

**Adopted Minutes
Spanish Fork City Development Review Committee
August 21, 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, Tom Cooper, Electric Utility Planner; Steve Adams, Public Safety Director; Dave Oyler, City Manager; Dale Robinson, Parks & Recreation Director; Bart Morrill, Parks & Recreation Supervisor; Joe Jarvis, Fire Marshal.

Citizens Present: Tom Uriona, Michael Christopherson, Joe Rich, Ray Dawson, Ben Tuckett.

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

MINUTES

August 7, 2013

Mr. Baker **moved** to **approve** the minutes of August 7, 2013 with the noted corrections. Mr. Swenson **seconded** and the motion **passed** all in favor.

PRELIMINARY PLATS

Northgate

Applicant: Amsource
General Plan: General Commercial
Zoning: Commercial 2
Location: 100 East 1000 North

Mr. Pierce explained that the applicant was still working through some details but that he was comfortable with them being reviewed with the Final Plat application.

Mr. Baker asked about the removal of a sewer or water line that runs underneath an existing building and the need for it to be removed. Mr. Pierce said that the applicant was aware of it and had it labeled to be removed.

Mr. Peterson explained that there is a transmission line running through the property and that there would need to be a clearance of 15 feet horizontally from any structure.

Mr. Baker **moved** to recommend to the Planning Commission **approval** of the Northgate Preliminary Plat subject to the following conditions:

Conditions:

1. That they relocate the applicable utilities as identified with water, power and sewer.
2. That they meet the City's Construction Standards.
3. Show the trail connection on the north and west border from the northeast property corner to 1000 North.

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

Discussion was held regarding a trail connection.

Canyon Creek

Applicant: Woodbury Corporation
General Plan: General Commercial
Zoning: Commercial 2
Location: 600 East 1500 North

Mr. Baker explained the reason for the change was to add more property to the north side of the plat for IHC.

Mr. Pierce explained that there were some details that would be better reviewed with the Final Plat and a detention pond that will need to be relocated.

Mr. Peterson explained where the power lines were located and where they tie into one another. He further explained that he had spoken to the applicant with regard to relocating a power line that currently runs through the center of the property.

Discussion was held regarding the relocation of the power lines and the abandonment of an easement.

Mr. Baker **moved** to recommend **approval** of the amended Canyon Creek amended Preliminary Plat subject to the following condition:

Condition:

1. That they work out the future plans for relocation of utilities.

Mr. Johnson **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

Mr. Anderson **moved** to **continue** the Lisa Patton Site Plan since the applicant was not present or represented. Mr. Baker **seconded** and the motion **passed** all in favor.

Mr. Pierce explained that there were some cleanup items but that the applicant was addressing them.

Discussion was held regarding 800 North.

FINAL PLAT

Maple Highlands Plat E

Applicant: Ray Dawson
General Plan: Low Density Residential
Zoning: R-1-12
Location: Approximately 500 South 2200 East

Mr. Anderson explained that the plat matched the approved Preliminary Plat and noted that the applicant was able to get the density that the development has because they committed to upgrade the architecture of the homes that would be built.

Mr. Peterson **moved** to **approve** Maple Highlands Plat E. Mr. Baker **seconded** and the motion passed all in favor. Mr. Oyler abstained.

ANNEXATION

Wright

Applicant: Spanish Fork City
General Plan: Light Industrial
Zoning: Industrial 1
Location: 3000 North 900 West

Mr. Thompson explained that this was a City-initiated annexation. The City is working on expanding the airport runway and required some easements in the area.

Mr. Peterson explained that he made a visual observation and there are no SESD utilities on the property, so a SESD buyout is not be needed.

Mr. Anderson said that a feasibility study had already been done and that the property would likely be zoned Industrial 1.

Mr. Baker **moved** to recommend to the Planning Commission **approval** of the Wright Annexation based on the feasibility studies that have been done and that the City can service the properties at the appropriate times.

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

ZONING TEXT AMENDMENT

Title 15

Applicant: Spanish Fork
General Plan: Citywide
Zoning: Citywide
Location: Citywide

Mr. Anderson explained the changes which covered the following topics: Duplicate Houses in Master Planned Developments and Distinct Designs, Principal Building, Principal Building Height, the definition of a Funeral Home, Zoning designations for Funeral Homes, Clear Vision Area and the addition of the Parks and Recreation Director as a Development Review Committee member. Discussion was held regarding the changes.

Discussion was held regarding IHC and clarifying definitions for ancillary functions.

Mr. Baker **moved** to recommend that the Planning Commission **approve** the changes to Title 15 as reviewed with an additional change to the definition of a Hospital. Mr. Adams **seconded** and the motion **passed** all in favor.

OTHER BUSINESS

Discussion was held regarding the building at 300 West where Smash Athletics used to be and whether or not a Site Plan would need to be submitted for the building to be used as an indoor soccer facility. It was determined that a Site Plan was not needed and that the applicant would only need to apply for a Building Permit.

Discussion was held regarding the expansion of the Chrisoney property and the detention basin.

Mr. Cooper explained the power in the area and that there was not any power to service the rear portion of the subject property.

ADJOURNMENT

Mr. Johnson **moved** to **adjourn**. Mr. Thompson **seconded** and the motion **passed** all in favor at 11:04 a.m.

Adopted: September 4, 2013

Shelley Hendrickson, Secretary