

**Adopted Minutes
Spanish Fork City Development Review Committee
December 20, 2006**

The meeting was called to order at 10:32 a.m. by Richard Heap.

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

Citizens Present: Armando Alvarez, Harvest Ridge; Mike Christianson, Gilson Engineering.

MINUTES

Mr. Baker made a **motion to approve** the minutes of November 15, 2006, with the noted corrections. Mr. Anderson **seconded** and the motion **passed** all in favor.

Mr. Baker made a **motion to approve** the minutes of November 29, 2006, with the noted corrections. Mr. Foster **seconded** and the motion passed all in favor.

Mr. Baker made a **motion to approve** the minutes of December 13, 2006, with the noted corrections. Mr. Anderson **seconded** and the motion **passed** all in favor.

SITE PLANS

Airport Hanger

Location: 2070 North 300 West

Zoning: I-1

Applicant: Steve Wilson

Mr. Anderson gave background and explained the proposal.

Mr. Nielson said that this proposal has gone before the airport board and that they have approved this proposal.

Mr. Baker asked about the location of the fire hydrants.

Mr. Banks explained the fire access issues.

Discussion was held regarding fire access, fire hydrants, asphalt, and fencing.

Mr. Foster said that there is a single phase line feeding the current hangars and that before any more development is approved, the electric system needs to be expanded to include three phase

power.

Discussion was held regarding power, and fire hydrant pipe sizes.

Mr. Baker made a **motion approving** the Site Plan for Airport Hangar located at 2070 North 300 West subject to the following conditions:

Conditions:

1. That they add a fire hydrant per the redlines.
2. That they coordinate with the Public Works Department on sewer.
3. That they coordinate with the Electric Department on power.

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

PRELIMINARY PLATS

Harvest Ridge

Location: 1520 South 1400 East

Zoning: R-1-9

Applicant: American Housing

Mr. Anderson gave background and explained the proposal.

Mr. Baker asked if the trail continued north and south.

Discussion was held regarding the trail, planter strips, easements, curb, gutter, and road.

Mr. Baker made a **motion** recommending to the Planning Commission **approval** of the Preliminary Plat for Harvest Ridge located at 1520 South 1400 East subject to the following conditions:

Conditions:

1. That lot number nine (9) be resized in order to be wider.
2. That curb and gutter be extended to 1400 east during the first phase of construction.
3. That they install curb and gutter and grant the appropriate easement along 1400 east.
4. That they work with the Electric Department in putting the power underground throughout the plat.
5. That they meet the City's construction and development standards.

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

ZONE CHANGES

Spanish Highlands North

Location: 150 North 1700 East
Zoning: Rural Residential existing, R-1-12 requested
Applicant: Ivory Homes

Mr. Anderson gave background and explained the proposal.

Mr. Baker made a **motion** recommending to the Planning Commission **approval** of the zone change request for Spanish Highlands North located at 150 North 1700 East subject to the following finding:

Findings:

1. That it is consistent with the General Plan.
2. That it is consistent with the surrounding zoning.
3. That it is consistent with the Master Plan Development request made by the applicant.

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

Westfields Development

Location: 400 East 1000 North
Zoning: R-1-6 existing, Commercial-2 requested
Applicant: Westfields Development and Spanish Fork City

Mr. Anderson explained the proposal.

Mr. Baker said it was his understanding that the developers had requested this Zone Change for some commercial development and that some prospective retail customers were also looking at a potential site to the north, in another city.

Mr. Baker made a **motion** recommending to the Planning Commission approval of the zone change for Westfields Development located at 400 East 1000 North from R-1-6 to C-2 subject to the following findings:

Findings:

1. That it is consistent with the General Plan.
2. The economic development of the City for the next 20-30 years will hinge upon this commercial development based upon the prospective retail users coming either here or to another City will impact the growth in this area for a long time to come.

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

OTHER BUSINESS

None

ADJOURN

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

The meeting **adjourned** at 11:19 p.m.

Adopted: January 17, 2007

Shelley Hendrickson, Planning Secretary