



DEVELOPMENT REVIEW COMMITTEE AGENDA

WEDNESDAY, SEPTEMBER 18, 2013

10:00 A.M.

1. **Approval of Minutes: August 28, September 4 and September 10, 2013**

2. **Final Plats**

a. **Muhlestein Meadows**

Applicant: Dean Ingram

General Plan: Low Density Residential

Zoning: R-1-15

Location: 1381 South Mill Road

3. **Site Plan**

a. **Lisa Patton**

Applicant: Kenneth Thigpen

General Plan: General Commercial

Zoning: Commercial 2

Location: 942 East 800 North

4. **Preliminary Plats**

a. **Rock Cove**

Applicant: Salisbury Homes

General Plan: Medium Density Residential

Zoning: Commercial 2

Location: 942 East 800 North

b. **Larsen**

Applicant: Dave Simpson

General Plan: High Density Residential

Zoning: R-3

Location: 900 East 900 North

c. **Ludlow**

Applicant: Richard Edwards

General Plan: Mixed Use

Zoning: R-1-8

Location: 600 East 800 East

d. **Canyon Creek Phase 3**

Applicant: Woodbury Corporation

General Plan: General Commercial

Zoning: Commercial 2

Location: 500 East Kirby Lane

e. **North Park Amended**

Applicant: Woodbury Corporation

General Plan: General Commercial

Zoning: Commercial 2

Location: 500 East 1000 North

5. Zone Changes

a. **Cerna**

Applicant: Andres Cerna

General Plan: Medium Density Residential

Zoning: R-1-6

Location: 689 North Lynnbrook Drive

6. Other Business

7. 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 28, 2013

Staff Members Present: 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; Chris Swenson, Chief Building Official, Dave Oyler, City Manager; Dale Robinson, Parks & Recreation Director; Bart Morrill, Parks & Recreation Supervisor.

Citizens Present: Joe Rich, Randy Giboney, Kenneth Thigpen.

Mr. Thompson called the meeting to order at 10:05 a.m.

MINUTES

August 21, 2013

Mr. Baker **moved** to the minutes of August 21, 2013 with the noted corrections.
Mr. Peterson **seconded** and the motion **passed** all in favor.

PRELIMINARY PLATS

Chrisoney

Applicant: Randy Giboney
General Plan: Light Industrial
Zoning: Industrial 1
Location: 1800 North Chappel Drive

Mr. Pierce said that he had emailed redline comments, back in May, and that he had not received a response. He explained that the water services will have to be moved but that could take place at Site Plan but that he would like them to be shown on the Preliminary Plat.

Discussion was held regarding the utility laterals and what would need to be shown at the Preliminary Plat stage, Final Plat and Site Plan.

43 Mr. Anderson explained the Preliminary Plat process and what the applicant would
44 need to have done before the plat goes to the City Council meeting. He further
45 explained that there would not need to be a bond or pre-construction meeting.

46
47 Mr. Anderson explained the conversation that he had with Mr. Dudley relative to
48 dealing with vacating the plat and recording a new plat.

49
50 Discussion was held regarding the timing of the application and the detention basin
51 not being included in the plat.

52
53 Mr. Anderson **moved** to recommend that the Planning Commission **approve** the
54 Silver Sage Plat A (formerly known as Chrisoney) subject to the following
55 condition:

56
57 **Condition**

- 58
59 1. That the applicant will have all of the City's Engineering Department
60 corrections made to the Preliminary Plat before it is presented to the City
61 Council.

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

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66 **SITE PLAN**

67
68 **Lisa Patton**
69 Applicant: Kenneth Thigpen
70 General Plan: General Commercial
71 Zoning: Commercial 2
72 Location: 942 East 800 North

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74 Mr. Pierce explained that redlines had been emailed to the applicant but that some
75 of them had not been addressed. He read what redline comments still needed to
76 be updated.

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78 Mr. Anderson expressed that he felt the sidewalk should extend from 900 North
79 down the lane to the parking lot.

80
81 Discussion was held regarding landscaping and the need to have a drip system to
82 the trees.

83
84 Mr. Thompson explained that the landscaping irrigation would need to be
85 disconnected from the culinary water and that a pressurized irrigation line would
86 need to be installed and connected to.

87 Discussion was held regarding sidewalk connections and a sidewalk not being
88 feasible to construct on the east side of the street.

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90 Mr. Anderson **moved to table** the Lisa Patton Site Plan in order for the applicant to
91 update the plans. Mr. Baker **seconded** and the motion **passed** all in favor.

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94 **OTHER BUSINESS**

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96 There was none.

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99 **ADJOURNMENT**

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101 Mr. Baker **moved to adjourn**. Mr. Johnson **seconded** and the motion **passed** all in
102 favor at 10:49 a.m.

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104 **Adopted:**

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Shelley Hendrickson, Secretary

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Draft Minutes
Spanish Fork City Development Review Committee
September 4, 2013

Staff Members Present: S. Junior Baker, City Attorney; Dave Anderson, Community Development Director; Chris Thompson, Public Works Director; Tom Cooper, Electric Utility Planner; Shelley Hendrickson, Planning Secretary; Cory Pierce, Engineering Assistant, Jered Johnson, Engineering Division Manager; Shawn Beecher, GIS Administrator; Dave Oyler, City Manager; Dale Robinson, Parks & Recreation Director; Bart Morrill, Parks & Recreation Supervisor; Joe Jarvis, Fire Marshal.

Citizens Present: None present.

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

MINUTES

August 28, 2013

Mr. Cooper **moved** to **table** the minutes of August 28, 2013. Mr. Robinson **seconded** and the motion **passed** all in favor.

FINAL PLATS

Silver Sage Business Park Plat A Amended (Chrisoney)

Applicant: Randy Giboney, Kent Barber, Woodbury Corporation

General Plan: Light Industrial

Zoning: Industrial 1

Location: 1800 North Chappel Drive

Discussion was held regarding the notes on the plat.

Mr. Baker **moved** to **approve** the Silver Sage Business Park Amended Final Plat A Plat subject to meeting the City's Construction Standards.

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

45 **SITE PLAN**

46

47 **Lisa Patton**

48 Applicant: Kenneth Thigpen

49 General Plan: General Commercial

50 Zoning: Commercial 2

51 Location: 942 East 800 North

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53 Mr. Anderson **moved** to **table** the Lisa Patton Site Plan. Mr. Baker **seconded** and
54 the motion **passed** all in favor.

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57 **OTHER BUSINESS**

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59 There was none.

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61 **ADJOURNMENT**

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63 Mr. Baker **moved** to **adjourn**. Mr. Johnson **seconded** and the motion **passed** all in
64 favor at 10:15 a.m.

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66 **Adopted:**

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Shelley Hendrickson, Secretary

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Draft Minutes
Spanish Fork City Development Review Committee
September 10, 2013

Staff Members Present: 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; Dave Oyler, City Manager; Chris Swenson, Chief Building Official.

Citizens Present: None present.

Mr. Thompson called the meeting to order at 10:05 a.m.

MINUTES

August 28, 2013 & September 4, 2013

Mr. Peterson **moved to table** the minutes of August 28, 2013 & September 4, 2013.
Mr. Johnson **seconded** and the motion **passed** all in favor.

FINAL PLATS

Maple Mountain Plat J

Applicant: Salisbury Homes
General Plan: Low Density Residential
Zoning: R-1-12
Location: 320 North 2000 East

Mr. Oyler **moved to table** the Maple Mountain Plat J Final Plat. Mr. Peterson **seconded** and the motion **passed** all in favor.

SITE PLAN

Lisa Patton

Applicant: Kenneth Thigpen
General Plan: General Commercial
Zoning: Commercial 2
Location: 942 East 800 North

45 Discussion was held regarding sidewalks and whether or not to require the
46 applicant to install a sidewalk. Discussion was also held regarding handicap
47 ramps, curb cuts, requiring an easement for future sidewalk, requiring lighting for
48 the parking lots, existing power, whether or not to approve the application with
49 conditions or table the project, pressurized irrigation to the east and why it was not
50 stubbed to this site when it was stubbed to the properties on both sides and the
51 City's policy with regard to the availability of pressurized irrigation.

52
53 Mr. Johnson **moved** to **table** the Lisa Patton Site Plan. Mr. Peterson **seconded**
54 and the motion **passed** all in favor.

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57 **OTHER BUSINESS**

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59 There was none.

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62 **ADJOURNMENT**

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64 Mr. Johnson **moved** to **adjourn**. Mr. Peterson **seconded** and the motion **passed** all
65 in favor at 10:40 a.m.

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67 **Adopted:**

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Shelley Hendrickson, Secretary