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Approved Minutes
Spanish Fork City Development Review Committee
April 27, 2016

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

Citizens Present: Scott Peterson, Chad Hall, Shawn Herring.

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

ANNEXATION

Warner Annexation

Applicant: Atlas Engineering

General Plan: High and Medium Density Residential

Zoning: Not Applicable

Location: 1200 South 300 East

Chris Thompson stated that there are some safety issues that would need to be addressed on River Bottom Roads and the City needs to determine when those improvements will be made.

The percent of property owners who have signed a petition to annex is just over 56%. The property value of the petitioners accumulates to just over 63%.

Tom Cooper's phone rang at 10:02 a.m.

Junior Baker asked whether or not, speaking politically, the Council would be okay if the property owners are just over 50%. The road might be a big issue and the decision of having the road be improved when the annexation is approved or when development occurs will need to be determined.

Dave Anderson would like to have a meeting scheduled with Vicki Bradford and her brother to sit down with staff regarding potential issues that might need to be addressed with the annexation.

Part of the discussion deals with whether or not property owners on the west side of River Bottoms Road should be forced into the City or does the City wish to have a boundary that makes sense.

46 Jered Johnson stated if South Lane is to be annexed into the City as shown on the plat, then
47 the whole portion of South Lane as shown on the plat to Main Street needs to be annexed as
48 there would be a slight gap on the road from City to County to City.

49
50 Junior Baker **moved** to recommend that the City Council accept the Warner Annexation for
51 further study.

52
53 Jered Johnson **seconded** and the motion **passed** all in favor.

54
55
56 **PRELIMINARY PLAT**

57
58 **Maple Mountain Plat N**

59 Applicant: Salisbury Development
60 General Plan: Low Density Residential
61 Zoning: R-1-12
62 Location: 2091 East 280 North

63
64 Cory Pierce asked if the connection should be made from the subdivision to 400 North. He
65 suggested the layout may work better if the streets are redesigned.

66
67 Chris Thompson did not like how the intersections of the cul-de-sacs line up to the main road in
68 the subdivision.

69
70 Jered Johnson stated the neckdowns should be taken out at the cul-de-sac intersections or the
71 roads should come in at 90 degrees and the intersections would be better.

72
73 The applicant said that they have looked at many layouts and found this to be the most
74 efficient.

75
76 Junior Baker asked about the ditches shown on the plat.

77
78 Cory Pierce stated the applicant will be piping the ditch around the outside of the property. A
79 letter needs to be provided on canal company letterhead showing the canal company's approval
80 on the ditch relocation.

81
82 Dave Anderson stated that this project is not completely ready today and wants to know if the
83 items will be addressed prior to the end of the week so that a complete project can be
84 presented to the Planning Commission.

85
86 The applicant stated he can work on the design.

87
88 Chris Thompson said the road out of the cul-de-sac needs to be perpendicular to the road at
89 least 150 feet back from the intersection.

90

91 Cory Pierce stated the main road of the subdivision should run parallel to the Nebo School
92 District property and have streets to the east only one lot deep, with the cul-de-sacs being on
93 the west side of the development.

94
95 Jered Johnson suggested the road running through the subdivision could run on the east
96 property line next to the Nebo School District property.

97
98 Cory Pierce stated the applicant originally submitted a design similar to that but the school
99 board did not like the idea.

100
101 Dave Anderson **moved** to continue the Maple Mountain Plat N Preliminary Plat.

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

104
105 Cory Pierce asked for clarification regarding the items that need to be discussed and reviewed
106 before approval of a new design: the turnaround, the access to the Nebo School District
107 property and redesign of the cul-de-sac intersections.

108
109 **SITE PLAN**

110
111 **Adam Idsinga - Chiropractic Office**

112 Applicant: Hall Engineering

113 General Plan: Mixed Use

114 Zoning: R-O

115 Location: 661 North Main Street

116
117 Cory Pierce stated he does not have any issues. The configuration could work well for an
118 access to the north of the site.

119
120 Junior Baker stated a cross easement needs to be recorded for the property to the north.

121
122 Chris Thompson asked if there is something that can be in writing that the future applicant
123 must cooperate with access.

124
125 Junior Baker said he cannot think of a way to do that.

126
127 There was discussion of an access being needed from the project and taking the parking from
128 the current project. There was also discussion about trying to have foresight as the block
129 develops in the future.

130
131 Junior Baker stated Hall Engineering will draft the easement and the City will review the
132 document.

133
134 Dave Anderson stated the tree in the park strip needs to stay. Where the Bank of American
135 Fork has green lawn, he would like to see the properties along Main Street be turf in the front
136 instead of xeriscape.

137
138 Chad Hall said they were fine with the change.
139
140 Chad Hall wanted to clarify what fencing would be required.
141
142 Dave Anderson stated it does not make sense to change the fence on the north side.
143
144 Junior Baker stated the property owner to the north needs to sign a document that they do not
145 need a fence between the properties.
146
147 Dave Anderson stated that he is comfortable to not go that route.
148
149 There will be a masonry wall on the south side.
150
151 Dave Anderson stated the existing masonry wall on the north east of the property needs to be
152 added on to be 6 feet tall.
153
154 Junior Baker stated the property owners should be involved in the discussion of fencing, with
155 the idea it is a shared access.
156
157 Tom Cooper has an issue with the trees in the back of the lot that are under the power line on
158 the west side of the property.
159
160 Junior Baker **moved** to approve the Adam Idsinga - Chiropractic Office Site Plan subject to the
161 following conditions:
162
163 Conditions
164 1. That the applicant change the xeriscape in the front of the property to turf.
165 2. That the applicant grant a cross access easement to the property to the north.
166 3. That the applicant change the trees under the power line to be no taller than 12 feet
167 or place shrubs there.
168
169 Tom Cooper **seconded** and the motion **passed** all in favor.
170
171 Junior Baker moved to adjourn meeting at 10:39 a.m.
172
173 Adopted: June 1, 2016
174
175

Kimberly Brenneman
Community Development Division Secretary