

**Adopted Minutes**  
**Spanish Fork City Development Review Committee**  
**January 24, 2007**

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; 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; Doug Shorts, Chief Building Official; Travis Anderson, GPS Surveyor; Jeff Foster, Electric Superintendent; Chris Thompson, Design Engineer; Dee Rosenbaum, Safety Director.

**Citizens Present:** Brent Skipper, Trophy Homes; Tyler Cope; Rick Meyer, Northern Engineering; Maralee Jensen, Urban Village LLC; Bud Bate, Urban Village LLC; Tyler Roberts, CW Management Corp; Chris McCandless, CW Management Corp; Steve illegible, Amherst Meadows.

**MINUTES**

None.

**FINAL PLATS**

**Summers Ridge Townhomes**

Location: 130 North 300 West

Zoning: R-3

Applicant: Advantage Investment Group

Mr. Anderson gave background and explained the proposal.

Discussion was held regarding the water meters, electric meters, HOA documents, fencing, C.C.&R's, and who will pay the sewer clean out.

Mr. Baker made a **motion** to approve the Final Plat for Summers Ridge Townhomes located at 130 North 300 West subject to the following conditions:

**Conditions:**

1. Reviewing the HOA documents and C.C.&Rs.
2. Obtaining building permits on the individual units for revisions to meet the applicable codes and ordinances.

3. Put up a masonry wall on the north and the east fence on the south consistent with the neighbor.
4. Obtain a letter from the neighbor authorizing the fence.

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

**Amherst Meadows Plat B (reapproval)**

Location: 1300 South 2300 East

Zoning: R-1-9

Applicant: Stone Associates

Mr. Anderson explained the proposal.

Discussion was held regarding easements, leveling of electric boxes, utilities, demolition of the house and removal of the septic tank.

Mr. Baker made a **motion** for reapproval of the Final Plat for Amherst Meadows Plat B located at 1300 South 2300 East subject to the following conditions:

**Conditions:**

1. Meet all conditions from the original approval.
2. Street dedication through plat A.
3. Work with Electrical Department to address any communications issues coming thru Plat A.

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

*\*\*The following is an excerpt from the motion of the original conditions of approval:*

1. *Meeting the construction and development standards.*
2. *Getting the legal description to close as per Shawn Beecher.*
3. *Working with the Electrical Department on any of the power project issues.*
4. *Putting a temporary turn around in at the north easterly road that empties into an old orchard.*

**SUBDIVISION WAIVERS**

**El Barrio**

Location: 40 South 200 West

Zoning: R-1-6

Applicant: Tyler Cope

Mr. Baker made a **motion** to continue the Subdivision Waiver for El Barrio located at 40 South

200 West until further review. Mr. Anderson said there is a problem with one of the lots in the proposal. Mr. Nielson **seconded** and the motion **passed** all in favor.

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

### **Trophy Homes**

Location: approximately 1800 North Chappell Drive

General Plan: Light Industrial, Residential 9-12 units per acre requested

Zoning: I-1 existing, R-3 requested

Applicant: Trophy Homes

Mr. Anderson gave background and explained the proposal.

Mr. Anderson explained that the property is not located within the growth areas that have been identified by the Planning Commission and City Council for residential growth and the related sewer capacity issues.

Mr. Baker made a **motion** to the Planning Commission for denial of the Zone Change and General Plan Amendment for Trophy Homes located at approximately 1800 North Chappell Drive subject to the following finding:

### **Finding:**

1. That the property is not located within the growth areas that have been identified by the Planning Commission and the City Council for residential growth.

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

### **Old Mill Estates**

Location: approximately 1503 South Mill Road

General Plan: 1 unit per 5 acres/.5 to 1.5 units per acre existing, 1.5 to 2.5 units per acre requested

Zoning: Rural Residential existing, R-1-15 requested

Applicant: CW Management Corporation

Mr. Anderson gave background and explained the proposal.

Discussion was held regarding growth boundary, gravity sewer issues, storm water and traffic on Mill Road.

Chris McCandless

Mr. McCandless addressed the Committee. He explained the proposal.

Mr. Heap feels that the people from Leland that were involved in the General Plan process a year to a year and a half ago should be involved in this proposal before changes are made.

Discussion was held regarding the General Plan change in the neighborhood in Leland, how much of the area to change in the General Plan, and infrastructure costs.

Mr. Anderson made a **motion** to the Planning Commission for approval of the Zone Change on the property in the proposal that is within the growth boundary and approval of the General Plan Amendment for the entire proposal for Old Mill Estates located at approximately 1503 South Mill Road subject to the following condition:

**Condition:**

1. That they review the General Plan for the Leland area and involve the neighborhood in the review before the zoning is changed for the rest of the parcel.

Mr. Baker **seconded** and the motion **passed** by a role call vote. Mr. Nielson voted nay. He feels the whole Leland area needs to be looked at and not just this property proposal. Mr. Banks voted nay.

**Urban Village LLC**

Location: approximately 150 West 900 North

General Plan: Shopping Center existing, Professional Office and Residential 9-12 units per acre requested

Zoning: Shopping Center existing, Commercial Office and R-3 requested

Applicant: Urban Village LLC

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

Mr. Anderson gave background on the proposal. He feels that from a planning perspective he does not have a strong position either way it is zoned.

Discussion was held regarding units per acre and different zoning options.

Mr. Baker made a **motion** to table the Zone Change and General Plan Amendment for Urban Village LLC located at approximately 150 West 900 North for further study. Mr. Banks **seconded** and the motion **passed** all in favor.

**ORDINANCE REVISIONS**

**Title 15 – Urban Village Zone**

Location: Citywide

Mr. Baker **moved** to table this item for further study. Mr. Anderson **seconded** and the motion **passed** all in favor.

**OTHER BUSINESS**

Discussion was held regarding issues related to Sunroc and Standard Builder's sites.

**ADJOURN**

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

The meeting **adjourned** at 11:58 a.m.

**Adopted: February 7, 2007**

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Shelley Hendrickson, Planning Secretary