

Adopted Minutes
Spanish Fork City Development Review Committee
July 18, 2007

The meeting was called to order at 10:36 a.m. by Richard Heap.

Staff Members Present: Richard Heap, Public Works Director; Richard Nielson, Assistant Public Works Director; Dave Anderson, Planning Director; Junior Baker, City Attorney; Shelley Hendrickson, Planning Secretary; Shawn Beecher, GIS Administrator; Ryan Bagley, Utility Planner; Woody Mataele, Planning Intern; Doug Shorts, Chief Building Inspector; Marvin Banks, Public Utilities Director; Shawn Jorgensen, Public Works Inspector; Kelly Peterson, Electric Superintendent; Ryan Baum, Public Works Inspector; Dave Oyler, City Manager, Kent Clark, City Recorder.

Citizens Present: Juliann Jensen, Old Depot Industrial/Sage General; Tyler Cope.

MINUTES

July 11, 2007

Mr. Anderson **moved** to **table** the minutes of July 11, 2007. Mr. Nielson **seconded** and the motion **passed** all in favor.

FINAL PLATS

North Park Subdivision

Applicant: Westfield Properties

Location: approximately 1000 North 600 East

Zoning: Commercial 2

Discussion was held regarding ADA ramps, power, the street light on the north side of highway 6, 700 east street right-of-way, modifications and coordination on the detention basins, off-site improvements, and phasing.

Mr. Anderson made a **motion** to **approve** the Final Plat for the North Park Subdivision located at approximately 1000 North 600 East subject to the following conditions:

Conditions:

1. That the applicant modify the construction plans to include the required ADA ramps.
2. That the applicant provide construction plans for 100 North between 200 East and Main Street and construct the required improvements with the rest of the development.

3. That the issues raised by the Power Department be addressed.
4. That the applicant cooperate with City on design of storm basins in the City park.
5. That the applicant close on all of the individual parcels prior to recordation.

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

PRELIMINARY PLATS

Old Depot

Applicant: Sage Contractors

Location: 630 West 1000 North

Zoning: Industrial 1

General Plan: Light Industrial

Mr. Anderson gave background and explained the proposal.

Discussion was held regarding roads, railroad spurs, sewer, the cul-de-sac depth, power, storm drainage, and the adjacent existing homes hooking up to sewer and water.

Mr. Nielson made a **motion** to **table** the Preliminary Plat for Old Depot located at approximately 630 West 1000 North subject to modifications being made to the cul-de-sac length. Mr. Baker **seconded** and the motion **passed** all in favor.

ZONE CHANGES AND GENERAL PLAN AMENDMENTS

Tyler Cope

Applicant: Tyler Cope

Location: 850 South Main Street

Zoning: Residential Office existing, Commercial Office proposed

General Plan: General Commercial

Mr. Anderson gave background and explained the proposal.

The proposed concept plan and potential uses were discussed. The potential of including some of the adjacent City-owned parcel was discussed.

Mr. Baker made a **motion** to **approve** the Zone Change for Tyler Cope located at 850 South Main and Volunteer Drive changing the zoning from Residential Office to C-2 and including the City-owned parcel to the west of the subject properties.

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

Freiss Development Group

Applicant: Nyle Layton

Location: 1100 East Expressway Lane

Zoning: Industrial 1 existing, R-3 requested

General Plan: Light Industrial existing, High Density Residential requested

Mr. Anderson made a **motion to deny** the Zone Change and General Plan Amendment for the Freiss Development Group located at 1100 East Expressway Lane subject to the following findings:

Findings:

1. That the most appropriate land use designation is Light Industrial or Commercial.
2. That the Light Industrial and commercial uses will become more viable as Expressway Lane is extended to the east.
3. That the Planning Commission has consistently expressed concerns with high density residential development in this area of the City.

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

Christensen

Applicant: Kimberly Dewey

Location: 2550 East 300 North

Zoning: Utah County

General Plan: Residential 1 unit per 5 acre/1.5 to 2.5 units per acre existing, Residential 2.5-3.5 units per acre requested

Mr. Anderson made a **motion to continue** the Zone Change and General Plan Amendment for Christensen until the annexation infrastructure studies are complete. Mr. Nielson **seconded** and the motion **passed** all in favor.

ANNEXATIONS

Hatch Annexation

Applicant: CW Management

Location: approximately 1800 South 600 West

Zoning: R-1-15 requested

General Plan: Residential .5 to 1.5 units per acre

Mr. Anderson gave background and explained the proposal.

Mr. Baker made a **motion to approve** the Hatch Annexation and Growth Boundary Amendment for CW Management located at approximately 1800 South 600 West subject to the following conditions:

1. That the SESD power buyout be completed before recordation.
2. That a boundary agreement be executed with the neighboring property owner before the plat is recorded.

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

DRC BUSINESS

None.

ADJOURN

Mr. Nielson **moved** to adjourn. Mr. Baker **seconded** and the motion **passed** all in favor at 11:58 a.m.

Adopted: August 8, 2007

Shelley Hendrickson, Planning Secretary