

**Adopted Minutes
Spanish Fork City Development Review Committee
July 25, 2007**

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

Staff Members Present: Richard Nielson, Assistant Public Works Director; Dave Anderson, Planning Director; Christine Johnson, Assistant City Attorney; Shelley Hendrickson, Planning Secretary; Shawn Beecher, GIS Administrator; Woody Mataele, Planning Intern; Marvin Banks, Public Utilities Director; Shawn Jorgensen, Public Works Inspector; Kelly Peterson, Electric Superintendent; Ryan Baum, Public Works Inspector; Dave Oyler, City Manager; Marvin Banks, Public Utility Superintendent; Doug Shorts, Chief Building Inspector.

Citizens Present: Betty Hunt, American National Insurance; Larry Vest, Osmond Real Estate; Jay and Starling Clayton; Gerald Hill.

MINUTES

July 11, 2007

Mr. Nielson **moved to table** the minutes of July 11, 2007. Mr. Thompson **seconded** and the motion **passed** all in favor.

PRELIMINARY PLATS

Old Depot

Applicant: Sage Contractors
Location: 630 West 1000 North
Zoning: Light Industrial

Discussion was held regarding easements.

Mr. Oyler **moved to table** the Preliminary Plat for Old Depot located at 630 West 1000 North until the necessary public utility easement agreements have been secured. Mr. Banks **seconded** and the motion **passed** all in favor.

Discussion was held regarding the annexation of the neighboring properties and whether or not there were any conditions on providing easements attached to that annexation.

Speaking about the Hayes print shop, Mr. Thompson explained the history of the flood plain in the area and that a new study is underway.

Discussion was held regarding the Hayes Print Shop and the location of the water line, FEMA flood plain, flood insurance, and construction of structures in flood planes.

Mr. Peterson said that the Electric Department had not received a load sheet.

ZONE CHANGES AND GENERAL PLAN AMENDMENTS

Betty Hunt General Plan and Zoning Map Amendment

Applicant: Betty Hunt

Location: 375 East 300 South

Zoning: R-1-6 existing, Commercial Office Requested

General Plan: 5.5 to 8 units per acre Residential/Residential Office existing, Commercial Office proposed

Mr. Anderson gave background and explained the feedback from the Planning Commission.

Discussion was held regarding the General Plan, zoning, and the language of the Residential Office and commercial zones with regard to Financial Institutions and drive-thrus.

Mr. Oyler does not feel comfortable changing the General Plan for one building.

Mr. Oyler **moved** to **amend** the ordinance making financial institutions a conditional use in a residential office zone with a drive-thru. Mr. Nielson **seconded** and the motion **passed** all in favor.

Mr. Banks excused himself at 11:07 a.m.

Discussion was held regarding the language of the text in the ordinance amendment.

Mr. Oyler withdrew his motion. Mr. Nielson concurred.

Mrs. Johnson made a **motion** to **amend** ordinance section 15.3.16.040 sub section b to read: Financial Institutions with or without a drive-thru service, making that use a Conditional Use in the Residential Office zone. Mr. Nielson **seconded** and the motion **passed** all in favor.

Mr. Nielson made a **motion** to **approve** the Zoning Map Amendment for Betty Hunt located at 375 East 300 South from R-1-6 to the revised R-O. Mr. Thompson **seconded** and the motion **passed** all in favor.

Ms. Johnson excused herself at 11:15 a.m.

SITE PLAN

Fry

Applicant: Ralph Carter

Location: approximately 1100 North 1500 East
General Plan: Light Industrial/Residential 3.5 to 4.5 units per acre
Zoning: Light Industrial/Residential 3.5 to 4.5 units per acre

Mr. Anderson gave background and explained the proposal.

Discussion was held regarding a masonry wall, residential zone standards, industrial zone standards, and the Springville City power buyout.

Mr. Peterson made a **motion** to **continue** the Site Plan for Fry located at approximately 1100 North 1500 East. Mr. Nielson **seconded** and the motion **passed** all in favor.

Trails Master Plan

Applicant: Spanish Fork City
Location: Citywide

Mr. Anderson gave background on the proposal.

Mr. Thompson explained the proposed Spanish Fork Trail Plan.

Discussion was held regarding the Bonneville Shoreline Trail.

Mr. Thompson made a **motion** to record approval of the Trails Master Plan for Spanish Fork City. Mr. Nielson **seconded** and the motion **passed** all in favor.

ANNEXATIONS

Annexation

Applicant: Preston Naylor
Location: approximately 1000 North 800 West
Zoning: Industrial 1 requested
General Plan: Light Industrial

Discussion was held regarding sewer, and trails.

Mr. Oyler made a **motion** to the City Council that they further **study** this annexation. Mr. Peterson **seconded** and the motion **passed** all in favor.

DRC BUSINESS

Discussion was held regarding the Planning Commission agenda.

ADJOURN

Mr. Nielson **moved** to adjourn. Mr. Thompson **seconded** and the motion **passed** all in favor at 11:42 a.m.

Adopted: August 8, 2007

Shelley Hendrickson, Planning Secretary