

**Spanish Fork City
Development Review Committee
August 16, 2006**

The meeting was called to order at 10:06 a.m. by Richard Heap

Staff Members Present: Richard Heap, Public Works Director; Jeff Foster, Electric Superintendent; Junior Baker, City Attorney; Dave Oyler, City Manager; Dave Anderson, Planning Director; Marvin Banks, Public Utilities Superintendent; Ryan Baum, Public Works Inspector; Dee Rosenbaum, Public Safety Director; Shawn Beecher, GIS Specialist; Shelley Hendrickson, Planning Secretary.

Citizens Present: Kraig Robinson, Forest Line Construction; Glenn Larsen, Frontier Trailers; Armando Alvarez; Cory Pierce, Frontier Trailers/American Housing.

MINUTES

Mr. Anderson **moved** to table the minutes. Mr. Baker **seconded** and the motion **passed** all in favor.

SITE PLANS

Forestline Mini Storage (2200 North 200 East)

Mr. Anderson gave background on the proposal. He feels the proposal does meet the city's standards.

Discussion was made regarding the parking, landscaping, the caretaker dwelling (can only be one bedroom), and a ten (10) foot utility easement.

Discussion was made regarding the change in the zoning from I-1 to I-2.

Mr. Anderson made a **motion** to approve the Site Plan for Forestline Mini Storage located at 2200 North 200 East subject to the following conditions:

Conditions:

1. That they provide the ten foot utility easement adjacent to 200 east.
2. That they provide a landscape plan
3. That they conform to the city's ordinance for caretaker dwellings in the I-1 zone.

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

Frontier Trailer Sales (1700 North 200 East)

Mr. Anderson gave background and explained the proposal.

Discussion was made regarding asphalt, gravel, and access to the property.

Mr. Anderson made a **motion** to approve the Site Plan for Frontier Trailer Sales located at 1700 North 200 East subject to the following conditions:

Conditions:

1. That the applicant meet the City's construction and development standards.
2. That the applicant gets the design for the electrical from Jeff Foster in the Electric department.

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

SUBWAIVERS

Kamren Nielsen Subdivision (300 South 600 East)

Mr. Anderson gave background and explained the proposal.

Mr. Baker made a **motion** recommending to the Planning Commission, approval of the Kamren Nielsen Subdivision waiver located at 300 South 600 East for two (2) twin home complexes, a total of four (4) units, subject to the following condition:

Condition:

1. That the applicant works with the electric department on the electric service in putting the electric utilities underground.

Mr. Foster **seconded** and motion **passed** all in favor.

GENERAL PLAN AMENDMENTS & ZONE CHANGES

Catholic Church (1520 South 1400 East)

Mr. Anderson explained the proposal.

Discussion was made regarding adjacent lot sizes.

Mr. Baker made a **motion** recommending that the Planning Commission approve the General Plan Amendment for the property located at 1520 South 1400 East, owned by the Catholic Church, from 1½ to 2½ units per acre to 2½ to 3½ units per acre and change the zoning from Rural Residential to R-1-9 based on the following findings:

Findings:

1. That given the size of the parcel they will not be able to do a Master Planned Development.
2. That the lot sizes would be consistent with the lots surrounding the project.

3. That there is sufficient utility capacity to serve the density change.

Mr. Anderson **seconded** and motion **passed** all in favor.

OTHER BUSINESS

Huff Trucking

Mr. Baker **moved** to table Huff trucking. Mr. Anderson **seconded** and the motion **passed** all in favor.

ADJOURN

Mr. Banks **moved** to adjourn. Mr. Foster **seconded** and the motion **passed** all in favor.

The meeting **adjourned** at 10:35 p.m.

ADOPTED: August 23, 2006

Shelley Hendrickson, Planning Secretary