

Adopted Minutes
Spanish Fork City Development Review Committee
June 13, 2007

The meeting was called to order at 10:38 a.m. by Dave Anderson.

Staff Members Present: Richard Nielson, Assistant Public Works Director; Dave Anderson, Planning Director; Christine Johnson, Assistant City Attorney; Shelley Hendrickson, Planning Secretary; Shawn Beecher, GIS Administrator; Kelly Peterson, Electric Superintendent; Marvin Banks, Public Utilities Director; Doug Shorts, Chief Building Inspector; Woody Mataele, Planning Intern; Jamie Chappell, Public Utilities Supervisor; Chris Thompson, Assistant City Engineer; Dave Oyler, City Manager; Ryan Baum, Public Works Inspector.

Citizens Present: Mark Peterson, Spanish Cove; Tony Powell, Spanish Cove; Branden Kirk, Spanish Cove; Jim Nielsen; Kevin Sleight, Vincent Rim; Cody Pickering, Vincent Rim.

MINUTES

June 6, 2007

Mr. Nielson moved to **approve** the minutes of June 6, 2007; with the noted corrections. Ms. Johnson **seconded** and the motion **passed** all in favor.

GENERAL PLAN & ZONING MAP AMENDMENTS

Betty Hunt General Plan and Zoning Map Amendment

Applicant: Betty Hunt

General Plan: 5.5 to 8 units per acre Residential/Residential Office existing, Commercial Office proposed

Zoning: R-1-6 existing, Commercial Office requested

Location: 375 East 300 South

Mr. Anderson gave background and explained the proposal.

Discussion was held regarding the 300 South corridor and the history of the Residential Office zone along 300 South.

Betty Hunt

Ms. Hunt addressed the Committee. She feels that the current zoning does not allow her to upgrade the building in anyway. She feels that she has a lot of traffic at her office. She does not believe that a credit union will impact the area any differently than her current business. She feels that the credit union would be a great neighbor.

Discussion was held regarding uses in the Residential Office, Commercial Office and Commercial 1 zoning districts.

Mr. Oyler feels that it is a Planning Commission discussion to decide what they would like to see the General Plan zoning to be on the Center Street corridor and 300 South corridors. He does not feel it is a problem to change the current zoning to Residential Office but does feel that it would not be wise to change the general plan to commercial for just one parcel; that the General Plan for the entire 300 South corridor should be looked at.

Discussion was held regarding a recommendation to the Planning Commission.

Ms. Hunt feels that with the speed limit being 40 miles per hour and not 25 miles per hour that is usually posted in a residential zone, that this is a great corridor for commercial development.

Mr. Vest feels that Main Street does not have a whole lot of property left due to saturation. He feels that this area may be the next place to allow businesses to go because of saturation.

Discussion was held regarding a concept plan for the credit union, and the pros and cons to creating the entire corridor on Center and 300 South streets to a Commercial zone.

Mr. Oyler made a **motion to deny** the General Plan and Zoning Map Amendments for Betty Hunt located at 375 East 300 South recommending that the Planning Commission study the general plan ordinance as it relates to financial institutions and drive-thrus for the Center Street and 300 South corridors. Ms. Johnson **seconded** and the motion **passed** all in favor.

Mr. Peterson said the power that feeds the current building will not work for the uses a credit union with a drive-thru would need. The power would need to be upgraded.

Discussion was held regarding a work session with the Planning Commission concerning the Center street and 300 South corridors.

Jim Nielsen General Plan and Zoning Map Amendment

Applicant: Jim Nielsen

General Plan: General Commercial existing, Light Industrial requested

Zoning: R-1-8 existing, Industrial 1 requested

Location: 1450 East 100 South

Mr. Anderson gave background and explained the proposal. He does not feel that changing the residential zone to the Industrial 1 zone is good land use practice.

Discussion was held regarding the history of the wall around the parcel and allowed uses in the Industrial 1 district.

Ms. Johnson made a **motion to deny** the General Plan and Zoning Map Amendments for Jim Nielsen located at 1450 East 100 South based on the following finding:

Finding:

1. That this area is not suitable for the Industrial 1 zone.

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

Powell Zoning Map Amendment

Applicant: Tony Powell

General Plan: Residential 5.5 to 8 units per acre Residential

Zoning: R-1-6 existing, R-3 requested

Location: 1100 East 400 North

Mr. Anderson gave background and explained the proposal.

Discussion was held regarding density, highway 6, the railroad tracks, affordable housing, utilities, and trails.

Ms. Johnson feels that to put this proposal into a higher density use would improve the area.

Mr. Thompson made a **motion to approve** the Zoning Map Amendment for Tony Powell located at 1100 East 400 North to R-3 subject to the following findings:

Findings:

1. That the lot's odd shaped enough that developing in the R-1-6 zone would not be ideal.
2. That the Zone Change is consistent with the General Plan.

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

Freiss Development Group

Applicant: Nyle Layton

General Plan: Light Industrial existing, High Density Residential requested

Zoning: Industrial 1 existing, R-3 requested

Location: 1100 East Expressway Lane

Mr. Nielson made a **motion to table** the General Plan and Zoning Map Amendments for Freiss Development Group located at 1100 East Expressway Lane; due to no representation by the applicant at the meeting. Ms. Johnson **seconded** and the motion **passed** all in favor.

Vincent Rim Estates

Applicant: Sleight Development

General Plan: Residential 1.5 to 2.5 units per acre residential

Zoning: Rural Residential existing, R-1-8 requested
Location: 1700 East 1850 South

Mr. Anderson explained the proposal.

Discussion was held regarding the dedication of the road in front of the church and an easement for the turn around.

Mr. Nielson said that as he redlined the plans that they instructed them to make improvements on 1700 East. The applicant has concerns with the improvements.

Discussion was held regarding 1700 East, and access into the Dean Vincent property.

Mr. Peterson said that there is a 600 amp circuit box adjacent to the property and that they will have to connect into the box and that easements will need to be obtained.

Mr. Anderson told the applicant that we need two more copies of the Preliminary Plat and a legal description in Wordperfect format.

Mr. Nielson made a **motion** to approve the Zoning Map Amendment for Vincent Rim Estates located at 1700 East 1850 South subject to the following finding:

Finding:

1. That the proposed zoning is consistent with the General Plan.

Ms. Johnson **seconded** and the motion **passed** all in favor.

PRELIMINARY PLATS

Vincent Rim Estates

Applicant: Sleight Development

General Plan: Residential 1.5 to 2.5 units per acre residential

Zoning: Rural Residential existing, R-1-8 requested

Location: 1700 East 1850 South

Mr. Nielson made a **motion** to **approve** the Preliminary Plat for Vincent Rim Estates located at 1700 East 1850 South subject to the following conditions:

Conditions:

1. That the 1700 East extension off of the hill on the south side of the property be improved or be paid for by the developer pending the Engineering Department's review.

2. That an electrical 600 amp circuit is constructed through the subject property per the Electric Department.
3. That the driveway for the Dean Vincent home is relocated to a suitable location.
4. That any overhead SESD power lines be relocated.

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

SITE PLANS

Expressway Square (Amended)

Applicant: Craig Gasser

General Plan: Shopping Center

Zoning: Shopping Center

Location: 900 East Expressway Lane

Mr. Anderson gave background and explained the proposal.

Discussion was held regarding water lines, and parking.

Mr. Thompson made a **motion** to **amend** the Site Plan for Expressway Square located at 900 East Expressway Lane subject to the following condition:

Condition

1. That the parking be aligned with the existing drive through per the Engineering Department's approval.

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

DRC BUSINESS

None.

ADJOURN

Mr. Oyler **moved** to adjourn. Mr. Peterson **seconded** and the motion **passed** all in favor.

The meeting **adjourned** at 12:25 p.m.

Adopted: July 11, 2007

Shelley Hendrickson, Planning Secretary