

**Adopted Minutes
Spanish Fork City Development Review Committee
November 15, 2006**

The meeting was called to order at 10:34 a.m. by Richard Heap.

Staff Members Present: Richard Heap, Public Works Director; Richard Nielson, Assistant Public Works Director; Jeff Foster, Electric Superintendent; Junior Baker, City Attorney; Marvin Banks, Public Utilities Superintendent; Christine Johnson, Assistant City Attorney; Dave Anderson, Planning Director; Ryan Baum, Public Works Inspector; Shawn Jorgensen, Public Works Inspector; Shawn Beecher, GIS Specialist; Shelley Hendrickson, Planning Secretary.

Citizens Present: C. George Argyle, Argyle Zone Change; Roger Knell, Knell Architects; John Smiley.

MINUTES

Mr. Baker made a **motion** to approve the minutes of October 25, 2006; with the noted corrections. Mr. Nielson **seconded** and the motion **passed** all in favor.

Mr. Baker made a **motion** to approve the minutes of November 1, 2006; with the noted corrections. Mr. Anderson **seconded** and the motion **passed** all in favor.

SITE PLANS

Seminary Building

Location: 960 East 200 North

Zoning: R-1-6

Applicant: Knell Architects

Mr. Anderson gave background and explained the proposal.

Mr. Baker said that they need to obtain an easement on the access.

Mr. Foster said when they built the building on the north end of the school building that the church opted to not participate in the construction of the power line. He is concerned with where they are going to get power from.

Discussion was made regarding the power.

Mr. Baum said that the boring had been done for the power to go underground.

Mr. Foster was not aware that the power issues had been resolved.

Mr. Baker made a **motion** to approve the Site Plan for the Seminary Building located at 960 East 200 North for the future Junior High School subject to the following conditions:

Conditions:

1. That they obtain an easement from Nebo School District for access.
2. That they work with the Power Department on getting power to the site.

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

Mountain Country Foods

Location: 150 East 1700 North

Zoning: I-1

Applicant: Mountain Country Foods

Mr. Anderson gave background and explained the proposal.

Discussion was made regarding fire hydrants, sewer lines, and access into the building.

Mr. Baker made a **motion** to approve the Site Plan for Mountain Country Foods located at 150 East 1700 North subject to the following conditions:

Conditions:

1. That they show the water and sewer access to the building.
2. That the location of the fire hydrant coming off of 200 East and location to be worked out with the public works department.
3. At such time that they submit their building plans that they make sure the building is on the property they own.

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

ZONE CHANGES

John Smiley

Location: 700 North Main

Zoning: R-1-6 and R-O existing, C-2 requested

Applicant: John Smiley

Mr. Anderson explained the proposal.

Mr. Baker asked Mr. Smiley what his building plans are for this site.

Mr. Smiley said he has plans for a strip mall and explained his plans. He has also been in contact with the neighboring property owners.

Mr. Anderson made a **motion** to approve the Zone Change for John Smiley located at 700 North Main subject to the following finding:

Finding:

1. That the proposed Zone Change is consistent with the general plan.

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

Mr. Foster is concerned with the main three phase power line that will be directly above the proposed building. He feels that this is a problem that needs to be addressed very soon because it will affect development of the proposed building.

Discussion was made regarding the power and some possible options.

Argyle

Location: 275 West Arrowhead Trail

Zoning: Rural Residential existing, Commercial 2 requested

Applicant: George Argyle

Mr. Anderson explained the proposal. He said the purpose of the Zone Change is to allow for trailer sales. Mr. Anderson feels that the General Plan Map should be amended to accommodate the Zone Change Mr. Argyle is requesting.

Discussion was held concerning the zoning and the general plan designation of neighboring properties.

Mr. Anderson made a **motion** to approve a general plan amendment to change the two Argyle parcels and the shepherd parcel from Rural Residential 1.5-2.5 to Residential 1 unit per five acre/General Commercial and that the Planning Commission approve the proposed Zoning Map Amendment to C-2 changing the Argyle parcel as indicated on the map.

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

Platt

Location: 1481 South Cal Pac Avenue

Zoning: Rural Residential existing, R-1-9 requested

Applicant: Caroline Wendell

Mr. Anderson explained the proposal.

Discussion was made regarding the cost of getting the public utilities to this site.

* *Junior Baker excused himself early at 11:05 a.m.*

* *Christine Johnson arrived at 11:07 a.m.*

Mr. Anderson made a **motion** to approve the Zone Change from Rural Residential to R-1-9 with the following finding:

Finding:

1. That the proposed Zone Change is consistent with the general plan.

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

ORDINANCE REVISIONS

Mr. Anderson **moved** to table this item. Mr. Foster **seconded** and the motion **passed** all in favor.

OTHER BUSINESS

November 16, 2006 Growth Meeting

Mr. Anderson **moved** to table this item. Mr. Banks **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 11:11 a.m.

Adopted: December 20, 2006

Shelley Hendrickson, Planning Secretary