

**Adopted Minutes
Spanish Fork City Development Review Committee
July 31, 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; Bart Morrill, Parks and Recreation Supervisor; Joe Jarvis, Fire Marshal; Steve Adams, Public Safety Director; Chris Swenson, Chief Building Official.

Citizens Present:

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

MINUTES

July 10, 2013

Mr. Baker **moved** to **approve** the minutes of July 10, 2013. Mr. Anderson **seconded** and the motion **passed** all in favor.

FINAL PLATS

Westgate Manor Plat E

Applicant: Jed Mitchell
General Plan: Low Density Residential
Zoning: R-1-8
Location: 400 North 400 West

Mr. Baker **moved** to **approve** Westgate Manor Plat E subject to meeting the City's Development Standards. Mr. Peterson **seconded** and the motion **passed** all in favor.

ZONE CHANGE

Stone Infill Overlay

Applicant: Dave Simpson
General Plan: High Density Residential
Zoning: R-3
Location: 800 East 600 North

Mr. Anderson explained that the property was currently zoned R-3 with a maximum density of 12 units to the acre. The applicant would like to construct a three-unit structure. Three units to the acre meets the density requirement of the Infill Overlay zone.

Mr. Oyler asked if the Infill Overlay ordinance would require the applicant to construct a playground.

Mr. Anderson explained that, with the way that the Infill Overlay ordinance is written, you could require a playground. He expressed that he did not feel that a playground was appropriate in this circumstance and that the property would need to be fenced.

Discussion was held regarding architecture, landscaping and parking.

Mr. Thompson explained that the City has not allowed auxiliary parking to access a City road.

Mr. Anderson expressed that he felt the layout, as proposed, was as good of a layout as you could get with the property.

Discussion was held regarding the auxiliary parking stalls and that vehicles would be backing out over the sidewalk.

Mr. Baker asked the applicant what he was planning on using for the exterior materials.

Mr. Simpson said stucco and a wainscot of rock.

Discussion was held regarding the exterior materials on the adjacent structures and fencing.

Mr. Thompson expressed that he felt the property could be constructed to appeal to newly married couples with a young family.

Discussion was held regarding the criteria, in the Infill Overlay ordinance, for a twin home versus a three-unit structure. Mr. Anderson read from the code.

Mr. Anderson explained what instigated the Infill Overlay zone and discussion was held regarding the ordinance and what the objective of the ordinance is.

Mr. Anderson expressed that he felt the objective was to come up with the appropriate density.

Mr. Oyler expressed that he felt the Infill Overlay zone was really subjective and that if he lived nearby he would say that the density in the area is already high. Mr. Thompson expressed that he felt the exterior materials would need to be stucco and brick and each unit fenced individually.

Discussion was held regarding fencing and access to the back yards and common areas versus limited common areas.

Mr. Baker **moved** to recommend **approval** of the Stone Infill Overlay.

Conditions

1. That no more than three units be permitted.
2. That the units are to be clad in stucco with a brick wainscot.
3. That there be a minimum of a 5:12 roof pitch.
4. That the applicant fence the exterior of the perimeter rather than the individual lots.
5. That the space in the back of the units be open for the common use of the residents in the building.
6. That the applicant completely landscape the entire premises.

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

Mr. Anderson expressed that the entire parcel would need to be landscaped.

Mr. Oyler expressed that in the future the City should require that a Preliminary Plat run concurrently with the In-Fill Overlay zone request.

Discussion was held regarding residential driveway widths.

OTHER BUSINESS

There was none.

ADJOURNMENT

Mr. Johnson **moved** to **adjourn**. Mr. Peterson **seconded** and the motion **passed** all in favor at 10:56 a.m.

Adopted: August 7, 2012

Shelley Hendrickson, Secretary