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Adopted Minutes
Spanish Fork City Development Review Committee
August 13, 2014

Staff Members Present: Chris Thompson, Public Works Director; Dave Anderson, Community Development Director; Dave Oyler, City Manager; Seth Perrins, Assistant City Manager; Kelly Peterson, Electric Superintendent; Junior Baker, City Attorney; Cory Pierce, Staff Engineering; Jered Johnson, Engineering Division Manager; John Little, Official Building Inspector; Steve Adams, Public Safety Director; Kimberly Brenneman, Community Development Division Secretary.

Citizens Present: Daniel Schmidt, Ben Tuckett

Chris Thompson called the meeting to order at 10:12 a.m.

MINUTES

August 6, 2014

Junior Baker **moved** to **approve** the minutes of August 6, 2014, with the changes noted in an earlier e-mail to Kimberly Brenneman and the DRC members.

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

Final Plat

River Cove E, G and H

Applicant: LEI

General Plan: Low Density Residential

Zoning: R-1-12

Location: 926 South Sandbar Way

Cory Pierce would feel comfortable moving forward as long as a bond is in place for the River Bank Stabilization Study. Chris Thompson would like to have an outside qualified consultant evaluate the River Bank Stabilization study. The developer will bear the cost of the outside consultant. Bowen and Collins will be checking the study.

Dave Oyler stated that the developer can improve the site but they cannot record the plat until all the bonds are in place.

Kelly Peterson does not have any issues. The only note is the SUVPS power line that runs through some properties closer to the river bank and making sure that clearances are met. This is not a current concern as the proposed Final Plats do not contain any lots under the SUVPS power line.

47 Junior Baker **moved** to approve the Final Plats for E, G and H in the River Cove Subdivision
48 subject to the following conditions:

- 49 1. The applicant meeting the current Construction Standards required by the City;
- 50 2. The applicant bond for the connection road;
- 51 3. The applicant bond for the erosion control work and study;
- 52 4. The applicant paying the cost for the City's review of the Geo Tech study and the River
53 Bank Stabilization Study, before final acceptance of the building permit.

54 Kelly Peterson **seconded** and the motion **passed** all in favor.

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56

57 Conditional Use Permit

58

59 **Verizon Antenna Modifications**

60 **Applicant:** Technology Associates

61 **General Plan:** Mixed Use

62 **Zoning:** I-1

63 **Location:** 140 West 500 South

64

65 Verizon is replacing the existing antenna with a slightly larger antenna. Dave Oyler asked that
66 the weed issue within the fenced area of the cell tower be addressed when these
67 improvements are made.

68

69 Junior Baker stated that the City can have Officer Duane Brunson contact the owners to clean
70 up the weeds. Dave Anderson said he would reach out to the company about the weeds.

71

72 Dave Anderson **moved** to recommend approval to the Planning Commission of the Verizon
73 Antenna Modification Conditional Use Permit subject to the following conditions:

- 74 1. The applicant complies with the conditions of the original approval when the tower was
75 installed on the site.

76 Junior Baker **seconded** and the motion **passed** all in favor.

77

78

79 Zone Text Amendment

80

81 **SUVSWD**

82 **Applicant:** Chris Thompson

83 **General Plan:** Light Industrial

84 **Zoning:** I-1 existing; PF proposed

85 **Location:** 3300 North 1100 West

86

87 Junior asked if the DRC wants to wait to move this application forward until Springville
88 reimburses the Solid Waste District for bringing utilities to the existing site. Dave Oyler said
89 he wants this to move forward.

90

91 There are some issues with where to pull power and sewer, as both are a great distance from
92 the subject property.

93
94 Chris Thompson stated the district's purchase of the property is contingent upon the Zone
95 Change approval. Dave Anderson said from a development side he does not see a down side
96 of changing this zone.
97
98 Junior Baker asked if the City should rezone the airport runway to the Public Facility zone. It
99 was determined that the zoning could be changed when the Site Plan was submitted.
100
101 Junior Baker **moved** to recommend approval to the Planning Commission of the SUVSWD
102 Zone Text Amendment from the I-1 to the Public Facility zone.
103 Dave Anderson **seconded** and the motion **passed** all in favor.

104
105 **Other Business**

106
107
108 Junior Baker moved to adjourn meeting at 10:41 a.m.

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110
111 Adopted: August 20, 2014

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113 _____
Kimberly Brenneman
Community Development Division Secretary