



**Wednesday, May 18, 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**

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**Subject**            **A. March 23, 2016**

Meeting            May 18, 2016 - Development Review Committee

Category            1. Approval of Minutes

Access              Public

Type                Action, Minutes

File Attachments  
[draft DRC minutes 03-23-2016.pdf \(73 KB\)](#)

**Subject**            **B. March 30, 2016**

Meeting            May 18, 2016 - Development Review Committee

Category            1. Approval of Minutes

Access              Public

Type                Action, Minutes

File Attachments  
[draft DRC minutes 03-30-2016.pdf \(74 KB\)](#)

**Subject**            **C. April 6, 2016**

Meeting            May 18, 2016 - Development Review Committee

Category            1. Approval of Minutes

Access              Public

Type                Action, Minutes

File Attachments

[draft DRC minutes 04-06-2016.pdf \(108 KB\)](#)

**Subject**            **D. April 13, 2016**  
Meeting            May 18, 2016 - Development Review Committee  
Category            1. Approval of Minutes  
Access             Public  
Type                Action, Minutes

File Attachments  
[draft DRC minutes 04-13-2016.pdf \(60 KB\)](#)

## 2. Zone Change

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**Subject**            **A. Canyon Breeze Manor**  
Meeting            May 18, 2016 - Development Review Committee  
Category            2. Zone Change  
Access             Public  
Type                Action, Discussion  
Applicant: F.J. Clark and Associates  
General Plan: Medium Density current; High Density Proposed  
Zoning: R-1-6 current; R-3 proposed  
Location: 3000 East Canyon Road

File Attachments  
[Canyon Breeze Manor ZA.pdf \(1,147 KB\)](#)

## 3. Preliminary Plat

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**Subject**            **A. Canyon Breeze Manor**  
Meeting            May 18, 2016 - Development Review Committee  
Category            3. Preliminary Plat  
Access             Public  
Type                Action, Discussion  
Applicant: F.J. Clark and Associates  
General Plan: High Density Proposed  
Zoning: R-3 proposed  
Location: 3000 East Canyon Road

File Attachments  
[Canyon Breeze Manor PP.pdf \(1,147 KB\)](#)

## 4. Minor Plat Amendment

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**Subject**            **A. Ludlow Farms**

Meeting            May 18, 2016 - Development Review Committee

Category            4. Minor Plat Amendment

Access              Public

Type                Action, Discussion

Applicant: Andrews-Edwards Real Estate  
General Plan: Mixed Use  
Zoning: R-3  
Location: 475 West 100 South

File Attachments

[Ludlow Farms MP.pdf \(457 KB\)](#)

## 5. Final Plat

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**Subject**            **A. Legacy Farms 3A \*Continue per applicants request\***

Meeting            May 18, 2016 - Development Review Committee

Category            5. Final Plat

Access              Public

Type                Action, Discussion

Applicant: Atlas Engineering  
General Plan: Low Density Residential  
Zoning: R-1-12  
Location: 400 North 2040 East

File Attachments

[Legacy Farms 3A FP.pdf \(1,438 KB\)](#)

## 6. Other Business

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**Subject**            **A. 4.30.010 - Impact Fee Reimbursable Projects**

Meeting            May 18, 2016 - Development Review Committee

Category            6. Other Business

Access              Public

Type                Action, Discussion

**4.30.010**

[Impact Fees](#)

A. Impact Fee Reimbursable Projects. Growth related infrastructure that does not have local connections shall be eligible for 100% reimbursement through impact fees. If there will be local connections, then the difference between the regional and local infrastructure cost may be reimbursed.

Only 600 amp and larger electric lines are reimbursable by impact fees. These lines will be 100% reimbursable.

B. Fees for Redevelopment. If land is re-developed then impact fees are not charged unless service is expanded.

<b>Subject</b>	<b>B. Title 15</b>
Meeting	May 18, 2016 - Development Review Committee
Category	6. Other Business
Access	Public
Type	Discussion, Information

File Attachments

[memo.officelandscaping.5-18-2016.pdf \(59 KB\)](#)

## **7. Adjourn**

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Draft 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 Other Business

#### 118 Bank of American Fork and Adam Idsinga

119  
120 Chris Thompson stated that Main Street is a very busy road. The City does not want multiple  
121 accesses on to Main Street. Chris Thompson wanted to discuss shared parking lots as well as  
122 a shared driveway.  
123  
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

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204 Adopted:

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Kimberly Brenneman

Community Development Department Secretary

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**Draft 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:  
138

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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.

216  
217  
218 Seth Perrins moved to adjourn meeting at 11:02 a.m.

219  
220  
221 Adopted:

222  
223 \_\_\_\_\_  
Kimberly Brenneman  
Community Development Department Secretary

1 Draft Minutes  
2 Spanish Fork City Development Review Committee  
3 April 6, 2016  
4  
5

6 **Staff Members Present:** Chris Thompson, Public Works Director; Dave Anderson, Community  
7 Development Director; Kelly Peterson, Electric Superintendent; Junior Baker, City Attorney;  
8 Cory Pierce, Staff Engineering; Jered Johnson, Engineering Division Manager; Dale Robinson,  
9 Parks and Recreation Director; Joe Jarvis, Fire Marshall; Steve Adams, Public Safety Director;  
10 Brady Taylor, Lead Cable Technician; Kimberly Brenneman, Community Development  
11 Department Secretary.

12  
13 **Citizens Present:** Brandon McDougald, Russell Burch, Jay Rents, Sean Sandoval, Richard  
14 Hatfield, Velay Cook, Scott Peterson.

15  
16 Chris Thompson called the meeting to order at 10:02 a.m.  
17  
18

19 **MINUTES**

20  
21 **March 9, 2016**  
22

23 Junior Baker **moved** to **approve** the minutes of March 9, 2016, with the changes noted in an  
24 earlier e-mail from Seth Perrins to Kimberly Brenneman.

25 Kelly Peterson **seconded** and the motion **passed** all in favor.  
26  
27

28 **SITE PLAN**

29  
30 **I-15 Storage**

31 Applicant: Atlas Engineering

32 General Plan: Industrial

33 Zoning: I-2

34 Location: 2376 North 200 East  
35

36 Cory Pierce stated the applicant was emailed the bond amount and fees this morning.  
37

38 Chris Thompson asked what the grey shaded area on the east side of the property was.  
39

40 Kelly Peterson stated that it is the easement for the SUVPS line.  
41

42 Chris Thompson asked about flooding issues.  
43

44 Cory Pierce stated that the existing storage units did not pipe the ditch, but it will be piped  
45 with this project.  
46

47 Russell Burch stated that he will pipe the ditch along the existing property and the new project.  
48  
49 Junior Baker asked if by piping the ditch it created a wetlands issue near the potential 2700  
50 North interchange. Is there a way to have the water flow to the storm drain on 200 East  
51 instead of north to 2700 North?  
52  
53 Chris Thompson stated that the properties to the north of the proposed project may be using  
54 the ditch to irrigate.  
55  
56 After some discussion, Chris Thompson suggested that the applicant can pipe the ditch to 200  
57 East if they are able to provide the City with a letter from Westfield Irrigation saying that the  
58 water traveling north is tail water and it is okay to abandon the ditch and divert the water to  
59 200 East.  
60  
61 Cory Pierce stated the percolation rate is sufficient to have R-tanks in place.  
62  
63 Chris Thompson said he does not want tail water funneling through the R-tanks. The applicant  
64 can pipe it through storm drains.  
65  
66 Joe Jarvis has worked with the applicant to accommodate fire trucks to maneuver through the  
67 units. It is proposed to have grass pavers placed on the end of the units that run east and west  
68 to allow for fire trucks to make a turn.  
69  
70 Kelly Peterson stated that he does not have any issues from the Electric Division with the  
71 proposed Site Plan.  
72  
73 Junior Baker **moved** to approve the I-15 Storage Site Plan based on the following findings and  
74 conditions:  
75  
76 Conditions  
77 1. That the applicant takes an R-tank line and convert it to a stormwater system to  
78 connect to the storm drain in 200 East.  
79 2. That the applicant pipe the ditch along the existing storage unit's east property line  
80 and the new development.  
81 3. That the applicant submit a letter to the City from Westfield Irrigation approving the  
82 abandonment of the ditch north from the applicant's property.  
83  
84 Kelly Peterson **seconded** and the motion **passed** all in favor.  
85  
86  
87 **Cook Chiropractic**  
88 Applicant: Cook Chiropractic  
89 General Plan: Commercial  
90 Zoning: C-2  
91 Location: 685 East 800 North  
92

93 Veloy Cook stated there will be a significant remodel of the existing home.  
94  
95 Chris Thompson asked if there are issues the Engineering Division is concerned about.  
96  
97 Cory Pierce stated that the Engineering Division and Community Development Department  
98 have been working with the parking along 700 East. The proposed angle of the parking is the  
99 most you can get without encroaching into the building.  
100  
101 Dave Anderson stated that at some time down the road there will be some stacking issues; but  
102 at this time, there is not a concern.  
103  
104 Chris Thompson stated that the national trend is to have the parking stalls on 700 East angle  
105 the other way and require patrons to back into the parking stalls.  
106  
107 Cory Pierce stated there is a public easement on the sidewalk next to the building around the  
108 parking stalls on the east side.  
109  
110 Chris Thompson asked about percolation rates.  
111  
112 Cory Pierce stated there will be a storm tech bank on site and would flow through a 4-inch pipe  
113 into the curb.  
114  
115 Chris Thompson stated he likes the design but feels it would be better under a retention basin  
116 than a parking lot.  
117  
118 Cory Pierce stated that, for the area, the storm tech works.  
119  
120 Jered Johnson stated that there is the same type of designs under parking lots in Canyon View  
121 Medical and in churches.  
122  
123 Cory Pierce stated any option is viable either as currently designed or by placing it in the 10-  
124 foot planter on the west side of the property.  
125  
126 Jered Johnson stated a Storm Water Maintenance Agreement would need to be executed.  
127  
128 Chris Thompson stated he does not want applicants to have a pre-construction meeting until  
129 the agreement is signed.  
130  
131 Jered Johnson stated that the applicant should sign the agreement when they pay the fees.  
132  
133 Kelly Peterson stated there are electrical fees that need to be updated.  
134  
135 Dave Anderson stated he would like to have the trees removed from the park strip on 800  
136 North and placed someplace else on site. He stated the portion of the house being used as a  
137 chiropractic office would require 12 parking stalls; the remainder of the building will be used for  
138 general office. The proposal meets the City's parking requirements.

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Junior Baker **moved** to approve the Cook Chiropractic Site Plan based on the following conditions:

Conditions

1. That the applicant complete the minor modifications with the Landscape Plan and not plant trees under power lines.
2. That the applicant enters into a Storm Water Maintenance Agreement.

Jered Johnson **seconded** and the motion **passed**.

Dave Anderson voted nay because of the condition that states trees shall not be planted under power lines as there are trees that can be planted under power lines. He also stated there are no power lines on the property.

Veloy Cook stated that the City requires a number of trees to be planted on-site and by restricting him from planting trees under power lines, he is not able to meet the number of trees required for the site.

Dave Anderson stated there are trees appropriate to plant beneath power lines that do not grow over 12 feet high.

Chris Thompson asked if the Electric Division or SFCN has an issue with the proposed trees being planted under the power lines as shown on the Landscape Plan.

Both departments replied that it would not be an issue.

There was discussion of the Electric Division and SFCN requesting to have the ordinance changed from requiring trees to requiring shrubs no taller than 10 feet high under utility lines.

Dave Anderson stated that the City cannot regulate what will be planted in a residents back yard regardless of if there is a power line or not. It is impractical to police that.

Kelly Peterson stated the Electric Division is trying to clean that up now and this winter sent crews around subdivisions to clean out access to the power boxes in front yards. The only time that the Electric Division can try to control the issue is with commercial developments, he understands that policing the general public is not practical.

Dave Anderson stated he did not want to diminish Kelly Peterson's point but would like to be practical.

Chris Thompson asked about changing the mast arm that connects to the building to being no lower than 15 feet from grade.

Kelly Peterson and Brady Taylor said that it might work, but it is not the best solution.

185 Veloy Cook wanted to discuss the idea of making a change to the masonry wall since the  
186 neighboring properties are zoned commercial, but currently are being used as residential uses.  
187 He would like to know if there can be a modification to the code.  
188

189 Dave Anderson advised Veloy Cook to apply for a text amendment.  
190

191 There was discussion of the term masonry wall with pre-cast masonry walls and the foam core  
192 masonry wall.  
193  
194

### 195 **Quick Quack Car Wash**

196 Applicant: Lonestar Builders

197 General Plan: Commercial

198 Zoning: C-2

199 Location: 374 East 1000 North  
200

201 Cory Pierce stated there needs to be a snout for the storm drainage. The signal pole will be  
202 paid for by the City, but the developer should hire a contractor and bid out the plans with  
203 approval by the City for the cost. This should not delay construction for the applicant.  
204

205 Brandon McDougald asked if the City would pay for the design and relocation of the light.  
206

207 Chris Thompson stated that is fair, but the City needs to approve the cost before any action  
208 takes place.  
209

210 Jered Johnson stated there needs to be a Storm Water Maintenance Agreement executed.  
211

212 Cory Pierce stated that there will be restrictions on off-street parking. The three lanes would  
213 start at 1000 North and continue two thirds of the way south towards 900 North.  
214

215 Steve Adams stated that the parking has been removed on 1000 North. The situation along  
216 400 East will be the same situation and homeowners would be fine until the properties  
217 transition to commercial uses.  
218

219 Jered Johnson stated the striping should be the whole length of 400 East from 1000 North to  
220 900 North.  
221

222 Dave Anderson suggested the striping should be done just the length of the property being  
223 developed.  
224

225 The thought of having the longer left turn lane is to accommodate queueing into the  
226 development.  
227

228 Dave Anderson wanted to know when the raised median on 1000 North would be constructed.  
229 He stated it seems easier to put it in place sooner rather than later.  
230

231 Junior Baker asked where the raised island would start.  
232  
233 Cory Pierce stated it would be best to do intersection to intersection. Cory Pierce stated the  
234 study said it is a conflict point, not that the road is failing.  
235  
236 The applicant stated on the egress onto 1000 North, there will be two signs saying Do Not  
237 Enter.  
238  
239 Chris Thompson would like to see a better tapering of the striping on 400 East.  
240  
241 Steve Adams exited the meeting at 11:17 a.m.  
242  
243 Kelly Peterson stated the Electric Division has completed their design and fees are being  
244 calculated for the improvements. Kelly Peterson stated there will be a switch gear placed on  
245 the property that would be funded through impact fees as neighboring properties develop. The  
246 switch box is about 8 feet by 8 feet in size.  
247  
248 Jered Johnson exited the meeting at 11:19 a.m.  
249  
250 Cory Pierce stated the switch gear should not be placed over the storm drain.  
251  
252 There was discussion of where the switch gear should be placed on the property. The switch  
253 gear would cost more to install if it were placed by the transformer.  
254  
255 Jered Johnson returned to the meeting at 11:25 a.m.  
256  
257 Chris Thompson asked if the applicant can talk to the property owner to the west, Helen Evans,  
258 regarding placing the switch gear on her property and acquiring an easement. He stated to  
259 have the applicant's engineer draw up plans for the placement of the switch gear.  
260  
261 Jered Johnson stated that the Electric Division does the design for other projects and it would  
262 make sense for the Electric Division to design where the switch gear should be placed. The  
263 City can then approach the property owner to the west.  
264  
265 Kelly Peterson will talk with Tom Cooper about coming up with another option for routing  
266 power.  
267  
268 Junior Baker stated the best way to address this is to approach Helen Evans to the west about  
269 placing the switch gear on her property.  
270  
271 Kelly Peterson said the Electric Division might be able to upgrade to a three phase and a  
272 switch gear may not be needed. He will meet with Tom Cooper and brainstorm some ideas.  
273  
274 The trees planted on-site need to not grow over 12 feet under the power lines running north  
275 and south on the west property line and east and west on the south property line, as well as  
276 work with the placement of the trees over the storm tech.

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Dave Anderson stated the City wants the access off 400 East to be shared with the property to the south. He feels the wall should be constructed on the south border of the property only where it wouldn't interfere with cross access.

Junior Baker asked if the property owner to the south is aware of a shared access.

Brandon McDougald stated, to his knowledge, the developer has spoken with the property owner to the south regarding the shared access.

Chris Thompson stated the applicant should submit a letter of intent to have shared access.

Brandon McDougald asked if the wall could be bonded for or placed in escrow, for when the property develops commercial.

Chris Thompson stated if a letter is provided then the applicant does not need to construct the wall, if there is no letter then there needs to be a wall constructed.

Jered Johnson stated he thinks it should be bonded for and if the property to the south does not develop commercial in the next year the wall should be constructed.

Dave Anderson **moved** to approve the Quick Quack Car Wash Site Plan based on the following conditions:

Conditions

1. That the applicant address the issues raised by the Electric Division concerning the need for a switch gear or sectionalizer to be located in the northwest corner of the property.
2. That the applicant submit a more complete striping plan with clearly delineated parking restrictions, subject to the approval of the Engineering Division.
3. That the applicant provides a cross access easement with the property owner to the south.
4. That the applicant enters into a Storm Water Maintenance Agreement.
5. That the applicant modify the Landscape Plan to accommodate a smaller tree per approval of Bill Bushman under the power lines on the south and west side of the property.

Dale Robinson **seconded** and the motion **passed** all in favor.

Other Business

Junior Baker spoke with the attorney for the Rhino wall, with the foam core. He would like to have a discussion about the wall if the product is being used within the City.

Cory Pierce said the definition of masonry needs to be clarified.

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There was discussion if the wall was an aggregate or foam.

Junior Baker suggested having the DRC look at the walls where the wall has been installed.

Jered Johnson stated Title 15 needs to be amended as this is what wall was planned to be constructed around the City's pipe and pole yard.

Cory Pierce met with an applicant about property he is interested in purchasing along 200 East and Williams Road. Cory Pierce wants to know what the road width improvements should be expanded to.

Chris Thompson stated Williams Lane needs to be widened to the commercial local standard.

Dave Anderson stated the applicant would need to pave to the curb.

Junior Baker moved to adjourn meeting at 11:56 a.m.

Adopted:

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Kimberly Brenneman  
Community Development Department Secretary

Draft Minutes  
Spanish Fork City Development Review Committee  
April 13, 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; Jered Johnson, Engineering Division Manager; Cory Pierce, Staff Engineering; 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; Brady Taylor, Lead Cable Technician; Kimberly Brenneman, Community Development Department Secretary.

**Citizens Present:** Mike DeMarco.

Chris Thompson called the meeting to order at 10:05 a.m.

**MINUTES**

**September 9, 2015**

**March 23, 2016**

**March 30, 2016**

**April 6, 2016**

Dave Anderson **moved** to **continue** the minutes.  
Seth Perrins **seconded** and the motion **passed** all in favor.

**FINAL PLAT**

**Maple Mountain Townhomes Plat J**

Applicant: Salisbury Development  
General Plan: Medium Density Residential  
Zoning: R-1-12  
Location: 1835 East 230 South

Cory Pierce stated the applicant will be paving next week.

Junior Baker asked about timing of the amenities with the phasing.

Cory Pierce stated that with phase G2 the Park 2 has to be completed. The applicant has bonded and is prepping a trail for paving.

Dave Anderson stated there is a gap between the unfinished buildings and the park's landscaping. This gap will need to be landscaped before occupancy is issued for the adjacent

47 townhomes. He has received some calls from the public about a fence between the trail and  
48 the train tracks.

49  
50 Jered Johnson stated that someone asked a County Commissioner to have a sound barrier  
51 installed. UDOT would install the fence. Jered Johnson asked if it makes sense to put up a  
52 chain link fence.

53  
54 It was determined that the chain link fence should be installed for now.

55  
56 Chris Thompson received a complaint about the playground not being nice.

57  
58 Mike DeMarco stated the playground in Park 1 is similar to what is in the playground already  
59 existing in the townhomes.

60  
61 Chris Thompson asked Dale Robinson how much the playground equipment at Sierra Bonita  
62 Park was.

63  
64 Dale Robinson responded \$130,000.

65  
66 Bart Morrill stated he liked the design of Park 2 but there is no ADA accessible path from the  
67 parking lot to the park.

68  
69 Kelley Peterson does not have any issues from the Electric Division.

70  
71 Mike DeMarco stated Plat J is the last phase of the townhomes.

72  
73 Junior Baker **moved** to approve the Maple Mountain Townhomes Plat J Preliminary Plat based  
74 on the following findings and conditions:

75  
76 Conditions

- 77 1. That the applicant makes the sidewalk modification from the parking lot to the trail to  
78 make it ADA compliant.  
79 2. That the applicant meet the City's current Development Standards.

80  
81 Kelly Peterson **seconded** and the motion **passed** all in favor.

82  
83

84 **Maple Mountain Plat Q**

85 Applicant: Salisbury Development  
86 General Plan: Medium Density Residential  
87 Zoning: R-1-12  
88 Location: 1980 East 320 North

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90 Cory Pierce stated there are no issues from the Engineering Division. Bonding and fees need  
91 to be calculated, and the Electric Division will be completing the design today. Kelly Peterson  
92 stated the fees will be minimal.

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Cory Pierce stated that a 3-foot masonry wall needs to be constructed along 400 North.

Chris Thompson stated that the driveway access of the existing home onto 400 North needs to be through the neighborhood cul-de-sac to the west.

Seth Perrins stated that it does not need to be changed.

Dave Anderson thinks it is a hazard to have a driveway access onto 400 North as more homes are constructed. He thinks the City should do what it can to encourage the property owner to use the cul-de-sac for access rather than the driveway on 400 North.

Junior Baker suggested that should the property owner sell the property, then the access needs to be changed to the cul-de-sac access.

Kelly Peterson stated the Electric Division will have fees ready later today.

Junior Baker **moved** to approve the Maple Mountain Plat Q Preliminary Plat based on the following findings and conditions:

Conditions

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

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

PRELIMINARY PLAT

**Eagle Cove Amended Preliminary Plat**

Applicant: LEI

General Plan: Low Density Residential

Zoning: R-1-9

Location: 969-1147 South 1400 East

Dave Anderson explained the Plat was approved with R-1-9 development setback standards. The applicant wishes to amend the plat as a Master Planned Development so that the rear setback can be reduced from 25 feet to 20 feet.

Dave Anderson **moved** to recommend approval to City Council of the Eagle Cove Amended Preliminary Plat allowing for a reduced rear setback.

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

Other Business

139 Dave Anderson stated Meadows Creek Ridge would like to change the phasing of their project.

140

141 Cory Pierce stated that they can change the phasing, but the frontage along Spanish Fork  
142 Parkway needs to be completed by tying the street frontage completion with whichever phase  
143 develops next.

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145 Dale Robinson moved to adjourn meeting at 10:31 a.m.

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149 Adopted:

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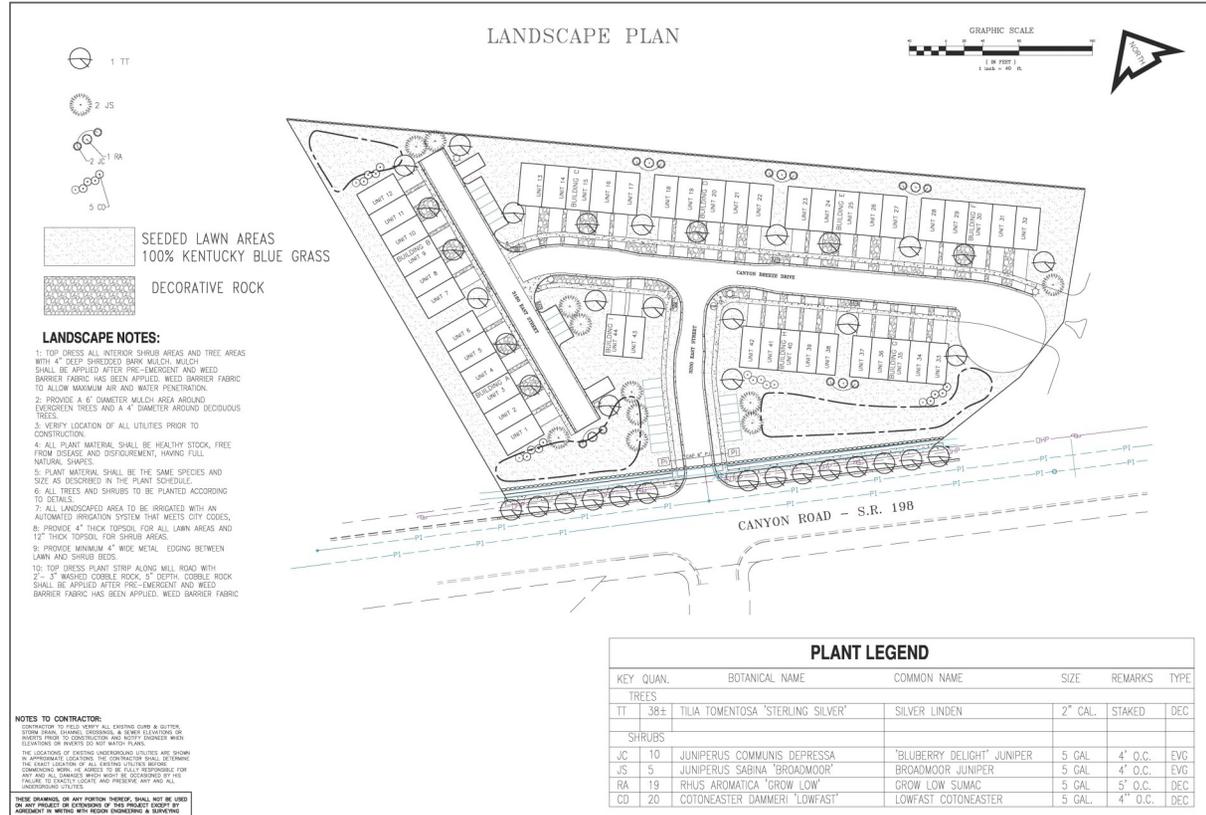
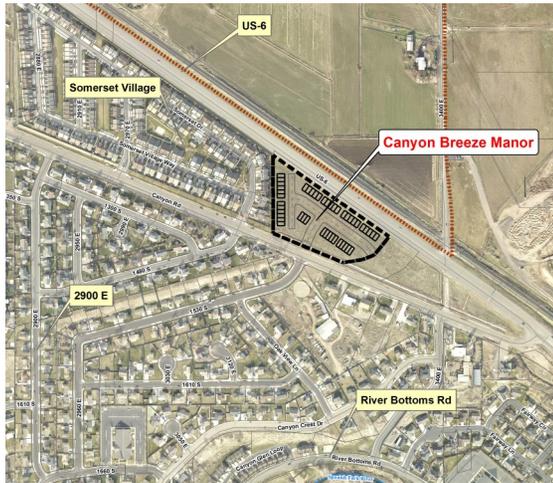
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Kimberly Brenneman  
Community Development Department Secretary

DRAFT



# Canyon Breeze Manor Zone Change



CANYON BREEZE MANOR  
SPANISH FORK, UTAH

DATE: 5.13.2016  
PROJECT #

REVISIONS:

1	△	
2	△	
3	△	

LANDSCAPE  
LS-01

File Name: Canyon Breeze Manor

Applicant: F. J. Clark and Associates

Number of Lots: 45

Address: 3200 East Canyon Road

Application Date: 04/19/2016

Zone Change

5.575 Acres

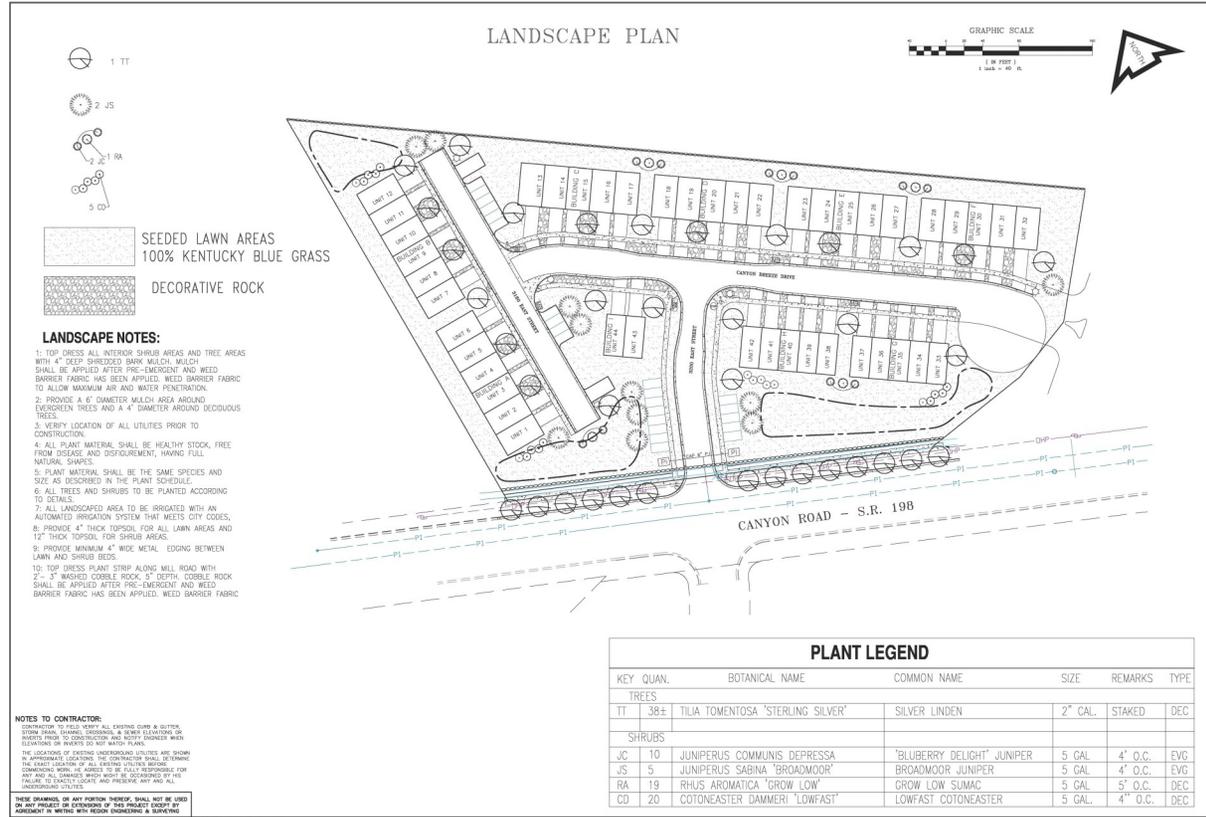
File #: 16-00069

Permit #: ZA16-00007

Application Approved: Pending



# Canyon Breeze Manor



region Engineering & Surveying  
1776 N. State St. #110  
Spanish Fork, UT 84643  
P. 801.376.2245  
region@reginc.com

CANYON BREEZE MANOR  
SPANISH FORK, UTAH

DATE: 5.13.2016  
PROJECT #

REVISIONS:

LANDSCAPE  
LS-01

File Name: Canyon Breeze Manor

Applicant: F. J. Clark and Associates

Number of Lots: 45

Address: 3200 East Canyon Road

Application Date: 01/25/2016

Preliminary Plat

5.575 Acres

File #: 16-00069

Permit #: PP16-00001

Application Approved: Pending







**TO:** Esteemed Mayor, Honorable City Council

**FROM:** Dave Anderson, Community and Economic Development Director

**DATE:** May 18, 2016

**RE:** Proposed Amendment to Title 15

An excerpt from Title 15 with a proposed change to the City's regulations for landscaping is provided in this memorandum. The specific change to Title 15 is provided below with the changes noted in red-boldface-strikethrough format:

#### **15.4.16.130 Landscaping, Buffering, Walls and Fences**

##### C. Professional Office and Non-residential or Non-commercial Uses:

1. Minimum of **twenty five percent (25%) ~~thirty percent (30%)~~** on-site landscaping as a percentage of total site area.
2. Parking lots shall include planter areas within the parking lot, with a minimum of 108 square feet of planter area for every ten (10) parking spaces. Required planter areas shall be individual islands of landscaping and shall be at least six (6) feet wide. Required planter areas shall include parking lot trees, as identified on the City's approved list of Parking Lot Trees, with a maximum spacing of thirty (30) feet.
3. Minimum of fifteen (15) foot wide planter area adjacent to all public streets, which shall include trees with a maximum spacing of thirty (30) feet. The planter area may be partially or completely within the street right-of-way area. The specific trees used shall be selected from the City's approved Street Tree list. On streets included in the Street Tree Master Plan, the trees selected shall include the mix of trees as prescribed by the Plan. Street trees must be planted within thirty (30) feet of the public street curb; wherever possible, fifty percent (50%) of the required street trees must be planted in the park strip.
4. Minimum of ten (10) foot wide planter area and six (6) foot high decorative block wall, where the site abuts a residential use or district. The planter area shall include trees with a maximum spacing of thirty (30) feet.
  - a. The DRC may waive or modify this requirement, if it is determined that this requirement does not further the intent of this ordinance.
5. The total number of required trees and shrubs for every 1,000 square feet of required landscaping shall equal three (3) trees and twenty (20) shrubs.
6. Trees planted in close proximity to electric power lines may be subject to height limitations that will be imposed as part of the development review process.

