

**Adopted Minutes
Development Review Committee
May 21, 2003**

The meeting was called to order at 10:10 a.m. by Richard Heap.

Staff Members Present: Richard Heap, Engineering/Public Works Director; David A. Oyler, City Manager; Emil Pierson, Planning Director; S. Junior Baker, City Attorney; Richard Nielson, Assistant Public Works Director; Marvin Banks, Utility Superintendent; Keith Broadhead, Public Works Inspector; Jeff Foster, Electric Superintendent; Dee Rosenbaum, Public Safety Director; and Connie Swain, Deputy Recorder.

Representatives Present: Kyle Spencer, *Pro Cube Consultants*, Rollin Sattler, *C & R Development*, Robert J. Pittelli, *Jack Rabbit Gas*.

Minutes

Mr. Pierson made a **motion** to approve the May 7, 2003 minutes of the Development Review Committee meeting as presented. Mr. Foster **seconded**, and the motion **passed** with a unanimous vote.

Spanish Fork Manors Rezone - Spanish Fork Manors Preliminary Subdivision

Mr. Pierson said the applicants, C & R Development and Abram Turner, are requesting to rezone the property at 460 West and 100 South from Medium Urban Residential (R-1-8) to Medium High Urban Residential (R-1-6). Mr. Pierson also said Jack Lange's property would need to be included in the rezone.

Mr. Baker said a preliminary title report needs to be provided to the city.

Mr. Broadhead said the water and pressurized irrigation meters may need to be relocated.

Mr. Foster said the power pole on 100 South will need to remain in its current location and it is to be protected.

Mr. Nielson said the pressurized irrigation line from Center St. will need to be capped. Also, the curbs need to line up. Mr. Nelson also asked concerning the trees in the park strips.

Mr. Pierson said the trees are no longer in the plans.

Mr. Oyler asked if the Ludlow property to the west is fenced.

Mr. Heap said there is a fence between the properties along the new roadway. He said the width of the asphalt for the road will need to be half of a roadway plus ten feet. Also, an additional two feet will need to be dedicated to allow for a shoulder between the roadway and the fence.

Mr. Nielson said the retention basin area may be eliminated if an underground water detention is

installed.

A discussion took place concerning the placement of the driveway accesses to lots 1, 2, and 11.

Mr. Baker made a **motion** to table the Spanish Fork Manors Subdivision Preliminary Plat until next week's Development Review Committee meeting to allow changes to be made to the plat. Mr. Banks **seconded**, and the motion **passed** with a unanimous vote.

Mr. Pierson made a **motion** to recommend the approval of the request submitted by C & R Development and Abram Turner to Rezone the property at 460 West 100 South from Medium Urban Residential (R-1-8) to Medium High Urban Residential (R-1-6) on the following conditions:

1. The Jack Lange property is included in the rezone, and,
2. The Spanish Fork Manors Subdivision Preliminary Plat is approved.

Mr. Foster **seconded**, and the motion **passed** with a unanimous vote.

Zoning Ordinance Test Amendment - Robert and Linda Pittelli

Mr. Pierson said on July 23, 2002 Mr. Pittelli requested a Windmill Ordinance. At that time an Ordinance was drafted, however, the Ordinance was not pursued further. Recently Mr. Pittelli was contacted by the State Conservation Department encouraging him to move forward with the Windmill Ordinance.

Mr. Pittelli said he has a copy of a Windmill Ordinance recommended by the State. Mr. Pittelli said one of the original concerns the city had with a windmill was the noise it would generate during mainly the evening hours. He said the windmill would be 80 feet in height and would be 200 feet from the nearest home and there are already windmills in the area. He also said the excess power could go back to the power company.

Mr. Oyler said currently the area is serviced by Strawberry Electric. In four or five years the city will provide electric services to the area, however, the city power is purchased through Utah Municipal Power Agency(UMPA) and any excess power would need to go directly to UMPA.

Mr. Baker said the Windmill Ordinance would need to be at least as restrictive as the Cell Tower Ordinance.

Mr. Foster said a cell tower is different from a windmill in that a windmill contains large moving parts. In his experience with a similar windmill a sudden change in wind direction caused the head to come apart and sections of the windmill head were found around the area.

Mr. Oyler asked which zones would be appropriate for a windmill as a conditional use.

Mr. Foster would recommend they not be located in residential or commercial zones.

Mr. Banks said if windmills are approved within the city the location would need to be within the wind tunnel areas.

Mr. Baker said noise generated by the windmills is a concern, the appropriate zone for windmills,

the necessary conditions, and the broader issue is what benefit the city would receive by allowing windmills within the city limits.

Mr. Oyler made a **motion** to table this item for four to six weeks to allow Mr. Pierson, Mr. Foster, and Mr. Baker to analyze the wind zone and other concerns and return and make recommendations to the Development Review Committee. Mr. Pierson **seconded**, and the motion **passed** with a unanimous vote.

Adjournment

Mr. Baker made a **motion** to adjourn, Mr. Nielson **seconded** the motion, the motion **passed** with a unanimous vote, and the meeting adjourned at 11:00 am.