

Adopted Minutes
Spanish Fork City Development Review Committee
October 31, 2007

The meeting was called to order at 10:04 a.m. by Richard J. Heap.

Staff Members Present: Richard J. Heap, City Engineer/Public Works Director; Dave Oyler, City Manager; S. Junior Baker, City Attorney; Richard Nielson, Assistant Public Works Director; Dave Anderson, Planning Director; Kelly Peterson, Electric Superintendent; Marvin Banks, Public Utilities Superintendent; Shawn Jorgensen, Public Works Inspector; Ryan Baum, Public Works Inspector; Christopher Swenson, Building Inspector; Shawn Beecher, GIS Administrator; and Marlo Smith, Engineering Secretary.

Citizens Present: Bart Roundy, *Forestline Construction*; Kay Heaps, *Envision Development*; Jeff Heaps, *Envision Development*; Jed Morley, *Spanish Fork Storage*; Brian Higbee, *Jones Annexation*; Brent Bowers, *Salisbury Development*; Keith Gordon; and Kimberly Dewey.

MINUTES

Mr. Baker made a **motion to approve** the October 10, 2007 Development Review Committee Meeting minutes with the noted corrections. Mr. Peterson **seconded**, and the motion **passed** with a unanimous vote.

Mr. Nielson made a **motion to approve** the October 17, 2007 Development Review Committee Meeting minutes with the noted corrections. Mr. Peterson **seconded**, and the motion **passed** with a unanimous vote.

CONDITIONAL USE and ORDINANCE AMENDMENT

Spanish Fork Storage

Applicant: Jed Morley

General Plan: General Commercial

Zoned: I-2

Location: Arrowhead Trail and Del Monte Road

Mr. Anderson asked if there were any concerns with access around the structure.

Mr. Banks referred this to Brent Jarvis or Joe Jarvis of the Spanish Fork Fire Department.

Mr. Anderson said Brent or Joe never contacted himself or Mr. Baker.

Discussion took place regarding changing the ordinance in the I-2 zone from a 50-foot setback to a 10-foot setback for self storage units.

Discussion took place regarding a landscaping buffer.

Mr. Baker said this ordinance change will be tied only to storage units in the I-2 zone that is next to a residential zone. The setback will remain the same for other uses in the I-2 zone.

Discussion took place regarding the specific language that will be used in the ordinance change.

Discussion took place regarding fence issues.

**Dave Oyler arrived 10:14 a.m.*

**Shawn Jorgensen arrived at 10:14 a.m.*

Discussion took place regarding the height of the wall.

Discussion took place regarding the piping of the canal all the way through to Mill Road.

**Ryan Bagley arrived at 10:18 a.m.*

Mr. Heap said the City Council can waive the requirement for piping canals.

Mr. Baker said the Council will usually follow the request of the canal company.

Mr. Morley asked about the easement that is required for the canal.

Mr. Nielson said the easement is a 30-foot easement for the canal and 15 feet on either side of the canal.

Discussion took place that the charter school was required to pipe the canal.

**Christopher Swenson arrived at 10:23 a.m.*

Mr. Anderson said Mr. Morley has submitted a site plan.

Discussion took place regarding the Site Plan and that it cannot have action taken until the ordinance is changed.

Mr. Baker made a **motion** to recommend **approval** of the Spanish Fork Storage Zone Text Ordinance Amendment to the Planning Commission with respect to the I-2 zone to allow for storage unit uses a conditional use permit to allow the setback of 10 feet to the adjacent property. Mr. Anderson **seconded**, and the motion **passed** with a unanimous vote.

Discussion took place that the conditional use permit request cannot be reviewed by the Planning Commission until the City Council approves the zone text ordinance amendment.

Mr. Nielson made a **motion** to **continue** the Spanish Fork Storage Conditional Use Permit until City Council takes action of the zone text ordinance amendment. Mr. Peterson **seconded**, and the motion **passed** with a unanimous vote.

AMENDED FINAL PLAT APPROVAL

Maple Mountain Townhomes Final Plat A

Applicant: Salisbury Development

Zoning: R-1-12

Location: approximately 1900 East Center Street

Mr. Anderson reviewed the changes to the Maple Mountain Townhomes Final Plat A. A rambler style structure has also been added throughout the project.

Mr. Baker made a **motion** to **approve** the Amended Maple Mountain Townhomes Final Plat A subject to the following conditions:

1. Follow the original conditions of approval.
2. Add bollards around the power boxes or move the boxes if in driveway locations.
3. Add a temporary turn around to the South end of the project.

Mr. Nielson **seconded**, and the motion **passed** with a unanimous vote.

ANNEXATIONS AND GENERAL PLAN AMENDMENTS

Christensen Annexation and General Plan Amendment

Applicant: Kenneth and June Christensen

General Plan: Residential 1.5 to 2.5 Units Per Acre existing Residential 2.5 to 3.5 Units Per Acre proposed.

Zoning: R-1-12 requested

Location: approximately 200 North 2600 East

Davis Annexation

Applicant: Mike Davis

General Plan: Residential 1.5 to 2.5 Units Per Acre

Zoning: R-1-15 requested

Location: approximately 200 South 2800 East

W. Jones Annexation

Applicant: Will Jones

General Plan: Residential 1.5 to 2.5 Units Per Acre

Zoning: R-1-15 requested

Location: 2200 East Center Street

Envision Annexation

Applicant: Kay Heaps

General Plan: Residential 1.5 to 2.5 Units Per Acre

Zoning: R-1-12 requested

Location: 600 South 2550 East

Mr. Anderson said he appreciated the applicant's willingness to work with the City in getting the information the City needed. He doesn't feel the City is ready to take the annexation requests to the Planning Commission and City Council until December. The annexation agreements will not be ready to review prior to the November Planning Commission meeting.

Mr. Baker said the General Plan requests may be discussed.

Discussion took place regarding the options for a new electrical substation.

Discussion took place regarding collector roads and alternative access to the power poles down a collector road.

**Ryan Baum arrived at 10:50 a.m.*

Discussion took place regarding the options for the General Plan designations.

**Chris Swenson left at 11:00 a.m.*

Discussion took place regarding Master Planned Developments.

Mr. Baker made a **motion** recommending **approval** to the Planning Commission the change in the General Plan Designation east of 2550 East and south of 500 South from 5 acres to 1.5 to 2.5 acres and to deny the request for higher density north of 500 South. In summation the Mapleton Bench east of 2550 East from Highway 6 to 400 North be designated as 1.5 to 2.5 units per acre with the exception of the cross hatched commercial area.

Mr. Nielson **seconded**, and the motion **passed** with a unanimous vote.

Mr. Baker made a **motion** to **continue** the Christensen, Davis, W. Jones, and Envision Annexation requests until mid-November. Mr. Banks **seconded**, and the motion **passed** with a unanimous vote.

SITE PLAN

Forestline Construction (American Storage)

Discussion took place regarding the inconsistency of plans being used for construction and inspections.

Parking concerns were addressed.

**Mr. Baker left at 11:45 a.m.*

Mr. Roundy was instructed to submit three sets of plans to be stamped approved by Mr. Neilson.

ZONE CHANGE

Christina's Day Care

Applicant: Maria Dominguez

General Plan: Residential 5.5-8 Units Per Acre

Zoning: R-1-6

Location: 630 East 800 North

Mr. Anderson reviewed the zone change request. He said the building is being used for a home occupation and the proprietor would like a full fledged day care.

Discussion took place in regards to the proposed Zone Change in that it is only involving one home in the area.

Mr. Banks made the **motion** to recommend **denial** to the Planning Commission of the Christina's Day Care Zone Change with the following findings:

1. It is not consistent with the General Plan.
2. It is an isolated piece of property that does not connect with other commercial properties at this time.
3. The property is not large enough to accommodate a commercial development.

Mr. Anderson **seconded**, and the motion **passed** with a unanimous vote.

ADJOURN

Mr. Anderson made a **motion** to **adjourn**. Mr. Nielson **seconded**, and the motion **passed** with a unanimous vote. The meeting adjourned at 11:57 a.m.

Adopted: January 3, 2008

Marlo Smith, Engineering Secretary