

**Adopted Minutes  
Spanish Fork City Development Review Committee  
September 8, 2010**

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

**Staff Members Present:** Trapper Burdick, Assistant City Engineer; Shelley Hendrickson, Planning Secretary; Dave Oyler, City Manager; Jered Johnson, Surveyor; Dave Munson, Planning Intern; Shawn Beecher, GIS Administrator; S. Junior Baker, City Attorney; Kelly Peterson, Power Superintendent; Dave Anderson, Community Development Director; Bart Morrill, Parks & Recreation Supervisor; Chris Swenson, Chief Building Official.

**Citizens Present:**

**MINUTES**

No minutes.

**PRELIMINARY PLATS**

**Legacy Farms**

Applicant: Legacy Farms at Spanish Fork, LLC

General Plan: Residential 1.5 to 2.5 units per acre, Residential 2.5 to 3.5 units per acre, Residential 5.5 to 8 units per acre, Commercial 2 and Rural Residential

Zoning: R-3, R-1-12, R-1-12 and Commercial 2

Location: Approximately 400 North 1500 East

Mr. Magleby explained the changes to the proposal including the Nebo School District's interest in purchasing a 24-acre site to construct a junior high school. He explained that one of the parks had been eliminated to include the school. He further explained the amendments to the proposal.

Discussion was held regarding park space.

Mr. Magleby continued to explain the amendments regarding traffic and roundabouts, increasing park space, storm drain detention (discussion was held regarding storm drain detention), the removal of some single-family lots (due to the loss of units for the school) and the addition of more multi-family units and 54-foot streets.

Mr. Gabler explained that UDOT was not putting in a signal at 2550 East.

Mr. Peterson explained what easements would need to be obtained for the power and said that SESD had made some significant improvements to their system in the area that could affect this proposal.

Discussion was held regarding whether or not the City wanted to annex roads and if we did whether or not we could afford to maintain them.

Mr. Anderson said he felt that it would be a mistake for the phasing plan that supports building so many lots before parks are built. Discussion was held regarding phasing and 400 North and Slant Road.

Mr. Johnson explained what the Engineering redlines were and discussion was held regarding the redlines.

Mr. Oyler asked if all of the departments had submitted redlines and were good with the proposal.

Mr. Magleby explained the minimum construction standards that would apply to all lots in Legacy Farms: lot setbacks (discussion was held regarding the lot frontages that are between 70'-80' that the side setbacks should be a minimum of 10' and not 5'), foundation corners and planes, minimum finished area, porches, shutters and all homes being clad in masonry.

Mr. Anderson asked if the applicant could have the plat updated within a few days.

Mr. Anderson **moved** to recommend **tabling** the proposal so that the applicant could have time to review the redlines. Mr. Baker **seconded** and the motion **passed** all in favor.

Mr. Jarvis said that in his opinion that setbacks that are five feet back to back are too close. Mr. Baker said that if our Fire Department feels that we need 15 feet then we need 15 feet. Discussion was held regarding setbacks and fire.

## **ANNEXATIONS**

### **Legacy Farms**

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## **ZONING TEXT AMENDMENTS**

## Giles

Applicant: Rocky Giles  
General Plan: Commercial Downtown  
Zoning: Commercial Downtown  
Location: 300 North Main

Mr. Anderson explained the proposal was to amend the Commercial Downtown zone to allow for Lube Centers and Tire Centers.

Discussion was held regarding the definition of a Lube Center, Tire Center and Automotive Repair.

Mr. Giles explained what type of minor automotive repair he offers at his business.

Mr. Anderson explained what he felt 15.3.16.060 (B) should be: #4 Lube Center and a new #5 Tire Center. Another change under A point A#10 strike everything in 10 except for retail uses.

Discussion was held regarding the west portion being changed from the Residential Office zone to the Commercial Downtown zone, Conditional Use Permits and whether or not the change had been noticed to the public.

Mr. Anderson explained to Mr. Giles that the Planning Commission reviewed Conditional Use Permits and that there was a Condition Use Permit application. Mr. Giles explained he already had a masonry wall in place and where he would have to extend it to. Mr. Anderson said there would be a landscape requirement next to the masonry wall.

Mr. Baker **moved** to **approve** the Zone Text Amendment for Rocky Giles changing the Commercial Downtown zone to allow as Conditional Uses, Lube Centers and Tire Centers and also recommend that the Giles property currently zoned Residential Office be changed to the Commercial Downtown zone.

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

Discussion was held regarding what Mr. Giles next steps are.

## OTHER BUSINESS

### Main Street/Airport Storm Drain Line

No Discussion

### The Transportation Element of the General Plan

No Discussion

**No Discussion**

Mr. Anderson **proposed** to **amend** the Taco Time Site Plan approval amending the condition that the Plat be recorded before a Building Permit is issued to instead permit the Building Permit to be issued and construction to proceed provided that the 4-way inspection will not occur until the DFCU Plat is recorded.

**ADJOURNMENT**

Mr. Anderson **moved** to **adjourn**. Mr. Heap **seconded** and the motion **passed** all in favor at 11:46 a.m.

**Adopted: September 14, 2010**

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Shelley Hendrickson, Planning Secretary