

**Adopted Minutes  
Spanish Fork City Development Review Committee  
December 12, 2007**

The meeting was called to order at 10:06 a.m. by Dave Anderson.

**Staff Members Present:** Richard Heap, Public Works Director; Richard Nielson, Assistant Public Works Director; Dave Anderson, Planning Director; Junior Baker, City Attorney; Shelley Hendrickson, Planning Secretary; Shawn Beecher, GIS Administrator; Marvin Banks, Public Utilities Director; Woody Mataele, Planning Intern; Joe Jarvis, Fire Department; Carl Johnson, Public Safety Lieutenant; Ryan Bagley, Utility Planner; Dee Rosenbaum, Public Safety Chief; Kelly Peterson, Electric Superintendent; Shawn Jorgensen, Public Works Inspector.

**Citizens Present:** Brandon Kirk, Spanish Cove; Jeff Heaps, Envision Development; Kay Heaps, Envision Development; Jed Morley, Arrowhead Plaza; Marc Roberts.

### **Minutes**

#### **November 7, 2007 & December 5 and December 12, 2007**

Mr. Baker **moved** to **approve** the minutes of November 7, 2007; with the noted corrections. Mr. Oyler **seconded** and the motion **passed** all in favor.

Mr. Baker **moved** to **approve** the minutes of December 5, 2007; with the noted corrections. Mr. Peterson **seconded** and the motion **passed** all in favor.

Mr. Baker **moved** to **approve** the minutes of December 12, 2007; with the noted corrections. Mr. Swenson **seconded** and the motion **passed** all in favor.

### **Preliminary Plats**

#### **Old Mill Estates Amended**

Applicant: CW Management

General Plan: Residential 1.5 to 2.5 Units Per Acre

Zoning: R-1-15

Location: Arrowhead Trail and Mill Road

Discussion was held regarding lot line adjustments on lots three (3) through six (6) to include the city property, and CW Management and Jed Morley sharing the costs associated with piping the canal.

Mr. Nielson expressed concern with lot 57 replacing the landscape entrance and explained that the construction drawings did not allow for Arrowhead Trail to be a five (5) lane road.

Discussion was held regarding lot 57 and the curb line allowing for a five (5) lane road on Arrowhead Trail, bonus density for piping the canal, and the electric service line along Arrowhead Trail.

Mr. Oyler **moved** to recommend to Planning Commission **approval** to amend the Old Mill Estates Preliminary Plat for CW Management located at Arrowhead Trail and Mill Road subject to the following conditions:

### **Conditions**

1. Move lot lines three (3) through six (6) to include the City property.
2. Adjust lot line on Arrowhead road to accommodate the needed cross section and easements on the power line.
3. Meet all conditions of prior plat approval.
4. Lot 57 is designed to meet the setback requirements as designated by the Engineering Department.
5. No access to Arrowhead Trail from lot 57.

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

### **Site Plans and Conditional Use**

#### **Spanish Fork Storage**

Applicant: Jed Morley

General Plan: General Commercial

Zoning: Industrial 2

Location: Arrowhead Trail and Del Monte Road

Mr. Anderson asked Mr. Jed Morley to explain any changes that he had made. Mr. Morley explained he had removed the ingress and egress off of Del Monte but would have an emergency gated access onto Del Monte and that he had turned everything into UDOT regarding access onto Arrowhead Trail and was expecting a response within the week.

Discussion was held regarding setbacks, appropriate and reasonable conditions for the conditional use to mitigate any negative impacts this proposal might have in the area, landscape, trees that are satisfactory to the canal company, no changes on architecture, masonry and steel fencing on the southwest and north walls.

Mr. Morley feels that one engineering firm should conduct all of the work associated with the piping of the canal and explained why he felt that way.

Discussion was held regarding the irrigation companies and the high standards of materials they require when piping their ditches, the City's concerns relative to safety, irrigation companies paying

for upgrades, holding a joint meeting between the City Council and the irrigation companies to discuss materials and standards.

Mr. Anderson read the findings for approval of a conditional use from the City ordinance.

Mr. Anderson **moved** to recommend to the Planning Commission **approval** of the Spanish Fork Storage Site Plan and Conditional Use for Jed Morley located at Arrowhead Trail and Del Monte Road with the following findings and subject to the following conditions:

### **Findings**

1. That the five findings listed in Title 15, page 15-14 of the Municipal Code have all been made.
2. The proposed site is consistent with the General Plan.
3. Size of site is adequate to accommodate the proposed use.
4. Adjacent to public streets adequate to carry the anticipated traffic that the use will generate.
5. That the proposed use will not be detrimental to the health, safety or welfare of the general public in the area.
6. Suitable conditions have been imposed to mitigate any negative impacts.
7. The applicant is allowed to reduce the setback adjacent to the residential district to 10 feet; due to the quality of the proposed architecture and landscaping and the fact that it makes the project more functional.

### **Conditions**

1. That the applicant be required to construct all of the structures in accordance with the elevations that have been presented to the Development Review Committee.
2. That the applicant be required to work with the city to make any necessary modifications to the landscaping plan.
3. That the applicant be required to pipe the adjacent canal.
4. That the applicant be required to develop all adjacent streets according to city standards.
5. That the applicant submits a lighting plan for the Planning Department to review and approve.
6. That the applicant provides more information on the materials to be used.

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

Discussion was held regarding the SESD service line along Arrowhead Trail and the buyout and what is and is not allowed with signage.

Mr. Oyler asked Mr. Nielson to put together a meeting between the City and the canal company.

### **JNB Development Warehouse**

Applicant: JNB Homes

General Plan: Light Industrial

Zoning: Industrial 1

Location: 2000 North 300 West

Mr. Anderson explained the proposal and discussion was held regarding parking, improvements on 300 west, connector's agreement, curb and gutter with the half road for drainage, and where to line up the sidewalk boundary.

Mr. Peterson said that they still need load sheets.

Mr. Baker **moved** to recommend **approval** of the Site Plan for JNB Development Warehouse for JNB Homes located at 2000 North 300 West subject to the following conditions:

### **Conditions**

1. With improvements as shown.
2. Adjust the sidewalk on 300 west to avoid the power poles and lines.
3. Provide to the Power Department load sheets for the existing building and future building.
4. That they asphalt the eastside of the existing building and stripe it for additional parking.
5. That they construct their portion of 1900 north working with the City Engineering Department on location.
6. Put in the half road plus 10 feet with the curb, gutter and sidewalk improvements from the east end of their property through 300 west; in order to provide drainage.
7. That they get a connector's agreement for the curbing and road improvements from the cabinet shop and the property to the south.

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

### **Annexations**

#### **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

#### **Envision**

Applicant: Kay Heaps

General Plan: Residential 1.5 to 2.5 Units Per Acre

Zoning: R-1-15

Location: 600 South 2550 East

Mr. Baker explained the Strawberry Electric Service District buyout for the lines that run through the area.

Discussion was held regarding the SESD power lines and the applicants need to contact SESD with regard to the buyout.

Mr. Baker **moved** to **approve** the Davis Annexation located at approximately 200 South 2800 East and the Envision Annexation located at 600 South 2550 East subject to the following conditions:

### **Conditions**

1. Applicants entering into an annexation agreement and based on all of the information in Richard Nielson's report.

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

### **DRC Business**

#### **Review and recommendation on proposed sub-local street standards**

Mr. Anderson feels that it is the goal of the City Council to no longer allow private streets. Mr. Anderson feels that developers may need an option for a sub-local public street under strict criteria such as a fifty foot cross section.

Discussion was held regarding fire access, street length, prohibited parking, and park strip width.

Mr. Johnston feels if there is a turn in the road than there should be a condition to have the road bubble.

Discussion was held regarding the creation of a sub-local street standard, the pros and cons, parking, possible scenarios in town where a sub-local standard might apply, and sub local street not intersecting with another sub local street.

#### **Review and recommendation on proposed amendment to Master Planned Development requirements**

Discussion was held regarding reducing the minimum acre size for Master Planned Developments in the R-3 and R-1-6 zones.

#### **Review and recommendation on proposed amendments to development submittal requirements**

Mr. Anderson explained that changes have been made to our applications and need to be updated in the Municipal Code.

Mr. Baker **moved** to **table** the 5 items; for two weeks. Mr. Swenson **seconded** and the motion **passed** all in favor.

### **Adjourn**

Mr. Baker **moved** to **adjourn**. Mr. Nielson **seconded** and the motion **passed** all in favor at 12:31 p.m.

**Adopted: January 9, 2008**

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Shelley Hendrickson, Planning Secretary

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Woody Mataele, Planning Intern

**Adopted Minutes  
Spanish Fork City Development Review Committee  
December 19, 2007**

The meeting was called to order at 10:06 a.m. by Dave Anderson.

**Staff Members Present:** Richard Heap, Public Works Director; Richard Nielson, Assistant Public Works Director; Dave Anderson, Planning Director; Junior Baker, City Attorney; Shelley Hendrickson, Planning Secretary; Shawn Beecher, GIS Administrator; Marvin Banks, Public Utilities Director; Woody Mataele, Planning Intern; Joe Jarvis, Fire Department; Carl Johnson, Public Safety Lieutenant; Ryan Bagley, Utility Planner; Dee Rosenbaum, Public Safety Chief; Kelly Peterson, Electric Superintendent; Shawn Jorgensen, Public Works Inspector.

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### **Findings**

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