

**Adopted Minutes
Spanish Fork City Development Review Committee
March 18, 2009**

The meeting was called to order at 10:06 a.m. by Richard Heap.

Staff Members Present: Seth Perrins, Assistant City Manager; Dave Anderson, Planning Director; Junior Baker, City Attorney; Shelley Hendrickson, Planning Secretary; Shawn Beecher, GIS Administrator; Ryan Bagley, Utility Planner; Marlo Smith, Engineering Secretary; Dave Munson, Planning Intern; Jamie Chappell, Gravity System Foreman; Dave Oyler, City Manager; Shawn Jorgensen, Public Works Inspector; Trapper Burdick, Design Engineer; Joe Jarvis, Fire Marshall; Jered Johnson, City Surveyor; Brent Smith, Police Officer; Carl Johnston, Police Lieutenant; John Little, Building Inspector; Chris Swenson, Building Inspector.

Citizens Present: Tyler Roberts

MINUTES

March 11, 2009

Mr. Baker **moved** to **approve** the minutes of March 11, 2009. Mr. Bagley **seconded** and the motion **passed** all in favor.

PRELIMINARY PLAT

Amherst Meadows

Applicant: Joel M. LaSalle
General Plan: 4.5 to 5.5 units per acre
Zoning: R-1-8
Location: 1300 South 2300 East

Mr. Anderson said he recently met with Mr. LaSalle who was trying to help the owner of the property get the project finished.

Mr. Baum explained there were two original owners and that they wanted to develop the back of the property first (Plat B) so they had to put in the utilities and road for Plat A in order to develop Plat B. Mr. Anderson said this proposal was a re-approval of the Preliminary Plat.

Discussion was held regarding the two plats and the number of lots.

Mr. Baker **moved** to recommend that the Planning Commission **approve** the Amherst Meadows Preliminary Plat for Joel M. LaSalle with the following finding and subject to the following condition:

Finding

1. This project is a reapproval.

Condition

1. Meet all conditions of the original approval.

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

Discussion was held regarding parking 18 wheelers in residential zones. Mr. Anderson said that he will get with Dee Rosenbaum to ensure that we are enforcing parking requirements.

OTHER BUSINESS

- a. **Discussion on Setbacks for Accessory Buildings**
- b. **Site Plan Approval Process**
- c. **New Submittals**

New Submittals

Mr. Anderson explained two concept plans for the property located next to Jeff Foster's old parcel and asked staff to give him feedback. Discussion was held regarding utilities and parking.

**Brent Smith arrived at 10:26 a.m.*

**Chris Swenson arrived at 10:28 a.m.*

**John Little arrived at 10:31 a.m.*

Discussion was held regarding garages, open space, covered parking, a power easement on 1100 East, and power poles staying in line on 1100 East.

Setbacks for Accessory Buildings

Discussion was held regarding a Variance request that will be on the next DRC agenda. Discussion was held regarding the reasons why we have setbacks, fire protection, zero lot line issues, legal non-conforming setbacks, and articulating why we do not allow carports or garages to the property line.

Discussion was held regarding the Muddy Boys Site, an easement, dimensions of the power box and the need for it to be located on street frontage.

**Carl Johnston arrived at 10:52 a.m.*

Site Plans

Discussion was held regarding a business that is interested in leasing space in the building that Harward Irrigation used to operate out of. Mr. Anderson asked about what kind of a Site Plan approval process would they need to go through and discussion was held regarding said process.

Mr. Baker **moved to adjourn**. Mr. Banks **seconded** and the motion **passed** all in favor at 11:30 a.m.

Adopted:

Shelley Hendrickson, Planning Secretary

Dave Munson, Planning Intern