

**Adopted Minutes
Spanish Fork City Development Review Committee
October 25, 2006**

The meeting was called to order at 10:38 a.m. by Richard J. Heap.

Staff Members Present: Richard J. Heap, City Engineer/Public Works Director; Dave Oyler, City Manager; S. Junior Baker, City Attorney; Richard Nielson, Assistant Public Works Director; Dave Anderson, Planning Director; Marvin Banks, Public Utilities Superintendent; Ryan Bagley, Utility Planner; Shawn Beecher, GIS Specialist; Ryan Baum, Public Works Inspector; Shawn Jorgensen, Public Works Inspector; Doug Shorts, Chief Building Official; Marlo Smith, Engineering Secretary.

Citizens Present: Duane Gilger; Aubrey Bager, Jon Fuller Construction; Joe Johnson, Westfield Development; David Dunn, Westfield Development; Dan Sutherland; Collette Sutherland.

MINUTES

Mr. Anderson made a **motion** to table the minutes of the October 18, 2006 Development Review Committee Meeting. Mr. Nielson **seconded**, and the motion **passed** with a unanimous vote.

SUBDIVISION WAIVERS

Gilger Subdivision Waiver
Location: 443 East 900 North
Zoning: R-1-6
Applicant: Duane Gilger

Mr. Anderson gave background and explained the proposal.

Mr. Anderson said the proposal will meet current zoning ordinance requirements. He recommends approval.

Mr. Heap said the sewer and water laterals will need to be moved over.

Mr. Bagley said the electrical needs to be worked out either overhead or underground.

Mr. Baker made a **motion** to recommend **approval** of the Gilger Subdivision Waiver located at 443 East 900 North to the Planning Commission with the following finding and condition:

Finding:

1. That the proposed lot split meets the size and frontage requirements of the zoning ordinance.

Condition:

1. Work out any electrical issues with the power department regarding the services being changed to overhead or underground.

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

ZONE CHANGES AND GENERAL PLAN AMENDMENTS

Jed Morley General Plan Amendment

Location: approximately 2100 South Main

General Plan: Commercial and 1.5 to 2.5 units per acre existing, proposed to be Residential 3.5 to 4.5 units per acre.

Mr. Anderson gave background and explained the proposal. He said similar requests that have been reviewed lately have showed the DRC's position that the City can't afford to have valuable or potential commercial property be changed for residential use.

**Doug Shorts arrived at 10:45 a.m.*

Discussion took place regarding the future road layout of Woodland Hills Drive.

Mr. Morley said he is not opposed to having commercial lots on the Main Street frontage, and to then have high residential use in the back of the parcel.

Mr. Anderson said he is favorable of this idea to allow the higher density residential as a buffer between commercial and lower density residential.

Mr. Heap said he feels it premature to make this decision in this area that is outside the growth boundary.

Discussion took place regarding the growth boundary and capacities of utilities.

Mr. Morley said with the new road coming there the interest for commercial is there and he is in favor of resubmitting his plan to show commercial on the front of the parcel.

Mr. Anderson made a **motion to table** the Jed Morley General Plan Amendment located at approximately 2100 South Main until a resubmittal has been reviewed. Mr. Banks **seconded**, and the motion **passed** with a unanimous vote.

CONDITIONAL USE PERMIT

Dan Sutherland Conditional Use Permit

Location: 811 East 1950 North

Zoning: I-1

Applicant: Dan Sutherland

Conditional Use Permit

Mr. Anderson gave background and explained the proposal. He said the applicants specialize in an animal care facility for snakes and rodents. In the I-1 zone a Conditional Use Permit is required for this type of facility.

Mr. Oyler asked what type of research has been done to determine conditions for this type of Conditional Use Permit.

Discussion took place regarding security measures, and whether facilities that had state or federal permits were allowed.

Mr. Oyler asked if this facility would have any impact on surrounding areas.

Mr. Sutherland said his business is selling pythons and boas that are less than six feet in length. The snakes are very calm and some are class pets in the Mapleton schools. He said the snakes are boxed up before leaving the building. His business sells these snakes over the internet and therefore no customers would be coming to the business. He said the only federal permit they have is the permit to allow shipping out of the country.

Discussion took place regarding the hours of operation.

Discussion took place regarding the types of cages that hold the snakes and rodents.

Mr. Sutherland said they have installed a security system. Everything is indoors. Emergency phone numbers are posted on the door.

Mr. Baker made a **motion** to recommend **approval** of the Dan Sutherland Conditional Use Permit located at 811 East 1950 North to the Planning Commission subject to the following condition:

1. Venomous snakes are not allowed.
2. Snakes that require state or federal permits for possession will not be allowed.
3. Maintain industry approved standards.
4. Rodents for food are required to be caged.
5. A security system is engaged.
6. The property remain nuisance free to surrounding owners.

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

Mr. Sutherland asked if the Conditional Use Permit is allowed for all units in this building or are for this unit only.

Mr. Baker said it will be for any units Mr. Sutherland occupies at this building.

FINAL PLAT REAPPROVAL REQUESTS

Sunny Ridge Plat D

Mr. Anderson said this plat has been approved in the past, but has since expired.

Ms. Smith said all the bonds and fees are in place. As per the City's ordinance they are allowed 120 days from the DRC approval to have a plat recorded. In this case they were approved in December 2005.

Mr. Nielson made a **motion** to **approve** the reapproval of Sunny Ridge Plat D subject to the following condition:

1. Meet all prior conditions of the original approval.

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

River Cove Plat C

Mr. Anderson said this plat has also been approved in the past, but has since expired.

Ms. Smith said the bonds and fees are all in place for this development.

Discussion took place regarding the "A" lots along the river.

Mr. Nielson made a **motion** to **approve** the reapproval of River Cove Plat C subject to the following condition:

1. Meet all prior conditions of the original approval.

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

OTHER BUSINESS

Discussion took place regarding the expansion and electrical service at the Sugar Factory.

Mr. Shorts discussed his concerns with the pallet company occupying a unit at the Sugar Factory.

Mr. Shorts discussed the site plan requirements that have not been met by HE Davis and Butler Storage.

ADJOURNMENT

Mr. Nielson made a **motion** to adjourn. Mr. Anderson **seconded**, and the motion **passed** with a unanimous vote. The meeting **adjourned** at 11:25 a.m.

Adopted: November 15, 2006

Marlo Smith, Engineering Secretary