

**Adopted Minutes
Spanish Fork City Development Review Committee
October 17, 2007**

The meeting was called to order at 10:10 a.m. by Richard Heap.

Staff Members Present: Richard Heap, Public Works Director; Richard Nielson, Assistant Public Works Director; Dave Anderson, Planning Director; Christine Johnson, Assistant City Attorney; Shelley Hendrickson, Planning Secretary; Shawn Beecher, GIS Administrator; Kelly Peterson, Electric Superintendent; Marvin Banks, Public Utilities Director; Dave Oyler, City Manager; Ryan Baum, Public Works Inspector; Shawn Jorgensen, Public Works Inspector; Bart Morrill, Assistant Parks and Recreation.

Citizens Present: Kay Heaps, Envision Development; Jeff Heaps, Envision Development; Bud Bates, Urban Village; Brett Ludlow, Ludlow Engineering; Kimberly Dewey, Stone Associates.

MINUTES

October 10, 2007

Mr. Anderson **moved** to **continue** the minutes of October 10, 2007. Mr. Nielson **seconded** and the motion **passed** all in favor.

SITE PLANS

Urban Village

Applicant: Bud Bates
General Plan: Shopping Center
Zoning: Shopping Center
Location: 100 West 900 North

Mr. Anderson gave background regarding zoning discussions that had taken place early in the year and the zoning is Shopping Center. He said that the proposal conforms to the City's standards. He then explained the City's master trail plan is proposed to run on the northwest side parallel to I-15 and explained that the current proposal would have the trail constructed along 900 North and Main Street.

Discussion was held regarding traffic and parking on 900 North.

Mr. Oyler is concerned with the truck traffic on 900 North if cars will be parked along the road.

Mr. Anderson asked Mr. Bates about architectural plans and if they would be deviating from what had been submitted. Mr. Bates said they would not. Mr. Anderson feels that the architecture is exceptional and explained that a trail plan would need to be submitted.

Mr. Peterson said they did not have any power issues.

Discussion was held regarding fire hydrants.

Mr. Oyler asked if they were proposing fencing. Mr. Bates said that they would not be.

Mr. Anderson **moved** to **approve** the Urban Village Site Plan for Bud Bates located at 100 West 900 North with the following finding:

Finding

1. Meets the City's standards for site plan in the Shopping Center zone.

Mr. Oyler **seconded** and the motion **passed** all in favor.

GROWTH BOUNDARY AMENDMENT

Mr. Anderson explained the need to amend the Growth Boundary so as to annex the properties that have applied for annexation and where the new proposed boundary would be. He explained that Richard Nielson had prepared reports regarding the utilities for each annexation.

Mr. Oyler explained that some other the annexations are essential in order to allow the others to occur.

Mr. Nielson explained where and what the Major Collector roads would be and that each of them would need to have a right-of-way dedicated with the annexation. He also said that some have trail facilities with them and explained the situations with the railroad crossings in the area.

Mr. Oyler feels Richard Nielson should get with the county to make sure they are aware of the safety issues with regard to the railroad crossing at 6800 South.

Discussion was held regarding the Railroad and 2550 East and when the re-opening would take place. Mr. Oyler feels there needs to be a paper trail with the City, school district, and UDOT regarding the timeframe for the re-opening of 2550 East.

Discussion was held regarding 2550 East and Highway 89 as the City's belt way and the roads within the City that will connect to it.

Mr. Oyler asked about the current traffic overload on 400 North and if it could handle the traffic the new homes will create. Mr. Heap said that he was waiting for a report that was being prepared for 400 North and had not received the information.

Mr. Anderson asked about how we would be handling connector's agreements and impact fees. Discussion was held regarding hiring a firm for a long term transportation study on the City, dedication of streets and annexation. Mr. Nielson feels that the roads do need to be dedicated with the annexation approval.

Mr. Nielson explained where the culinary water stubs are and the required size of piping that would be needed for culinary water and pressurized irrigation. He said that all the pipe work is in on the north side of the railroad.

Discussion was held regarding the connector's agreement on the culinary water and pressurized irrigation to reimburse the School District.

Mr. Oyler feels that the connector's agreement needs to be addressed in the annexation agreement.

Mr. Nielson said that there needs to be a site for an additional well.

Discussion was held regarding what needs to be addressed on the annexation agreements. Mr. Anderson took notes.

Mr. Nielson explained where the sewer lines would need to run and the required pipe sizes. He explained that north of 400 North we need to know the alignment and the proper easements need to be in place as a condition of annexation.

Ms. Dewey feels that the easements should be a condition of development and not a condition of the annexation agreement. She feels they have been waiting long enough and if the easements are a condition of the annexation agreement it will set them further back.

Discussion was held regarding the arguments on a development agreement vs. annexation agreement and a sewer access route in Expressway Lane.

Mr. Nielson explained where the storm drains and on-site retention would need to go. Discussion was held regarding storm drainage and the acreage required.

Mr. Nielson explained that there is a lot of open irrigation in the area and the need to work with the owners to work out issues.

Mr. Peterson explained the power recommendations from the study that was performed. He said a sub-station in the 400 North area within a two year time frame was one of the recommendations and easements would need to be put in place now. Mr. Heap asked him to explain whether or not our current system could handle more capacity. Mr. Peterson explained our current capacity for the area. He said the Southern Utah Valley Service District buyout would have to happen to provide adequate power and the 2550 East power line may be put in by the school district. Discussion was also held about the location of a future substation, and impact fees.

Mr. Heap mentioned that the Parks and Recreation study will be ready next week in regards to the Parks and Trails Plan.

Mr. Anderson addressed zoning in the area, he believes that it is not wise to enact homogenous zoning throughout the City.

Mrs. Dewey asked the City's position of zoning their property R-1-12. Mr. Anderson said that personally it would he would not recommend it, but it is a better question for the Planning Commission and City Council.

Discussion was held regarding all annexation parties getting together and discussing options, donating property for tax purposes and credit for density, annexation agreement, general plan amendment, the City's General Plan and Master Plan Developments.

Mr. Anderson **moved to recommend** the amendment of the Growth Boundary to include properties from 750 South to the current Springville-Spanish Fork boundary, and the Rail Road tracks that is in the Policy Declaration based on the findings:

Findings

1. That this is an area that the Planning Commission and City Council have directed staff to accommodate growth in.
2. That with the report by the Engineering Department, utilities can be provided with upgrades that can be expected within a reasonable time.

Mr. Nielson **seconded** and the motion **passed** all in favor.

Mr. Nielson discussed adjusting the latest annexation to include properties owned by Utah Power and Light.

Mr. Anderson recommended that it be discussed with Junior Baker before they move forward with including UPL properties.

ANNEXATIONS & GENERAL PLAN AMENDMENTS

Christensen Annexation and General Plan Amendment

Applicant: Kenneth and June Christensen

General Plan: Residential 1.5 to 2.5 Units Per Acre existing Residential 2.5 to 3.5 Units Per Acre proposed

Zoning: R-1-12

Location: approximately 200 North 2600 East

Davis Annexation

Applicant: Mike Davis

General Plan: Residential 1.5 to 2.5 Units Per Acre

Zoning: R-1-12

Location: approximately 200 South 2800 East

W. Jones

Applicant: Will Jones

General Plan: Residential 1.5 to 2.5 Units Per Acre
Zoning: R-1-12 requested
Location: 2200 East Center Street

Envision

Applicant: Kay Heaps
General Plan: Residential 1.5 to 2.5 Units Per Acre
Zoning: R-1-12 requested
Location: 600 South 2550 East

Mr. Anderson **moved** to **continue** the Christensen Annexation and General Plan Amendment, Davis Annexation, W. Jones Annexation, and Envision Annexation; for one week. Mr. Nielson **seconded** and the motion **passed** all in favor.

DRC BUSINESS

Review of New Submittals

Mr. Anderson explained a letter that had been submitted by Ron Crafts with regard to the business Better Bio Diesel and concerns with regard to a building permit, State Fire Marshal's concerns and temporary permit of occupancy.

Discussion was held regarding the Fire Chief making the determination, fire department making a recommendation, legal department looking at the liabilities and fire risk.

ADJOURN

Mr. Heap **moved** to **adjourn**. Mr. Banks **seconded** and the motion **passed** all in favor at 12:10 p.m.

Adopted: October 31, 2007

Shelley Hendrickson, Planning Secretary

Woody Mataele, Planning Intern