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Adopted Minutes
Spanish Fork City Development Review Committee
July 9, 2014

Staff Members Present: Dave Anderson, Community Development Director; Dave Oyler, City Manager; Kelly Peterson, Electric Superintendent; Junior Baker, City Attorney; Cory Pierce, Staff Engineering; Shawn Beecher, GIS Administrator; Dale Robinson, Parks and Recreation Director; Joe Jarvis, Fire Marshall; Steve Adams, Public Safety Director; John Little, Chief Building Inspector; Kimberly Brenneman, Community Development Division Secretary.

Citizens Present: Kyle Robinson, Janala Semersheim, Ben Tuckett.

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

MINUTES

July 2, 2014

Kelly Peterson **moved** to **approve** the minutes of July 2, 2014.
Steve Adams **seconded** and the motion **passed** all in favor.

Minor Plat Amendment

Maple Heights Plat B

Applicant: LEI

General Plan: Low Density Residential

Zoning: R-1-15

Location: 400 North Slant Road

The boundary is being adjusted, which is a fairly simple process, until the properties become part of a subdivision.

Cory said there are a few things on the plat that need to be adjusted prior to a Mylar being printed and recorded with the County. The staff comments have been uploaded to Citizenseve.

Junior Baker **moved** to approve the Maple Heights Plat B Minor Plat Amendment, located at 400 North Slant Road subject to the following conditions:

1. The Applicant meeting the redline comments uploaded to Citizenseve submitted by the Engineering Department.

Jered Johnson **seconded** and the motion **passed** all in favor.

Sermersheim

47 **Applicant:** Todd Sermersheim
48 **General Plan:** Low Density Residential
49 **Zoning:** R-1-9
50 **Location:** 850 East 900 South

51
52 The applicant is purchasing some property from their neighbor to the south in order to be able
53 to add onto their existing home. There are a couple of items on the plat that need to be
54 adjusted.

55
56 Dave Oyler arrived at 10:09 a.m.

57
58 Junior Baker **moved** to approve the Green Acres Plat E Minor Plat Amendment, located at 850
59 East 900 South subject to the following conditions:

- 60 1. The Applicant meeting the redline comments uploaded to Citizenserve submitted by the
61 Engineering Department.
- 62 2. Prior to the issuance of a building permit, meeting the electric division clearance
63 requirements.

64 Jered Johnson **seconded** and the motion **passed** all in favor.

65
66 John Little arrived at 10:13 a.m.

67
68 **Zone Map Amendment**

69
70 **Holdaway Zone Change**

71 **Applicant:** Jeff Holdaway
72 **General Plan:** Mixed Use
73 **Zoning:** C-1 currently, C-2 proposed
74 **Location:** 3490 East Canyon Road

75
76 Back 10+ years ago there were some log cabins that were placed on this parcel. The company
77 built two cabins, one for a model home and the second for an office, with the intent of them
78 eventually being taken down and relocated to another location. At the time of building there
79 were no site improvements imposed by the City. The applicant is proposing to change the zone
80 and buildings to allow for an ATV dealership. Dave Anderson does not have any concerns
81 about the Zone Change as well as the use of the property; however, he is concerned regarding
82 the site improvements for the property. Cory Pierce has a meeting on Monday, July 14th at
83 11:00 a.m. with the Applicant. Dave Anderson and John Little will attend the meeting as well.

84
85 Kelly Peterson has spoken with the Applicant regarding the power and as long as it operates as
86 one business there is no need to make any power adjustments.

87
88 Dave Oyler **moved** to recommend tabling the Holdaway Zone Map Amendment, located at
89 3490 East Canyon Road until next week.

90 Junior Baker **seconded** and the motion **passed** all in favor.

91
92

93 Zone Text Amendment

94

95 **Title 15 Height Restriction**

96 **Applicant:** Kyle Robinson

97 **General Plan:** City Wide

98 **Zoning:** City Wide

99 **Location:** City Wide

100

101 Dave Anderson stated in March the definition of how a building height of a residential home
102 was measured was changed. Due to the change residential homes are not allowed to be built
103 as tall as they have been allowed prior. The height trend for the Utah Valley Communities is 35
104 feet; therefore, it would make sense to change the text of Title 15. Junior Baker disagrees with
105 Dave Anderson in that we do not need to conform with the neighboring communities, as we are
106 own City and can regulate residential building height as the City sees fit, but didn't see any
107 issue with the height requested. Dave Anderson stated the purpose of trying to be uniform is
108 for large developers who build homes throughout do not have to modify their house plans for
109 Spanish Fork City's height restriction.

110

111 There was discussion on the height restriction of the walls for accessory buildings.

112

113 Dave Oyler **moved** to recommend the City Council approve the Title 15 Height Restriction
114 Zone Text Amendment from 30 feet to 35 feet in all residential zones as well as modifying the
115 chart in Title 15 for an accessory structure height to 20 feet per the text.

116 Junior Baker **seconded** and the motion **passed** all in favor.

117

118

119 Other Business

120

121 Legacy Farms Fence discussion. Jason Stipes called Kimberly Brenneman on July 8th inquiring
122 if there is a time line to when the masonry wall will be installed. Salisbury removed the wrought
123 iron fence about three weeks ago and has yet to install the masonry wall. He has children in
124 the home and his home backs 400 North and he has a concern for safety. Dave Oyler
125 instructed Cory Pierce to contact Chris Salisbury to complete the masonry wall on 400 North.

126

127 There was discussion of fence standards for the City to require developers to utilize.

128

129 John Little stepped out 10:47 p.m.

130

131 Junior Baker moved to adjourn meeting at 10:48 a.m.

132

133

134 Adopted: July 23, 2014

135

136

Kimberly Brenneman
Community Development Division Secretary