

**Adopted Minutes
Spanish Fork City Development Review Committee
July 22, 2009**

The meeting was called to order at 10:07 a.m. by Richard Heap.

Staff Members Present: Richard Heap, Public Works Director; Shawn Beecher, GIS Administrator; Junior Baker, City Attorney; Kelly Peterson, Electric Superintendent; Dave Anderson, Community Development Director; Shelley Hendrickson, Planning Secretary; Marvin Banks, Public Utilities Superintendent; Dave Munson, Planning Intern; Dave Oyler, City Manager; Trapper Burdick, Design Engineer; Ryan Baum, Public Works Inspector.

Citizens Present: Steve Maddox, Bella Vista; Brian Gabler, LEI; Lew Bankhead, Bella Vista.

MINUTES

July 15, 2009

Mr. Anderson **moved** to **continue** the minutes of July 15, 2009. Mr. Baker **seconded** and the motion **passed** all in favor.

SITE PLAN (approval extension)

Fry Building (approval extension)

Applicant: Ralph Calder
General Plan: Light Industrial
Zoning: Industrial 1
Location: 1185 North State Road 51

Mr. Anderson **moved** to **deny** the request for the extension of the Fry Building Site Plan. Mr. Baker **seconded** and the motion **passed** all in favor.

PRELIMINARY PLAT

Bella Vista

Applicant: Steve Maddox
General Plan: Residential 5.5 to 8 units per acre and Professional Office
Zoning: R-1-6 requested, R-1-3, R-1-6 and Rural Residential existing
Location: approximately 900 North State Road 51

Mr. Anderson gave background on the proposal and explained that all of the applicant's prior formal applications were town home projects. He said this proposal was for all

single-family detached homes, on lots smaller than 6,000 square feet. He said Steve Maddox had presented this proposal at a Planning Commission meeting and that the Planning Commission responded favorably and gave direction to Mr. Maddox to give it a try.

Mr. Baker said he liked the single-family proposal better than the town homes but said under the land use code, Title 15, there was not a mechanism to allow for the lots to be smaller than 6,000 square feet.

Discussion was held regarding lot sizes in the Spanish Fields development, Master Planned Development parameters, zone changes, verbiage amendments to Title 15, impacts of the reduction in square footage from 6,000 square foot lots down to 4,000 square foot lots, what would be relevant to discuss at the preliminary plat level, if there were any general plan issues and the average lot width in Sunset Park.

Steve Maddox

Mr. Maddox said there had been a decline in the town home market due to the surplus of units and explained that he felt this proposal was the most functional due to the high pressure gas line, railroad tracks, the highway, group home, and the cost of improvements to Expressway Lane. He said his overall density for the project was under 4.5 units to the acre with 3-4 acres that would have to be surrendered for the road and the open space. He explained that the proposed single-family homes would range in square footage from 1,700-2,400 square feet with five to six different elevations that would create a nice neighborhood. He said he would create an HOA for the development and that he had been successfully operating HOA's over the last 10 years and that he felt HOA's were key for keeping the neighborhood well maintained.

Discussion was held regarding what the minimum lot size would be, open space, a trail head and donation of a two-acre park, and density.

Louis Bankhead

Mr. Bankhead explained the five different elevations and floor plans and said some of the homes would be masonry (either stone or brick) and a combination of hardy board siding and stucco. He said the concept they were trying to reach was to move up from a town home but keep the price under \$200,000.

Discussion was held regarding driveway length and ground water. Mr. Maddox explained that they had capped some wells on the site and that the site had significantly dried up but that they were aware of the ground water and that he would not hesitate to construct slab-on-grade or crawl spaces instead of basements should water issues arise.

Mr. Burddick said the geotech report explained what would need to be followed with regard to ground water. Mr. Burddick said that if sidewalks were not going to be constructed on both sides of the street that ADA ramps would need to be installed. He said there were a few redlines on utility pipe size and explained that there was a sewer manhole that would need to be removed. Discussion was held regarding the location of a sewer manhole on the property, property lines and the railroad right-of-way, fencing,

when the last changes were made to the Master Planned Development ordinance and the impetus for those changes, the construction of 70 feet of the road that extends off of Expressway Lane, a storm drain trunk line that had been proposed to go through the proposal, power issues, frontage and width, issues that have arisen in town with developments similar to this proposal, fire code with regard to five-foot side setbacks, timing of the project to get on the Planning Commission's August agenda and the need for the applicant to prepare a professional presentation for the Planning Commission.

Mr. Anderson **moved** to **continue** the Bella Vista Preliminary Plat for Steve Maddox for one week. Mr. Banks **seconded** and the motion **passed** all in favor.

Mr. Anderson **moved** to **adjourn**. Mr. Baum **seconded** and the motion **passed** all in favor at 11:29 a.m.

Adopted:

Shelley Hendrickson, Planning Secretary