

Adopted Minutes
Spanish Fork City Development Review Committee
April 25, 2007

The meeting was called to order at 10:40 a.m. by Dave Anderson.

Staff Members Present: Junior Baker, City Attorney; Chris Thompson, Assistant City Engineer; Dave Anderson, Planning Director; Seth Perrins, Assistant City Manager; Jeff Foster, Electric Superintendent (retiring); Kelly Peterson, Electric Superintendent; Shelley Hendrickson, Planning Secretary; Shawn Beecher, GIS Administrator; Woodworth Mataele, Planning Intern; Jaime Chappell, Water Systems Tech.

Citizens Present: Marianne Biesinger, Allen and Faye Hall, Greg Magleby, W. Reed Esplin.

MINUTES

April 11, 2007

Mr. Baker made a **motion** to **approve** the minutes of April 11, 2007; with the noted corrections. Mr. Perrins **seconded** and the motion **passed** all in favor.

April 18, 2007

Mr. Nielson made a **motion** to **approve** the minutes of April 18, 2007; with the noted corrections. Mr. Thompson **seconded** and the motion **passed** all in favor.

PRELIMINARY PLAT

Esplin Subdivision

Applicant: Reed Esplin

Zoning: Industrial 1

Location: 1000 East 1950 North

Mr. Anderson gave background and explained the proposal.

Discussion was held regarding the construction of a road right-of-way between 1950 North and the proposed subdivision.

Mr. Baker said that if 1950 North is deeded to the City that Mr. Esplin will need to make sure that there are not any liens attached to it.

Discussion was held regarding the wetlands.

Mr. Esplin said that he met with Ron Cass and a representative from the Corps of Engineers. They walked all of the property and that Mr. Cass took pictures.

Mr. Esplin noted that he saw one bird on his property two weeks ago. According to Mr. Esplin, that bird was deceased.

Mr. Anderson said that Spanish Fork City has discussed the possibility of a wetlands bank on property that the City owns to help free up adjacent wetlands for industrial development.

Discussion was held regarding construction timelines for lots one, two, and three.

Mr. Baker made a **motion** to the Planning Commission for **approval** of the Preliminary Plat for Esplin Subdivision located at 1000 East 1950 North subject to the following conditions:

Conditions:

1. Meeting the subdivision standards.
2. 1950 North street be dedicated to the City either as part of the plat, or deed outside of the plat, and be constructed to and through the first phase of the project when it is built or put in a temporary turn around.
3. That redline corrections be made.

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

Boswell Park Subdivision

Applicant: James Biesinger

Zoning: R-1-6

Location: 900 North Highway 51

Mr. Anderson gave background and explained the proposal.

Discussion was held regarding UDOT and whether an access to lot three has been discussed with them.

Access to lots 1 and 2 is also a concern as the City's driveway setback requirement from an arterial street intersection cannot be met.

Mr. Baker made a **motion** to the Planning Commission for approval of the Preliminary Plat for Boswell Park located at 900 North Highway 51 subject to the following conditions:

Conditions:

1. Meet the construction and development standards.
2. That redline corrections be made.

With a word of caution that lot number three is essentially landlocked and the applicant should contact UDOT regarding ingress and egress from Highway 51.

Discussion was held regarding the arterial street in front of lot number two. A driveway will not be allowed off of 800 North for lot number two because it would not meet the City's arterial street standards.

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

ZONE CHANGES AND GENERAL PLAN AMENDMENTS

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

Mr. Anderson gave background and explained the proposal.

Discussion was held regarding zoning, general plan, UDOT, and lining up the roads with existing roads.

Mr. Baker made a **motion** to the Planning Commission for **approval** of the Zone Change for Dos Amigos parcels that are east of the Sommerset Development and on the northwest be zoned R-1-6 and the narrow piece of property that fronts onto Canyon Road be zoned R-1-9. Mr. Thompson **seconded** and the motion **passed** all in favor.

ORDINANCE AMENDMENTS

Lot Width Requirement for Duplexes

Applicant: Wesley Harris

Location: City Wide

Mr. Anderson gave background and explained the proposal.

Discussion was held regarding Mr. Harris and that a formal application has not been submitted.

Mr. Baker made a **motion** to **table** this item. Mr. Perrins **seconded** and the motion **passed** all in favor.

DRC BUSINESS

Site Plan Issues

No discussion.

ADJOURN

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

The meeting **adjourned** at 11:12 a.m.

Adopted: May 9, 2007

Shelley Hendrickson, Planning Secretary