

**Spanish Fork City
Development Review Committee
July 26, 2006**

The meeting was called to order at 10:10 a.m. by Dave Anderson.

Staff Members Present: Jeff Foster, Electric Superintendent; Junior Baker, City Attorney; Richard Nielson, Assistant Public Works; Dave Oyler, City Manager; Dee Rosenbaum, Public Safety Director; Dave Anderson, Planning Director; Doug Shorts, Chief Building Inspector; Marvin Banks, Public Utilities Superintendent; Shelley Hendrickson, Planning Secretary.

Citizens Present: None

ANNEXATIONS

Strawberry Water Staker Parson (2800 South Highway 6)

Mr. Anderson gave background.

Mr. Baker made a **motion** to accept the Strawberry Water Staker Parson 2800 South Highway 6 as shown with being zoned I-2 with no other conditions Mr. Foster **seconded** and the motion **passed** all in favor

Mr. Anderson made a **motion** to table the minutes of July 19, 2006 to the next DRC meeting. Mr. Banks **seconded** and the motion **passed** all in favor.

FINAL PLATS

East Meadows Plat B-reapproval (2000 East 750 South)

Mr. Anderson gave background.

Discussion was made regarding sewer lines and signs.

Mr. Baker made a **motion** to approve the East Meadows Final Plat B 2000 East 750 South subject to:

1. Follow the same conditions that were in place on the original approval
2. Put in a temporary turn around at the East end of 800 South
3. Put a fence in along the First South border.
4. Come into compliance with the sign ordinance.

Mr. Nielson **seconded** and the motion **passed** all in favor.

GENERAL PLAN AMMENDMENTS

Staker Parson (2200 North 200 East)

Mr. Anderson gave background. He feels that we need to come up with a way to accommodate Staker Parson's proposal to put a Concrete Batch Plant across the street from the sewer plant, and to make a better distinction between our light and medium industrial zones.

Mr. Oyler excused himself at 10:30 a.m.

Mr. Anderson proposes to take storage units out of the I-1 zone and be made a permitted use in the I-2 zone due to the limited inventory of Industrial property that could generate sales tax or property tax.

Discussion was made regarding storage units, storage unit usage in the I-1 and I-2 zones, and contractor storage yards.

Mr. Baker feels that we change the I-2 to allow the batch plant and have the Planning Commission take their time reviewing the I-1 and I-2 zones.

Mr. Anderson feels that due to the height of public communication towers it would be more practical to have them in the Industrial zones areas.

Discussion was made regarding height restrictions with regard to the airport.

Mr. Nielson feels 80 feet is sufficient in the I-1 zone.

Mr. Anderson said that right now Concrete Batch Plants are a conditional use in the I-2 zone.

Discussion was made regarding Plant being enclosed.

Mr. Baker made a **motion** recommending to the Planning Commission a General Plan Amendment for the property on 2nd East, east of the treatment plant proceeding south to the railroad is General Planned I-2 and change the zoning of that property to I-2. Mr. Nielson **seconded** the motion and it **passed** all in favor

Mr. Baker made a **motion** recommending to the Planning Commission that they:

1. Take their time and study the issues.
2. That they consider splitting the I-1 and I-2 zones, so that the I-1 zone will become a very light industrial/commercial industrial zone and the I-2 zone will become a medium industrial/light industrial zone.
3. That storage units be prohibited in the I-1 zone and be allowed in the I-2 zone.

4. That they study realigning the General Plan in the zoning as per the I-1 and I-2 zones as contemplated should go.
5. That they look at redefining the uses in the proposed zones.
6. They look at where the new proposed zones should be.

Mr. Nielson **seconded** and the motion **passed** all in favor.

Mr. Anderson stated that he passed out the Planning Commission agenda for August and that if anyone had any concerns to let him know.

ZONING TEXT AMMENDMENTS

Staker Parson Industrial 1, change to allow Concrete Batch Plants

Discussed above.

Industrial 1 and 2 permitted and conditional use modifications

Discussed above.

OTHER BUSINESS

Main Street General Plan Designations – Planning Commission Work Meeting

Mr. Anderson said that he will have something ready regarding this Meeting for next week's DRC meeting.

Mr. Anderson made a **motion** to adjourn. Mr. Banks **seconded** and the motion **passed** all in favor.

The meeting **adjourned** at 10:58 a.m.

ADOPTED: August 23, 2006

Shelley Hendrickson, Planning Secretary