

**Adopted Minutes
Development Review Committee
March 26, 2003**

The meeting was called to order at 10:05 am by Richard Heap.

Staff Members Present: Richard Heap, Engineering/Public Works Director; Emil Pierson, Planning Director; S. Junior Baker, City Attorney; Jeff Foster, Electric Superintendent; Richard Nielson, Assistant Public Works Director; Carl Johnston, Public Safety Assistant Director; Ryan Baum, Public Works Inspector; Marvin Banks, Utility Superintendent; Keith Broadhead, Public Works Inspector; Nate Crow, GIS Specialists; and Connie Swain, Deputy Recorder.

Representatives Present: Chad Schultz, *EMA Architect*, Paul Healey, and John Smiley.

Minutes

Mr. Baker made a **motion** to approve the March 19, 2003 minutes of the Development Review Committee meeting with changes as noted. Mr. Foster **seconded**, and the motion **passed** with a unanimous vote.

Mountain America Credit Union

Mr. Pierson said this is a request by Mountain America Credit Union to build a new building at 900 North Main St.

Mr. Schultz reviewed the site plan. There will be a required driveway between the credit union and the gas station to the south.

Mr. Johnston asked if the drive thru canopy would be secured with surveillance cameras since it is separate from the credit union building and may be more likely to be involved in fraud crimes.

Mr. Schultz will advise the property owners of the city's strong suggestion to install surveillance cameras in the drive thru area.

Mr. Foster said the site plan will allow the electric pole to remain, however, a taller pole will be installed.

Mr. Baker made a **motion** to approve the Mountain America Credit Union Site Plan with the following condition(s):

1. Construction is to be completed as shown on the site plan, and,
2. Meet the ordinance requirements by installing a vision barrier fence.

Mr. Foster **seconded**, and the motion **passed** with a unanimous vote.

CEI Power Plant

Mr. Healey said he has set up a temporary testing facility at 500 South Main producing energy using tires as fuel. The tires are vaporized fueling a water turbine with highly heated water. With a small unit they are able to generate power and are interested in building a larger unit at the same

location. If the facility is successful they would like to sell power to the city.

Mr. Foster said he referred Mr. Healey to the Utah Municipal Power Agency (UMPA). Any power purchased by Spanish Fork City must be done through UMPA.

Mr. Heap asked where tires for fueling will be stored.

Mr. Healey said they are not planning on storing tires.

Mr. Heap asked if this type of facility fits with the zoning for the area.

Mr. Pierson said the facility would be classified under manufacturing or testing facilities.

Mr. Foster said he is concerned with CEI Power Plant following the property safety procedures if they become a power source for Spanish Fork City.

Mr. Banks said he is concerned with the temperature of the run off water and a fire hazard due to the tires.

Mr. Baker made a **motion** to approve the CEI Power Plant Site Plan with the following condition(s):

1. Meet the Ordinance requirements for outside storage,
2. Receive approval from the irrigation company concerning the water discharged,
3. Meet the fire code for the building and outside storage, and,
4. Meet any safety requirements from UMPA and the Spanish Fork Electric Department if approved as an additional power source to Spanish Fork City.

Mr. Pierson **seconded**, and the motion **passed** with a unanimous vote.

Community Housing Services Subdivision Waiver

Mr. Pierson said the subdivision waiver is requested by the Community Housing Services consisting of a 1.41 acre lot located at 1500 South 1400 East. If the waiver is approved by the Development Review Committee the request will be submitted to the Planning Commission for approval.

Mr. Baker asked if the waiver is approved and Community Housing Services decides not to build the senior housing facility what would become of the lot.

Mr. Pierson said the approval of the waiver is subject to the approval of the facility.

Mr. Baker made a **motion** to approve the Community Housing Services Subdivision Waiver with the following condition(s):

1. Receive a Conditional Use Permit,
2. Receive confirmation from the Senior Housing Authority stating they are constructing the facility,
3. Install improvements in front of the whole length of the Gardner property along 1400 East, and,
4. Meet all other requirements as part of the Conditional Use Permit.

Mr. Nielson **seconded**, and the motion **passed** with a unanimous vote.

Other Business - Bruce Hall and John Smiley

Mr. Smiley said he and Bruce Hall are preparing the preliminary plat for a development south of the Spanish Fork River and the new City Sports Park. He said in talking with David Oyler, the City Manger, Mr. Oyler expressed concerns with the ownership of the land next to the river. Should it belong to the city, the developer, or the land owner.

Mr. Heap said the city should own the property next to the river if possible.

Mr. Baker suggested scheduling a meeting when Mr. Oyler returns to discuss the matter.

Mr. Smiley will prepare the preliminary plat and will meet to discuss the matter with Mr. Oyler and staff at a later date.

Other Business - McGovern Property

Mr. Pierson said there is a problem with property owned by Randall Harward and property owned by Rob McGovern. The properties are both located at approximately 1250 East and 1240 South. Approximately 6-7 years ago both parties signed an agreement giving Spanish Fork City permission to build a road on their property.

Mr. Baker suggested the agreement be studied before any possible solutions are discussed.

Adjournment

Mr. Nielson made a **motion** to adjourn. Mr. Baker **seconded**, the motion **passed**, and the meeting adjourned at 10:50 am.