



DEVELOPMENT REVIEW COMMITTEE AGENDA

WEDNESDAY, JANUARY 16, 2013

10:00 A.M.

1. **Minutes: December 19 and 25, 2012**

2. **Final Plat**
 - a. **Old Mill Estates Plat B (reapproval)**
Applicant: CW Management
General Plan: Low Density Residential
Zoning: R-1-15
Location: approximately 1500 South Mill Road

3. **Site Plan**
 - a. **Wal-Mart**
Applicant: Wal-Mart Real Estate Business Trust
General Plan: General Commercial
Zoning: Commercial 2
Location: approximately 700 North 800 East

4. **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
December 19, 2012

Staff Members Present: Dave Oyler, City Manager; S. Junior Baker, City Attorney; Chris Thompson, Public Works Director; Dave Anderson, Community Development Director; Shelley Hendrickson, Planning Secretary; Kelly Peterson, Electric Superintendent; Shawn Beecher, GIS Administrator; Jered Johnson, Engineering Division Manager; Steve Adams, Public Safety Director; Joe Jarvis, Fire Marshall; Cory Pierce, Development Review Engineer, Bart Morrill, Parks & Recreation Supervisor.

Citizens Present: Ryan Hall.

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

MINUTES

Mr. Baker **moved** to **approve** the minutes of November 28, 2012. Mr. Peterson **seconded** and the motion **passed** all in favor.

GENERAL PLAN & ZONE MAP AMENDMENT CHANGE

Airport Expansion

Applicant: Spanish Fork City
General Plan: Agriculture existing, Industrial 1 proposed
Zoning: Exclusive Agriculture existing, Industrial 1 proposed
Location: 1500 North 3200 West

Mr. Anderson explained that 800 West was the dividing line between properties that were planned to be developed industrially and properties that will remain agriculture uses. The proposed General Plan change would expand the lands that would be potentially developed industrially. The proposed Zone Map Amendment involves properties that were annexed into the City in 2011. All of the proposed properties in the Lindbergh annexation that are not owned by the City or the airport.

Mr. Baker **moved** to recommend that the Planning Commission **change** the General Plan to show the property around the runway as Industrial and that the part of the City limits, just north of the western extension of the runway, to be rezoned from agriculture to industrial. Mr. Peterson **seconded** and the motion **passed** all in favor.

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PRELIMINARY PLAT

Canyon Creek

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

Mr. Anderson said that the proposed plat met the City's standards.

Discussion was held regarding redline comments.

Mr. Oyler moved to recommend that the Planning approve the Canyon Creek Preliminary Plat subject to the applicant meeting all of the City Departments redline comments before the Planning Commission's January meeting. Mr. Baker **seconded** and the motion **passed** all in favor.

Mr. Baker moved to **adjourn**. Mr. Peterson seconded and the motion **passed** all in favor at 10:20 a.m.

Adopted:

Shelley Hendrickson, Planning Secretary

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Draft 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.

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

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

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

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

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

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61 Mr. Peterson discussed the electrical facilities for the subdivision. An underground
62 200 amp line will be installed in place of the 600 amp overhead line behind the
63 Food 4 Less and Kmart buildings. Power outages will need to be scheduled to tie in
64 services that will remain. The 600 amp line will be relocated underground along the
65 proposed roads.

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

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70 **Conditions**

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

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

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79 **Adopted:**

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Cory Pierce, Development Review Engineer