

Adopted Minutes
Spanish Fork City Development Review Committee
December 26, 2012

Staff Members Present: Junior Baker, Attorney; Chris Thompson, Public Works Director; Dave Oyler, City Manager; Kelly Peterson; Electric Superintendent; Cory Pierce, Development Review Engineer, Bart Morrill, Parks & Recreation Supervisor.

Citizens Present: Brian Gabler, Joe Rich.

Mr. Thompson called the meeting to order.

PRELIMINARY PLAT

Canyon Creek

Applicant: Woodbury Corporation
General Plan: Commercial
Zoning: Commercial 2 and Business Park
Location: 900 East 1300 North

Mr. Thompson introduced the application.

Discussion was held regarding the lots. Mr. Gabler stated that the lot layout is based on the latest layout and that the area south of Highway 6 had been included.

Discussion was held regarding the sign ordinance.

Mr. Oyler stated that the signs won't be based on acreage but rather proximity and visibility to the freeway and height of the freeway. Signage will be reviewed case by case. Signage wasn't submitted with this application and will be reviewed later. Mr. Baker agreed.

Mr. Thompson asked Mr. Pierce if the redlines had been addressed or if they needed to be included with the motion. Mr. Pierce said that most of the redlines had been addressed but that the City's Engineering Department was waiting on a geotechnical report and had not had adequate time to review the latest submittal, so there could be other redlines.

Discussion was held regarding a 12 inch pressurized irrigation line across Highway 6; per the master plan.

Mr. Thompson indicated that the City's Engineering department had discussed a connection across Highway 6 at 700 East where the current work is taking place.

This would allow four 6 inch pressurized irrigation lines to feed the 12 inch line which would service development to the north.

Mr. Gabler stated that they didn't control the properties fronting on the north side of Hwy 6.

Discussion was held regarding easements on the properties along the north side of Hwy 6. It appears that easements may be adequate.

Mr. Thompson explained his understanding was that the 18 inch bore and 12 inch pressurized irrigation line, across Hwy 6, could be reimbursed by impact fees. Other portions of the line would be reimbursed by connectors agreements.

Mr. Baker said that it would depend on the impact fee facilities agreement.

Mr. Peterson discussed the electrical facilities for the subdivision. An underground 200 amp line will be installed in place of the 600 amp overhead line behind the Food 4 Less and Kmart buildings. Power outages will need to be scheduled to tie in services that will remain. The 600 amp line will be relocated underground along the proposed roads.

Mr. Baker **moved** to recommend **approval** of the Preliminary Plat for Canyon Creek Crossing subject to the following conditions:

Conditions

1. All Engineering Division comments and redlines will be addressed.
2. All improvements will meet City Standards and Specifications.
3. This approval will over ride the previous approval from December 19, 2012.

Mr. Oyler **seconded** and the motion **passed** by a unanimous roll call vote.

Adopted: January 16, 2013

Cory Pierce, Development Review Engineer