

Adopted Minutes
Spanish Fork City Development Review Committee
May 23, 2007

The meeting was called to order at 10:32 a.m. by Dave Anderson.

Staff Members Present: Richard Nielson, Assistant Public Works Director; Dave Anderson, Planning Director; Kelly Peterson, Electric Superintendent; Marvin Banks, Public Utilities Director; Chris Thompson, Assistant City Engineer; Christine Johnson, Assistant City Attorney; Shelley Hendrickson, Planning Secretary; Woodworth Mataele, Planning Intern.

Citizens Present: Tyler Cope, Darin Farnworth, Mitch Simmons, Allen and Faye Hall.

MINUTES

None.

ZONE CHANGES

Allen and Faye Hall

Applicant: Allen and Faye Hall

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

Location: 2695 East Canyon Road

Mr. Anderson explained the proposal and gave background.

Mr. Peterson asked about the access onto Canyon Road. He said that there are overhead power lines that will need to be maintained.

Mr. Thompson made a **motion to approve** the Zone Change for Allen and Faye Hall located at 2695 East Canyon Road changing the zoning from Rural Residential to R-1-9 based on the following finding:

Finding

1. That the proposed Zone Change is consistent with the General Plan.

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

Farnworth

Applicant: Darin Farnworth

Zoning: R-1-6

Location: 715 South 1100 East

Mr. Anderson gave background and explained the proposal.

Discussion was held regarding the flag lot ordinance.

Mr. Nielson feels that opening flag lots up to property that is already existing in the older parts of town is okay but not to new development.

Ms. Johnson feels that it is a bad idea to open flag lots City wide because it is a very controversial issue.

Mr. Farnworth said that the lot is too much for the owner to take care of and that currently it is a weed patch. He feels that the neighbors will be happy with the creation of a flag lot because it will improve the neighborhood.

Discussion was held regarding flag lots in the older parts of town, and flag lots in newer subdivisions.

Mr. Nielson feels that there needs to be a very good reason (topography, etc.) for a flag lot in a new development. He does not feel that flag lots in new developments are a good idea.

Mr. Banks feels that flag lots create safety issues.

Mr. Peterson said that power is available but that it will need to be up graded to accommodate the proposal.

Discussion was held regarding flag lots on 1100 South and 1100 East.

Mr. Anderson said that one way to develop a certain level of scrutiny for flag lots if it is opened up Citywide is to make a provision for a Conditional Use, or exclude certain lot sizes.

Discussion was held regarding Salem and Payson's flag lot ordinances.

Mr. Banks made a **motion** to **table** the Zone Change for Darin Farnworth located at 715 South 1100 East; for one week.

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

Tyler Cope

Applicant: Tyler Cope

Zoning: Residential Office existing, Commercial-2 proposed

Location: 850 South Main Street

Mr. Anderson gave background and explained the proposal. From a land use perspective he is for the Zone Change.

Discussion was held regarding the general plan and zoning in the area, and including the parcel adjacent to the proposal that is owned by the City.

Mr. Nielson made a **motion to approve** the Zone Change for Tyler Cope located at 850 South Main Street changing the zoning from Residential Office to Commercial 2 subject to the following finding and conditions:

Finding

1. That the zone is consistent with the General Plan.

Conditions:

1. That the Planning Commission and City Council consider the City parcel to the northwest be included in the zone change.
2. That the properties to the north may be included in Zone Change as well.

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

ORDINANCE AMENDMENTS

Farnsworth Text Amendment

This item was discussed and action taken with the Zone Change (above).

SUBDIVISION WAIVER

Mitch Simmons

Applicant: Mitch Simmons

Zoning: R-1-6

Location: 600 East 100 South

Mr. Anderson gave background and explained the proposal.

Mr. Peterson said that there is a primary overhead electric line that will need to be relocated at the developer's expense.

Mr. Thompson made a **motion to approve** the Subdivision Waiver for Mitch Simmons located at 600 East 100 South subject to the following conditions:

Conditions:

1. Add a hydrant to the northeast corner of 100 South and 600 East.
2. Work with the Power Department to relocate the power.

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

DRC BUSINESS

Annexation Issues

Mr. Anderson mentioned that the deadline to submit information will be the first part of July.

Discussion was held regarding power on 700 North Main.

Mr. Oyler feels that we need to send them correspondence in writing.

Mr. Peterson feels that the overhead line will need to come down so that there are not any clearance problems. Preferably before a building permit is issued.

Discussion was held regarding power and the North Park project, utilities for a stub road from Academy Park to Del Monte, and utility issues due to the widening of the road for Landmark High School.

Mr. Oyler feels that Mr. Peterson needs to call Steve Carter to make sure that he is aware of the utility issues with regard to the road.

ADJOURN

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

The meeting **adjourned** at 11:29 a.m.

Adopted: June 6, 2007

Shelley Hendrickson, Planning Secretary