

**Adopted Minutes
Spanish Fork City Development Review Committee
October 21, 2009**

The meeting was called to order at 10:05 a.m. by Richard Heap.

Staff Members Present: Richard Heap, Public Works Director; Kirk Nord, Assistant City Attorney; Dave Anderson, Community Development Director; Shelley Hendrickson, Planning Secretary; Shawn Beecher, GIS Administrator; Jered Johnson, City Surveyor; Kelly Peterson, Electric Superintendent; Chris Swenson, Building Inspector; Chris Thompson, Assistant Public Works Director; Shawn Jorgensen, Public Works Inspector; Ryan Baum, Public Works Inspector.

Citizens Present: Steve Maddox, Brian Gabler.

MINUTES

October 7, 2009

Mr. Anderson **moved** to **approve** the minutes of October 7, 2009 with the noted correction. Mr. Peterson **seconded** and the motion **passed** all in favor.

PRELIMINARY PLAT and ZONE CHANGE

Bella Vista

Applicant: Steve Maddox

General: Residential 5.5 to 8 units per acre

Zoning: Rural Residential, R-2 and R-1-6 existing, R-1-6 requested

Location: approximately 900 North State Road 51

Discussion was held between the Committee and the applicant regarding the size of the park, access through the park for farm equipment, trails, stubbing utilities to the track lines, table on the cover sheet of the Preliminary Plat needing to be updated, phasing and improving the park, the park being constructed with the public utilities in the third phase, that before the final plat is approved the park will need to be designed, meandering the sidewalk on the side of the park, specific language that refers to exterior materials, power and storm drain.

Mr. Anderson **moved** to recommend to the City Council **approval** of the Bella Vista Zone change from Rural Residential, R-2 and R-1-6 to all R-1-6, based on the following findings:

Findings

1. That the proposed zone is consistent with the General Plan.

2. That the zone would accommodate the proposed Bella Vista development and appears to conform to the City's requirements for Master Planned Developments.

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

Mr. Anderson **moved** to recommend to the City Council **approval** of the Bella Vista Preliminary Plat located at approximately 900 North State Road 51 with 100 building lots subject to the following conditions:

Conditions

1. That the applicant update the supportive materials prior to the project being presented to the Planning Commission.
2. That the applicant make any necessary corrections to the plat itself and receive approval from the City's Engineering Department prior to the project being presented to the Planning Commission.
3. That a design of the park be completed as part of the final plat review process on the projects first phase.
4. That the applicant dedicating the park with the first phase.
5. That the applicant bond for a proportionate share of the park construction with the second and third phases.
6. That the park be constructed with the public improvements in the third phase.
7. That all of the landscaping that is visible from a public right-of-way be installed at the time of development or the time homes are constructed.

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

DRC BUSINESS

Discussion was held regarding Priority Landscape and improvements that will need to be constructed before a business license can be issued.

Discussion was held regarding the amendment to the Master Transportation Plan and its affect on the Legacy Farms project.

Mr. Peterson **moved** to **adjourn**. Mr. Anderson **seconded** and the motion **passed** all in favor at 10:51 a.m.

Adopted: November 11, 2009

Shelley Hendrickson, Planning Secretary