

**Adopted Minutes  
Spanish Fork City Development Review Committee  
November 7, 2007**

The meeting was called to order at 10:11 a.m. by Richard Heap.

**Staff Members Present:** Richard Heap, Public Works Director; Richard Nielson, Assistant Public Works Director; Dave Anderson, Planning Director; Junior Baker, City Attorney; Shelley Hendrickson, Planning Secretary; Shawn Beecher, GIS Administrator; Kelly Peterson, Electric Superintendent; Marvin Banks, Public Utilities Director; Shawn Jorgensen, Public Works Inspector; Ryan Baum, Public Works Inspector; Dave Oyler, City Manager; Bart Morrill, Assistant Parks and Recreation.

**Citizens Present:** Steve Day, J.B. Parson; Ernie Thornton, Fieldstone Homes; Tom Spencer, Fieldstone Homes.

**Minutes**

None

**Amended Final Plat Approval**

**Spanish Fields Plat K Amended**

Applicant: Ernie Thornton, Fieldstone Homes  
General Plan: Residential 2.5 to 3.5 units per acre  
Zoning: R-1-12  
Location: approximately 1000 West 200 South

Mr. Anderson explained the changes that were made were minimal and that the plat had expired and needed to be approved today in its amended form.

Mr. Nielson explained that Lou Christensen, the owner of the sugar beet factory property, complained about ingress/egress issues with semi trucks regarding the driveway and that the amendments to the plat will satisfy the ingress/egress issue.

Discussion was held regarding a berm on the west boundary for the 100 year flood plain, the masonry wall that will be constructed, and discussions that had been held with Lou Christensen regarding easements.

Mr. Spencer explained they would be willing to construct the masonry wall in a manner to satisfy the City if Lou Christensen would be willing to grant a construction easement. He said they plan to start construction of the wall within the next two weeks.

Discussion was held regarding pallets and other materials being on the proposed property or the Christensen property, a time line for construction of the trail, the slope of the property line with regard to the height of the wall and trail, height of the masonry wall on the Christensen side versus the trailside, and placing footings under the wall.

Mr. Baker **moved** to **approve** the Spanish Fields Amended Final Plat K for Fieldstone Homes located at approximately 1000 West 200 South subject to the following condition:

### **Condition**

1. That they meet all conditions of the original plat approval and with the amendment of the three lots on the northwest corner of the plat.

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

### **Amended Site Plan Approval**

#### **Spanish Fork Ready Mix**

Applicant: Steve Day, Staker Parson Companies

General Plan: Medium Residential

Zoning: I-2

Location: 200 East 2000 North

Mr. Anderson gave background on discussions that were held for the conditional use permit for this site plan. He explained one of the conditions of approval for the conditional use permit was that the entire site be hard surfaced upon opening due to the control of fugitive dust. He explained the request is to eliminate the condition that the entire site be hard surfaced upon opening. The applicant is proposing to pave the routes the trucks will access on the site and then overtime the site would be paved in its entirety with recycled materials.

Mr. Baker expressed that he feels the Development Review Committee should follow what the Planning Commission and City Council dictate and in this case they dictated for the entire site to be paved upon opening.

#### **Steve Day**

Mr. Day explained the site has been a challenge due to the soil not being able to support the loads that would be placed on it and because of this they are fast approaching their budget. They would like to propose to pave a travel lane to where the trucks load, rinse out, and then leave the plant and then pave the rest in its entirety, overtime, with return concrete materials. He realizes that dust with the neighbors was a real issue but feels the site is more stable now and the dust is not as much of a problem.

Discussion was held regarding the site and dust control, a timeframe to get it paved in its entirety, the perception of the neighbors with regard to the site and dust control, dust control materials,

parking for the batch plant being hard surfaced, and Spanish Fork City's property that is adjacent to the proposal with regard to dust control.

Mr. Anderson feels the plant as a neighbor in this part of the City will be judged forever the day it opens and feels the site should be complete upon opening.

Mr. Baker feels that wherever traffic will be on site will need to be asphalt or concrete and the rest does not necessarily need to be but it needs to not create any dust.

Mr. Heap would be in favor of asphalt grindings in the areas that are not paved but that is the most he would be in favor of.

Discussion was held regarding the view of the neighbors, timeframe of when Staker would be opening, a mobile trailer (the construction of the retail shop occurring at a later date), and completion of the retail shop by 2009.

Mr. Anderson explained to Mr. Day that the amendment would need to go to the Planning Commission for another public hearing.

Mr. Baker **moved** to recommend **denial** of the removal of condition number two of the conditional use permit on the Spanish Fork Ready Mix Site Plan for Staker and Parson Companies located at 200 East 2000 North; permanent building can be delayed for two to two and a half years. Mr. Peterson **seconded** and the motion **passed** all in favor.

Discussion was held regarding Staker Parson having the option to take the recommendation to the Planning Commission on the third of December. Mr. Day will let Mr. Anderson know if they want to proceed to Planning Commission. Mr. Anderson told Mr. Day he had two weeks to let him know.

## **Annexations**

### **Kelly Annexation**

Applicant: Preston Naylor

General Plan: Light Industrial

Zoning: I-1

Location: approximately 900 West 1000 North

Mr. Anderson explained the proposal and the requested zoning.

Preston Naylor

Mr. Naylor explained he was not requesting a zone change. The auction will not continue but he has buyers that are interested in maintaining Industrial uses.

Mr. Nielson explained the utilities.

Mr. Peterson explained the power and that they would be responsible to upgrade to 3 phase.

Discussion was held regarding easements and plat recordation, storm drainage on site, and an annexation agreement.

Mr. Anderson **moved** to recommend **approval** of the Kelly Annexation for Preston Naylor located at approximately 900 West 1000 North subject to the following condition:

### **Condition**

1. That the applicant enters into an annexation agreement with the City provision of all services: power, culinary water, pressurized irrigation, storm drain, sewer, streets, and trails if applicable.

Discussion was held regarding the motion and whether or not the proposal is ready for the Planning Commission and City Council.

Mr. Baker **seconded** and the motion **passed**. Mr. Oyler voted nay. He would like to see an annexation agreement written before this proposal is presented to the Planning Commission.

### **DRC Business**

#### **Review of new submittals**

No discussion.

### **ADJOURN**

Mr. Baker **moved** to **adjourn**. Mr. Nielson **seconded** and the motion **passed** all in favor at 11:16 a.m.

**Adopted: January 9, 2008**

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Shelley Hendrickson, Planning Secretary