

Adopted Minutes
Spanish Fork City Development Review Committee
January 21, 2009

The meeting was called to order at 10:17 a.m. by Dave Anderson.

Staff Members Present: Chris Thompson, Design Engineer; Marvin Banks, Public Utilities Superintendent; Dave Anderson, Planning Director; Junior Baker, City Attorney; Shelley Hendrickson, Planning Secretary; Shawn Beecher, GIS Administrator; Jered Johnson, City Surveyor; Dave Oyler, City Manager; Ryan Bagley, Utility Planner; Chris Swenson, Building Inspector; Shawn Jorgenson, Public Works Inspector; Joe Jarvis, Fire Marshall; Dave Munson, Planning Intern.

Citizens Present: Kyle Spencer, Mark Dallin.

MINUTES

January 7, 2009

Mr. Bagley **moved** to **continue** the minutes of January 7, 2009. Mr. Banks **seconded** and the motion **passed** all in favor.

FINAL PLATS

Maple Mountain Townhomes Plat D-1

Applicant: Salisbury Homes

General Plan: Residential 2.5 to 3.5 Units Per Acre

Zoning: R-1-12

Location: approximately 100 South 1800 East

Mr. Bagley explained that the power would need to be re-bonded for because the layout had changed.

Mr. Thompson **moved** to **approve** the Maple Mountain Final plat for Salisbury Homes located at approximately 100 South 1800 East subject to the following conditions:

Conditions

1. That the electrical bond be recalculated to match the improvements associated with the new design.

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

ZONE CHANGES

Ronald Dallin Zone Change

Applicant: Ronald Dallin

General Plan: General Commercial

Zoning: R-1-6 existing, Commercial 2 requested

Location: approximately 700 East 900 North

Mr. Anderson explained the proposal and that a concept plan had not been submitted. He said the general plan has identified the C-2 zone as the most appropriate and that he would have great concern about someone developing the property in accordance with the R-1-6 zoning. He said he felt this is a very appropriate change. Mr. Thompson asked if the line could be adjusted to include the public right-of-way as not to create a peninsula. Mr. Anderson asked Mr. Beecher if he could make that adjustment. Mr. Beecher concurred.

Mr. Thompson **moved to recommend** approval from the R-1-6 zone to the Commercial 2 zone(C-2) subject to the following condition:

Condition

1. That the boundary line description include the public right-of-way so that there is not a peninsula in the zoning map.

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

Mark Zone Change

Applicant: Mark Dallin

General Plan: Residential 5.5 to 8 Units Per Acre

Zoning: R-1-6 existing, In-fill Overlay requested

Location: approximately 760 East 300 North

Mr. Anderson explained that the proposal was to construct two buildings.

Mr. Bagley explained that the cable TV and phone lines would need to be moved. Mr. Dallin said he had contacted the appropriate parties and was waiting for the lines to be moved.

Mr. Anderson explained this was an In-fill Overlay zone request and explained what the zone allowed. He said that the way the ordinance was written was intended to offer a base line that comes from the surrounding neighborhood and ensure that projects are consistent with what is found in the immediate vicinity.

** Mr. Baker arrived at 10:28 a.m.*

** Mr. Oyler arrived at 10:30 am.*

Mr. Anderson explained the recommendations that staff had given him and explained the changes that had been made which brought the proposed buildings in-sync with what was built in the neighborhood.

Discussion was held regarding Mr. Dallin making changes to the building that already existed to look like the buildings that are to be constructed. Discussion was held regarding parking and cars not being allowed

to park in the main driveway due to fire code. Mr. Baker proposed and discussion was held regarding side entry garages, parking not being allowed in the front setback, water retention and a curb, fire codes and vinyl fencing versus a masonry wall so as to be less intrusive.

Mr. Jarvis explained that he felt, due to the impact this proposal would have on the area, that Mr. Dallin should install a fire hydrant on 300 North. Discussion was held regarding where a hydrant could be installed (it was determined that the most appropriate place would be on 800 East and 300 North).

Mr. Thompson explained that if there was not going to be a site plan then some sort of dedication plat would need to be recorded. Mr. Dallin said that there would be three different deeds. Discussion was held regarding a condominium plat. Mr. Bagley explained that a 15-foot easement for an overhead primary line would need to be met.

Mr. Anderson **moved** to **approve** the Mark Dallin Zone Change located at approximately 760 East 300 North with the following findings and subject to the following conditions:

Findings

1. That with the architectural upgrades the project shares elements with the surrounding neighborhood and satisfies the requirements of the ordinance.
2. The project conforms to the physical characteristics of the adjoining properties.
3. That the project may provide new opportunity for home ownership.

Conditions

1. That a fire hydrant be added to the southeast corner of 800 East and 300 North.
2. That the southern most building be moved five feet to the North so as to accommodate a 15-foot power easement on the southern property line.
3. That the driveways to the southernmost building be realigned to accommodate the necessary parking.
4. That a vinyl fence be constructed around the perimeter of the project, six feet where it is not in the front setback.
5. That the driveway be constructed or modified to meet the City's curb requirements.
6. That parking not be allowed on the driveway with appropriate signs installed.
7. That a plat be recorded for the development prior to a building permit being issued for the southernmost building.

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

Jason Campbell Zone Change

Applicant: Jason Campbell

General Plan: General Commercial and Residential 2.5 to 3.5 Units Per Acre

Zoning: Industrial 1 existing, General Commercial and R-1-12 requested

Location: approximately 1800 South 500 West

Mr. Anderson explained the proposal and that the I-2 zoning is far from what the General Plan anticipates for this part of the City. The General Plan matches what the applicant is requesting now. Mr. Anderson expressed that he did not have any reservations approving this proposal. Mr. Banks explained that there was a water line running through the property that would need to be relocated. Discussion was held

regarding the intersection on Del Monte and Arrowhead and ingress and egress onto Cal Pac. Mr. Bagley said that there were some SESD power lines that would need to be relocated.

Mr. Baker **moved** to recommend **approval** of the zoning from Industrial-2 to R-1-12 and C-2 in accordance with the map provided by the applicant. Mr. Anderson **seconded** and the motion **passed** all in favor.

ORDINANCE AMENDMENTS

Flood Damage Prevention Ordinance

Applicant: Spanish Fork City

General Plan: City Wide

Zoning: City Wide

Location: City Wide

Mr. Anderson said he had a hand full of questions. Mr. Baker **moved** to **table** the Flood Damage Prevention Ordinance in order to meet with Chris Thompson and Dave Anderson. Mr. Thompson **seconded** and the motion **passed** all in favor.

OTHER BUSINESS

a. **New Submittals**

Discussion was held regarding the Frampton Site Plan that was approved last summer, and access whether or not the City had the funds to construct parking.

Mr. Baker **moved** to **approve** the minutes of January 7, 2009 with the noted corrections. Mr. Banks **seconded** and the motion **passed** all in favor.

Mr. Anderson handed out a memorandum regarding a project schedule.

Mr. Baker **moved** to **adjourn**. Mr. Anderson **seconded** and the motion **passed** all in favor at 11:32 a.m.

Adopted: January 28, 2009

Shelley Hendrickson, Planning Secretary