

**Adopted 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:

Condition:

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

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

Canyon Creek Crossing Road Dedication

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

Mr. Baker **moved** to **approve** the Canyon Creek Road Dedication subject to possibly adding an extension of 1950 North if the property owners are willing. Mr. Peterson **seconded** and the motion **passed** all in favor.

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

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

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

ZONING TEXT AMENDMENT

Walker Mortuary

Applicant: Frank Lilywhite
General Plan: Citywide
Zoning: Citywide
Location: Citywide

Mr. Anderson explained that the proposal was to modify the text of the code to allow for a crematorium in the Residential Office Zone. He expressed that, in his opinion, that the Committee would just need to simply define what a funeral home is as a land use and include crematoriums as part of the definition.

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

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

OTHER BUSINESS

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

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

ADJOURNMENT

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

Adopted: August 21, 2013

Shelley Hendrickson, Secretary