

**Adopted Minutes**  
**Spanish Fork City Development Review Committee**  
**March 28, 2007**

The meeting was called to order at 10:37 a.m. by Richard Heap.

**Staff Members Present:** Richard Heap, Public Works Director; Richard Neilson, Public Works Assistant Director; Chris Thompson, Design Engineer; Seth Perrins, Assistant City Manager; Dave Anderson, Planning Director; Marvin Banks, Public Utilities Director; Ryan Baum, Public Works Inspector; Shelley Hendrickson, Planning Secretary; Shawn Beecher, GIS Specialist; Shawn Jorgenson, Public Works Inspector; Christine Johnson, Assistant City Attorney; Dave Oyler, City Manager; Doug Shorts, Chief Building Inspector; Ryan Bagley, Utility Planner; Jeff Foster, Electric Superintendent.

**Citizens Present:** J. Dak Maxfield, Staker & Parson, Steve Day, Staker & Parson; Gordon Jones, Highland Homes; Jerry Pidcock, Geslison Subdivision; Brian Hybee, F. Hanson Annexation; Kimberly Dewey, Stone Associates; Joel Harris, Highland Homes.

**MINUTES**

**March 21, 2007**

Mr. Nielson made a **motion** to table the minutes of March 21, 2007. Mrs. Johnson **seconded** and the motion **passed** all in favor.

**SUBDIVISION WAIVER**

**a. Geslison**

Applicant: Jerry Pidcock  
Zoning: R-1-6  
Location: 543 East 400 South

Mr. Nielson gave background and explained the proposal.

Discussion was held amongst the Committee along with Mr. Geslison regarding the duplex, and lot sizes of the proposed subdivisions.

Mr. Nielson made a **motion** recommending **approval** of the Subdivision Waiver for Geslison located at approximately 543 East 400 South subject to the following condition:

**Condition:**

1. That they meet all conditions of the original approval.

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

*\*\* Excerpt from the minutes of November 29, 2006 regarding the approval of the Geslison Subdivision Waiver:*

***Geslison***

*Location: 543 East 400 South*

*Zoning: R-1-6*

*Applicant: Jerry Pidcock*

*Mr. Anderson gave background and explained the proposal. He said that there are some redlines that need to be addressed before the deeds can be recorded.*

*Mr. Nielson said that some utility changes need to be made on the plans.*

*Mr. Foster said that the electrical in this area will need to go underground.*

*Mr. Baker asked about the access to the properties.*

*Mr. Baker made a **motion** to the Planning Commission for approval of the Subdivision Waiver for Geslison located at 543 East 400 South subject to the following conditions:*

***Conditions:***

- 1. That the applicant places the electric utilities underground.*
- 2. That the applicant make all redline corrections before any deeds are recorded.*

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

**ANNEXATION ACCEPTANCE**

a. **W. Jones**

Applicant: Will Jones

Zoning: R-1-15 requested

Location: 2200 East Center Street

Discussion was held regarding the acceptance of the annexation petitions that are adjacent to the W. Jones Annexation.

Mr. Nielson feels that the property that Rocky Mountain Power owns should be included with this Annexation.

Discussion was held regarding annexing Rocky Mountain Power's property.

Mr. Banks made a **motion** to **accept** the W. Jones annexation petition for further study.  
Mr. Nielson **seconded** and the motion **passed** all in favor.

### **STREET VACATION**

- a. **Proposed Vacation of 560 East Street**  
Applicant: Spanish Fork City  
Location: 560 East North of 1000 North

Discussion was held regarding public utility easements.

Mr. Nielson made a **motion** recommending **vacating** 560 East street subject to the following conditions:

#### **Conditions:**

1. To closing on the property for the development of the North Park.
2. That the North Park development moves forward.
3. That the utility companies are notified.

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

### **SUBDIVISION ABANDONMENT**

- a. **Proposed Abandonment of Hatfield Subdivision Plat A**  
Applicant: Spanish Fork City  
Location: 560 East 1000 North

Mr. Nielson made a **motion** recommending **abandoning** the Hatfield Subdivision Plat A located at 560 East 1000 North subject to the following conditions:

#### **Conditions:**

1. To closing on the property for the development of the North Park.
2. That the North Park development moves forward.
3. That the utility companies are notified.

Mrs. Johnson **seconded** and the motion **passed** all in favor

*\*\*Mr. Anderson arrived at 10:48 a.m.*

### **CONDITIONAL USE**

a. **Staker Parsons Conditional Use**

Applicant: Staker Parsons

Zoning: Industrial 2

Location: 2100 North 200 East

Mr. Anderson gave background and explained the proposal.

Discussion was held regarding redlines, the reasons for conditional use permits, traffic, dust, neighbors concerns, delivery hours, council members visiting other Staker Parson Batch Plants, outdoor storage, electrical easements, traffic impact study, and the amount of ready mix trucks that will be on-site.

Mr. Nielson feels that this site will be similar to the site on Del Monte and that he does not feel that there has been a significant impact on traffic at Del Monte.

Steve Day

Mr. Day explained where the trucks will enter the site, the process that takes place with every truck, and the materials that are used relative to dust.

Discussion was held regarding dust, surfacing of the site, wind in the area, potential nuisances, traffic and intersections, and dust monitoring.

Discussion was held regarding the following conditions: delivery trucks allowed between the hours of 9:00 a.m. through 4:00 p.m. and 7:00 p.m. through 7:00 a.m. This excludes ready mix trucks, a formal plan for dust control, that the entire site be hard surfaced upon opening.

Mr. Anderson made a **motion** recommending to the Planning Commission **approval** of the Conditional Use Permit for Staker Parsons located at 2100 North 200 East subject to the following finding and conditions:

**Finding:**

1. They are in compliance with all of the findings in section 15.3.08.060, (C), of the Spanish Fork City Municipal Code.

**Conditions:**

1. Delivery trucks allowed between the hours of 9:00 a.m. through 4:00 p.m. and 7:00 p.m. through 7:00 a.m. This excludes ready mix trucks.
2. That a formal Dust Control Plan be prepared by a qualified professional and be submitted for the City's review and approval.
3. That all recommendations in the approved Dust Control Plan shall be adhered too.
4. Entire site be hard surfaced upon opening.

5. That the city may require a consultant qualified to evaluate fugitive dust be retained by the operator to provide periodic reports if it is determined to be necessary.

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

## **SITE PLANS**

- a. **Armadillo Storage Units**

Location: approximately 3450 North 100 East

Zoning: Industrial 1

Applicant: Highland Homes

Mr. Anderson gave background and explained the proposal.

Mr. Nielson received a letter with regard to an irrigation pipe that is located on the site. The letter indicates that the pipe needs to be bigger.

Discussion was held regarding the ground water land drain near the west boundary.

Mr. Nielson made a **motion** recommending **approval** of the Site Plan for Armadillo Storage Units located at approximately 3450 North 100 East subject to the following condition:

### **Condition:**

1. That they meet with the irrigation and drainage district to work out both issues on the ditch and sub surface drain.

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

## **FINAL PLAT**

- a. **Whispering Willows Plat I**

Location: State Road 51 and Ridgefield Road

Zoning: R-3

Applicant: Salisbury Development

Mr. Nielson said they are ready to bond.

Mr. Nielson made a **motion** to **approve** the Final Plat for Whispering Willows Plat I located at State Road 51 and Ridgefield Road subject to the following condition:

### **Condition:**

1. That they meet all conditions of the original approval.

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

*\*\*Excerpt from the minutes of November 1, 2006 regarding the approval of Whispering Willows Plat I*

***Whispering Willows Plat I***

*Location: Lily Pad Drive*

*Zoning: R-3*

*Applicant: Salisbury Homes*

*Mr. Anderson gave background and explained the proposal.*

*Mr. Baker asked if we require private roads to be gated.*

*Discussion was made on private roads, driveways, streets, the purpose of private roads being gated, and curb and gutter standards.*

*Discussion was made regarding the slope, the Railroad tracks, fencing, and verbiage on the plat.*

*Mr. Baker made a motion to approve the Final Plat for Whispering Willows Plat I located at Lily Pad Drive subject to the following conditions:*

***Conditions:***

1. *That they meet the City's Construction and Development Standards.*
2. *That they work with the Electric Department on the power requirements.*

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

**OTHER BUSINESS**

- a. **Fencing and electric meters**
- b. **Storm water drainage in subdivisions**
- c. **Site Plan inspection procedures**
- d. **Accessory building requirements**

**Accessory Buildings**

Mr. Anderson explained the ordinance.

Discussion was held regarding breezeways, tunnels, height of accessory buildings, and swimming pools.

**Fencing and electric meters**

No discussion.

**Storm water drainage in subdivisions**

No discussion.

**Site Plan inspection procedures**

No discussion.

**ADJOURN**

Mr. Nielson **moved** to adjourn. Mr. Banks **seconded** and the motion **passed** all in favor.

The meeting **adjourned** at 12:30 p.m.

**Adopted: April 4, 2007**

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Shelley Hendrickson, Planning Secretary