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**Adopted Minutes**  
**Spanish Fork City Development Review Committee**  
**April 16, 2014**

**Staff Members Present:** Dave Anderson, Community Development Director; Dave Oyler, City Manager; Kelly Peterson, Electric Superintendent; Shawn Beecher, GIS Administrator; Jered Johnson, Engineering Division Manager; Cory Pierce, Staff Engineering; Dale Robins, Parks and Recreation Director; Junior Baker, City Attorney; Chris Swenson, Chief Building Official; Kimberly Brenneman, Community Development Division Secretary.

**Citizens Present:**

Chris Thompson called the meeting to order at 10:18 a.m.

Minutes

**April 9, 2014**

Junior Baker proposed changes to the minutes of April 9, 2014.

Junior Baker **moved** to **approve** the minutes of April 9, 2014, with the proposed changes. Dave Anderson **seconded** and the motion **passed** all in favor.

Conditional Use Permit

**AT&T three new antennas**

**Applicant:** Justin Hadley

**General Plan:** Mixed Use

**Zoning:** C-2

**Location:** 1312 East Center Street

Dave is not aware that any modifications or conditions need to be met for this Conditional Use Permit.

Dave Anderson **moved** to recommend the Planning Commission approve the proposed Conditional Use Permit AT&T to add three new antennas at 1312 East Center Street with no conditions. Junior Baker **seconded** and the motion **passed** all in favor.

Zone Change Application

**McQuarrie Zone Change Application**

**Applicant:** Rimrock Construction

47 **General Plan:** Mixed Use  
48 **Zoning:** C-1 currently; R-3 proposed  
49 **Location:** 1701 East Canyon Road

50  
51 Zoning was changed to Neighborhood Commercial about 10 or 11 years ago. The applicant  
52 has tried to market the property commercially and has had no luck in doing so. Dave Anderson  
53 wonders if the time for the commercial development of the property is just not right yet. There  
54 may be some pushback from the surrounding developed neighborhoods if the zoning is changed  
55 to permit multi-family development. Junior Baker asked if R-3 is really the best zoning as the  
56 surrounding zones are R-1-12 and R-1-6. The General Plan for the area shows it zoned as a  
57 Mixed Use area with Low and Medium Density Residential surrounding the subject property.  
58 Dave Oyler does not have a problem getting rid of the C-1 zone but does not feel R-3 is the  
59 best choice for zoning. Chris Thompson stated that you want your higher density on Canyon  
60 Road. Dave Anderson suggested an R-1-6 with an Infill Overlay could be proposed.

61  
62 Brent McQuarrie would like to give the DRC some background on the property. When the  
63 applicant originally purchased the land they were planning on doing a shopping center. When  
64 they held a neighborhood meeting there was extreme pushback from the surrounding neighbors  
65 about doing a commercial development. The Applicant then put the property for sale and had it  
66 for sale for about 4-5 years. The Applicant reached out to a bank to ask why the property was  
67 not selling and to learn what they needed to do. Any tenant for a store front wants a minimum  
68 of 15,000 traffic count per day passing by them. The City did a traffic study on Canyon Road a  
69 little further west from the property and there was only a 5,000 traffic count per day. In  
70 viewing the property and evaluating what would fit on the property there just is not enough  
71 space to build single-family homes and sell the lots to make any sort of a profit. As proposed,  
72 there would be about 16 twin homes or 18 town homes on the property. The Applicant is open  
73 to different options they just cannot keep paying the taxes and not doing anything with the  
74 property.

75  
76 Cory Pierce mentioned that the intersection from Canyon Road through the proposed  
77 development would need to come at a 90 degree angle.

78  
79 Dave Oyler suggested buying property from surrounding neighbors to make a project large  
80 enough to function.

81  
82 Chris Thompson said the property is just too small to really do anything. The Applicant would  
83 need to team up with some of the other neighbors around to do some sort of development.  
84 Chris Thompson suggested the Applicant maybe even speak with the Forest Service about  
85 buying the property to the west.

86  
87 Dave Oyler suggested that a three-way trade could be done with the Applicant, Forest Service  
88 and the City. Dave Anderson stated these are the sort of properties that should be developed  
89 in the City opposed to properties that do not have any infrastructure like a parcel that the City  
90 owns near the mouth of Spanish Fork Canyon.

91

92 On the Forest Service property, there are 2 portable structures and they pasture their horses.  
93 The Forest Service property is approximately 5 acres.

94  
95 Dave Anderson told the Applicant that Shawn Beecher can make a map of all the surrounding  
96 property with the acreage and the owner's names, so the Applicant could see who to contact  
97 and how much land could potentially be incorporated into his development.

98  
99 Dave Oyler told that Applicant he should contact private owners about buying property and the  
100 City will reach out to the Forest Service for the potential three-way trade.

101  
102 No action was taken at this time.

103  
104 As far as the runway expansion on 1750 West, Jens Neilson is asking about the Monk  
105 property. Jens Neilson has clients who would like to deed a portion of the property to the  
106 County to widen the road. Chris Thompson said that the City has planned with the County and  
107 Payson for major arterial road. Dave Anderson asked if it will that road be an arterial right-of-  
108 way. Chris Thompson said it will be similar to Canyon Road.

109  
110 Junior Baker moved to adjourn meeting at 10:54 a.m.

111  
112  
113 Adopted: April 30, 2014

114  
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Kimberly Brenneman  
Community Development Division Secretary