

**Adopted Minutes**  
**Spanish Fork Development Review Committee**  
**August 31, 2006**

The meeting was called to order at 10:07 a.m. by Dave Anderson.

**Staff Members Present:** Junior Baker; City Attorney; Dave Oyler, City Manager; Richard Nielson, Assistant Public Works Director; Chris Thompson, Design Engineer; Marvin Banks, Public Utilities Superintendent; Jeff Foster, Electric Superintendent; Ryan Baum, Public Works Inspector; Shawn Jorgensen; Public Works Inspector; Dave Anderson, Planning Director; Shawn Beecher, GIS Specialist; Shelley Hendrickson, Planning Secretary.

**Citizens Present:** Kerry Judd, Provo Craft; Debra Frehner, Calpac; Clint Argyle, Calpac Neighborhood; Vic Deauvono, D Land L.L.C; Jed Morley, Fritzi Realty; Andrew Gardner, Gardner Company; Pat Mitchell, D.U.P; Matt Mitchell, Mitchell Real Estate & Dev.; Clark Mitchell, Mitchell Real Estate & Dev.

**MINUTES**

Mr. Anderson made a **motion** approving the minutes of August 23, 2006; with the noted corrections. Mr. Foster **seconded** and the motion **passed** all in favor.

**GENERAL PLAN & ZONING AMENDMENTS**

**D Land L.L.C. (3100 East River Bottoms Road)**

Mr. Anderson gave background and explained the proposal.

Discussion was had regarding zoning and the need to keep the zone consistent with the surrounding properties.

Discussion was had regarding irrigation, electrical, and flood plain. It was determined that there is adequate utility capacity to serve the requested density in this area.

Mr. Baker made a **motion** recommending to the Planning Commission approval of the General Plan and Zone Amendment for D Land L.L.C. located at 3100 East River Bottoms Road to allow for Residential 5.5 to 8 units per acre with an R-3 Zone. Mr. Foster **seconded** and the motion **passed** all in favor.

**Fritzi Realty (1400 South Main)**

Mr. Anderson gave background and explained the proposal.

Discussion was made regarding the impact on utilities.

Discussion took place that this was intended to have the requested density during the last General Plan Amendment, but an error was made on the map, showing a lower density.

Mr. Baker made a **motion** recommending to the Planning Commission approval of the General Plan Amendment for Fritzi Realty located at 1400 South Main to General Commercial/Residential 5.5 to 8 units per acre. Mr. Nielsen **seconded** and the motion **passed** all in favor.

Discussion was had concerning the property boundary lines.

## **PLAT AMENDMENTS**

### **Gateway Commerce Plat B (3450 North 100 East)**

Mr. Anderson gave background and explained the proposal. This is an amendment of Plat A and C, not Plat B.

Discussion was had concerning utility easements.

Mr. Baker made a **motion** recommending to the Planning Commission Plat Amendment for Gateway Commerce Plat A and C located at 3450 North 100 East amending Plat A (eliminating Plat C), creating two lots as shown. Mr. Foster **seconded** and the motion **passed** all in favor.

## **OTHER BUSINESS**

### **East Meadows**

Discussion was had regarding lot addresses.

### **Pioneer Ridge Estates**

Mr. Anderson explained the boundary line.

Discussion was had regarding the boundary line, two gaps in the property, and the trail.

## **ADJOURN**

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

The meeting **adjourned** at 10:54 a.m.

## **ADOPTED:**

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Shelley Hendrickson, Planning Secretary