

**Adopted Minutes
Spanish Fork City Development Review Committee
August 26, 2009**

The meeting was called to order at 10:00 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; Jered Johnson, City Surveyor; Josh Kosmicki, GIS Intern; Chris Thompson, Assistant Public Works Director; Kelly Peterson, Electric Superintendent; Shawn Beecher, GIS Administrator; Dave Oyler, City Manager; Ryan Baum, Public Works Inspector; Bart Morrill, Parks & Recreation; John Little, Building Inspector.

Citizens Present: Steve Maddox, Bella Vista; Lew Bankhead, Bella Visa.

MINUTES

August 19, 2009

Mr. Baker **moved** to **approve** the minutes of August 19, 2009 with the noted changes. Mr. Heap **seconded** and the motion **passed** all in favor.

TITLE 15 AMENDMENT, Master Planned Development Requirements

Bella Vista

Applicant: Steve Maddox

General Plan: City-wide

Zoning: City-wide

Location: City-wide

Mr. Anderson explained that he felt a Zoning Text Amendment needed to be straightened out before a public hearing is held before the Planning Commission for the Zone Change and Preliminary Plat. He said that on the agenda today there was an amendment to change the text on the master planned development portion of the zoning ordinance which outlines minimum lot size. He explained that the motivation behind the change to the code was that single-family detached homes, if designed appropriately, could be more desirable to the City than multi-family homes.

Discussion was held regarding whether or not the City Council would grant a waiver to decrease the minimum lot size to 4,000 square feet with 40-foot frontages, and what makes this proposal a superior design. Mr. Maddox explained why he felt his proposal was superior (3-acre park, willingness to work diligently with the utility department to

ensure that the utilities fit, landscape and fencing package, common maintenance, and the use of stone, stucco and concrete mason-rite siding on the exteriors of the homes)

Discussion was held regarding parking, how to make the utilities fit, landscaping and a concept plan for the park.

Mr. Baker **moved** to **recommend** to the Planning Commission **approval** of a waiver for 40-foot frontages and 4,000 square foot lots based on the fact that this is a superior design due to the following findings:

Findings

1. That the project consists of single-family detached homes as opposed to attached units.
2. That utilities and driveways will be designed in an integrated fashion.
3. That the developer will be installing landscaping.
4. That the HOA will maintain landscaping, fencing, all common areas and front yards.
5. That a three-acre park meeting the City's standard amenities will be installed.
6. That there will be a masonry finish on the exterior of the homes.
7. That there will be planter strips on both sides of the road.

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

OTHER DISCUSSION

Mr. Baker **moved** to **adjourn**. Mr. Anderson **seconded** and the motion **passed** all in favor at 10:41 a.m.

Adopted: December 23, 2009

Shelley Hendrickson, Planning Secretary