

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38  
39  
40  
41  
42  
43  
44  
45  
46

**Adopted Minutes**  
**Spanish Fork City Development Review Committee**  
**April 9, 2014**

**Staff Members Present:** Dave Anderson, Community Development Director; Kelly Peterson, Electric Superintendent; Jered Johnson, Engineering Division Manager; Bart Morrill, Parks Maintenance Supervisor; Cory Pierce, Staff Engineering; Junior Baker, City Attorney; Kimberly Brenneman, Community Development Division Secretary.

**Citizens Present:** Pete Simmons, Adam Lambert, Darrell Mecham, Ryan Hall, Bryon Prince.

Dave Anderson called the meeting to order at 10:02 a.m.

**MINUTES**

**April 2, 2014**

Junior Baker proposed changes to the April 2, 2014 minutes.

Junior Baker **moved** to **approve** the minutes of April 2, 2014 with the proposed changes. Kelly Peterson **seconded**. The motion **passed** all in favor.

**Conditional Use Permit**

**Verizon Wireless 110' Monopole**

**Applicant:** Technology Associates

**General Plan:** Commercial

**Zoning:** I-1

**Location:** 1345 North 200 East

Junior Baker asked about the Clearance Certificate from the FAA. Pete Simmons addressed the DRC stating that the FAA will not grant approval until the Conditional Use Permit has been approved. However, they would grant approval prior to the Building Permit being issued.

Junior Baker's preference is to table this until the Airport Board has a chance to review the proposal. There is a big steel power pole by Mountain Country Foods that is 90' tall and more directly in the flight path than the proposed Verizon tower. According to the City's GIS, the Verizon site is about 20' out of the Runway Protection Zone and should be fine. Dave Anderson suggested that the DRC move to recommend approval of the Conditional Use Permit conditioned upon the Airport Board reviewing it.

Junior Baker **moved** to recommend that the Planning Commission approve the proposed Conditional Use Permit, the Verizon Wireless Cell Tower, at 1345 North 200 East subject to the applicant putting up a screened fence around their cell tower area, the FAA providing a Clearance Certificate for the height of the tower since it is close to the Airport Runway

47 Protection Zone and the review of the Airport Manager. Kelly Peterson **seconded**. The motion  
48 **passed** all in favor.

49  
50

## 51 SITE PLAN

52

### 53 **Cardon Dental**

54 **Applicant:** Rimrock Construction

55 **General Plan:** Mixed Use

56 **Zoning:** R-O

57 **Location:** 41 East 500 North

58

59 Kelly Peterson stated that they will allow for the side of the building to be 14' off the side under  
60 the line if the height of the building is no more than 12' high with a 4/12 pitch angling away  
61 from the power line. A 10' public utilities easement needs to be granted by the applicant on  
62 the east, south and north side of the property.

63

64 Junior Baker suggested that the applicant flip the layout to accommodate for the building being  
65 14' off the east property line. Kelly Peterson said that would make for easier access to the  
66 power lines. Dave Anderson said he would really like to not see the driveway of the dental  
67 office next to the residential property. Kelly Peterson is primarily concerned that safety  
68 concerns are addressed.

69

70 The building could be shifted to the west 4', by shifting the building to the west, the parallel  
71 parking stall on the far west side of the property will be removed and the planter box will be  
72 narrowed and run from the front of the property to the back little planter about parallel with the  
73 back of the building.

74

75 Junior Baker **moved** to approve the proposed Cardon Dental Site Plan at 41 East 500 North  
76 subject to the applicant providing the required safety clearance for the electrical lines on the  
77 east side of the property; (to be more specific, the building needs to be set back 14' from the  
78 property line with the wall no higher than 12' with a 4/12 slope up to the peak of the roof); and  
79 subject to the applicant granting public utility easements on the east, south and north sides of  
80 the property. Kelly Peterson **seconded**. The motion **passed** all in favor.

81

82

## 83 PRELIMINARY PLAT

84

### 85 **Mecham Subdivision**

86 **Applicant:** Elite Housing

87 **General Plan:** Low Density Residential

88 **Zoning:** R-1-9

89 **Location:** 2670 East Canyon Road

90

91 From a zoning perspective this is about as simple as you can get. UDOT is requiring a shared  
92 access to the two lots. A minor subdivision plat will be recorded showing an easement to lot

93 one and two. A fire hydrant will be placed on the north side of the highway. Cory Pierce said  
94 he sent the bonding fee out yesterday to the applicant. Kelly Peterson inquired if there was an  
95 easement shown for the SUVPS lines. Cory Pierce pulled up the plat map and there is an  
96 easement.

97  
98 Junior Baker **moved** to approve the Preliminary Plat for Mecham Minor Subdivision at 2670  
99 East Canyon Road conforming to the drawings shown including the shared access easement.  
100 Jered Johnson **seconded**. The motion **passed** all in favor.

101  
102

103 **FINAL PLAT**

104

105 **Spanish Highlands Plat D**

106 **Applicant:** Ivory Homes

107 **General Plan:** Low Density Residential

108 **Zoning:** R-1-12

109 **Location:** 2073 East 30 North

110

111 Cory Pierce stated there is some roadway that was built in front of Maple Mountain High  
112 School where the road needs to be torn out and redone for grading purposes; including road,  
113 sidewalk, curb and gutter. The party responsible for paying for removal and relaying of the  
114 section of the road is the City's burden per Chris Thompson, at a cost of about \$30,000. The  
115 part of the development where the Maple Mountain subdivision is on the north side of the road  
116 and Spanish Highlands Plat D is on the south side of the road needs to be constructed at the  
117 same time. Nebo School District is not planning on collecting the connector's agreement  
118 because there was never an easement obtained. Cory Pierce needs something in writing from  
119 Nebo School District, otherwise the City will need to collect the fee. Approval from the  
120 irrigation company for the design and piping of the ditch still needs to be submitted.

121

122 Junior Baker **moved** to approve the proposed Spanish Highlands Plat D subject to the full road  
123 being developed adjacent to Maple Mountain Subdivision and allocating the costs, subject to  
124 breaking out, with the same bid, the additional costs of 130 North that the City will pay;  
125 subject to the approval from the irrigation company for the design and piping of the ditch  
126 through the property, subject to the City Development Standards, and subject to completing  
127 the power design and completing the final bond estimate. Jered Johnson **seconded**. The  
128 motion **passed** all in favor.

129

130

131 Dave Anderson moves to adjourn meeting at 11:43 a.m.

132

133

134 Adopted: April 16, 2014

135

136

\_\_\_\_\_  
Kimberly Brenneman  
Community Development Division Secretary