

**Adopted Minutes
Spanish Fork City Development Review Committee
August 19, 2009**

The meeting was called to order at 10:02 a.m. by Richard Heap.

Staff Members Present: Richard Heap, Public Works Director; Junior Baker, City Attorney; Ryan Bagley, Utility Designer; Dave Anderson, Community Development Director; Shelley Hendrickson, Planning Secretary; Marvin Banks, Public Utilities Superintendent; Dave Munson, Planning Intern; Dave Oyler, City Manager; Jered Johnson, City Surveyor; Seth Perrins, Assistant City Manager; Bart Morrill, Parks & Recreation; Joe Jarvis, Fire Marshall; Josh Kosmicki, GIS Intern; Ryan Baum, Public Works Inspector; Carl Johnston, Police Lieutenant.

Citizens Present: Brian Hansen, Lori Hansen, Brian Gabler, Steve Maddox, Lew Hankhead, Jonathan Taylor, Ernie Smith, Lana Creer-Harris, Evelyn Christensen, Lew Christensen, Tom Worthen, Dave Neilson, Sharon Drakos.

MINUTES

August 5, 2009

Mr. Johnson **moved** to **approve** the minutes of August 5, 2009. Mr. Heap **seconded** and the motion **passed** all in favor.

CONDITIONAL USE

Hansen

Applicant: Brian and Lori Hansen
General Plan: Residential 9-12 units per acre
Zoning: R-3
Location: 65 North 200 West

Mr. Hansen explained his proposal.

Mr. Baker explained that the Development Review Committee could not take action on the proposal because the City's ordinance did not allow for apartments that were not part of the primary structure. He explained to Mr. Hansen that he would need to apply for a Zoning Text Amendment and if the City Council approved the Amendment then he would apply for a Conditional Use Permit.

Mr. Anderson said he felt that there was value in allowing accessory apartments within accessory buildings in the City. He said that if the City Council were to approve a Zone Text Amendment that allowed accessory apartments to be detached that the proposed

accessory building would need to meet the City's setbacks which are to be at least five feet from the property line.

Mr. Baker said he felt the applicant should be refunded the application fee because the Development Review Committee was bound by the City code and could not take action on the Conditional Use Permit application as proposed.

FINAL PLAT

Friar's Pointe

Applicant: Jonathan Taylor

General Plan: General Commercial

Zoning: Commercial 2

Location: southeast corner of 1000 North and 200 East

Mr. Anderson said that construction plans have already been reviewed, and that Jered Johnson had reviewed the final plat and that there were a number of issues but none that would affect how the lot lines have been presented or that would impact what improvements have been made on the site.

Mr. Baker moved to approve the Friar's Pointe Final Plat located at the southeast corner of 1000 North and 200 East subject to the following conditions:

Conditions

1. That the applicant meets all of the conditions of the Preliminary Plat approval.
2. That the applicant meet the City's Construction and Development standards.
3. That the applicant meets all of the Engineering Department redlines.

Mr. Baum **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-3, R-1-6 and Rural Residential existing

Location: approximately 900 North State Road 51

Steve Maddox said that he had compiled a development proposal booklet and explained what was included in the booklet. He said that he felt he had addressed the concerns raised by City staff in a previous meeting, with the biggest modification involving a 2.79-acre park that at any time could be taken out to accommodate a road.

Mr. Baker said that there would need to be explicit language regarding the park and the fact it may become a street in the future.

Discussion was held regarding combining driveways, how to accommodate all of the utilities, green space, not allowing vehicles other than what can be parked in the garage, architecture, basements/slab on grade/crawl space, Zoning Text Amendment, and a master planned development.

Mr. Baker said that this could not be approved without a Zoning Text Amendment. Mr. Anderson asked Mr. Baker whether he would like to handle the proposed preliminary plat and Zoning Text Amendment; simultaneously or separately.

Discussion was held regarding Expressway Lane, the City's master transportation plan and the timeline for when a decision would be made regarding the location of Expressway Lane.

Mr. Anderson said that within a month city staff should know where the road would go.

Discussion was held regarding changing the ordinance to allow 4,000 square foot lots in a Master Planned Development and how to fit all of the necessary utilities with 40 feet of frontage.

Mr. Baker **moved** to **table** the Bella Vista Preliminary Plat for one week. Mr. Banks **seconded** and the motion **passed** all in favor.

OTHER DISCUSSION

Emco Industrial Park

Mr. Anderson explained that EMCO had asked to have their site plan amended because they need to move the southern wall of the proposed building 10 feet to the north.

Discussion was held regarding whether or not the proposed change would affect the utilities.

Mr. Anderson **moved** to **approve** the **EMCO Industrial Park** amended Site Plan subject to the following condition:

Condition

1. That the applicant meets all of the conditions of the original Site Plan approval.

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

Lew Christensen

Mr. Lew Christensen expressed his displeasure with Spanish Fork City involving his property at approximately 521 South 1550 West.

Mr. Jarvis explained that his job was life safety and that he was following the International Fire Code. Mr. Baker asked Mr. Jarvis to explain the fire code relative to the building. Mr. Jarvis explained the fire code.

Mr. Nielsen, of Wasatch Pallet, explained that he had done all in his power to insure the safety of his workers. He said that, if he had the option, he would rather not move his business. He said that, so far, the City has worked with him very well, and that he is appreciative of that fact.

Ms. Harris asked where the railroad tracks fit into the discussion. Mr. Anderson said that he did not know, but that he knew that eventually they would have to be removed in the coming decades to allow for a new interchange.

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

Adopted: August 26, 2009

Shelley Hendrickson, Planning Secretary