

**Adopted Minutes**  
**Spanish Fork City Development Review Committee**  
**April 18, 2007**

The meeting was called to order at 10:33 a.m. by Dave Anderson.

**Staff Members Present:** Junior Baker, City Attorney; Richard Neilson, Public Works Assistant Director; Richard Heap, Public Works Superintendent; Chris Thompson, Design Engineer; Dave Anderson, Planning Director; Marvin Banks, Public Utilities Director; Shelley Hendrickson, Planning Secretary; Shawn Beecher, GIS Specialist; Shawn Jorgensen, Public Works Inspector.

**Citizens Present:** Travis Whitney; Travis Cottam, Carter Construction; Dennis Stone, Randy Butler, Mountain Country Foods; Gary Carter; Christine Mikell, Wasatch Wind; Neal Winterton.

**MINUTES**

**April 11, 2007**

Mr. Nielson made a **motion** to **continue** the minutes of April 11, 2007. Mr. Thompson **seconded** and the motion **passed** all in favor.

**SITE PLANS**

**Wasatch Wind**

Applicant: Christine Mikell

Zoning: Industrial 2

Location: approximately 3700 East Highway 6

Mr. Anderson gave background and explained the proposal. He feels that the entire site does not need to be fenced.

Discussion was made regarding a 12 kv line underbuild, easements for the transmission lines, East Bench Irrigation, and the river crossing.

Mr. Baker made a **motion** to **approve** the Site Plan for Wasatch Wind located at approximately 3700 East Highway 6 subject to the following conditions:

**Conditions:**

1. Work with the Electric Department on a 12 kv underbuild for the parasitic load.

2. That they obtain the required easements to get in and out.
3. Work with East Bench canal on the bridge, canal, and ditches in the area.
4. That they fence the substation in accordance with industry standards.
5. Meet the requirements of the building official for the building permit issues.

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

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

### **Stone**

Applicant: Dennis Stone

General Plan: 2.5-3.5 units per acre residential

Zoning: Rural Residential existing, R-1-9 requested

Location: 2575 East Canyon Road

Mr. Anderson explained the proposal. He feels that the requested zone is consistent with the neighboring properties and he feels comfortable approving the zone and leaving any detailed aspects of the design to the subdivision phase.

Discussion was held regarding the need for stub streets to neighboring parcels, the East Bench canal on the property needing to be piped, and zoning.

Mr. Baker made a **motion** to the Planning Commission for **approval** of the Zone Change for Stone Property located at 2575 East Canyon Road from R-R to R-1-9. Mr. Banks **seconded** and the motion **passed** all in favor.

### **Foster**

Applicant: Gary Carter

General Plan: 5.5-8 units per acre residential

Zoning: Rural Residential existing, R-3 requested

Location: 898 North 1100 East

Mr. Anderson explained the proposal.

Discussion was held regarding adjacent property zones, the differences between the R-3 and R-1-6, and single-family vs. multifamily housing to create a buffer zone next to the commercial zones.

Mr. Thompson feels that an R-3 zone makes more sense because it would create a buffer zone between the commercial zone. He also feels that it is in line with the density in Black Horse Run.

Mr. Nielson agreed with Mr. Thompson's comments.

Mr. Baker made a **motion** to the Planning Commission for **approval** of the Zone Change for the Foster property located at approximately 898 North 1100 East from R-R to R-3 subject to the following conditions:

**Conditions:**

1. That the Biesenger property is excluded if they have not filed an application for change.
2. That when the proposal develops that a barrier fence be placed between the R-1-6 zone to the east.

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

**ORDINANCE AMENDMENTS**

**Lot Coverage Requirement**

Applicant: Juleen Whitney

Location: City Wide

Mr. Anderson gave background and explained the proposal.

Mr. Baker said that at one time there was discussion about amending the requirement to read that the total building area on your lot including any accessory buildings cannot exceed a certain percent.

Mr. Shorts said that a majority of the houses being built are right at the setback requirements; thus, not leaving them any room for accessory buildings if they need to be located within the setbacks of the primary structure.

Mr. Baker feels that if people use up all of the footprint with house then they ought to be limited to a shed that does not require a building permit.

Mr. Anderson feels that there could be potential issues with lots that are big but have a small primary structure on them; the owner could then build several other accessory buildings if they stay within the setback requirements. He feels height is really the biggest issue.

Discussion was held regarding total building area of a lot not exceeding a certain percent, percentage requirements, height requirements, setback requirements, and lot coverage requirements.

Mr. Baker made a **motion** to the Planning Commission that they favorably consider an ordinance change on accessory buildings that would allow accessory buildings to take up to 15 percent of the total lot area if the accessory building is fully within the setbacks footprint for that lot. Mr. Nielson **seconded** and the motion **passed** all in favor.

## FINAL PLATS

### **East Meadows Plat B**

Applicant: Carter Construction

Zoning: R-1-6

Location: approximately 2100 East 600 South

Mr. Anderson gave background and explained the proposal.

Discussion was held regarding the south boundary issues.

Mr. Nielson made a **motion** to **approve** the Final Plat for East Meadows Plat B located at approximately 2100 East 600 South subject to the following conditions:

#### **Conditions:**

1. Follow the same conditions that were in place on the original approval.
2. Put in a temporary turn around at the East end of 800 south.
3. Put a fence in along the south border of the project rather than 100 south.
4. Come into compliance with the sign ordinance.

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

Discussion was held regarding Mountain Country Foods Distribution Center Site Plan.

## DRC BUSINESS

### **Site Plan Issues**

Neal Winterton

Mr. Winterton addressed the Committee with regard to a site plan for Brent Fry.

Mr. Nielson said that they would be required to put in sewer, water, and curb and gutter along the frontage.

Discussion was held regarding fire protection, sewer, water, and curb and gutter.

### **Dos Amigos**

Applicant: Les Allen

General Plan: 3.5-4.5 units per acre residential existing, 5.5-8 units per acre residential requested.

Zoning: Rural Residential existing, R-1-6 requested

Location: 2800 East Highway 6

Discussion was held regarding zoning, and roads.

Mr. Baker made a **motion** to **table** the Zone Change and General Plan Amendment for Dos Amigos located at 2800 East Highway 6; for one week. Mr. Banks **seconded** and the motion **passed** all in favor.

#### **Lot Width Requirement for Duplexes**

Applicant: Wesley Harris

Location: City Wide

Mr. Baker made a **motion** to **table** the Lot Width Requirement for Duplexes located City wide; for one week. Mr. Banks **seconded** and the motion **passed** all in favor.

#### **ADJOURN**

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

The meeting **adjourned** at 11:43 a.m.

**Adopted: April 25, 2007**

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Shelley Hendrickson, Planning Secretary