

**Adopted Minutes
Spanish Fork City Development Review Committee
December 12, 2007**

The meeting was called to order at 10:15 a.m. by Richard Heap.

Staff Members Present: Richard Heap, City Engineer/Public Works Director; Dave Anderson, Planning Director; Junior Baker, City Attorney; Shelley Hendrickson, Planning Secretary; Shawn Beecher, GIS Administrator; Marvin Banks, Public Utilities Director; Ryan Bagley, Utility Planner; Woody Mataele, Planning Intern; Seth Perrins, Assistant City Manager.

Citizens Present: Travis Dance, Mosquito Abatement Facility; Mike Davis, Davis Annexation; Steve Day, Staker Parson; Dak Maxfield, Staker Parson.

Minutes

November 7, 2007 & December 5, 2007

Mr. Anderson **moved** to **table** the minutes of November 7, 2007 and December 5, 2007. Mr. Bagley **seconded** and the motion **passed** all in favor.

Site Plans

Staker Parson Ready Mix

Applicant: Dak Maxfield

General Plan: Medium Industrial

Zoning: Light Industrial

Location: approximately 2400 North 200 East

Mr. Anderson explained that the City approved a Conditional Use Permit along with this Site Plan and that one of the conditions of approval for the Conditional Use Permit was that the entire site was to be either asphalt or concrete upon opening. Staker Parson is asking for an amendment to this condition.

Dak Maxfield

Mr. Maxfield explained they are requesting to have the site paved within two years time; due to the sub standard soils on the property, they have had to bring in soil to bridge the soils already present at the site. He further explained that when they pave they will need 10 to 12 inches of concrete to bridge the soils and then add on top of that layer another layer of concrete 4 to 6 inches; so, in the event that the concrete ever needs to be replaced they can replace the 4 to 6 inches and not the full 20 inches. They would also like to have a single wide trailer for the office instead of a

permanent structure until they get capital expenditures approved to be able to pave the entire site and build the permanent structure.

Discussion was held regarding how the trailer, if approved, would be anchored on site, if it would be connected to utilities, and Staker Parsons time frame for construction of the permanent structure.

Mr. Day explained how the temporary building would be anchored and that utilities would be installed and hooked up to.

Discussion was held regarding how the site will be paved with the return concrete.

Mr. Anderson feels that a five year delay for a permanent structure is too long. He has concern with how the site will look and function from day one. The City Engineering Department has agreed that magnesium chloride does work to control fugitive dust.

Mr. Baker feels if paving with concrete will be better in the long run and be a better product then he is fine agreeing to a two year time frame; but agrees with Mr. Anderson that the temporary building will need to be replaced with a permanent structure within a two year time frame not a five year timeframe.

Discussion was held regarding a time frame for the construction of the permanent structure and whether or not to have them bond to guarantee the paving will get done.

Mr. Perrins feels that the fugitive dust issue has potential to become political and that the City needs an assurance that the work will be complete within the specified amended time.

Mr. Anderson **moved** to **recommend** that the Planning Commission **amend** the Conditional Use Permit for Staker Parson Company located at approximately 2400 North 200 East based on the following findings and subject to the following conditions:

Findings

1. That in the long term a site paved with concrete is going to be more effective addressing concerns related to fugitive dust and will accommodate the activity on the site better than asphalt.
2. That magnesium chloride can be effectively used to control fugitive dust from the day the facility opens to when the entire site is paved.

Conditions

1. That the entire site is paved with either concrete or asphalt within two years from the date that the facility receives a Business License from the City.

2. That the applicant be allowed to utilize a temporary office for two years. That the office must be removed and a permanent structure be completed and occupied within two years from the date the City Business License is issued.

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

Discussion was held regarding landscape, the masonry wall, and clarification of what was being amended.

Mr. Maxfield explained what they anticipate the high traffic areas to be; which will be paved upon opening.

Mosquito Abatement Facility

Applicant: Utah County

General Plan: Light Industrial

Zoning: Industrial 1

Location: 450 West 3000 North

Mr. Anderson explained the location of the proposal and that he does not have any issues with the site plan.

Mr. Baker asked about the storage of chemicals on site and if the City will require Utah County to let the Spanish Fork City Fire Department know what will be stored on site.

Travis Dance

Mr. Dance explained that a sprinkler fire system would be installed and in the event of a spill there would be drains in the floor that would catch and contain the materials.

Mr. Bagley brought up the issue of the lack of outside electrical disconnects on the Utah County buildings within Spanish Fork City.

Discussion was held regarding the City's codes and requirements for an outside electrical disconnect. Mr. Heap is going to look into the issue.

Mr. Baker **moved** to **approve** the Mosquito Abatement Facility for Utah County located at 450 West 3000 North subject to the following condition:

Condition

1. The facility will provide an outside electrical disconnect so the Fire Department can safely access the building if needed.

Discussion was held regarding what Utah County has planned for the property located in between the animal shelter and the proposed mosquito abatement center.

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

Annexations

Envision

Applicant: Kay Heaps

General Plan: Residential 1.5 to 2.5 Units Per Acre

Zoning: R-1-15

Location: 600 South 2550 East

Mr. Baker **moved** to **continue** the Envision Annexation; per the applicant's request. Mr. Perrins **seconded** and the motion **passed** all in favor.

Davis Annexation

Applicant: Mike Davis

General Plan: Residential 1.5 to 2.5 Units Per Acre

Zoning: R-1-15 requested

Location: approximately 200 South 2800 East

Mr. Anderson feels the biggest concerns with the Davis and Envision Annexations is the streets and what to require them to improve.

Discussion was held regarding 100 South and a sidewalk, utilities and if there is a big enough right-of-way that exists, dedication of the trail, annexation requirements versus development requirements, incorporating language into the Davis Annexation agreement for the sidewalk on 100 south, master traffic study plan, and off site road improvements in the agreement prior to Preliminary Plat.

Discussion was held regarding the right-of-way for the trail and the power lines on 2550 East.

Mr. Baker feels some changes need to be made to the annexation agreement before approval takes place.

Mr. Baker **moved** to **continue** the Davis Annexation Application for one week; to make revisions. Mr. Anderson **seconded** and the motion **passed** all in favor.

DRC Business

Freiss development proposal

Mr. Anderson gave background on the property and said the applicant would like City staff to review their new proposal. He compared their new proposal to their original proposal and that the applicant is looking for industrial development which the General Plan conceivably allows.

Discussion was held regarding wetlands, development prior to mitigating wetlands, residential neighbors and a buffer.

Fry Site Plan

Mr. Anderson explained that the applicant is looking to move the trail closer to the road and that issues may arise with utilities and such.

Mr. Heap feels that Mr. Anderson should consult with Chris Thompson and the Parks and Recreation department.

Review of new submittals

Adjourn

Mr. Heap **moved** to **adjourn**. Mr. Banks **seconded** and the motion **passed** all in favor at 11:40 a.m.

Adopted: January 3, 2008

Shelley Hendrickson, Planning Secretary

Woody Mataele, Planning Intern