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**Adopted Minutes**  
**Spanish Fork City Development Review Committee**  
**June 8, 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; John Little, Chief Building Inspector; Steve Adams, Public Safety Director; Brady Taylor, Lead Cable Technician; Shelley Hendrickson, Engineering Division Secretary; Kimberly Brenneman, Community Development Department Secretary.

**Citizens Present:** Dean Ingram, Brian Gabler, Andy Spencer.

Chris Thompson called the meeting to order at 10:01 a.m.

**MINUTES**

**April 20, 2016**

Junior Baker **moved** to **approve** the minutes of April 20, 2016, with the changes noted in an earlier email from Junior Baker to Kimberly Brenneman and the DRC members.  
Kelly Peterson **seconded** and the motion **passed** all in favor.

**April 27, 2016**

Junior Baker **moved** to **approve** the minutes of April 27, 2016, with the changes noted in an earlier email from Junior Baker to Kimberly Brenneman and the DRC members.  
Seth Perrins **seconded** and the motion **passed** all in favor.

**PRELIMINARY PLAT**

**Maple Mountain Estates Amended Preliminary Plat**

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

Dave Anderson stated that the applicant wishes to have a 20-foot rear setback opposed to the 25-foot rear setback. The applicant is also asking to change the side setback from 10 feet on both sides to 10 feet on one side and 5 feet on the other side.

46 Junior Baker **moved** to recommend approval to City Council of the **Maple Mountain Estates**  
47 **Amended Preliminary Plat** as a Master Planed Development with the following conditions:

48  
49 Conditions

- 50 1. That the applicant update the plat to show a rear setback of 20 feet.  
51 2. That the applicant adjust the lots so that adjacent properties have a 5-foot side  
52 setback and 10-foot side setback so that no two lots have less than 15 feet between  
53 structures.  
54 3. That the applicant meet the City's current Development Standards.  
55

56 Dave Anderson **seconded** and the motion **passed** all in favor.  
57

58 Cory Pierce stated the applicant will have to choose what side of the lot the 10-foot setback  
59 will be on to accommodate the electrical easements.  
60

61 Chris Thompson was not sure when the easements are used along the side properties.  
62

63 Kelly Peterson stated that sometimes it is needed but they try to avoid utilizing the side yard  
64 easements.  
65

66 Dave Anderson stated he does not want to see a home being built on an easement.  
67

68 Chris Thompson does not have a concern with building on the easements that the City will  
69 most likely not use.  
70

71 Dean Ingram stated the challenge is for the water meters to not be in the drive, That is why he  
72 is asking for the adjustment in the side setbacks.  
73

74 Cory Pierce stated the meter can be located in the driveway as long as it meets a certain  
75 standard.  
76  
77

78 **Canyon Creek Revised Preliminary Plat**

79 Applicant: LEI

80 General Plan: Commercial

81 Zoning: C-2

82 Location: 1200 North 800 East  
83

84 Cory Pierce stated there was a minor change to the private street to allow for a shoulder. The  
85 concern he has is access to SAPA.  
86

87 Junior Baker stated he liked this plan better than the last submittal.  
88

89 Chris Thompson is concerned about the movement off Kirby Lane into the parking lot near the  
90 theater pad intersection.  
91

92 Dave Anderson stated that the pads could change depending on the tenants; he is concerned  
93 about lot lines. Street rights-of-ways should be addressed in the site plan application. Dave  
94 Anderson feels the plan is conditioned upon the applicant working with SAPA and IHC to allow  
95 access. Dave Anderson feels the right turn can be addressed at site plan and does not need to  
96 be fixed today.  
97

98 Seth Perrins stated there needs to be public access and easements along the private street.  
99

100 Kelly Peterson stated in the site plan review for a couple of the buildings there needs to be a  
101 more clearance to allow for power lines.  
102

103 Seth Perrins asked if there are any concerns with the lot lines.  
104

105 Chris Thompson would like more room for the right turn as well as a cross access easement in  
106 the private street.  
107

108 Seth Perrins asked about phasing.  
109

110 Andy Spencer stated that, as Phase 8 is built, the connection would be made from Canyon  
111 Creek Parkways to Kirby Lane with the unnamed private street into Phase 5.  
112

113 Chris Thompson exited the meeting at 10:30 a.m.  
114

115 Andy Spencer stated as long as things line up, the plan is to move forward this year with  
116 construction. He stated that the tenants are contingent upon each other and it is a delicate  
117 process. Andy Spencer is planning on building Canyon Creek Parkway and if the phasing does  
118 not develop they still plan to move forward and will work with an alternative striping plan.  
119

120 Dale Robinson entered the meeting at 10:33 a.m.  
121

122 Kelly Peterson stated that, as development of the phases happens, the power lines will be tied  
123 into the phase of development.  
124

125 Dave Anderson is concerned with access to SAPA and IHC. He does not feel there is a good  
126 commitment of who will pay for the improvements and move forward. Dave Anderson is only  
127 comfortable approving the Preliminary Plat with conditions of the access improvements.  
128

129 Andy Spencer stated the alignment of the unnamed private street to Kirby Lane works well,  
130 regardless as how the other phases develop.  
131

132 Seth Perrins stated he appreciates the work that has been done for the street alignments.  
133 Seth Perrins asked when earth would start moving if all contracts fell into place.  
134

135 Andy Spencer stated they would start on construction of Phase 9 within a month. They would  
136 like to get their building permits in before the building code plan changes.  
137

138 Seth Perrins asked when the demolition of the existing movie theater building would occur.

139

140 Andy Spencer stated that he does not have an affirmative answer to that question. He has  
141 been advised to move forward and not hold off.

142

143 Brady Taylor exited the meeting at 10:44 a.m.

144

145 Seth Perrins stated it sounds like not until next May could a problem with connections arise.

146

147 Shelley Hendrickson exited the meeting at 10:46 a.m.

148

149 The applicant and the DRC discussed different options of access and traffic control depending  
150 on timing of development of the phases.

151

152 Dave Anderson **moved** to recommend approval to City Council of the **Canyon Creek Revised**  
153 **Preliminary Plat** based on the conditions:

154

155 Conditions

156 1. That any issues relative to the Kirby Lane intersection and the private street that  
157 runs through the development be resolved with the City's Engineering Department.

158 2. That the applicant grant a cross access easement for the street that runs east and  
159 west through the development

160 3. That the applicant and the City work with the properties to the west to make the  
161 connection road accessing Market Place Drive from Kirby Lane.

162 4. That the applicant meet any roadway improvement requirements provided by the  
163 City's Engineering Department.

164

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

166

167 Seth Perrins moved to adjourn meeting at 10:53 a.m.

168

169

170

171 Adopted: August 3, 2016

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173

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Kimberly Brenneman  
Community Development Division Secretary