 32 feet as outlined in the Transportation
199 Master Plan.

200

201 Junior Baker moved to adjourn meeting at 10:58 a.m.

202

203

204 Adopted: May 18, 2016

205

206

Kimberly Brenneman
Community Development Department Secretary