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Adopted Minutes
Spanish Fork City Development Review Committee
July 13, 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; Joe Jarvis, Fire Marshall; John Little, Chief Building Official; Steve Adams, Public Safety Director; Brady Taylor, Lead Cable Technician; Kimberly Brenneman, Community Development Department Secretary.

Citizens Present: Fred Clark, David Olsen.

Chris Thompson called the meeting to order at 10:00 a.m.

FINAL PLAT

White Rail Plat D

Applicant: Flagship Homes
General Plan: High Density Residential
Zoning: R-1-6
Location: 980 South Highway 51

Cory Pierce stated the streets and utilities, except power, are completed. The plat was never recorded with the County.

Kelly Peterson stated the applicant needs to pay the electrical fees and have a pre-construction meeting.

Cory Pierce stated that Shelley Hendrickson will have the updated fees ready shortly.

Dave Anderson **moved** to approve the White Rail Plat D Final Plat.

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

SITE PLAN

Walker Mortuary

Applicant: Atlas Engineering
General Plan: Mixed Use
Zoning: R-O
Location: 187 South Main Street

47
48 Dave Anderson stated the applicant has bonded for the wall, but there are some minor changes
49 that need to be done to the plans before approval.

50
51 Dave Anderson **moved** to continue the Walker Mortuary Site Plan.

52
53 Seth Perrins **seconded** and the motion **passed** all in favor.

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55
56 **ZONE CHANGE AND PRELIMINARY PLAT**

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58 **Canyon Breeze Manor**
59 Applicant: F.J. Clark and Associates
60 General Plan: Medium Density Residential
61 Zoning: R-1-6 current; R-3 proposed
62 Location: 3200 East Canyon Road

63
64 Cory Pierce stated there are storage units located in the northeast portion of the property that
65 only residents of the development will be able to utilize. As far as utilities are concerned, not
66 much has changed from previous submittals.

67
68 Chris Thompson asked if a tot-lot should be shown on the plans.

69
70 Fred Clark stated if it is a condition of approval then they will put it on the plat.

71
72 Cory Pierce asked about the storage units. He stated it appears there are more storage units
73 then building units.

74
75 Dave Olsen stated that is the way it laid out. The storage units are rented out to those who
76 are renting a building unit. Dave Olsen stated that Rick Salisbury is planning on holding all the
77 building units for now.

78
79 Dave Anderson wanted to make sure the storage units were not being run as a separate
80 business.

81
82 Dave Anderson stated he would like a playground similar to Parkview Townhomes playground
83 equipment and not Maple Mountain Townhomes playground equipment.

84
85 Dave Anderson **moved** to recommend approval to City Council of the Canyon Breeze Manor
86 Zone Change and Preliminary Plat based on the following conditions:

87
88 **Conditions**

- 89 1. That the applicant meet the City's current Development Standards.
90 2. That the applicant include playground amenities on the plat.
91 3. That the applicant meet the City's current landscape requirements.
92 4. That the applicant make sure all emergency turnarounds are adequately labeled.

93
94 Jason Sant **seconded** and the motion **passed** all in favor.

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96
97 Dave Anderson moved to adjourn meeting at 10:13 a.m.

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99
100
101 Adopted: August 3, 2016

Kimberly Brenneman
Community Development Division Secretary