

**Adopted Minutes  
Spanish Fork City Development Review Committee  
December 13, 2006**

The meeting was called to order at 10:38 a.m. by Dave Anderson.

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

**Citizens Present:** Jay Garlick, Pheasant Run & Spanish Fields; Les Allen, Les Allen Construction; Jesse B., Dos Amigos; Norm Frost, Colonial Builders.

**MINUTES**

Mr. Anderson **moved** to continue the minutes from November 15, 2006 and November 29, 2006 to the next DRC meeting. Mr. Foster **seconded** and the motion **passed** all in favor.

**OTHER BUSINESS**

- a. **December 5, 2006, Growth Meeting**
- b. **Master Planned Developments – Planning Commission Recommendation**

**Growth Meeting**

Mr. Anderson discussed what was presented and discussed in the growth meeting. He said that the City was broken down into 16 areas that the Commission and Council had selected 4 of the areas that total 1200 acres and that we cannot accommodate all of the acreage in those 4 areas. He feels that another meeting with some of the D.R.C. is warranted and would like to have a recommendation to take to the Planning Commission and City Council in February.

Discussion was held regarding the four assigned areas, growth challenges, and development.

**Master Planned Development**

Mr. Anderson explained the Planning Commission's Recommendation. The Planning Commission would like to suspend Master Planned Developments to analyze and make changes to the Master Planned Development Ordinance.

Discussion was made regarding this issue.

**GENERAL PLAN AMENDMENTS**

**Colonial Builders Group**

Location: 2200 North 1100 East  
Designation: Light Industrial existing, R-3 requested  
Applicant: Colonial Builders Group

Mr. Anderson gave background and explained the proposal.

Discussion was held regarding our policy declaration boundary, and a utility easement.

Mr. Anderson feels that because these properties have access to rail lines, they are zoned industrial, and there are other industrial uses within close proximity that to make a change from industrial to residential, from a land use perspective is premature to make the proposed change.

Mr. Baker said that this is not an area that the City council has given direction on for growth.

Mr. Oyler said that it was his understanding from the Planning Commission and City Council that the direction for residential growth calculations were not interested at this point in time our Industrial areas.

Mr. Baker made a **motion** to recommend denial of the General Plan Amendment located at 2200 North 1100 East. Mr. Nielson **seconded** and the motion was **denied** all in favor.

Mr. Foster feels that there needs to be a road along the corridor of the main electric feed line from the dry creek sub station when development occurs in this area.

### **Pheasant Run**

Location: 300 West Volunteer Drive  
Designation: 3.5 to 4.5 units per acre General Commercial existing, 5.5 to 8 units per acre General Commercial requested.  
Applicant: Paul Johnson

Mr. Anderson gave background and explained the proposal.

Discussion was held regarding utilities, a high pressure gas line, number of proposed units, total number of acreage, changing the General Plan.

Mr. Baker made a **motion** recommending to the Planning Commission changing the General Plan in the area shown, including also the City property in that area, excluding the commercial piece on Main Street, which changes the rest of it from 3.5-4.5 units per acre to a designation of 4.5-5.5 units per acre and let the Planning Commission debate whether to take the upper piece in that. Mr. Foster **seconded** and the motion **passed** all in favor.

### **PRELIMINARY PLATS**

#### **Summers Ridge Townhomes**

Location: 130 North 300 West  
Zoning: R-1-12  
Applicant: Advantage Investment Group

Mr. Anderson gave background and explained the proposal. There are some changes that need to be made with satisfying the City's parking requirements. Our building inspectors have inspected the structures and believe that the structures can be modified and stay in compliance with the IBC. The development does not meet the zoning requirements of 18,000 square feet, however he feels that by making the change from apartments with renters to condos that can be individually owned is a good thing for neighborhoods and communities and since this is not an expansion the request is warranted.

Discussion was held regarding non-conforming structures, utilities, and development of a HOA.

Mr. Baker made a **motion** recommending to the Planning Commission approval of the Summers Ridge Town homes Condominium Preliminary Plat to convert 4-plexes to condominiums subject to the following conditions:

**Conditions:**

1. That the buildings themselves not be enlarged in order to cause a non-conforming structure.
2. That they make any necessary modifications to meet the current Building Code.
3. That they include covered parking according to the City's ordinance.
4. That they amend the plat to show the accurate configuration.

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

**OTHER BUSINESS**

Mr. Foster brought up an issue from SESD. SESD has requested that where they have existing 46 KV lines that as the City designs around the lines that they maintain access to the poles.

Mr. Baker feels this is a reasonable request.

Discussion was held regarding this issue.

**ADJOURN**

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

The meeting **adjourned** at 11:35 p.m.

**Adopted: December 20, 2006**

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Shelley Hendrickson, Planning Secretary