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**Approved Minutes**  
**Spanish Fork City Development Review Committee**  
**March 30, 2016**

**Staff Members Present:** Chris Thompson, Public Works Director; Dave Anderson, Community Development Director; Seth Perrins, City Manager; Kelly Peterson, Electric Superintendent; Jason Sant, Assistant City Attorney; Cory Pierce, Staff Engineering; Jered Johnson, Engineering Division Manager; Bart Morrill, Parks Maintenance Supervisor; Dale Robinson, Parks and Recreation Director; John Little, Chief Building Inspector; Steve Adams, Public Safety Director; Brady Taylor, Lead Cable Technician; Kimberly Brenneman, Community Development Department Secretary.

**Citizens Present:** Jesse Cardon, Scott Peterson, Mike DeMarco.

Chris Thompson called the meeting to order at 9:59 a.m.

**MINUTES**

**March 9, 2016**

Dave Anderson **moved** to **approve** the minutes of March 9, 2016, with the changes noted in an earlier e-mail from Seth Perrins to Kimberly Brenneman and the DRC members.

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

**FINAL PLAT**

**Canyon Vista Estates Plat B**

Applicant: Atlas Engineering

General Plan: Low Density Residential

Zoning: R-1-12

Location: 1939 East 6800 South

Cory Pierce stated that the plans and approvals have been worked through and the bond and fees have been completed.

Kelly Peterson stated that the Electric Division has all of their issues worked out.

John Little entered the meeting at 10:01 a.m.

Chris Thompson asked if there were any concerns from Public Safety.

There was no comment.

47 There was discussion of the phasing of the Canyon Vista Estates Development.

48

49 Cory Pierce asked if the Parks Department had a time line of when they plan to build the park.

50

51 Bart Morrill stated he does not know a time line yet.

52

53 Cory Pierce stated that, as the developments move forward, the City should consider working  
54 with the applicant to complete the asphalt to the curb adjacent to the planned park.

55

56 Chris Thompson asked if Cory Pierce will speak to the developer to get a cost estimate of  
57 completing the road to the curb of the park, and the cost estimate of completing just half the  
58 road.

59

60 Cory Pierce said he will.

61

62 There was discussion of connector's agreement and how long the developer has to submit the  
63 agreement.

64

65 Dave Anderson **moved** to approve the Canyon Vista Estates Plat B Preliminary Plat based on  
66 the following conditions:

67

68 Conditions

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

70

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

72

73 Steve Adams exited the meeting at 10:08 a.m.

74

75 **PRELIMINARY PLAT**

76

77 **Park View Townhomes Re-approval**

78 Applicant: Salisbury Development

79 General Plan: High Density Residential

80 Zoning: R-3 In-Fill Overlay

81 Location: 670 Volunteer Drive

82

83 Dave Anderson stated the re-approval addresses setbacks, phasing, and architectural design.

84

85 Mike DeMarco stated they are completing a water table study to determine how high the  
86 buildings will sit out of the ground. The proposed townhomes will have daylight basements and  
87 will have about 4 or 5 steps of the front stoop that will encroach in the front setback.

88

89 Bart Morrill exited the meeting at 10:10 a.m.

90

91 Bart Morrill returned to the meeting at 10:12 a.m.

92

93 Seth Perrins has a concern with the changes of the homes' designs and whether they are an  
94 improvement or not.  
95

96 Dave Anderson stated that is a question for the Planning Commission and City Council. He is  
97 concerned about the reaction from the neighbors. This is a pretty subjective issue though and  
98 feels decisions on design should be left to the Planning Commission and City Council.  
99

100 Dave Anderson asked if the units fronting Volunteer Drive should all be rear load units, as they  
101 appear to be something different on the plat.  
102

103 Mike DeMarco stated that is the plan and he will have the plat corrected.  
104

105 Steve Adams returned to the meeting at 10:16 a.m.  
106

107 Dave Anderson stated there should be something that ties the front load and rear load garages  
108 together as far as style is concerned as they currently have very stark differences. He also  
109 stated that the corner units should have some sort of unique side treatment that faces  
110 Volunteer Drive.  
111

112 Seth Perrins asked if the road to Landmark High is a public street.  
113

114 Cory Pierce stated that it currently is not, but the City is working to have the road deeded over  
115 to the City.  
116

117 Jered Johnson stated he would have a deed prepared for Dave Anderson to take to the Nebo  
118 School District quarterly meeting.  
119

120 Chris Thompson asked if the applicant is aware of the curb being constructed along the  
121 frontage of the City's property with phase 3.  
122

123 Mike DeMarco stated he is aware of that requirement.  
124

125 Cory Pierce stated the striping of Volunteer Drive should be held off until phase 3 is  
126 constructed.  
127

128 Steve Adams asked if they would allow for on-street parking until the road is re-striped.  
129

130 The DRC feels that is appropriate.  
131

132 Seth Perrins asked when the amenities in phase 1 will be constructed.  
133

134 Mike DeMarco stated that it will be completed with the phase.  
135

136 Kelly Peterson **moved** to recommend approval to City Council of the Park View Townhomes  
137 Preliminary Plat based on the following conditions:  
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Conditions

1. Subject to any approvals from the Planning Commission and City Council.
2. Subject to meeting all previous conditions of approval.

Jason Sant **seconded** and the motion **passed** all in favor.

**ZONE CHANGE**

**Grocery Store and Fuel Station**

Applicant: Galloway and Company Inc.

General Plan: Mixed Use

Zoning: C-UV current; C-2 proposed

Location: 2550 East Highway 6

Dave Anderson stated the Zone Change has two parts. The current development is zoned R-3 and C-UV. The reason for the Zone Change to C-2 is to allow a fuel station as that is not allowed in the C-UV zone. He feels the zoning is appropriate and aligns with the General Plan.

Dave Anderson stated the property was purchased by Wright Development. The developer has spoken with many retailers and given the size of the subject property, about 40,000 square feet of building would fit rather than a larger store that may be 120,000 or more square feet. For example, typical grocers that would require the larger size building would be Smith's Marketplace, Harmons, and WinCo. This property size is well suited for the 40,000 square foot store. The proposed store will look similar to the one that was constructed in Pleasant Grove. The City had nothing to do with Wal-Mart selecting this particular location. The City does not have much say in where businesses locate. The City reviews applications and, as long as they meet the current zoning code, the City cannot deny the application. Dave Anderson wanted to reiterate there have been no tax incentives of any kind from the City for this project. This is not any new commerce for the City; it will likely be taking sales from existing stores in the City rather than generating new revenue. Therefore, no additional revenue will be developed.

Seth Perrins stated that there might be a slight increase but generally speaking it will not generate more sales tax.

Dave Anderson is personally surprised that Wal-Mart would like to break ground on a second Wal-Mart within one year of opening the first Wal-Mart in Spanish Fork. He stated there is a Super Center and a Neighborhood Market in Pleasant Grove that are 2.6 miles apart. The distance between the Spanish Fork Super Center and the proposed Neighborhood Market is 2.6 miles.

Seth Perrins stated the re-zone is for the whole parcel, but pointed out that the grocery store could be constructed on the existing C-UV zone. The Zone Change to C-2 allows for the fuel station to be added to the development.

184 There was discussion of how the road from Highway 6 to Canyon Road will develop and how  
185 the roundabout will work.

186  
187 Chris Thompson exited the meeting at 10:45 a.m.

188  
189 Chris Thompson returned to the meeting at 10:47 a.m.

190  
191 Dave Anderson stated that all traffic generated by the grocery store will not travel through  
192 neighborhood streets and instead will be on collector roads.

193  
194 Seth Perrins stated that the store may ease the city-wide traffic issues by reducing the number  
195 of long trips. He stated it is beneficial to have little pockets of commercial throughout the City.

196  
197 Jesse Cardon stated he feels a lot of the concerns that have been brought up on the Facebook  
198 pages have been addressed. He did express a concern about the traffic generated from 2550  
199 East from Mapleton to the development as well as potential light pollution from the  
200 development.

201  
202 Seth Perrins stated this summer the residents of the community will see what the width of  
203 2550 East will become as development of Canyon Vista Estates starts.

204  
205 Dave Anderson stated anytime there are parking lots the City looks at potential light pollution  
206 and makes sure it is minimized. At the property line the light overflow needs to be to almost  
207 zero.

208  
209 Seth Perrins stated that once 2550 East is built to the expected width it will be 52 feet wide,  
210 curb to curb; and 92 feet wide including sidewalk and planters.

211  
212 Dave Anderson **moved** to recommend approval to the City Council of the Grocery Store and  
213 Fuel Station Zone Change.

214  
215 Jered Johnson **seconded** and the motion **passed** all in favor.

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218 Seth Perrins moved to adjourn meeting at 11:02 a.m.

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220  
221 Adopted: May 18, 2016

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Kimberly Brenneman  
Community Development Department Secretary