



## DEVELOPMENT REVIEW COMMITTEE AGENDA

WEDNESDAY, JANUARY, 12, 2011

10:00 A.M.

1. **Minutes: December 29, 2010**
  
2. **Final Plats**
  - a. **Legacy Farms**  
Applicant: LEI Engineering  
General Plan: Residential 1.5 to 3.5 units per acre  
Zoning: R-1-12  
Location: 400 North 2300 East
  
3. **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) 804-4530.

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**Draft Minutes**  
**Spanish Fork City Development Review Committee**  
**December 29, 2010**

**Staff Members Present:** Trapper Burdick, Assistant City Engineer; Shelley Hendrickson, Planning Secretary; Junior Baker, City Attorney; Bart Morrill, Parks & Recreation Supervisor; Chris Swenson, Chief Building Official; Joe Jarvis, Fire Marshall; Kelly Peterson, Electric Superintendent; Jered Johnson, City Surveyor; Shawn Beecher, GIS Specialist; Dave Anderson, Community Development Director; Dave Oyler, City Manager.

**Citizens Present:**

Mr. Anderson called the meeting to order at 10:08 a.m.

**MINUTES**

**December 1, 2010**

Mr. Baker **moved** to approve the minutes of December 1, 2010 with the noted corrections. Mr. Peterson **seconded** and the motion **passed** all in favor.

**FINAL PLATS**

**Legacy Farms**

Applicant: LEI Engineering

General Plan: Residential 1.5 to 3.5 units per acre

Zoning: R-1-12

Location: 400 North 2300 East

Plat 1A Phase 1. Mr. Johnson explained the Engineering redlines which included changes on a sewer line, water valves, sewer easement and UDOT approval. Mr. Baker explained to Mr. Hutchings that the City still needed to be reimbursed for the Horrock's traffic study review. He said that the amount was \$2,352.

Discussion was held regarding the escrow agreement. It was determined that Mr. Hutchings, Kent Clark and Mr. Baker would meet to discuss how to handle the escrow.

Mr. Peterson said that they would need to bond for the off-site electric improvements. Discussion was held regarding bonding.

Mr. Oyler **moved** to **approve** the Legacy Farms Final Plat 1A Phase 1 with the following conditions:

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**Conditions**

1. That the applicant meets the Engineering Department conditions.
2. That the applicant meets the Power Department conditions.
3. That the applicant pay the invoice on the Horrock's traffic study.
4. That the \$6,500 times 14 lots be paid into the escrow account and that funds be deposited before the recordation of any plats.

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

Discussion was held regarding the roll back taxes that will need to be paid. Mr. Hutchings said the buyer was the one who would be responsible for them.

Mr. Burdick asked if the water rights issues were taken care of. Mr. Baker explained the water rights issue.

**PRELIMINARY PLATS**

**Fritzi**

Applicant: Fritzi Realty  
General Plan: Light Industrial  
Zoning: Industrial 1  
Location: Arrowhead Trail and Cal Pac Avenue

Mr. Johnson explained what would need to be changed on the plat.

Mr. Baker **moved** to **approve** the Fritzi Subdivision Waiver. Mr. Oyler **seconded** and the motion **passed** all in favor.

**Skyline**

Applicant: Skyline Development  
General Plan: Light Industrial  
Zoning: Industrial 1  
Location: 3450 North Main Street

Mr. Anderson explained where the project was located. Mr. Johnson said discussion would need to take place regarding where a public road would be meeting a private road and that until the master utility plans were done that they would only be able to move forward on the lot that fronted Main Street. Discussion was held regarding the time frame on the master utility plans. Mr. Burdick said it would be 4-6 weeks before it would be completed. Mr. Anderson asked what master plans would need to be done before a Final Plat could be approved. It was determined that by February all of the utility plans would be done and a Final Plat could be approved. Mr. Johnson said one other condition was

91 related to the size of the storm drain lines (18 inch). Mr. Morrill said that the trail  
92 plans show a trail along Dry Creek. Discussion was held regarding the  
93 classification of trail (Type B) which meant it would be a 16-foot easement with 10  
94 feet of asphalt and 4 feet on one side and two feet on the other. Mr. Morrill said  
95 that developers are typically responsible to install the trail.

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97 Mr. Peterson explained where the power would need to be connected.

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99 Mr. Anderson asked if they had done any work to determine whether or not there  
100 were wetlands on the site. It was disclosed to the applicant that it is his  
101 responsibility to address any wetland issue on the site. Mr. Oyler said that  
102 wetlands need to be identified before the City will approve a Final Plat. Mr. Baker  
103 explained that wetland issues are Federal issues.

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105 Mr. Baker **moved** to **approve** the Skyline Preliminary Plat subject to the following  
106 conditions:

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#### 108 **Conditions**

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- 110 1. That the applicant increase the storm water lines to 18 inches.
- 111 2. That the applicant meet the Engineering Department conditions.
- 112 3. That the applicant cannot proceed to record anymore than the single lot on  
113 Main Street until the master utility plans are complete on storm drain and  
114 sewer.
- 115 4. That the applicant take care of any wetlands issues.
- 116 5. That the applicant meets the City's Construction and Development  
117 Standards.
- 118 6. That the applicant meets the Power Department conditions.
- 119 7. That the trail easement be shown on the plat.

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121 Mr. Burdick **seconded** and the motion **passed** all in favor.

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123 Mr. Anderson said that the trail issue would need to be worked out before the  
124 Planning Commission meeting.

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126 Mr. Morrill asked if the detention basin would be the City's. Mr. Johnson  
127 explained it would not be maintained by the City.

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#### 129 **SITE PLAN**

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#### 131 **National Guard Armory**

132 Applicant: State of Utah

133 General Plan: Light Industrial

134 Zoning: Industrial 1

135 Location: 3000 North 100 West

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137 Mr. Anderson said that a lot of work was being done and that some of it included  
138 work within our right-of-way. Mr. Johnson explained that a sidewalk would need to  
139 be installed with an ADA ramp. Discussion was held regarding storm drain.

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141 Mr. Peterson said that he had concerns with the fence around the sub-station. The  
142 fence would need to be insulated and isolated.

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144 Discussion was held regarding landscaping and the frontage that needs to be  
145 improved. Mr. Oylar explained he felt that the corner needed to be improved.  
146 Further discussion was held regarding Main Street and the trail.

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148 Mr. Anderson asked the contractor how far along they were in the completion  
149 process. The contractor said about 65 percent. Discussion was held regarding  
150 what they had improved. Mr. Johnson said they had piped a ditch.

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152 Mr. Johnson discussed with the Contractor what would need to be addressed.

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154 Mr. Baker **moved** to **approve** the National Guard Site Plan subject to the following  
155 conditions:

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#### 157 **Conditions**

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- 159 1. That the applicant meets City standards along 3000 North which would  
160 include Main Street down to improvements meet the existing, curb, gutter  
161 sidewalk landscape.
- 162 2. That the fence meet the City standards and be inspected by the Power  
163 Department.
- 164 3. In return for improvements the City will grant them access off of 3000  
165 North.

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

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#### 169 **Windward Engineering**

170 Applicant: Windward Engineering

171 General Plan: General Commercial

172 Zoning: Public Facilities

173 Location: 3900 East US Highway 6

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175 Mr. Anderson said that the proposal was to construct a 30 x 40 garage that would  
176 function as a research/office building for testing work that they do at the site. It  
177 would be a permanent building. He explained that he had talked with the applicant  
178 about installing a parking lot and utilities. He further explained that there would  
179 need to be a lease because it is City owned property and that the City would  
180 participate in some way with our labor as in kind work to bring the sewer lateral up

181 to the building and construct the parking lot. He said that we would need to make  
182 sure that our Water Department did not have a concern with us agreeing to allow  
183 the property to be used. John Waters had said before any construction takes  
184 place that the utilities are pot-holed. The lease would need a provision that if the  
185 City did need to make use of the strip that the turbines are located on that they be  
186 removed.

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188 Mr. Johnson said that Mr. Waters had concerns and explained them. Fire hydrant  
189 would need to be relocated. Explained what lines would need to be pot-holed.

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191 Mr. Baker said he could build all of the concerns into the lease agreement.

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193 Mr. Peterson said if more turbines were added that the Power Department would  
194 need to be notified. Mr. Baker said that he could build that into the lease.

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196 Mr. Baker **moved** to **approve** the Windward Engineering Site Plan subject to the  
197 following conditions:

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199 **Conditions**

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- 201 1. That the applicant sign a lease agreement that addresses turbine placement  
202 and utilities installation.
- 203 2. That the applicant obtain an encroachment permit from UDOT.
- 204 3. That the applicant make corrections per redlines from Engineering  
205 Department.

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207 Discussion was held regarding improvements along highway 6.

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209 Mr. Burdick **seconded** and the motion **passed** all in favor.

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211 **ADJOURNMENT**

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213 Mr. Baker **moved** to **adjourn**. Mr. Anderson **seconded** and the motion **passed** all in  
214 favor at 11:17 a.m.

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216 **Adopted:**

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Shelley Hendrickson, Planning Secretary