

**Adopted Minutes
Spanish Fork Development Review Committee
October 24, 2007**

The meeting was called to order at 9:10 a.m. by Richard J. Heap.

Staff Members Present: Richard J. Heap, City Engineer/Public Works Director; Dave Oylar, City Manager; S. Junior Baker, City Attorney; Richard Nielson, Assistant Public Works Director; Chris Thompson, Assistant City Engineer; Dave Anderson, Planning Director; Kelly Peterson, Electric Superintendent; Marvin Banks, Public Utilities Superintendent; Carl Johnston, Public Safety; Ryan Baum, Public Works Inspector; Dale Robinson, Parks and Recreation Director; Shawn Beecher, GIS Administrator; and Marlo Smith, Engineering Secretary.

Citizens Present: Jeff Heaps, *Envision Development*; Kay Heaps, *Envision Development*; Brian Higbee, *Jones Annexation*; Dan Williams, *Spanish Fields Business Park*; Mike Davis, *Davis Annexation*; Kimberly Dewey, *East Maples Subdivision*; Keith Gordon, *East Maples Subdivision*; Keri Barber; Jonathan Reed; and Jed Morley, *Spanish Fork Storage*.

MINUTES

Mr. Anderson made a **motion** to table the minutes of the October 10, 2007 and October 17, 2007 Development Review Committee Meetings. Mr. Nielson **seconded**, and the motion **passed** with a unanimous vote.

PRELIMINARY PLAT

Spanish Fields Business Park

Applicant: Dan Williams

General Plan: Light Industrial

Zoning: I-1

Location: 2000 North Chappel Drive

Mr. Anderson reviewed the proposal for the Spanish Fields Business Park Preliminary Plat.

Mr. Anderson said there are questions regarding future road plans for Chappel Drive and 1100 East.

Mr. Nielson reviewed that Chappel Drive will most likely parallel the Rail Road.

Mr. Nielson reviewed the future roads that will connect 1100 East and Chappel Drive.

Discussion took place regarding adequate widths for 1100 East and Chappel Drive.

Mr. Oyler asked if Chappel Drive was included in a traffic study.

Mr. Nielson said there has not been a traffic study for Chappel Drive; it should be completed with the City-wide traffic study that is being considered.

**Marvin Banks arrived 9:18 a.m.*

Mr. Williams said the phases start adjacent to Chappel Drive. He said the lot sizes can change before they get to 1100 East.

Discussion took place regarding the required sidewalk easements and easements required for the road right-of-way.

Mr. Anderson said a geotechnical report has not been submitted at this time.

Mr. Williams said he will work with IGES on obtaining the geotechnical report.

Discussion took place regarding the wetlands and delineation of wetlands.

**Dale Robinson arrived 9:30 a.m.*

Mr. Anderson made a **motion** recommending **approval** of the Spanish Fields Business Park Preliminary Plat to the Planning Commission with the following conditions:

1. That the applicant submits a Geotechnical Report to the Engineering Department for completion of the review.
2. That the applicant address any redline corrections prior to Planning Commission which may include a need to design for a wider right of way on Chappel Drive and 1100 East.
3. That the applicant adjust the plat to provide the necessary right-of-way for 1100 East.

Mr. Baker **seconded**, and the motion **passed** with a unanimous vote.

ZONE CHANGE AND ORDINANCE AMENDMENT

Spanish Fork Storage

Applicant: Jed Morley

General Plan: General Commercial

Zoning: I-2

Location: Arrowhead Trail and Del Monte Road

Discussion took place regarding the current required setbacks in the I-2 zone and the possibilities on changing setbacks in the I-2 Zone.

Discussion took place regarding the irrigation canal. Mr. Baker said the current standards would require the irrigation canal to be piped.

Mr. Heap said the City Council could waive the irrigation canal piping but where it is adjacent to a residential zone the Council probably would not waive the canal piping.

Mr. Heap is concerned with the wall height and length.

Discussion took place regarding the 10-foot landscaped setback and whether it could be deeded to the adjacent property owners which would then put the building at the property line.

Mr. Anderson asked if the public safety personnel would need to access the back and the sides of the building.

Discussion took place regarding the fire code.

Discussion took place regarding the options the Conditional Use Permit could restrict such as architectural design and landscaping.

Mr. Oyler asked if a condition could be placed to not allow any private businesses to be conducted out of the storage units.

Mr. Baker recommended restrictive covenants or contracts to be written to not allow private businesses.

Mr. Baker made a **motion** to **continue** the Spanish Fork Storage Zone Change and Ordinance Amendment to the October 31, 2007, Development Review Committee Meeting to allow for the correct language to be drafted for the ordinance change. Mr. Banks **seconded**, and the motion **passed** with a unanimous vote.

ANNEXATIONS AND 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 requested

Location: approximately 200 North 2600 East

Davis Annexation

Applicant: Mike Davis

General Plan: Residential 1.5 to 2.5 Units Per Acre

Zoning: R-1-15 requested

Location: approximately 200 South 2800 East

W. Jones Annexation

Applicant: Will Jones

General Plan: Residential 1.5 to 2.5 Units Per Acre

Zoning: R-1-15 requested

Location: 2200 East Center Street

Envision Annexation

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 said the proposed annexations were reviewed last week. The draft annexation agreements will possibly be drafted in two weeks. The intent for the discussion at this meeting is to discuss street dedications, offsite easements and parks.

Mr. Heap reviewed his traffic concerns. The traffic study prepared by LEI, Engineering has not been reviewed at this time.

Discussion took place regarding the annexation to the north of 400 North and traffic issues with 400 North.

Mr. Neilson reviewed the larger water and pressurized irrigation lines that are required to be installed in 2550 East. Discussion took place regarding the concept that the school district may install those utilities and request a connector's agreement.

Discussion took place regarding the amount of road right-of-way that will be required for 2550 East.

The sewer trunk line improvements were discussed.

Mr. Neilson said there are significant offsite improvements required for proposed developments.

Discussion took place regarding the standard trail type and how it can be incorporated into the UP&L power corridor.

Discussion took place regarding the UP&L easements that will be required for the power corridor.

Discussion took place regarding adequate fire department coverage.

**Shawn Jorgensen arrived 10:40 a.m.*

Jonathan Reed

Mr. Reed said this is the first he has heard in regards to the traffic issue. He feels it is unfair to dedicate a large portion of his property for the construction on 2550 East and then to possibly not receive building permits if the traffic issue is not resolved.

**Dave Anderson left the meeting at 10:48 a.m.*

Mr. Reed said he will not dedicate the easement for the road without acquiring entitlements.

Keith Gordon

Mr. Gordon said he feels he is giving something without getting something in return.

Kimberly Dewey

Ms. Dewey said everyone is trying to work out an agreement that will make both parties feel equal.

Ms. Dewey asked when a draft of the annexation agreement would be available.

Mr. Baker referred Ms. Dewey to the minutes of the Development Review Committee Meetings at this time. The full contract would not be available for two weeks.

Mr. Oyler made a **motion** to **continue** the Christensen Annexation and General Plan Amendment, Davis Annexation, W. Jones Annexation and Envision Annexation for one

week for discussion of the annexation agreement. Mr. Banks **seconded**, and the motion **passed** with a unanimous vote.

ADJOURN

Mr. Nielson made a **motion** to **adjourn**. Mr. Banks **seconded**, and the motion **passed** with a unanimous vote. The meeting adjourned at 11:15 a.m.

Adopted: January 3, 2008

Marlo Smith, Engineering Secretary