



## DEVELOPMENT REVIEW COMMITTEE AGENDA

WEDNESDAY, AUGUST 6, 2014

10:00 A.M.

**1. Approval of Minutes:**

July 30, 2014

**2. Other Business**

**3. Adjourn**

The meeting starts at 10:00 A.M. at Spanish Fork City Hall in the Council Chambers. Applicants should be at the meeting and be prepared to discuss their development. The public is invited to participate in all Development Review Committee Meetings. If you need special accommodations to participate in the meeting, please contact the City Manager's Office at (801) 804-4536

Draft Minutes  
Spanish Fork City Development Review Committee  
July 30, 2014

**Staff Members Present:** Chris Thompson, Public Works Director; Dave Anderson, Community Development Director; Dave Oyler, City Manager; Kelly Peterson, Electric Superintendent; Junior Baker, Tom Cooper, Electric Utility Planner; 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, Official Building Inspector; Steve Adams, Public Safety Director; Kimberly Brenneman, Community Development Division Secretary; Cody Hill, Intern.

**Citizens Present:** Dean Ingram, Richard Lee, Matt Stewart, Richard Barton.

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

## MINUTES

### **July 23, 2014**

Junior Baker **moved** to **approve** the minutes of July 23, 2014 subject to any corrections emailed to Kimberly Brenneman.

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

### Final Plat

#### **Academy Park Phase 1 and 2**

**Applicant:** Arive Homes

**General Plan:** Low Density Residential

**Zoning:** R-1-15

**Location:** 1255 South Mill Road

Cory Pierce stated all issued have been worked out. Kelly Peterson stated they have all their fees in and ready to go. Dave Anderson had a question about the connection road with CW Management. Dean Ingram stated the time frame for it moving forward and connecting will be this fall. Mill Road will have a nice trail system and park strip once it is developed.

Junior Baker **moved** to approve the Academy Park Final Plats 1 and 2, located at 1255 South Mill Road subject to the following conditions:

1. The applicant meeting the current Development Standards required by the City;
2. The applicant comply with the drawings submitted.

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

47 **Conditional Use Permit**

48

49 **AT&T Wireless upgrade of LTE antennae**

50 **Applicant:** Technology Associates

51 **General Plan:** Mixed Use

52 **Zoning:** R-1-6

53 **Location:** 350 South 300 East

54

55 The applicant addressed the DRC stating that they will be replacing the LTE antennae with  
56 minor changes to the antennae. The power needs and foot print of the tower will not be  
57 modified by the new antennae.

58

59 Dave Anderson **moved** to recommend approval to the Planning Commission of the AT&T  
60 Wireless upgrade of LTE antennae Conditional Use Permit, located at 350 South 300 East  
61 without any additional site specific conditions that are not already in place.

62 Dave Oylers**seconded** and the motion **passed** all in favor.

63

64 Discussion of maintenance of the property backing the new homes being built behind and the  
65 ball fields ensued. It was stated that the property is used for overflow parking. As part of the  
66 discussion it was mentioned that the weeds need to be eliminated from that property.

67

68

69 **Zone Text Amendment**

70

71 **Title 15 Transfer Station Amendment**

72 **Applicant:** Spanish Fork City

73 **General Plan:** City Wide

74 **Zoning:** City Wide

75 **Location:** City Wide

76

77 Are compost sites going to be inside or outside of a structure? Chris Thompson said the City  
78 would like to sell the compost by having people drive in and dump or drive in and pick up, but  
79 they would like for all transactions to take place inside a building. Junior Baker proposed that  
80 the definition of Solid Waste Transfer Station be redefined. Dave Oylers and Chris Thompson  
81 would like all items to be indoors. The property has to be rezoned to allow for a Transfer  
82 Station.

83

84 Junior Baker asked that the matter be tabled and no recommendation be made to the Planning  
85 Commission until the September Planning Commission Meeting, so that discussion of other  
86 changes could be addressed at one time. Junior Baker and Dave Anderson agreed that it is  
87 cleaner to make all the changes at once, but Dave Anderson also committed to the applicant  
88 requesting the residential height change, that it would be before the Planning Commission in  
89 August.

90

91 Dave Anderson **moved** to recommend approval to the Planning Commission of the Title 15  
92 Solid Waste Transfer Station as a permitted use in the Public Facility Zone.

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

94

95 **Other Business**

96

97 Dean Ingram addressed the DRC with an update on the Stillman Annexation. The need for an  
98 easement on the easternmost part of the annexation was discussed.

99

100

101 Jered Johnson asked Junior Baker about adding property to a parcel at the end of the airport  
102 runway to allow it to have greenbelt status.

103

104

105 Jered Johnson addressed the DRC regarding the park at 130 North and 1800 East and who  
106 the City should hire to design it. It was decided that the DRC would like LEI to design the  
107 park. The park would be ready at the earliest by fall of 2015, but more likely to be finished and  
108 ready for use spring of 2016.

109

110

111 Junior Baker moved to adjourn meeting at 11:00 a.m.

112

113

114 Adopted:

115

116

---

Kimberly Brenneman  
Community Development Division Secretary

DRAFT