



## DEVELOPMENT REVIEW COMMITTEE AGENDA

WEDNESDAY, AUGUST 15, 2012

10:00 A.M.

1. Minutes: July 25, 2012
  
2. Text Amendments
  - a. Title 15  
Applicant: Spanish Fork City  
General Plan: City-wide  
Zoning: City-wide  
Location: City-wide
  
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) 804-4531.

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**Draft Minutes**  
**Spanish Fork City Development Review Committee**  
**July 25, 2012**

**Staff Members Present:** Chris Thompson, Public Works Director; Dave Oyler, City Manager; Jason Sant, Assistant City Attorney; Shelley Hendrickson, Community Development Department Secretary and City Business License Specialist; Kelly "Electron" Peterson; Electric Superintendent; Jered Johnson, Engineer Supervisor; Shawn Beecher, GIS Administrator; Bart Morrill, Parks and Recreation Supervisor; Dave Anderson, Community Development Director.

**Citizens Present:**

Mr. Thompson called the meeting to order at 10:00 a.m.

**MINUTES**

Mr. Peterson **moved** to **approve** the minutes of July 11, 2012. Mr. Johnson **seconded** and the motion **passed** all in favor.

**PRELIMINARY PLATS**

**Old Mill Estates**

Applicant: CW Management  
General Plan: Low Density Residential  
Zoning: R-1-15  
Location: approximately 1500 South Mill Road

Mr. Anderson **moved** to **re-approve** the Old Mill Estates Preliminary Plat subject to the following conditions:

**Condition**

1. That the applicant meets all of the conditions of the original approval which include the following:
  1. That the retention basin land is dedicated to the City and the developer will construct the storm water retention.
  2. That the applicant bring three phase power to the project.
2. That the applicant submit a phasing plan that details what improvements will be included with each phase for the Engineering Department's review and approval.

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

Mr. Johnson **amended** the **motion** to include that the applicant will need to submit a phasing plan that details what improvements will be included with each phase. The pressurized irrigation will need to connect to the north with the next phase and the electrical and streets looped with the third phase.

50 Discussion was held regarding the phasing and pressurized irrigation and power.

51

52 **Somerset Village**

53 Applicant: Los Dos Amigos

54 General Plan: Low Density Residential

55 Zoning: R-1-6

56 Location: approximately 2900 East 950 South

57

58 Discussion was held regarding the history of what had been approved in the past relative  
59 to Somerset Village and The Ridge.

60

61 Mr. Anderson explained that there was enough acreage to add two units to this phase. He  
62 said that it was legal; but the density was at the max. He then asked the applicant how  
63 the neighborhood meeting went. Mr. Brimhall stated that it went great. Mr. Allen stated  
64 that most people that attended were in favor of the proposal.

65

66 Mr. Pierce explained to the applicant that the City's Engineering Department would need  
67 a revised Preliminary Plat submitted.

68

69 Mr. Peterson explained that the Power Department's concern is whether the transformer  
70 would be big enough for the additional units. Additional discussion was held with the  
71 applicant regarding where the power would need to be stubbed to and that an easement  
72 would need to be obtained from SUVPS.

73

74 Mr. Anderson **moved** to recommend that the **amended** Preliminary Plat for Somerset  
75 Village be **approved** subject to the following findings and conditions:

76

77 **Findings:**

78

- 79 1. That the project does not exceed the maximum allowable density.
- 80 2. The change would allow for development that is consistent with what's been  
81 previously built within Somerset Village.

82

83 **Conditions:**

84

- 85 1. That the applicant address all of the City's Engineering Department redlines; prior  
86 to the City's Planning Commission meeting.

87

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

89

90

91 **The Ridge**

92 Applicant: Los Dos Amigos

93 General Plan: Low Density Residential

94 Zoning: R-1-6

95 Location: approximately 2700 East Canyon Road

96

97 Mr. Anderson explained that the proposal had expired. There are not any changes. It just  
98 needs to be re-approved.

99

100 Discussion was held regarding zoning.

101

102 Mr. Anderson asked the applicants what their plans were for the rest of the Ridge  
103 development.

104

105 Mr. Allen explained that they are market controlled right now and do not know what will  
106 happen in the future.

107

108 Mr. Anderson concluded that the DRC should look at this proposal as a free standing six-  
109 lot subdivision. He said that there was not any reason to not approve the lots that they  
110 met all of the City's zoning criteria.

111

112 Mr. Allen asked if the storm drain issues had been worked out. Mr. Thompson said yes.  
113 Discussion was held regarding storm drain and the capacity in the Canyon Road storm  
114 drain line.

115

116 Mr. Peterson explained the power requirements.

117

118 Mr. Pierce explained that the City standards, on half-plus-ten roads, require a two-foot  
119 shoulder. Discussion was held regarding obtaining an easement from the Braithwaites,  
120 adjusting the road two feet, a connector's agreement, obtaining a letter from the canal  
121 company with regard to the piping of the canal and an estimated cost to pipe the canal.

122

123 Mr. Johnson stated that the applicant should pipe the canal and put the temporary  
124 turnaround on the other side of the property. The applicant will need an agreement from  
125 the East Bench Canal Company.

126

127 Mr. Anderson **moved** to recommend **approval** of The Ridge Preliminary Plat as a six-lot  
128 standard subdivision in a R-1-6 zone subject to the following condition:

129

130 **Condition**

131

132 1. That the applicant meets the City's Engineering redlines; prior to the City's  
133 Planning Commission meeting.

134

135 Mr. Johnson **seconded** and the motion **passed** all in favor.

136

137 **ANNEXATIONS**

138

139 **Schwartz**

140 Applicant: Spanish Fork City

141 General Plan: Light Industrial

142 Zoning: Industrial 1 (proposed)

143 Location: approximately 2300 North 1100 East

144

145 Mr. Anderson explained the proposal was in our Annexation Declaration. Our ordinance  
146 requires that we do an Annexation Feasibility study.

147

148 Mr. Thompson said that SESD wants a \$500 fee to process any type of annexation. This  
149 proposal does not have any SESD facilities in this area.

150  
151 Mr. Peterson said that he had a letter from Springville stating that they do not have any  
152 facilities in the area.

153  
154 Mr. Oyler **moved** to recommend **approval** of the Schwartz annexation and to zone it as  
155 Industrial 1. Mr. Sant **seconded** and the motion **passed** all in favor.

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157

158 **TEXT AMENDMENTS**

159

160 **CD Zone**

161 Applicant: Spanish Fork City

162 General Plan: Mixed Use

163 Zoning: Commercial Downtown

164 Location: City-wide

165

166 Mr. Anderson explained what City zones currently allow Churches as a Permitted Use. He  
167 stated that Churches are not allowed in our Commercial Downtown Zone. He further  
168 explained that the applicant was requesting to change the Commercial Downtown Zone  
169 for the purpose of purchasing a building, in the Commercial Downtown Zone, to use as a  
170 Church.

171

172 Mr. Oyler said that he thought the reason Churches were not allowed in the C-D zone is  
173 because there is not any parking.

174

175 Mr. Kirk said that the specific building that his client is purchasing does have a lot of  
176 parking.

177

178 Mr. Anderson said that he could see parking being the issue with the C-D Zone.

179

180 Discussion was held regarding parking.

181

182 Mr. Oyler suggested making it a Conditional Use in the C-D Zone and require parking for  
183 Churches. If a particular piece of property has parking then it would be fine but if  
184 someone buys another facility that has no parking, then no.

185

186 Mr. Kirk explained that he felt parking was somewhat self regulating.

187

188 Mr. Oyler said that he did not have a problem with it if it was a Conditional Use.

189

190 Discussion was held regarding scenarios that could affect parking in the Commercial  
191 Downtown Zone.

192

193 Mr. Anderson explained that the C-D Zone is intended to be something of a mixed use  
194 zone and that there is a benefit to having a mixture of uses in that area.

195

196 Mr. Oyler explained that one of the challenges is employee parking. When you have a  
197 business that has a lot of employees, that take up a majority of the parking if not all of the  
198 parking, then customers have nowhere to park.  
199

200 Mr. Anderson explained that he would allow for a Church to count on-street parking when  
201 evaluating the need for conditions.  
202

203 Brandon Kirk explained that the client was purchasing the entire building and that they  
204 planned to keep the Retail uses and add a Church use.  
205

206 Mr. Anderson stated that, from a land use perspective, he did not feel a Church in the  
207 Commercial Downtown area is a problem. Making it a Conditional Use gives the City  
208 some opportunity to impose conditions to mitigate anticipated adverse impacts.  
209

210 Mr. Oyler said that he did not have a problem with it being put into the ordinance as a  
211 Conditional Use.  
212

213 Mr. Kirk asked for clarification on the City's Conditional Use process. Mr. Oyler gave an  
214 explanation.  
215

216 Mr. Anderson **moved** to **recommend** that the City **change** the list of Conditional Uses in  
217 the Commercial Downtown (C-D) Zone to include Churches.  
218

219 Mr. Peterson **seconded** and the motion **passed** all in favor.  
220

221  
222 **OTHER BUSINESS**  
223

224  
225 Mr. Peterson **moved** to **adjourn**. Mr. Johnson **seconded** and the motion **passed** all in  
226 favor at 11:12 a.m.  
227

228 **Adopted:**  
229

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Shelley Hendrickson, Planning Secretary