



DEVELOPMENT REVIEW COMMITTEE AGENDA

WEDNESDAY, AUGUST 28, 2013

10:00 A.M.

1. **Approval of Minutes: August 21, 2013**

2. **Preliminary Plats**
 - a. **Chrisoney**
Applicant: Randy Giboney
General Plan: Light Industrial
Zoning: Industrial 1
Location: 1800 North Chappel Drive

3. **Site Plan**
 - a. **Lisa Patton**
Applicant: Kenneth Thigpen
General Plan: General Commercial
Zoning: Commercial 2
Location: 942 East 800 North

4. **Other Business**

5. **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) 804-4531.

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Draft Minutes
Spanish Fork City Development Review Committee
August 21, 2013

Staff Members Present: S. Junior Baker, City Attorney; Dave Anderson, Community Development Director; Chris Thompson, Public Works Director; Kelly Peterson, Electric Superintendent; Smelley Hendrickson, Planning Secretary; Cory Pierce, Engineering Assistant, Jered Johnson, Engineering Division Manager; Shawn Beecher, GIS Administrator; Chris Swenson, Chief Building Official, Tom Cooper, Electric Utility Planner; Steve Adams, Public Safety Director; Dave Oyler, City Manager; Dale Robinson, Parks & Recreation Director; Bart Morrill, Parks & Recreation Supervisor; Joe Jarvis, Fire Marshal.

Citizens Present: Tom Uriona, Michael Christopherson, Joe Rich, Ray Dawson, Ben Tuckett.

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

MINUTES

August 7, 2013

Mr. Baker **moved** to **approve** the minutes of August 7, 2013 with the noted corrections. Mr. Swenson **seconded** and the motion **passed** all in favor.

PRELIMINARY PLATS

Northgate

Applicant: Amsource
General Plan: General Commercial
Zoning: Commercial 2
Location: 100 East 1000 North

Mr. Pierce explained that the applicant was still working through some details but that he was comfortable with them being reviewed with the Final Plat application.

Mr. Baker asked about the removal of a sewer or water line that runs underneath an existing building and the need for it to be removed. Mr. Pierce said that the applicant was aware of it and had it labeled to be removed.

44 Mr. Peterson explained that there is a transmission line running through the
45 property and that there would need to be a clearance of 15 feet horizontally from
46 any structure.

47

48 Mr. Baker **moved** to recommend to the Planning Commission **approval** of the
49 Northgate Plat subject to the following conditions:

50

51 **Conditions:**

52

53 1. That they relocate the applicable utilities as identified with water, power
54 and sewer.

55 2. That they meet the City's Construction Standards.

56 3. Show the trail connection on the north and west border down to 1000
57 North.

58

59 Mr. Peterson **seconded** and the motion **passed** all in favor.

60

61 Discussion was held regarding a trail connection.

62

63 **Canyon Creek**

64 Applicant: Woodbury Corporation

65 General Plan: General Commercial

66 Zoning: Commercial 2

67 Location: 600 East 1500 North

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69 Mr. Baker explained the reason for the change was to add more property to the
70 north side for IHC.

71

72 Mr. Pierce explained that there were some details that would be better reviewed
73 with the Final Plat and a detention pond that will need to be relocated.

74

75 Mr. Peterson explained where the power lines were located and where they tie into
76 one another. He further explained that he had spoken to the applicant with regard
77 to relocating a power line that currently runs through the center of the property.

78

79 Discussion was held regarding the relocation of the power lines and the
80 abandonment of an easement.

81

82 Mr. Baker **moved** to recommend **approval** of the amended Canyon Creek Plat
83 subject to the following condition:

84

85 **Condition:**

86

87 1. That they work out the future plans for relocation of utilities.

88

89 Mr. Johnson **seconded** and the motion **passed** all in favor.

90

91 **SITE PLAN**

92

93 **Lisa Patton**

94 Applicant: Kenneth Thigpen

95 General Plan: General Commercial

96 Zoning: Commercial 2

97 Location: 942 East 800 North

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99 Mr. Anderson **moved** to **continue** the Lisa Patton Site Plan. Mr. Baker **seconded**
100 and the motion **passed** all in favor.

101

102 Mr. Pierce explained that there were some cleanup items but that the applicant
103 was addressing them.

104

105 Discussion was held regarding 800 North.

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107

108 **FINAL PLAT**

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110 **Maple Highlands Plat E**

111 Applicant: Ray Dawson

112 General Plan: Low Density Residential

113 Zoning: R-1-12

114 Location: Approximately 500 South 2200 East

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116 Mr. Anderson explained that the plat matched the approved Preliminary Plat and
117 noted that the applicant was able to get the density that the development has
118 because they committed to upgrade the architecture of the homes that would be
119 built.

120

121 Mr. Peterson **moved** to **approve** Maple Highlands Plat E. Mr. Baker **seconded** and
122 the motion passed all in favor. Mr. Oyler abstained.

123

124

125 **ANNEXATION**

126

127 **Wright**

128 Applicant: Spanish Fork City

129 General Plan: Light Industrial

130 Zoning: Industrial 1

131 Location: 3000 North 900 West

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133 Mr. Thompson explained that this was a City-initiated annexation. The City is
134 working on expanding the airport runway and required some easements in the
135 area.

136

137 Mr. Peterson explained that he did not see any SESD utilities on the property, so a
138 SESD buyout should not be needed.

139

140 Mr. Anderson said that a feasibility study had already been done and that the
141 property would likely be zoned Industrial 1.

142

143 Mr. Baker **moved** to recommend to the Planning Commission **approval** of the
144 Wright Annexation based on the feasibility studies that have been done and that
145 the City can serve the properties at the appropriate times.

146

147 Mr. Johnson **seconded** and the motion **passed** all in favor.

148

149

150 ZONING TEXT AMENDMENT

151

152 **Title 15**

153 Applicant: Spanish Fork

154 General Plan: Citywide

155 Zoning: Citywide

156 Location: Citywide

157

158 Mr. Anderson explained the changes which covered the following topics: Duplicate
159 Houses in Master Planned Developments and Distinct Designs, Principal Building,
160 Principal Building Height, the definition of a Funeral Home, Zoning designations for
161 Funeral Homes, Clear Vision Area and the addition of the Parks and Recreation
162 Director as a Development Review Committee member. Discussion was held
163 regarding the changes.

164

165 Discussion was held regarding IHC and clarifying definitions for ancillary functions.

166

167 Mr. Baker **moved** to recommend that the Planning Commission **approve** the
168 changes to Title 15 as reviewed with an additional change to the definition of a
169 Hospital. Mr. Adams **seconded** and the motion **passed** all in favor.

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171

172 OTHER BUSINESS

173

174 Discussion was held regarding the building at 300 West where Smash Athletics
175 used to be and whether or not a Site Plan would need to be submitted for the

176 building to be used as an indoor soccer facility. It was determined that a Site Plan
177 was not needed and that the applicant would only need to apply for a Building
178 Permit.

179

180 Discussion was held regarding the expansion of the Chrisoney property and the
181 detention basin.

182

183 Mr. Cooper explained the power in the area and that there was not any power to
184 service the rear portion of the subject property.

185

186

187 **ADJOURNMENT**

188

189 Mr. Johnson **moved** to **adjourn**. Mr. Thompson **seconded** and the motion **passed**
190 all in favor at 11:04 a.m.

191

192 **Adopted:**

193

194

Shelley Hendrickson, Secretary

DRAFT