

Adopted Minutes
Spanish Fork City Development Review Committee
June 5, 2019

Staff Members Present: Seth Perrins, City Manager; Dave Anderson, Community Development Director; Brandon Snyder, City Planner; Junior Baker, City Attorney; Jason Sant, Assistant City Attorney; Michael Clark, Staff Engineering; Jered Johnson, Engineering Division Manager; Bart Morrill, Parks Maintenance Supervisor; John Little, Chief Building Official; Brady Taylor, Lead Cable Technician; Shelley Hendrickson, Engineering Division Secretary; Jessica Burdick, Building Inspection Division Secretary.

Citizens Present: John Linton (Holiday Oil), Ben Tuckett (LEI).

Dave Anderson called the meeting to order at 10:05 a.m.

APPROVAL OF MINUTES

May 15, 2019

May 22, 2019

Jason Sant **moved** to approve the minutes, with the changes made, from May 15 and May 22, 2019.

Seth Perrins **seconded**, and the motion **passed** all in favor.

MINOR SUBDIVISION AMENDMENT

Oakridge Cove, Plat D

Brandon Snyder explained that this project would combine two small lots and add a third lot. It will clean up the existing trail easement, which was not within the plotted easement.

Jered Johnson said we didn't build this trail; it was part of the subdivision.

Dave Anderson said there's no real concern with the amendment. The lot combination is a great thing to increase the likelihood that a home can be built there.

Seth Perrins **moved** to approve the Oakridge Cove, Plat D Minor Subdivision Amendment subject to the unused utilities being removed.

Jason Sant **seconded**, and the motion **passed** all in favor.

ZONE CHANGE

Del Monte Zone Change

Dave Anderson discussed the zoning near Del Monte Road. Currently, we're testing an approach we need to take in other parts of the community. Dave feels the I-2 zoning is a historical remnant along Del Monte Road and no longer fits. Most people would agree that the land uses allowed in that zone no longer are appropriate for the area. The General Plan shows that I-2 zoning is not appropriate here as well. We need to look individually at the corner property, the property near the MATC and ALA, as well as the Leland Mills.

Junior Baker said IFA should be looked at too, zoned as C-2.

Dave Anderson agreed. And asked whether we could look at the Fritz property too.

Junior Baker said it's probably too early for that.

Seth Perrins feels that we're just talking at this point, so why not include it.

Dave Anderson said today we'll talk through the initial thoughts. Dave recommends it be considered on a case-by-case basis. For the ALA property, we haven't contacted them, but the thought is that all of the ALA property should be zoned Public Facility. We don't currently do that with other schools, but we might revisit that too.

Junior Baker said it would not affect ALA, and we should do the same with the Nebo schools.

Seth Perrins agrees. He said if it ends up that a school does not get built in a Public Facility zone, we'd have to do another Zone Change. It gives land use the role it's supposed to have.

Dave Anderson said it's important to get Nebo School District on board. Legally, they can do whatever they want in any zone, so they shouldn't have any reservations. The ALA Zone Change would be easy, we'd just zone it all Public Facility. It would clean things up. Also, there is a zone request to go to R-3 along 1100 South and Del Monte. Arive Homes wants to put townhomes there. The Del Monte corridor will be mixed use, according to the General Plan.

There was further discussion regarding zoning changes and the General Plan along the Del Monte corridor, currently designated Mixed Use.

Seth Perrins feels this is a long time coming. The remaining industrial zones are historical and are now out of place with neighborhoods and our General Plan. Going from industrial to residential or commercial use would be beneficial to everyone.

There was further discussion regarding zoning along the Del Monte corridor.

Jason Sant moved to continue the Del Monte Zone Change in order to look at these parcels individually and do more research on the IFA, Fritz and Leland Mills parcels. Seth Perrins **seconded**, and the motion **passed** all in favor.

Seth Perrins **moved** to adjourn meeting at 10:26 a.m. Mike Clark **seconded**, and the motion **passed** all in favor.

Adopted: June 19, 2019

Jessica Burdick
Building Inspection Division Secretary