

**Adopted Minutes
Spanish Fork City Development Review Committee
May 28, 2008**

The meeting was called to order at 10:00 a.m. by Dave Anderson.

Staff Members Present: Christine Johnson, Assistant City Attorney; Dave Anderson, Planning Director; Chris Thompson, City Engineer; Marvin Banks, Public Utilities Director; Richard Nielson, Assistant Public Works Director; Ryan Bagley, Utility Planner; Kelly Peterson, Electric Superintendent; Shawn Jorgenson, Building Inspector; Carl Johnston, Public Safety Lieutenant; Trent Robertson, Planning Intern; Shelley Hendrickson, Planning Secretary; Shawn Beecher, GIS Administrator.

Citizens Present: Ryan Holman, Holman Subdivision Waiver; Donavan Bagshaw, WSCD; Glenn Way, WSCD; Khayyam Jones, Kamp Jones Investments; James Packer, Packer Meredith PC; Millie H. Abplanalp, Revoir; Nicole Revoir, Revoir; Joel Peterson, Tracy Peterson Homes.

MINUTES

April 2, April 16, and April 23, 2008

Mr. Nielson **moved to approve** the minutes of April 2, 2008. Mr. Anderson **seconded** and the motion **passed** all in favor. Mr. Anderson **moved to approve** the minutes of April 16, 2008 & April 23, 2008. Mr. Banks **seconded** and the motion **passed** all in favor.

PRELIMINARY PLATS

Spanish Trails Plat C Amended

Applicant: Highland Homes

General Plan: Residential 5.5 to 8 Units Per Acre

Zoning: R-1-8

Location: 500 South Spanish Trails Boulevard

Discussion was held regarding the access onto Volunteer Drive and moving the intersection further west to create 20 feet of perpendicular view, redlines being ready for the applicant, redline corrections needing to be made and returned by Friday, May 30, 2008 and the possibility of moving the building lots on the north of the church to the south.

Mr. Nielson **moved to table** the Amended Preliminary Plat for Spanish Trails Plat C; for one week. In order for the redline corrections to be made on the plat. Mr. Banks **seconded** and the motion **passed** all in favor.

Academy Park Plat A

Applicant: Western States Construction

General Plan: Residential 2.5 to 3.5 Units Per Acre

Zoning: R-1-12

Location: 920 South Del Monte

Mr. Anderson explained this proposal was still being reviewed by the Engineering Department but that redlines would be available later in the afternoon. He said that public notices for the Planning Commission meeting had been sent out and if the proposal received a recommendation at the Development Review Committee meeting to be held on June 3, 2008 then the proposal would be on that meetings agenda.

Mr. Johnston asked where the sewer line easement was on this plat and feels that one of the parcels will not be able to be built on.

Discussion was held regarding the sewer line and the placement of it. The easement does not impact any of the building lots.

Mr. Nielson **moved to table** the Amended Final Plat for Academy Park Plat A; for one week. Mr. Johnston **seconded** and the motion **passed** all in favor.

**Kelly Peterson arrived 10:11p.m.*

SUBDIVISION WAIVERS

Holman

Applicant: Ryan Holman

General Plan: Residential Office

Zoning: R-1-6

Location: 134 East 300 North

Mr. Anderson explained the proposal. Discussion was held regarding redlines, power pole relocations (at the applicant's expense) and public utility easement agreements.

Mr. Nielson **moved to recommend approval** of the Holman Subdivision Waiver for Ryan Holman located at 134 East 300 North subject to the following conditions:

Conditions

1. That the applicant meets the requirements of the Power Department.
2. That the applicant records the public utility easements.
3. Meet the City's construction and development standards.

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

FINAL PLATS

Spanish Trails Multi-family Plats A and B Amended

Applicant: Highland Homes

General Plan: Residential 5.5 to 8 Units Per Acre

Zoning: R-1-8

Location: 500 South Spanish Trails Boulevard

The applicant explained that they had subdivided the proposal into more phases. There are four phases now. Discussion was held regarding power and phasing, infrastructure, construction of 550 south, and how far out the proposal is until building permits are issued.

Mr. Nielson **moved** to **approve** the Final Plats for Spanish Trails Multi-family Plats A, B, C & D, located at 500 South Spanish Trails Boulevard subject to the following conditions:

Conditions

1. That the applicant meets the conditions of the original approvals for plat a and b.
2. Meet the Power Department needs on the phasing.

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

Excerpt from the Development Review Committee Meeting minutes of February 14, 2007:

Spanish Trails Plat C

Location: 400 South 400 West

Zoning: R-1-8

Applicant: Vic Deavuono

Mr. Anderson said that in speaking with citizens there should be more to the park than just a retention basin.

Mr. Deavuono said that he is aware of that and that they are planning on putting in a swingset and a 30 x 30 area and a gazebo and that it will be in the CC & R's.

Mr. Heap said that the way it is platted here you have to cross private property to get to the park and that there needs to be a bond and a road constructed.

Mr. Banks asked about parking for the park.

Discussion was made regarding the park, and a bond.

Mr. Anderson said we can continue this today in order to allow time to get redlines back on the plat.

Mr. Anderson moved that the DRC approve the Final Plat subject to the following conditions:

Conditions:

1. *That the plat be amended to include all necessary streets.*
2. *That the necessary information be provided so that a complete bond can be prepared.*
3. *That the necessary application be completed and fees submitted.*
4. *Approval will take affect when all of the above noted conditions have been met.*

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

Excerpt from the Development Review Committee Meeting minutes of April 23, 2008:

*Mr. Baker **moved** to **approve** the Spanish Trails Multi-family Final Plats A and B for Highland Homes subject to the following conditions:*

Conditions

1. *Refurbish the trail along the easterly boundary of plat A to city standards.*

2. Utility easement is granted on the east side of property.
3. Meet the City's construction and development standards.
4. Property for the trails is dedicated to the city.
5. Paved access out to Volunteer Drive be completed prior to issuance of a building permit.

Discussion was held regarding the access to the proposal.

Mr. Peterson **seconded** and the motion **passed** all in favor. Mr. Oyler **abstained** from the vote.

SUBDIVISION WAIVER

KJ Subdivision

Applicant: Kamp Jones Investments
General Plan: Residential 4.5 to 5.5 Units Per Acre
Zoning: R-1-6
Location: 236 West 800 North

Discussion was held regarding the utilities being shown in the driveway, proposal being redlined to have the utilities on the east side so that they were not in any driveway, the need for another fire hydrant, power needing to be relocated (at the applicant's expense), and redlines available for the applicant.

Mr. Thompson **moved** to **table** the KJ Subdivision Waiver for Kamp Jones Investments; for one week. In order to get the redlines corrected on the plat. Mr. Nielson **seconded** and the motion **passed** all in favor.

Geslison Estates

Applicant: Jerry Pidcock
General Plan: Residential 4.5 to 5.5 Units Per Acre
Zoning: R-1-6
Location: 66 North 300 East

Mr. Anderson explained a few structures would be demolished. Discussion was held regarding the relocation of the power, pruning of the trees for the power line relocation, easements for the power lines and redlines available for the applicant.

Mr. Thompson **moved** to **table** the Geslison Subdivision Waiver for Jerry Pidcock until the next Development Review Committee meeting. Mr. Banks **seconded** and the motion **passed** all in favor.

Spanish Fork Manor

Applicant: Tracy Peterson Homes
General Plan: Residential 5.5 to 8 Units Per Acre
Zoning: R-1-6
Location: 13 South 475 West

Mr. Anderson said a variance was approved by the City Council for this proposal.

Mr. Nielson **moved to approve** the Spanish Fork Manor Subdivision Waiver for Tracy Peterson Homes subject to the following condition:

Condition

1. That the building meets the building code requirements for twin homes.

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

ZONE CHANGES

Revoir

Applicant: Shane and Nicole Revoir
General Plan: Residential 2.5 to 3.5 Units Per Acre
Zoning: Rural Residential existing, R-1-9 proposed
Location: 2870 East Canyon Road

Discussion was held regarding the zoning, power, a nuisance strip, and placement of a driveway.

Mr. Thompson **moved to approve** the Revoir Zone Change for Shane and Nicole Revoir. Mr. Nielson **seconded** and the motion **passed** all in favor.

CONDITIONAL USE

Helaman Academy

Applicant: American Heritage School of Spanish Fork
General Plan: Residential 4.5 to 5.5 Units Per Acre
Zoning: R-3
Location: 215 East 100 North

Mr. Anderson explained the applicant requested to have the proposal tabled.

Mr. Nielson **moved to table** the Helaman Academy Conditional Use for American Heritage School of Spanish Fork. Ms. Johnson **seconded** and the motion **passed** all in favor.

ORDINANCE AMENDMENTS

Giboney Text Amendment

Applicant: Randy Giboney

General Plan: City wide

Zoning: City wide

Location: City wide

Mr. Anderson asked to have this proposal continued in order for city staff to meet with the applicant.

Ms. Johnson **moved** to **table** the Giboney Text Amendment for Randy Giboney in order for City staff to meet with the applicant. Mr. Banks **seconded** and the motion **passed** all in favor.

DRC BUSINESS

Mr. Anderson explained there would be a joint City Council and Planning Commission meeting on May 29th, at 5:30 p.m., to discuss a redevelopment project on the Trojan explosives plant site and issues with regard to the multi-family housing moratorium.

Building Department proposed changes to Title 15

Discussion was held regarding structure heights and overhead power lines.

Review of new submittals

Mr. Anderson explained that the Old Mill Estates proposal was not going to get access to Arrowhead Trail so the Preliminary Plat approval is absolving. The applicant has redesigned the subdivision and committed to improving a portion of Mill road.

Adjourn

Mr. Banks moved to **adjourn**. Mr. Nielson **seconded** and the motion **passed** all in favor at 11:15 a.m.

Adopted: June 04, 2008

Shelley Hendrickson, Planning Secretary