

**Adopted Minutes
Spanish Fork City Development Review Committee
November 11, 2009**

The meeting was called to order at 10:10 a.m. by Dave Anderson.

Staff Members Present: Chris Thompson, Assistant Public Works Director; Dave Anderson, Community Development Director; Shelley Hendrickson, Planning Secretary; Shawn Beecher, GIS Administrator; Jered Johnson, City Surveyor; Kelly Peterson, Electric Superintendent; Tom Cooper, Electric Department Operations; Junior Baker, City Attorney; Marvin Banks, Public Utilities Director; Joe Jarvis, Fire Marshall; Dave Oyler, City Manager.

Citizens Present: None.

MINUTES

October 21, 2009

Mr. Peterson **moved** to **approve** the minutes of October 21, 2009 with the noted correction. Mr. Johnson **seconded** and the motion **passed** all in favor.

DRC BUSINESS

Mr. Peterson explained that Dean Davis, the consultant for the wind farm test site, (Highways 6 and 89) would like to construct a bigger experimental windmill, one that is taller, bigger and would put out more kilowatts than the wind mills that are currently on the site. Mr. Peterson said that in order for him to do this he would need to upgrade the electrical metering and transformer in order for our system to handle the additional capacity. He said that UMPA did not have any concerns with what Dean Davis wants to do.

Discussion was held regarding the City Wind Turbine ordinance.

Mr. Peterson explained what windmill they want to relocate and the size of the windmill that they want to construct in its place (130 feet to the center of the hub and 170 feet to the tip of the blades).

Discussion was held regarding the wind turbine section of the code, when it was written, why it was written, when the property that the wind turbines are currently on was annexed into the City and the City's water tank on site and where the water lines run.

Mr. Peterson said he also wants to build a permanent garage on the site.

Discussion was held regarding what the City foresees as their use of the property in the future, whether or not to allow a permanent structure to be built on site, issues from a Water Division's perspective and whether or not the City would need to expand other facilities in the future, the need to maintain a 10-foot clearance off of the water lines if structures are built, and where a permanent structure on the site could be constructed without interfering with the State right-of-way.

Mr. Baker opined that Mr. Peterson would need to talk with Mr. Oyler and Mr. Heap to determine the best way to handle the permanent structure but that he didn't see any reason why the windmill could not be constructed.

ORDINANCE AMENDMENT

Zoning Text Amendment

Applicant: Spanish Fork City

General Plan: city-wide

Zoning: city-wide

Location: city-wide

Mr. Anderson explained that there were nuisance problems with storage areas within the City. He said there was a need to define what an outdoor storage area was and how they would need to be improved at construction.

Discussion was held regarding how to word the storage area definitions, the purpose of the language (to make sure that outdoor storage is properly screened), conditions of the outdoor storage area, the acreage of the City shops and whether or not the City would meet this ordinance, and a zone that the City could use as a place to store concrete and other material.

***Mr. Thompson and Mr. Oyler arrived at 10:38 a.m.*

Mr. Oyler **moved** to **approve** the zoning text amendment for outdoor storage as discussed. Mr. Peterson **seconded** and the motion **passed** all in favor.

Legacy Farms

Mr. Anderson said that Legacy Farms would be submitting a new concept plan this afternoon and that he needed everyone to look it over and give him any feedback that they may have by Monday morning.

Bella Vista

Mr. Anderson explained that, in the previous DRC meeting, he made a motion on the Bella Vista Preliminary Plat with specific language involving the park (that the park be constructed with the public improvements of the third phase) so as to not allow building permits to be issued on the third phase without the park being completed. Mr. Maddox

is requesting to bond for the park in the third phase and have it completed before building permits are issued on the fourth phase.

Mr. Baker explained that they would have to start construction of the park once they post a bond because the bond is only good for one year.

Mr. Anderson explained the situation with the park in the Maple Mountain Master Planned Development.

Discussion was held regarding the construction of the park, time frame of the bond for the park, and whether or not to take a different position on when the park could be completed.

Mr. Thompson recommended telling the developer that he would need to complete construction of the park after 50 percent of his project was built. Mr. Anderson said that in reality, that is what the DRC has already recommended.

Spanish Fork Assisted Living

Mr. Anderson explained there was an assisted living center Conditional Use permit request and that he was trying to get them on the Planning Commission agenda for December. Mr. Peterson explained the issues that the Power Department had.

Ridge at Spanish Fork

Mr. Anderson explained that a connection had been removed within the development and asked if anyone had an issue with it. Mr. Johnson said he was meeting with Mr. Heap and Mr. Thompson to discuss the roads within this development. Discussion was held regarding the roads.

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

Adopted: November 18, 2009

Shelley Hendrickson, Planning Secretary