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Adopted Minutes
Spanish Fork City Development Review Committee
September 9, 2015

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; Bart Morrill, Parks Maintenance Supervisor; Joe Jarvis, Fire Marshall; John Little, Chief Building Inspector; Steve Adams, Public Safety Director; Kimberly Brenneman, Community Development Division Secretary.

Citizens Present:

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

MINUTES

August 26, 2015

Junior Baker **moved** to **approve** the minutes of August 26, 2015, with the changes noted in an earlier e-mail from Junior Baker to Kimberly Brenneman and the DRC members.
Kelley Peterson **seconded** and the motion **passed** all in favor.

September 2, 2015

Junior Baker **moved** to **approve** the minutes of September 2, 2015, with the changes noted in an earlier e-mail from Junior Baker to Kimberly Brenneman and the DRC members.
Chris Thompson **seconded** and the motion **passed** all in favor.

PRELIMINARY PLAT

Canyon Vista Estates

Applicant: Atlas Engineering
General Plan: Low Density Residential
Zoning: R-1-12
Location: 1939 East 6800 South

Cory Pierce explained this request is for re-approval as they have added a property on the west and they have changed the layout as per Dave Anderson's request.

Chris Thompson explained the distance to the road is a long distance. The ordinance requires 600 feet, but Dave Anderson worked it out with the applicant to have a sidewalk rather than the road. This is a variation from the standard that the DRC feels is appropriate.

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Chris Thompson explained that the applicant came in with two plans, one had some lots fronting onto 100 South and the other one did not. Chris Thompson and Dave Anderson discussed the plans and believe that although the road is designated as a minor collector, it is a major access point with a lot of school kids, which would make it feel like a major collector.

Dave Anderson stated it has been nine or ten months since the annexation has been approved, but the building of the infrastructure to serve the property has been very slow. Nobody wants to pay the full cost of the sewer and power infrastructure, resulting in continued negotiations that have slowed the process down. Dave Anderson suggested the possibility of requiring some type of a timeframe for beginning construction for the next time an annexation is approved.

Junior Baker **moved** to recommend approval to City Council of the Canyon Vista Estates Preliminary Plat based on the following conditions:

Conditions

1. That the applicant meet all redline comments as given by staff.
2. That the applicant include a sidewalk outlet between lots 13 and 14 with an 18 inch mow strip.
3. That the annexation be recorded and recognized by the state.

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

TITLE 15

Title 15 Text Change

Applicant: Spanish Fork City
General Plan: City Wide
Zoning: City Wide
Location: City Wide

Dave Anderson stated that this change will limit office uses in the shopping center zone. They will be limited in public ways – the amount of space that an individual office can occupy. He has suggested that 3,000 square feet but would like to talk to building inspection to refine that standard, if necessary. Between Big 5 Sports and Macey’s, there is a small empty space in the development. If someone would like to lease that empty space as an office use, that wouldn’t greatly alter the purpose of the shopping center zone. This change will still allow office use in these zones provided that individual square footage of an occupancy does not exceed 3,000 square feet and no more than 5% of the development square footage is comprised of those types of uses. This is in response to a concern that the Council has raised. The change also deals with outdoor display areas and some other language specific to the Shopping Center zone.

Dave Oyler asked how a development is defined. Would Canyon Creek be one development?

93
94 Dave Anderson replied that Canyon Creek is one development. With one million square feet,
95 fifty-thousand can be allowed for office space. There is also the idea that it cannot be lumped
96 together and needs to be separated into 3,000 square foot spaces.
97
98 Junior Baker **moved** to recommend approval to the Planning Commission of the Title 15 Text
99 Change to the Shopping Center Zone addressing offices and outdoor display areas.
100
101 Dave Anderson **seconded** and the motion **passed** all in favor.
102
103 Dave Anderson stated that the DRC has yet to make a motion about the roof pitch change.
104
105 Dave Anderson **moved** to recommend to the City Council that the roof pitch requirement for
106 accessory buildings that are taller than 15 feet be changed from 4/12 to 2/12 pitch.
107
108 Junior Baker **seconded** and the motion **passed** all in favor.
109
110 Dave Anderson explained that there has been talk about having a uniform landscaping
111 requirement for all lots regardless of whether they are in a Master Planned Development or
112 other developments.
113
114 Junior Baker asked if there is value in letting developers determine and create their own
115 landscaping plans.
116
117 Dave Anderson stated that he does not believe that developers don't concern themselves with
118 landscaping plans, home builders do.
119
120 Discussion about how penalties and permits would allow the City to enforce such requirements
121 ensued. A sunset period was determined that if the landscaping was not completed, the funds
122 would be released to the General Fund.
123
124 There was discussion about the type of irrigation system that would be required by the
125 ordinance as well as the amount of xeriscape that would be required. Dave Anderson said that
126 some of the concerns the ordinance is designed to address deals with people who plan to water
127 their yard with a hose rather than installing a sprinkling system. This change would allow the
128 City to enforce front yard landscaping requirements.
129
130 Discussion continued regarding the need for a master grading plan for landscaping
131 developments when roads are built up within the development.
132
133 John Little stated the only time that he sees the mass grading plan be effective is when one
134 builder builds out the full subdivision. The lots will usually blend well together.
135
136 Junior Baker stated that the concept of a property owner retaining their water on their property
137 is all good and well but when a citizen calls about a neighbors water running onto their property

138 because of a retaining wall constructed or landscaping it is a civil issue. If it is written in the
139 code then it becomes an enforcement issue for the City.

140

141 Chris Thompson stated there is a disconnect with the homeowners as the yards typically drain
142 towards the fence line, creating drainage issues.

143

144 Junior Baker **moved** to recommend that the Planning Commission change the landscape
145 requirement as follows:

146

- 147 1. That the front and corner side yard are completed within one year and the interior side
148 and rear yard be completed within 2 years of receiving a Certificate of Occupancy;
- 149 2. That landscaping be completed with a sprinkler system;
- 150 3. That the deposit required is returned to the property owner at the time the landscaping
151 is completed;
- 152 4. That if the property owner does not install the landscaping within four years of receiving
153 the Certificate of Occupancy, the deposit be forfeited to the General Fund.

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

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158 Other Business

159

160 Chris Thompson addressed the side walk trail issue along 200 East. The concern is there is a
161 trail and concrete track. The cost of the new trail is so cost prohibitive it will likely never be
162 done. Chris Thompson stated the trail should continue south to the railroad tracks and then
163 continue as sidewalk. The Trail Master Plan was moved and reconfigured after the initial
164 portion of the trail was installed.

165

166 Dave Oyler **moved** to approve the reconfiguration of the trail and side walk along 200 East near
167 the railroad tracks by the City pipe yard.

168

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

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171

172 Junior Baker moved to adjourn meeting at 11:20 a.m.

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176 Adopted: August 3, 2016

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178

Kimberly Brenneman
Community Development Division Secretary