



DEVELOPMENT REVIEW COMMITTEE AGENDA

WEDNESDAY, AUGUST 21, 2013

10:00 A.M.

1. **Approval of Minutes: August 7, 2013**

2. **Preliminary Plats**
 - a. **Northgate**
Applicant: Amsource
General Plan: General Commercial
Zoning: Commercial 2
Location: 100 East 1000 North

 - b. **Canyon Creek Crossing**
Applicant: Woodbury Corporation
General Plan: General Commercial
Zoning: Commercial 2
Location: 600 East 1500 North

3. **Site Plan**
 - a. **Lisa Patton**
Applicant: Kenneth Thigpen
General Plan: General Commercial
Zoning: Commercial 2
Location: 942 East 800 North

4. **Final Plat**
 - a. **Maple Highlands Plat E**
Applicant: Ray Dawson
General Plan: Low Density Residential
Zoning: R-1-12
Location: Approximately 500 South 2200 East

5. **Annexations**
 - a. **Wright**
Applicant: Spanish Fork City
General Plan: Light Industrial
Zoning: Industrial 1
Location: 3000 North 900 West

6. **Zoning Text Amendment**
 - a. **Title 15**
Applicant: Spanish Fork City
General Plan: Citywide
Zoning: Citywide

Location: Citywide

7. **Other Business**
8. **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
August 7, 2013

Staff Members Present: Dave Oyler, City Manager; S. Junior Baker, City Attorney; Dave Anderson, Community Development Director; Chris Thompson, Public Works Director; Kelly Peterson, Electric Superintendent; Shelley Hendrickson, Planning Secretary; Cory Pierce, Engineering Assistant, Jered Johnson, Engineering Division Manager; Shawn Beecher, GIS Administrator; Steve Adams, Public Safety Director; Chris Swenson, Chief Building Official; Seth Perrins, Assistant City Manager.

Citizens Present: Joe Rich, Brad Walker, Adam Walker, Frank Lilywhite, Bart Boggus.

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

MINUTES

July 31, 2013

Mr. Baker **moved** to **approve** the minutes of July 31, 2013 with the noted corrections. Mr. Peterson **seconded** and the motion **passed** all in favor.

FINAL PLATS

Canyon Creek Crossing Phase 2

Applicant: Woodbury Corporation
General Plan: General Commercial
Zoning: Commercial 2
Location: 700 East 1300 North

Mr. Pierce explained that the City had been working on the utilities and that water lines would have to go through some of the lots and that there could be some off-site improvement costs depending upon which lot is developed first.

Discussion was held regarding bonding.

Mr. Baker **moved** to **approve** the Canyon Creek Phase 2 Final Plat subject to the following condition:

45 **Condition:**

46

47 1. That they meet the City's Development Standards, some of which will be
48 imposed when a Site Plan proposal is reviewed.

49

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

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52 **Canyon Creek Crossing Road Dedication**

53 Applicant: Woodbury Corporation

54 General Plan: General Commercial

55 Zoning: Commercial 2

56 Location: 700 East 1300 North

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58 Mr. Baker **moved** to **approve** the Canyon Creek Road Dedication subject to
59 possible adding a portion of 1950 North if the property owners are willing. Mr.
60 Peterson **seconded** and the motion **passed** all in favor.

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62 Mr. Peterson explained the lead time for power poles and discussion was held
63 regarding timing, cost, engineering and whether or not to move the power pole on
64 the Food 4 Less side of the road or protect the power pole with jersey barriers,
65 how long Chappel Drive would be under construction and starting the process to
66 get the power pole moved.

67

68 Mr. Peterson's phone rang. (Thanks Kelly, we like chocolate covered doughnuts
69 with sprinkles)

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71 Mr. Thompson explained to the applicant that they would need to submit a check in
72 the amount of \$15,000 to the City and that the City would then order the
73 engineering of the pole. He advised Mr. Peterson to work with Joe Rich.

74

75 Discussion was held regarding what portion of Chappel Drive would be paved and
76 where the power pole would be located.

77

78 **ZONING TEXT AMENDMENT**

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80 **Walker Mortuary**

81 Applicant: Frank Lilywhite

82 General Plan: Citywide

83 Zoning: Citywide

84 Location: Citywide

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86 Mr. Anderson explained that the proposal was to modify the text of the code to
87 allow for a crematorium in the Residential Office Zone. He expressed that, in his

88 opinion, that the Committee would just need to simply define what a funeral home
89 is as a land use and include crematoriums as part of the definition.

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91 Discussion was held regarding cremation and what zones to allow funeral homes
92 in.

93

94 Mr. Anderson **moved** to recommend to the City Council **approval** of the Walker
95 Mortuary Zone Text Amendment by defining funeral homes and include as part of
96 that definition the inclusion of a crematorium in a funeral home and that use be
97 listed as a permitted use in Residential Office (R-O), Commercial Office (C-O),
98 Commercial 2 (C-2) and Industrial 1 (I-1) Zones. Mr. Baker **seconded** and the
99 motion **passed** all in favor.

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102 OTHER BUSINESS

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104 Discussion was held regarding annexing in property along the East side of 3400
105 East just North of the current City boundary.

106

107 Discussion was held regarding the American Leadership's Accessory Structure
108 application.

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111 ADJOURNMENT

112

113 Mr. Peterson **moved** to **adjourn**. Mr. Johnson **seconded** and the motion **passed** all
114 in favor at 10:52 a.m.

115

116 **Adopted:**

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118

Shelley Hendrickson, Secretary