

**Adopted Minutes  
Spanish Fork City Development Review Committee  
November 21, 2007**

The meeting was called to order at 10:06 a.m. by Dave Anderson.

**Staff Members Present:** Richard Nielson, Assistant Public Works Director; Dave Anderson, Planning Director; Junior Baker, City Attorney; Shelley Hendrickson, Planning Secretary; Shawn Beecher, GIS Administrator; Marvin Banks, Public Utilities Director; Dave Oyler, City Manager; Ryan Baum, Public Works Inspector; Shawn Jorgensen, Public Works Inspector; Doug Shorts, Chief Building Inspector.

**Citizens Present:** Cody Roberts, Trailside Phase A; Adam Jacobson, Trailside Engineer; Ryan Allred, Trailside; Dave R. Herring, Dave's Storage Center; Jeff Heaps, Envision Development; Kay Heaps, Envision Development; Mike Davis, Davis Annexation; Keith Gordon, East Maples; Kimberly Dewey, East Maples.

## **Minutes**

### **November 14, 2007**

Mr. Baker **moved** to **approve** the minutes of November 14, 2007. Mr. Nielson **seconded** and the motion **passed** all in favor.

## **Conditional Use and Site Plan**

### **Dave's Storage Units**

Applicant: Dave Herring

General Plan: Light Industrial

Zoning: Industrial 1

Location: approximately 200 West 500 South

Mr. Anderson explained to the applicant what the parking and cleanup issues are relative to the site and the need for a Site Plan with more detail.

Mr. Anderson **moved** to **continue** the Conditional Use and Site Plan for Dave's Storage Units located at approximately 200 West 500 South so he can meet with the applicant to discuss some concerns. Mr. Baker **seconded** and the motion **passed** all in favor.

## **Preliminary Plat**

## **Trailside**

Applicant: Cody Roberts

General Plan: Residential 3.5 to 4.5 Units Per Acre Residential

Zoning: Rural Residential existing, R-1-6 proposed

Location: approximately 1350 North State Road 51

Mr. Anderson explained the proposal and that the applicant was pushing the ceiling on the density. Mr. Anderson feels R-1-6 is the most appropriate zone. He said the applicant needs to submit a landscape plan and park design. Mr. Anderson feels the biggest issue is the Anderson Salvage yard where there is a certain amount of cleanup that needs to take place and explained that Mr. Baker has been working on an agreement that would set some bench marks in place that would allow the City to approve this project. A development agreement will need to be discussed and the applicant will need to justify the density.

Cody Roberts

Mr. Roberts discussed and showed pictures of the site. He explained the County landfill and the wetlands that they have to mitigate. Discussion was held regarding the landfill and where the garbage has been found and the wetlands in phase three. Explained they are working with Rocky Mountain Power and their easements through the site, that the high pressure gas line has been abandoned, the project goals, the development agreement, the amenities - the two sports fields, City park, playground, pavilion, parking lot, trails, native open space, wetland preservation (2.8 acres) and a description of what a courtyard development is.

Mr. Baker asked if this type of housing would be affected by flag lots not being allowed in new subdivisions. Mr. Anderson explained he does not feel these are flag lots and that they could, in his opinion, work well. Access would be considered a private driveway.

Discussion was held regarding water and pressurized irrigation meters and roads.

Mr. Anderson is concerned with parking. Mr. Roberts explained that parking behind a garage is restricted.

Discussion was held regarding fire hydrants, single-family housing, restricting multi-family housing, the development agreement.

Mr. Roberts explained they are close in solidifying plans with UDOT.

Mr. Anderson feels that it is very important for Mr. Roberts to define exactly what playground equipment and design guidelines he will have and feels the City fire authority needs to look at the quads and the recreation department needs to be comfortable with the park.

Discussion was held regarding bonus density and what will support the increase.

Mr. Baker feels that part of the intention of the new Master Planned Development ordinance is for developer's to have to think outside the box. He feels this project does that and is intrigued but a

bit hesitant. He recommends checking with other cities to see what recommendations positive or negative that they have with courtyard housing.

Discussion was held regarding the salvage yard and where most of the amenities to the project will be constructed.

Mr. Baker feels that where the amenities will be constructed is mostly on the salvage yard and that the applicant is receiving the bonus density off of the amenities that will not be constructed until the end of the project.

Mr. Oyler was concerned that some of the department heads were not present at the meeting to listen to the proposal and feels that they need to review the proposal before action is taken.

Discussion was held regarding whether or not the proposal is ready for the Planning Commission in December.

Mr. Oyler **moved** to **continue** the Trailside Preliminary Plat for Cody Roberts located at approximately 1350 North State Road 51 until next week to give staff time to complete its review. Mr. Banks **seconded** and the motion **passed** all in favor.

## **Annexations and General Plan Amendments**

### **Christensen Annexation**

Applicant: Kenneth and June Christensen

General Plan: Residential 1.5 to 2.5 Units Per Acre

Zoning: R-1-12 requested

Location: approximately 200 North 2600 East

Mr. Anderson explained what property the City thought would work best for a power substation and fire station.

Mr. Oyler explained that unless a property owner in the area is willing to sell their property to the City then development will not happen or the City will have to condemn someone's property.

Discussion was held regarding ideal locations for a substation and fire station location, location of a well, annexation agreement changes and whether or not to take action on the proposal.

Discussion was held regarding the annexation agreements.

Mr. Oyler explained that joint meetings between Planning Commission and the City Council were held last year with relation to future annexations and developments and that the Planning Commission and the City Council wanted all issues addressed before they reviewed the proposals.

Mr. Heap asked about the railroad crossing on 2550 East and the highway.

Mr. Nielson explained that the railroad was waiting for paperwork from UDOT and that UDOT had just given them the paperwork and the railroad was going through their process in Omaha.

Mr. Davis asked how many property owners he needs to get to sign the annexation agreement. Mr. Baker said preferably all of them.

Mr. Baker **moved** to **table** the Christensen Annexation, Davis Annexation, W. Jones Annexation, and the Envision Annexation for one week; thus, giving the applicant's time to review the annexation agreements. Mr. Nielson **seconded** and the motion **passed** all in favor.

## **DRC Business**

### **Review of new submittals and DRC issues**

Discussion was held regarding Spanish WH, JNB Development, Paul Healey and parking concerns, Academy Park Plat B, Dave Grotegut's Plat, and Somerset.

## **Adjourn**

Mr. Oyler **moved** to **adjourn**. Mr. Baker **seconded** and the motion **passed** all in favor at 12:00 p.m.

**Adopted: December 5, 2007**

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Shelley Hendrickson, Planning Secretary