



## DEVELOPMENT REVIEW COMMITTEE AGENDA

WEDNESDAY, OCTOBER 15, 2008

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- 10:00 A.M.
1. **Minutes: October 8, 2008**
  
  2. **Final Plats**
    - a. **Spanish Trails Plat D**  
Applicant: SF West Land  
General Plan: Residential 5.5 to 8 units per acre  
Zoning: R-1-8  
Location: Spanish Trail Boulevard and Volunteer Drive
  
    - b. **Academy Park Plat E**  
Applicant: Glenn Way  
General Plan: Professional Office  
Zoning: Business Park  
Location: approximately 1100 South Del Monte
  
  3. **Other Business**
    - a. **New Submittals**
  
  4. **Adjourn**
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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) 804-4530.

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**Draft Minutes**  
**Spanish Fork City Development Review Committee**  
**October 8, 2008**

The meeting was called to order at 10:11 a.m. by Dave Anderson.

**Staff Members Present:** Richard Nielson, Assistant Public Works Director; Dave Anderson, Planning Director; Junior Baker, City Attorney; Shawn Beecher, GIS Administrator; Chris Thompson, City Engineer; Dave Oyler, City Manager; Shelley Hendrickson, Planning Secretary; Shawn Jorgensen, Public Works Inspector; Kelly Peterson, Electric Superintendent; Bart Morrill, Parks Maintenance Supervisor; Ryan Baum, Public Works Inspector; Joe Jarvis, Fire Marshall; Chris Swenson, Building Inspector.

**Citizens Present:** Ron Mortimer, Horrock's Engineers; Jayson Cluff, Horrock's Engineers; Kelly Ash, Horrock's Engineers.

**SITE PLANS**

**Academy Park Ward**

Applicant: LDS Church

General Plan: Residential 2.5 to 3.5 Units Per Acre

Zoning: R-1-12

Location: 900 South Del Monte Drive

Mr. Anderson explained that the proposal had been through a couple of reiterations. He said that the applicant had addressed all of the issues that City staff had raised.

Mr. Peterson said that the applicant had not submitted a load sheet for the church. He then explained that an exterior disconnect would be required and that there are SUVPS and Southern Utah Valley Power easements on the existing power lines.

Mr. Anderson said that this proposal could be continued for another week if further review was needed.

Mr. Swenson expressed his concern with the portable trailers on the adjacent property. He felt they had no setback or were on the church property.

Mr. Nielson **moved** to **continue** the Academy Park Ward Site Plan until the applicant turns in the appropriate load sheets to the Electric Department. Mr. Peterson **seconded** and the motion **passed** all in favor.

**PRELIMINARY PLATS**

**Canyon Ridge Estates Plat H**

Applicant: Gardner and Associates

General Plan: Residential 2.5 to 3.5 Units Per Acre

Zoning: R-1-9

Location: 2650 East Canyon Road

Discussion was held regarding the applicant receiving approval from UDOT for ingress and egress and having utilities stubbed into the lots.

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Mr. Peterson explained that the two new lots did not have any power and where the power would need to come from. He said that the overhead line should be removed and replaced with underground power.

Mr. Nielson **moved** to **approve** the Canyon Ridge Estates Subdivision Waiver Plat H located at 2650 East Canyon subject to the following conditions:

**Conditions**

1. That power be connected between the development and 2600 East.
2. That the developer have all of the City utilities stubbed in and the power service on the existing home changed to underground.
3. That the developer receive written approval from the Utah Department of Transportation for the driveways.
4. That the developer submit a mylar for recording with all of the appropriate easements and right-of-ways.

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

**DRC BUSINESS**

- a. **Presentation on Proposed Transportation Master Plan**
- b. **New Submittals**

**Presentation on Proposed Transportation Master Plan**

Ron Mortimer from Horrock's Engineers presented a draft copy of the Transportation Master Plan for the City and explained the purpose and need of the plan itself (discussion was held regarding the intersection at 1600 North and Main), 800 North/800 East improvements, existing 2008 conditions, Cutbridge Slant/1430 East improvements, future (2030) conditions without improvements, proposed 2030 recommendations, potential US-6/400 North interchange, TMP Northwest, (discussion was held regarding the airport runway and a county road in the area) TMP Southwest, TMP Southeast, potential railroad realignment, typical cross sections for major arterials and minor arterials, collector cross sections, commercial local roads, residential local roads, future transit plans, recommended transportation improvement programs and how to make sure that the elected officials are aware that this legislative session will be critical in getting the appropriate funding for the interchange.

**New Submittals**

No discussion.

**ADJOURN**

Mr. Baker **moved** to adjourn. Mr. Peterson **seconded** and the motion **passed** all in favor at 11:09 a.m.

**Adopted:**

DRAFT