

**Adopted Minutes
Development Review Committee
November 19, 2003**

The meeting was called to order at 10:08 a.m. by Richard Heap.

Staff Members Present: Richard Heap, Engineering/Public Works Director; Emil Pierson, Planning Director; David A. Oyler, City Manager; Richard Nielson, Assistant Public Works Director; Marvin Banks, Public Works Superintendent; S. Junior Baker, City Attorney; Doug Short, Chief Building Official; Shawn Beecher, GIS Specialist; and Connie Swain, Deputy Recorder.

Citizens Present: Valerie Sorensen *for Bret Sorensen*, and Del Robins.

Wilson General Plan Amendment/Rezone

Mr. Pierson said this is a request by Mark Wilson to amend the General Plan and rezone the property at approximately 900 North Expressway Lane. He would like the property to be shown as General Commercial and to be rezoned from the Shopping Center Zone (S-C) to the General Commercial Zone (C-2).

Mr. Baker asked if anyone was concerned with a C-2 Zone in this location now and in the future.

No one else expressed concerned with the C-2 Zone at approximately 900 North Expressway Lane.

Mr. Pierson reviewed the existing zones in the surrounding areas and a discussion took place concerning the differences between the zones.

Mr. Baker made a **motion** to recommend approval of the General Plan amendment for the property at 900 North Expressway Lane to the Commercial Zone (C-2) as indicated on the map. Mr. Oyler **seconded**, and the motion **passed** with a unanimous vote.

Sorensen General Plan Amendment/Rezone

Bret Sorensen is requesting an amendment to the General Plan and to rezone the property at 497 North Main. He would like to build a pediatric dentist office.

Mr. Pierson said in this case an office is okay, however, medical offices should be segregated.

Mr. Baker said a request by Mr. Sorensen to amend the General Plan is what brought this item to the Development Review Committee.

Mr. Sorensen plans to tear down the house and garage and he has discussed, with Mr. Pierson,

plans to build an office on the lot.

Mr. Baker made a **motion** to recommend approval of the General Plan Amendment and Rezone for the property at the corner of 500 North Main and the surrounding streets to be designated as Residential Office/Commercial.

Mr. Pierson requested to also include the property to the south.

Mr. Baker modified his **motion** to recommend approval of the General Plan Amendment for the property from 400 North Main to 500 North Main including the surrounding streets to be designated as Residential Office/Commercial and to rezone the Swenson property only, at 497 North Main, to match the zoning of the Bella Via property to the north. Mr. Nielson **seconded**, and the motion **passed** with a unanimous vote.

Zoning Text Amendment

Mr. Pierson reviewed the proposed changes to the zoning text for the I-1 and I-2 Zones. Discussions took place concerning uses related to agriculture, animal slaughter house restrictions, and other restrictions that may be recommended if restrictions are to be inserted. Mr. Pierson said he would like to see animal slaughter houses and similar uses stricken from the I-2 Zone. Also, a discussion took place concerning the uses connected to the production of concrete products. The area addressing the production of concrete products will remain in the code as long as the concrete plant exists in the zone.

Mr. Baker said in the future the I-2 Zone could be eliminated when the cement plant at H.E. Davis no longer exists.

Mr. Pierson continued the review of the proposed changes to the zoning text.

Mr. Pierson made a **motion** to recommend approval of the zoning text amendment as shown and discussed as follows:

17.20.110. I-1 Light Industrial.

This district is intended to provide for employment related uses including light manufacturing, assembling, warehousing, and wholesale activities. Associated office and support commercial uses are allowed. Uses that emit significant amount of air, water, or noise pollution will not be allowed. Residential uses are not allowed.

A. Permitted Uses:

1. Manufacturing and assembly of finished products except animal and marine fats and oils, am munition, and those uses listed as conditional uses in the I-2 District.
2. Wholesale trade businesses except explosives or automobile wrecking or salvage yards.
3. Lumber and building material yards.
4. Contractor warehouse and storage yards ~~construction~~.
5. Trucking and warehousing.
6. Research, development, and testing services.
7. Automotive service, paint and body work, other consumer goods repair.
8. Self-storage warehouses and/or recreational vehicle storage.

9. Trade or business schools.
10. Office supply, copying, printing businesses.
11. Offices.
12. Restaurants.
13. Financial institutions.
14. Retail businesses.
15. Telecommunication towers not taller than sixty (60) feet.
16. Agriculture, including the production of food and fiber crops, and tree farms; grazing and animal husbandry of livestock.
17. Municipal facilities required for local service.
18. All permitted uses in the C-2 district except nursing or retirement homes and supervisory care facilities.

B. Uses Subject to Conditions (as described in Chapter 17.28.050):

1. Seasonal sales and special events.
2. Sexually oriented businesses as defined in Chapter 5.28 of the Spanish Fork Municipal Code.

C. Uses Subject to Conditional Use Permit (see Chapter 17.12.080):

1. Outdoor commercial recreation facilities.
2. Drive-in theaters.
3. Commercial kennels, animal shelters, and veterinary hospitals with outdoor boarding or exercise facilities.
4. Telecommunication towers taller than sixty (60) feet.
5. Jails, county and city.
6. Transfer facility
7. Residential Treatment Center (not owner occupied).
8. Rehabilitation treatment facility
9. Shelter care facility
10. Publicly owned and operated recycling centers.
11. Publicly owned and operated compost facilities.

D. Accessory Buildings and Uses (see Chapter 17.28.040):

1. Caretaker's residence.

E. Development Standards (see Table 2):

F. Design Review (see Chapter 17.12.050):

G. Landscaping, Buffering, Walls (see Chapter 17.28.030):

H. Signs (see Chapter 17.28.010):

I. Parking (see Chapter 17.28.020):

(Ord. No. 13_96, Enacted, 11/06/1996); (Ord No. 22-97, Enacted (B,2) 12/16/1997); (Ord No. 15-98, Enacted (C,7) 12/01/1998); (Ord. No. 05-02, Repealed & Re-enacted, 08-06-2002)

17.20.120. I-2 Medium Industrial.

This district is intended to provide for employment related uses including light manufacturing, assembling, warehousing, and wholesale activities. Associated office and support commercial uses are allowed. Uses that emit moderate amounts of air, water, or noise pollution may be considered as conditional uses. Residential uses are not allowed.

A. Permitted Uses:

1. Manufacturing and assembly of finished products except animal and marine fats and oils, ammunition, and those manufacturing uses listed as conditional uses.
2. Wholesale trade businesses except explosives or automobile wrecking or salvage yards.
3. Lumber and building material yards.
4. Contractor warehouse and storage yards ~~construction.~~
5. Trucking and warehousing.
6. Research, development, and testing services.
7. Automotive service, paint and body work, other consumer goods repair.
8. Municipal facilities required for local service.
9. Trade or business schools.

10. Office supply, copying, printing businesses.
11. Offices.
12. Restaurants.
13. Financial institutions.
14. Retail businesses
15. Telecommunication towers not taller than sixty (60) feet.
16. ~~Agriculture, including the production of food and fiber crops, and tree farms; grazing and animal husbandry of livestock~~

B. Uses Subject to Conditions (as described in Chapter 17.28.050):

1. Seasonal sales and special events.

C. Uses Subject to Conditional Use Permit (see Chapter 17.12.080):

1. ~~Manufacture of primary metals, concrete products, asphalt, paper, animal and marine fats, chemical products, and other similar materials or products.~~
2. Outdoor commercial recreation facilities.
3. Drive-in theaters.
4. Commercial kennels, animal shelters, and veterinary hospitals with outdoor boarding or exercise facilities.
5. Telecommunication towers taller than sixty (60) feet.
6. ~~Jails, county and city.~~
7. Self-storage warehouses and/or recreational vehicle storage.

D. Accessory Buildings and Uses (see Chapter 17.28.050):

1. Caretaker's residence.

E. Development Standards (see Table 2):

F. Design Review (see Chapter 17.12.050):

G. Landscaping, Buffering, Walls (see Chapter 17.28.030):

H. Signs (see Chapter 17.28.010):

I. Parking (see Chapter 17.28.020):

(Ord. No. 13_96, Enacted, 11/06/1996); (Ord. No. 05-02, Repealed & Re-enacted, 08-06-2002)

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

Other Business

None

Adjournment

Mr. Baker made a **motion** to adjourn. Mr. Nielson **seconded**, and the motion **passed** with a unanimous vote. The meeting adjourned at 10:48 pm.