

**Adopted Minutes
Spanish Fork City Development Review Committee
May 13, 2009**

The meeting was called to order at 10:07 a.m. by Richard Heap.

Staff Members Present: Richard Heap, Public Works Director; Dave Oyler, City Manager; Dave Anderson, Planning Director; Shelley Hendrickson, Planning Secretary; Shawn Beecher, GIS Administrator; Joe Jarvis, Fire Marshall; Jered Johnson, City Surveyor; Chris Thompson, Assistant Public Works Director; Junior Baker, City Attorney; Kelly Peterson, Electric Superintendent; Josh Kosmicki, GIS Intern; Dave Munson, Planning Intern; Marvin Banks, Public Utilities Superintendent.

Citizens Present: Cory Pierce, L & W; John Hartrich, L & W; Brett Wood, Fincon.

MINUTES

May 6, 2009

Mr. Anderson **moved** to **approve** the minutes of May 6, 2009. Mr. Oyler **seconded** and the motion **passed** all in favor.

Discussion was held regarding checking title reports.

SITE PLANS

L & W Supply

Applicant: L & W Supply

General Plan: Light Industrial

Zoning: Industrial 1

Location: approximately 100 East 3450 North

Mr. Anderson explained the proposal.

Mr. Johnson explained that another fire hydrant would be needed due to the size of the building and that it would need to be looped with the existing fire hydrants.

Mr. Jarvis explained that the size of the proposed building was on the verge of needing four fire hydrants.

Discussion was held regarding fire coverage and where to locate fire hydrants. It was determined that a hydrant would be installed on the southwest side and that it would connect to the existing fire hydrants (looping the water line).

Mr. Anderson **moved** to **approve** the L & W Supply Site Plan located at approximately 100 East 3450 North subject to the following conditions:

Conditions

1. That the applicant modify the utility plan illustrating an additional fire hydrant on the southwest side and to create a loop line connecting that line with the existing stub off of the Young Living site and install a gate to access the existing fire hydrant on the Young Living site.
2. That the applicant modify the dumpster enclosure detail and show a steel gate.
3. That the applicant meet Engineering approval before a building permit is issued.

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

OTHER DISCUSSION

Mr. Anderson explained he had met with Mr. Finch, on site, involving the use of property with frontage along 2050 North. He said the property was being used as a storage yard and the use had been increasing. He explained that they had done a lot to clean up the site in the last few weeks. He further explained the City's ordinance regarding such use and that a Site Plan would need to be submitted.

Mr. Baker explained that the City ordinance required improvements.

Mr. Finch explained they were told they needed to screen the property because of the storage but that they did not want to make the improvements and would abandon the use if the ordinance required improvements.

Discussion was held regarding fencing, ingress and egress, site plan improvements (curb, gutter, sidewalk construction of the road), and whether or not shared driveway access would be allowed with the neighboring properties.

Discussion was held regarding a joint meeting with the Planning Commission and City Council to discuss the regional transportation plan.

Adjourn

Mr. Baker **moved to adjourn**. Mr. Thompson **seconded** and the motion **passed** all in favor at 10:41 a.m.

Adopted: May 20, 2009

Shelley Hendrickson, Planning Secretary