



DEVELOPMENT REVIEW COMMITTEE AGENDA

WEDNESDAY, OCTOBER 2, 2013

10:00 A.M.

1. **Approval of Minutes: September 25, 2013**

2. **Final Plats**
 - a. **Canyon Creek Shopping Center Phase 1**
Applicant: Woodbury Corporation
General Plan: General Commercial
Zoning: Commercial 2
Location: 1200 North Chappel Drive

3. **Other Business**

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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2 **Draft Minutes**
3 **Spanish Fork City Development Review Committee**
4 **September 25, 2013**
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6 **Staff Members Present:** S. Junior Baker, City Attorney; Dave Anderson,
7 Community Development Director; Chris Thompson, Public Works Director; Kelly
8 Peterson, Electric Superintendent; Shelley Hendrickson, Planning Secretary;
9 Shawn Beecher, GIS Administrator; Dale Robinson, Parks & Recreation Director;
10 Jered Johnson, Engineering Supervisor; Joe Jarvis, Fire Marshal, Cory Pierce,
11 Development Engineer.

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13 **Citizens Present:** Kenneth Thigpen.

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

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18 **MINUTES**

19
20 **September 18, 2013**

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22 Mr. Baker **moved** to **approve** the minutes of September 18, 2013. Mr. Johnson
23 **seconded** and the motion **passed** all in favor.

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26 **SITE PLAN**

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28 **Lisa Patton**

29 Applicant: Kenneth Thigpen
30 General Plan: General Commercial
31 Zoning: Commercial 2
32 Location: 942 East 800 North

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34 Mr. Pierce said that the applicant has made the City's Engineering Department's
35 corrections to the plans.

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37 Mr. Thompson asked about the pressurized irrigation line. Mr. Pierce said that the
38 plans indicate the line will be installed.

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40 Mr. Anderson said that a revised landscape plan had not been submitted. He
41 explained that the plan would need to include the planter strip and spell out what
42 would be planted. He told the applicant that he felt it would be easier to explain
43 the issues via the telephone and to have someone from Schultz & Associates give
44 him a call. He further explained that the dumpster enclosure would need to be
45 constructed in materials that match the building.

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Discussion was held regarding lighting and the storm drain line that runs from the northeast corner to the southwest corner.

Mr. Anderson **moved** to **approve** the Lisa Patten Site Plan subject to the following conditions:

Conditions

1. That the applicant submit a revised landscape plan that meets the City's requirements before a Building Permit is issued.
2. That the applicant provide a detail for the dumpster enclosure that meets the City's Standards and construct the enclosure according to the City's requirements.

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

FINAL PLATS

White Rail Approval Extension

Applicant: Tom Bankhead
General Plan: High Density Residential
Zoning: R-1-6
Location: 800 North State Road 51

Mr. Anderson said that the applicant is requesting a 180-day extension on all of the Final Plats.

Mr. Baker **moved** to **approve** a 180-day extension for White Rail. Mr. Robinson **seconded** and the motion **passed** all in favor.

OTHER BUSINESS

There was none.

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

Adopted:

Shelley Hendrickson, Secretary