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Adopted Minutes
Spanish Fork City Development Review Committee
March 5, 2014

Staff Members Present: Dave Anderson, Community Development Director; Junior Baker, City Attorney; Tom Cooper, Electric Utility Planner; Shawn Beecher, GIS Administrator; Jered Johnson, Engineering Division Manager; Dale Robinson, Parks & Recreation Director; Cory Pierce, Staff Engineering; Kimberly Brenneman, Community Development Division Secretary.

Citizens Present:

Dave Anderson called the meeting to order at 10:06 a.m.

MINUTES

January 29, 2014

No changes needed

Junior Baker moved to **approve** the minutes of January 29, 2014. Dave Anderson **seconded** and the motion **passed** all in favor.

February 5, 2014

Junior Baker presented his changes to Kimberly Brenneman for the February 5, 2014 minutes.

Junior Baker moved to **approve** the minutes of February 5, 2014 with noted corrections. Dave Anderson **seconded** and the motion **passed** all in favor.

February 19, 2014

No changes needed

Junior Baker moved to **approve** the minutes of February 19, 2014. Dave Anderson **seconded** and the motion **passed** all in favor.

February 26, 2014

Junior Baker presented his changes to Kimberly Brenneman for the February 26, 2014 minutes.

Jered Johnson moved to **approve** the minutes of February 26, 2014 with corrections. Dave Anderson **seconded** and the motion **passed** all in favor.

ORDENANCE AMENDMENTS

Title 15

Applicant: Spanish Fork City

General Plan: City Wide

Zoning: City Wide

47 Location: City Wide

48

49 Dave mentioned that the DRC might want to rethink §15.4.16.085. Cory Pierce spoke with
50 Chris Swenson and John Little about §15.4.16.085. They would prefer to see it flatter and
51 Cory Pierce agrees with that. Wording says 8% and the engineers say it can go up to 14%.
52 Cory Pierce would like to see it changed to 12% and then lump the driveways into the street.
53 Junior Baker said that DRC should just do that. Change the language to say that the maximum
54 grade allowed for Spanish Fork City streets and drive way is 8% but can be allowed up to 12%.

55

56 Dave Anderson said the changed will be made for Planning Commission meeting tonight.

57

58 Skipped over items that have been addressed in other DRC meeting and moved to the last
59 page; page 15.

60

61 The key is looking at it as rear yard to side yard. We do not want people building carports up
62 to property lines, where the neighbor could potentially put a carport on the same property line.
63 There is a public safety issue or like Tom Cooper and Dave Anderson spoke about to preclude
64 access back there. People have asked to change the ordinance and to be moved to a 0
65 setback on side yard we are resisting that. This would, in limited situations, where you have a
66 corner lot so that it is not a two side yards; a side and a rear that abut each other. There needs
67 to be separation between the two homes. That is what is trying to be accomplished with this
68 change. This makes things a little more lenient than what Spanish Fork City has today.

69

70 Junior Baker has asked to remove the word **though** between the words **so long as** and the
71 **structure**.

72

73 Junior Baker asked about the language of attached versus detached. Does detached and
74 attached need to be separate?

75

76 Dave Anderson doesn't think the verbiage needs to be changed because if it is detached then
77 you have to have 5' between the home and the accessory structure; you can already do this on
78 any part of the property. To some extent if you do not have the 5' then how you build the walls
79 will change. The way the proposed ordinance change reads it doesn't allow for a fully enclosed
80 garage.

81

82 Junior Baker asked if the ordinance would include the aluminum siding structures that you
83 would put a boat under and Dave Anderson confirmed it would not allow those structures.

84

85 Tom Cooper asked about a past issue with a homeowner that was addressed with City Council.
86 Dave stated that the owner had made some modification to that structure so it meets some
87 Building Code criteria. There is still the issue of side yard to side yard and this does not help
88 that situation; it is what it is.

89

90 One of Spanish Fork Police officers suggested for residential units down town they should have
91 to provide off street parking. Existing residential uses do not need to change but if any new
92 residential units were to be built they would need to provide off street parking.

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Junior Baker asked that some formatting items be corrected §15.4.16.120.

Junior Baker moved for the approval of the Ordinance Amendments with corrections addressed in the meeting today. Jered Johnson seconded and the motion passed all in favor.

Junior Baker moves to adjourn meeting at 10:17 a.m.

Adopted: 03/12/2014



Kimberly Brenneman
Community Development Division Secretary