

**Adopted Minutes  
Spanish Fork City Development Review Committee  
February 21, 2007**

The meeting was called to order at 10:33 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 Beecher, GIS Specialist; Jeff Foster, Electric Superintendent; Shelley Hendrickson, Planning Secretary; Seth Perrins, Assistant City Manager; Ryan Baum, Public Works Inspector; Shawn Jorgenson, Public Works Inspector; Doug Shorts, Chief Building Inspector.

**Citizens Present:** Jonathan Reid, June Christensen Annexation; Keith Gordon, June Christensen Annexation; June Christensen, June Christensen Annexation; Duane Hutchings, Northeast Bench Annexation; Lynn Jones, Northeast Bench Annexation; Jim Taylor; Jesse Conway, LEI; Greg Magleby, LEI; Randall Marshall, Lorraine Wixom; Lorraine Wixom; Kimberly Dewey, Stone Associates; Gordon Jones, Maple Highlands; Kyle Honeycott, Mike Gardner; Lynn Tuttle, Northeast Bench Annexation; JulieAnn Curtis.

**MINUTES**

**February 7, 2007**

Mr. Baker made a **motion** to approve the minutes of February 7, 2007; with the noted corrections. Mr. Anderson **seconded** and the motion **passed** all in favor.

**FINAL PLATS**

**Harvest Ridge**

Location: 1400 East 1520 South

Zoning: R-1-9

Applicant: American Housing

Mr. Anderson explained the proposal and gave background.

Mr. Nielson said that the only thing he had was that on the plat they have shown the water and pressurized irrigation laterals are not to our standards so they need to be removed.

Mr. Baker informed Greg Magleby that there is a Harvest Ridge in Salem and the name of this proposal will need to be changed before it can be recorded at the County.

Mr. Nielson made a **motion** to approve the Final Plat A for Harvest Ridge located at 1400

East 1520 South subject to the following condition:

**Condition:**

1. That the name of the plat be changed so that it will be able to record at the County.

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

**PRELIMINARY PLATS**

**Westfield's Development**

Location: 1000 North 400 East

Zoning: Commercial 2

Applicant: Westfield's Development

Mr. Anderson made a **motion** to table the Preliminary Plat for Westfield's Development; for one week. Mr. Baker **seconded** and the motion **passed** all in favor.

**Maple Highlands Preliminary Plat**

Location: 2550 East 350 South

General Plan: Residential 2.5 to 3.5 Units Per Acre

Zoning: Rural Residential existing, R-1-12 proposed

Applicant: Highland Homes

Mr. Anderson gave background and explained the proposal.

Greg Magleby

Mr. Magleby addressed the Committee and explained the changes they would like to make to the density bonus table of the proposed Master Planned Development

Discussion was made regarding density bonus points of the Master Planned Development, the compounding of the density points, which plat lots 99 & 100 will be on, and easements.

Mr. Anderson stated that he does not believe the applicant should be given miscellaneous bonus density for landscaping where they've already requested the maximum bonus density on landscaping.

Mr. Shorts feels that runoff from the rain gutters on the units should not run into the planter strips, that they should put bubblers on instead.

Mr. Nielson made a **motion** to the Planning Commission recommending approval of the Zone Change for Maple Highlands located at 2550 East 350 South from Rural Residential to R-1-12 subject to the following finding:

**Finding:**

1. It is consistent with the General Plan.

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

Mr. Nielson made a **motion** to the Planning Commission recommending approval of the Preliminary Plat for Maple Highlands located 2550 East 350 South subject to the following conditions:

**Conditions:**

1. That the density matrix for the Master Planned Development be followed as
2. ~~That they~~ obtain an easement on 2550 East at the City's request.
3. That they meet the City's Construction and Development Standards.
4. That they obtain a connectors agreement with Nebo School District for the utilities.
5. That lots 99 & 100 be included in this plat.

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

**GENERAL PLAN AMENDMENTS & ZONE CHANGES**

**Growth Boundary Amendment**

Location: Citywide

Applicant: Spanish Fork City

Mr. Anderson explained the proposal and the adjustments that have been made.

Discussion was made regarding the adjustments.

Duane Hutchings

Mr. Hutchings addressed the Committee. He said that his property is in area 17. He is hopeful that his property will be included in the Growth Boundary. He has a Master Planned Development with low density as well as a little high density near the edge.

Discussion was made regarding easements and utilities in area 17.

Mr. Anderson made a **motion** to the Planning Commission for approval of Option B of the Growth Boundary Amendment subject to the following conditions:

**Conditions:**

1. That the Growth Boundary goes up to the eastern railroad tracks but not extend south of 7200 South (County).
2. That when a utility capacity is met all development approvals cease; including building permits where necessary.

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

**Jim Taylor**

Location: approximately 3450 East 1300 South

Zone: Industrial 1

General Plan: Light Industrial/Business Park

Applicant: Jim Taylor

Jim Taylor

Mr. Taylor addressed the Committee. He has a small change that he would like made to his request. The property in this development has two separate tax id numbers and more property needs to be shown in his proposal. He gave background on how the property became zoned industrial and feels that it should have been residential all along.

Discussion was made regarding the annexation of the property, and utility capacity.

Mr. Baker made a **motion** to the Planning Commission recommending that they **deny** the General Plan Amendment and Zone Change for Jim Taylor located at approximately 3450 East 1300 South subject to the following finding:

**Finding:**

1. That the direction the Planning Commission and City Council has given us for our growth issues require exclusion of this property from the growth boundary.

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

**Maple Highlands Zone Change**

Location: 2550 East 350 South

General Plan: Residential 2.5 to 3.5 Units Per Acre

Zone: Rural Residential existing, R-1-12 proposed

Applicant: Highland Homes

Motion made under the Preliminary Plat above.

**ANNEXATIONS**

**Northeast Bench Annexation**

Location: approximately

General Plan: Residential 1.5 to 2.5 Units Per Acre/2.5 to 3.5 Units Per Acre

Applicant: Duane Hutchings

Mr. Anderson explained the proposed Annexation. He feels that the City will need some kind of a connection between Expressway Lane and 400 North at 2550 East.

Discussion was made regarding the need for a major road and land planning.

Mr. Baker made a **motion** based on previous discussion that they accept the petition for further study and explore the possibility of an annexation agreement for a corridor.

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

### **Christensen Annexation**

Location: approximately

General Plan: Residential 1.5 to 2.5 Units Per Acre

Applicant: Kenneth and June Christensen

Mr. Anderson explained the annexation.

Mr. Anderson made a **motion** that the City Council accepts the petition for further study. Mr. Perrins **seconded** and the motion **passed** all in favor.

## **OTHER BUSINESS**

### **a. Lift stations and Old Mill Estates**

Mr. Anderson gave background and explained that a developer proposed doing a small lift station that would serve around 100 homes and Dave would like some direction as to the City's view on lift stations.

Discussion was held regarding the city's views on lift stations, the possibility of a central sewer, growth in Salem city, and mill road.

### **b. Site Plan Requirements for Wasatch Wind**

Discussion was held regarding a Site Plan Application, and if the turbine is foreign built what will be needed.

## **ADJOURN**

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

The meeting **adjourned** at 12:04 p.m.

**Adopted: February 28, 2007**

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Shelley Hendrickson, Planning Secretary