

**Adopted Minutes**  
**Spanish Fork City Development Review Committee**  
**June 19, 2013**

**Staff Members Present:** Dave Oyler, City Manager; S. Junior Baker, City Attorney; Dave Anderson, Community Development Director; Chris Thompson, Public Works Director; Kelly Peterson, Electric Superintendent; Shelley Hendrickson, Planning Secretary; Cory Pierce, Engineering Assistant, Jered Johnson, Engineering Division Manager; Shawn Beecher, GIS Administrator.

**Citizens Present:** Ben Tuckett, Krissel Travis.

Mr. Thompson called the meeting to order at 10:00 a.m.

**MINUTES**

**June 12, 2013**

Mr. Baker **moved** to **approve** the minutes of June 12, 2013. Mr. Oyler **seconded** and the motion **passed** all in favor.

**ZONE CHANGE**

**Park View**

Applicant: DR Horton

General Plan: Mixed Use

Zoning: Rural Residential existing, R-3 proposed

Location: approximately 200 East Volunteer Drive

Mr. Tuckett presented the Committee with changes to the proposal.

Mr. Anderson described his concerns with the current configuration of the design. Mr. Anderson acknowledged that changes had been made to a previous rendition of the plan but that the elimination of single-family homes that had been on the plan before what enough of a solution.

Mr. Anderson said his biggest concern has to do with the orientation of the homes along Volunteer Drive. Other projects the City has approved in situations like this one have townhomes front public streets and public spaces. Mr. Anderson used Maple Mountain, Canyon Crest and Whispering Willow as examples of appropriate layouts for situations like this one.

Mr. Oyler expressed that he felt the proposal just looks like a big apartment complex.

Mr. Anderson explained that the density of the proposal was not the issue. It is nine units to the acre.

Mr. Oyler expressed that it was definitely a giant apartment complex.

Mr. Anderson said from a land use perspective it is not a density issue but a design issue. The City acknowledges that the property has constraints relative to utilities and that the configuration of the property is a challenge. However, he feels this is a very prominent and that the design needs to be substantially better.

Krissel said that DR Horton did not feel that the private space that a front load provides would work with the demographic of buyers that would be attracted to this area.

Discussion was held regarding private space.

Mr. Oyler expressed that he felt that there would be some very big concerns with the Planning Commission and City Council because this proposal is a very big apartment complex without any amenities. This could be a density debate with the Commission and City Council.

Mr. Anderson explained that he felt they should start the design with amenities rather than to simply try to squeeze them in wherever they can make them fit.

Mr. Baker asked what the demographics were. Krissel said newly married couples with one to two children that are one to five years old.

Mr. Anderson explained the Maple Mountain project and how the units front the open space.

Discussion was held regarding townhomes maybe not being the right fit for this property, a previous design that showed commercial fronting Volunteer Drive, the vertical component of the proposed structures and form and function of the Canyon Crest project in Spanish Fork.

Mr. Baker expressed that maybe this proposal is premature since the Committee has not been shown the landscape or building designs.

Mr. Anderson explained when the next Planning Commission and City Council meetings would be.

Krisel asked what amenities the City Council would want to see. Mr. Oyler said clubhouse, swimming pool, playground etc.

Mr. Thompson expressed that he did not feel the guest parking was enough. Discussion was held regarding parking.

Discussion was held regarding City utilities being outside of an easement that exists on the property, the sewer line that runs through the property, the possibility of connector agreements through the property and previous designs of the property.

Mr. Anderson **moved** to **continue** the Park View Zone Change. Mr. Baker **seconded** and the motion **passed** all in favor.

### **ADJOURNMENT**

Mr. Thompson **moved** to **adjourn**. Mr. Oyler **seconded** and the motion **passed** all in favor at 10:30 a.m.

**Adopted: July 3, 2013**

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Shelley Hendrickson, Secretary