

Adopted Minutes
Spanish Fork City Development Review Committee
June 24, 2009

The meeting was called to order at 10:08 a.m. by Richard Heap.

Staff Members Present: Richard Heap, Public Works Director; Shawn Beecher, GIS Administrator; Joe Jarvis, Fire Marshall; Kirk Nord, Assistant City Attorney; Jered Johnson, City Surveyor; Ryan Baum, Public Works Inspector; Kelly Peterson, Electric Superintendent; Dave Anderson, Community Development Director; Shelley Hendrickson, Planning Secretary; Marvin Banks, Public Utilities Superintendent; Shawn Jorgensen, Public Works Inspector.

Citizens Present: Elliot Smith, Smith Brubaker Haacke

MINUTES

June 10, 2009

Mr. Baum **moved** to **approve** the minutes of June 10, 2009. Mr. Johnson **seconded** and the motion **passed** all in favor.

PRELIMINARY PLATS

Friar's Pointe

Applicant: Jonathan Taylor

General Plan: General Commercial

Zoning: Commercial 2

Location: southeast corner of 1000 North and 200 East

Mr. Anderson explained the proposal and said that Jered Johnson had put together a long list of corrections that needed to be made. He said the applicant had re-submitted yesterday and that plat approval could be subject to meeting any conditions. Discussion was held with Mr. Smith regarding the current condition of the property and the need to have the weeds taken care of. Mr. Smith said he would take care of the weeds.

Mr. Anderson **moved** to recommend **approval** of the Friar's Pointe Preliminary Plat located at approximately the southeast corner of 1000 North and 200 East subject to the following condition:

Condition

1. That the applicant address any redlines provided by the Engineering and Power Departments prior to the submittal of a Final Plat application.

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

SITE PLAN

Fry Building (approval extension)

Applicant: Ralph Calder

General Plan: Light Industrial

Zoning: Industrial 1

Location: 1185 North State Road 51

Mr. Anderson explained that a Site Plan was approved in November of 2007. He said a six-month extension was granted in 2008 and that the applicant was requesting another six-month extension. Discussion was held regarding the length of time that has passed and not granting another extension.

Mr. Anderson **moved** to **continue** the request. Mr. Banks **seconded** and the motion **passed** all in favor.

ZONE CHANGE

Pidcock

Applicant: Jerry Pidcock

General Plan: Residential 2.5 to 3.5 units per acre

Zoning: R-1-6 requested, R-1-9 existing

Location: 1156 East Canyon Road

Mr. Anderson explained that the applicant applied for a demolition permit two months ago. Carolyn Burningham in the Building Department caught the fact that the lot was only 6,300 square feet in an R-1-9 zone and that, if the legal non-conforming structure was demolished, a new structure would not be able to be constructed. Mr. Anderson said the entire area was planned for to up to 3.5 units per acre and that the R-1-6 zone is not consistent with the General Plan. He explained that the DRC was not obligated to explicitly follow the General Plan and felt that the Zone Change could be approved, addressing the General Plan issues when the next the General Plan review is changed City-wide.

Mr. Anderson **moved** to recommend **approval** of the Pidcock Zone Change located at 1156 East Canyon Road. Mr. Banks **seconded** and the motion **passed** all in favor.

ORDINANCE AMENDMENTS

Proposed Amendments to Title 15, Permitted and Conditional Uses

Applicant: Spanish Fork City

General Plan: City-wide

Zoning: City-wide

Location: City-wide

Mr. Anderson explained that there had not been any changes to the amendments since the DRC's last discussion in April. He said that Mr. Oyler had identified what he thought were problems in the industrial part of the City and discussed with Mr. Baker and Mr. Anderson how to deal with our industrial zones and the issues that we have. They determined that the problem with industrial sites is not what is allowed but how people develop their property and run their businesses, and that the focus should be on our construction and develop standards instead of uses.

Discussion was held regarding how we are defining our permitted uses.

Mr. Nord **moved** to **approve** the amendments to Title 15, Permitted and Conditional Uses as proposed. Mr. Anderson **seconded** and the motion **passed** all in favor.

Proposed Amendments to Title 15, Notice Requirements

Applicant: Spanish Fork City
General Plan: City-wide
Zoning: City-wide
Location: City-wide

Mr. Anderson explained that Mr. Baker was informed that cities are not required, by law, to hold public hearings for Preliminary Plats.

Mr. Heap **moved** to **approve** the proposed amendments to Title 15, Notice Requirements. Mr. Baum **seconded** and the motion **passed** all in favor.

Mr. Banks **moved** to **adjourn**. Mr. Peterson **seconded** and the motion **passed** all in favor at 10:38 a.m.

Adopted: July 15, 2009

Shelley Hendrickson, Planning Secretary