

**Adopted Minutes
Spanish Fork City Development Review Committee
January 17, 2007**

The meeting was called to order at 10:39 a.m. by Richard Heap.

Staff Members Present: Richard Heap, Public Works Director; Richard Nielson, Assistant Public Works Director; Mike Hendrickson, Lead Line Worker Underground; Junior Baker, City Attorney; Marvin Banks, Public Utilities Superintendent; Dave Anderson, Planning Director; Shawn Jorgensen, Public Works Inspector; Shawn Beecher, GIS Specialist; Ryan Baum, Public Works Inspector; Shelley Hendrickson, Planning Secretary; Dee Rosenbaum, Public Safety Director; Seth Perrins, Assistant City Manager; Doug Shorts, Chief Building Official.

Citizens Present: Glenn Cook, J. Lynn Partridge; J. Lynn Partridge; Calvin Bird, Three Orchards; Ryan Livingston, Three Orchards; Brandon Zollinger, Three Orchards; Bud Bate, Urban Village Zone; Maralee Jensen, Urban Village Zone.

MINUTES

Mr. Baker made a **motion** to approve the minutes of December 20, 2006; with the noted corrections. Mr. Nielson **seconded** and the motion **passed** all in favor.

FINAL PLATS

River Cove Plat E

Location: 950 South River Ridge Lane

Zoning: R-1-12

Applicant: Westfield Properties

Mr. Anderson gave background and explained the proposal.

Mr. Baker moved to approve the Final Plat for River Cove Plat E located at 950 South River Ridge Lane subject the following conditions:

Conditions:

1. That any conditions that were imposed on the Preliminary Plat be met.
2. That they meet the City's Construction and Development Standards.

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

ANNEXATIONS

Spanish Oaks Annexation

Location: approximately 2600 East River Bottoms Road

Zoning: R-1-12

Applicant: Livingston Construction

Mr. Anderson explained the annexation application process. The DRC is being asked to make a recommendation to give to the City Council.

Mr. Anderson explained the growth capacity, limitations with waste water, the City Council's area of focus for growth, the proposed growth boundary, and infrastructure concerns with regard to Powerhouse Road.

Mr. Anderson feels that the petition should not be accepted.

Clavin Bird

Mr. Bird addressed the DRC. His understanding was that having the subject property annexed into the City was within a five year span. He is hearing now that it is much further down the road, perhaps 5-10 years.

Mr. Heap addressed the issue by explaining that city residents must connect to city water lines except in cases of an emergency.

Mr. Bird asked if the population projection of 55,000 would include his subject property of proposed Annexation.

Mr. Heap said that it does not and that there is also another issue with the subject property in that it would create a peninsula that is contrary to the State Code.

Mr. Anderson **moved** that the City Council not accept the Spanish Oaks Annexation located at approximately 2600 East River Bottoms Road subject to the following findings:

Findings:

1. That it would create a peninsula.
2. That the property is not located within the growth areas that have been identified by the Planning Commission and the City Council.
3. That it is not currently located within the City's Growth Boundary.

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

Mr. Bird addressed the committee and asked if Spanish Fork City is against using a water line that is currently available on the subject property.

Mr. Heap addressed the issue.

Partridge Annexation

Location: approximately 1800 south 300 East

Zoning: R-1-15

Applicant: J. Lynn Partridge

Mr. Anderson explained the proposed Annexation.

J Partridge

Mr. Partridge addressed the Committee. He has spoken with other adjacent property owners. If they wanted to annex would it help with getting his property annexed. He does not understand why there is a proposed growth area that goes clear out to Benjamin where sewer services would have to be pumped over a hill.

Mr. Anderson addressed the issue and said that he believes it is due to the City's need to promote economic development.

Discussion was held concerning sewer capacity and economic development.

Mr. Baker asked Mr. Partridge what he had in mind for development.

Mr. Partridge foresees some kind of upper end housing.

Discussion was held concerning flood plains, trails, and river capacity studies.

Mr. Anderson **moved** that the City Council not accept the Partridge Annexation located at approximately 1800 South 300 East subject to the following findings:

Findings:

1. That it would create a peninsula.
2. That the proposed Annexation is not located in any of the proposed growth areas that have been identified by the Planning Commission and City Council.
3. That the proposed Annexation is not currently in the City's Growth Boundary.

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

ORDINANCE REVISIONS

Title 15 – Urban Village Zone

Location: Citywide

Mr. Nielson stated that he had a conflict of interest and would abstain from the discussion.

Mr. Anderson explained the reason for the proposed changes to the Urban Village Zone.

Mr. Anderson gave background on a proposed property that might work for Urban Village Zoning. A zone that was proposed for mixed uses within the same structure.

Mr. Heap feels that the area behind Shopko lends itself to retail sales. He does not want to make very many changes to the Urban Village Zone until he has had time to study it more with regard to retail sales.

Mr. Baker feels it is a good exercise to go through the Urban Village Zone to discuss it.

Discussion was held regarding retail sale shops, office, residential, the language/text in the Urban Village code, traffic, and Commercial Office/R-3 zones vs. Urban Village.

Mr. Anderson **moved** to continue this discussion for a week so that additional thought can be given. Mr. Baker **seconded** and the motion **passed** all in favor.

Mr. Baker feels that there are some things in the Urban Village Zone worth reviewing.

OTHER BUSINESS

Doug Shorts said that our Site Plan inspections are still not going very good.

Discussion was had regarding issues related to issuing Certificates of Occupancy.

It was determined that Marlo will arrange for a time for all necessary departments and contractors/developers to meet onsite to perform site inspections.

ADJOURN

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

The meeting **adjourned** at 11:48 a.m.

Adopted: February 7, 2007

Shelley Hendrickson, Planning Secretary