

**Adopted Minutes  
Spanish Fork City Development Review Committee  
October 18, 2006**

The meeting was called to order at 10: 30 a.m. by Richard Heap.

**Staff Members Present:** Richard Heap, Public Works Director; Richard Nielson, Assistant Public Works Director; Ryan Bagley, Utility Planner; Junior Baker, City Attorney; Dave Oyler, City Manager; Dave Anderson, Planning Director; Shawn Beecher, GIS Specialist; Doug Shorts, Chief Building Official; Marvin Banks, Public Utilities Superintendent; Jeff Foster, Electric Superintendent; Shelley Hendrickson, Planning Secretary; Ryan Baum, Public Works Inspector.

**Citizens Present:** Joel Harris, Highland Homes; Gordy Jones, Highland Homes; Clark Mitchell, Mitchell Real Estate Development; Matt Mitchell, Mitchell Real Estate Development; Grant Bangerter; Brant Tuttle, Northern Engineering; Guil Rand, Architectural Coalition.

**MINUTES**

Mr. Baker made a **motion** to approve the minutes of October 4, 2006. Mr. Nielson **seconded** and the motion **passed** all in favor.

**SITE PLAN**

**Highland Homes Office**

Location: 100 East 3450 North

Zoning: I-1

Applicant: Highland Homes

Mr. Oyler expressed his conflict of interest and abstained from the discussion and the vote.

Mr. Anderson gave background and explained the proposal.

Discussion was made regarding fire protection, enclosure on the dumpster, power, and handicap parking.

Mr. Anderson made a **motion** to approve the Site Plan for Highland Homes Office located at 100 East 3450 North with the following conditions:

**Conditions:**

1. That the the Power Department's concerns be addressed before the building permit is issued.
2. That they meet the City's Construction and Development Standards.

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

## **ZONE CHANGES AND GENERAL PLAN AMENDMENTS**

### **Jed Morley General Plan Amendment**

Location: approximately 2100 South Main

Zoning: Commercial and 1.5 to 2.5 units per acre existing, proposed to be Residential 3.5 to 4.5 units per acre.

Applicant: Jed Morley

Mr. Anderson **moved** to continue this item to next week; due to the applicant not being able to attend. Mr. Banks **seconded** and the motion **passed** all in favor.

### **Cobblestone Plaza General Plan Amendment and Zone Change**

General Plan: General Commercial existing, requesting Residential 9-12 units per acre and General Commercial

Location: 1700 East Canyon Road

Zoning: C-1 existing, R-3 requested

Applicant: Clark Mitchell

Mr. Anderson gave background and explained the proposal.

Discussion was made regarding density.

Mr. Anderson feels that there is potential for commercial development in the future at this site and that the City needs to keep this zoned for commercial uses.

Discussion was made regarding commercial property.

Mr. Mitchell addressed his concerns with not being able to sell the property.

Discussion was made regarding traffic and timing on the construction of roads.

Mr. Mitchell presented his concept plan for the density they are requesting.

Discussion was made regarding R-3 zoning, expansion of the zones in the area, the impact on the surrounding properties if zoned Urban Village, and adjacent Forest Service property.

Mr. Heap excused himself at 11:15 a.m.

Mr. Baker made a **motion** recommending to the Planning Commission **denial** of the Cobblestone Plaza General Plan Amendment and Zone Change and that the Commission study a possible Urban Village zone, look into forest service property, and report their findings to the City Council.

Mr. Banks **seconded** and the motion to deny **passed** all in favor.

**Grant Bangerter General Plan Amendment and Zone Change**

General Plan: General Commercial existing, requesting Residential 9-12 units per acre and General Commercial

Zoning: C-2 existing, requesting C-2 and R-3

Location: Intersection of Main Street and Volunteer Drive

Applicant: Grant Bangerter

Mr. Anderson explained the proposal and gave background.

Discussion was made regarding commercial property.

Brant Tuttle

Mr. Tuttle explained their proposal.

Discussion was made regarding professional office buildings and town homes in conjunction with a commercial project.

Grant Bangerter

Mr. Bangerter expressed his opinion with regard to commercial properties, residential properties, and professional office, giving comparisons from adjacent cities, and the need for a transitional zone.

Discussion was made regarding retail sales in commercial zones, the City's interest with regard to commercial zones, annexation of the Mckell property, development agreements, the City's ability to accelerate viability of properties for commercial uses, and roadways.

Mr. Baker made a **motion** recommending to the Planning Commission **denial** of the Grant Bangerter General Plan Amendment and Zone Change, but that the Planning Commission review this parcel and study expanding the commercial zone in this area and also transitional uses to commercial.

Mr. Banks **seconded** and the motion to deny **passed** all in favor.

**OTHER BUSINESS**

Doug Shorts, Site Plan Issues

Mr. Shorts explained his issues with regard to Site Plans.

Discussion was made regarding Site Plan issues.

Discussion was made regarding other properties in the City being zoned commercial.

**ADJOURN**

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

The meeting **adjourned** at 12:24 p.m.

**Adopted: November 1, 2006**

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Shelley Hendrickson, Planning Secretary