

**Adopted Minutes
Spanish Fork City Development Review Committee
March 3, 2010**

The meeting was called to order at 10:10 a.m. by S. Junior Baker.

Staff Members Present: Dave Anderson, Community Development Director; S. Junior Baker, City Attorney; Chris Thompson, Assistant Public Works Director; Jered Johnson, City Surveyor; Shelley Hendrickson, Planning Secretary; Tom Cooper, Electric Operator Dispatcher; Shawn Beecher, GIS Specialist; Kelly Peterson, Power Superintendent; Trapper Burdick, Assistant City Engineer; Seth Perrins, Assistant City Manager; Bart Morrill, Parks & Recreation; Joe Jarvis, Fire Marshall; Chris Swenson, Chief Building Official.

Citizens Present: Kyle Spencer, Northern Engineering; Chris Hailstone, Wiggy Wash; Brent Wignall, Wiggy Wash.

MINUTES

February 24, 2010

Mr. Baker **moved to approve** the minutes of February 24, 2010, with the noted corrections. Mr. Thompson **seconded** and the motion **passed** all in favor.

SITE PLANS

Wiggy Wash

Applicant: Chris Hailstone

General Plan: General Commercial

Zoning: Commercial 2

Location: approximately 810 South Main Street

Mr. Anderson explained that the proposed Site Plan was for a use that is permitted in the Commercial-2 zone. Mr. Anderson asked if anyone knew what the Utah Department of Transportation had planned for the improvements on the right-of-way, specifically for the park strip. Discussion was held regarding the Utah Department of Transportation putting in the curb, gutter and sidewalk and stamped concrete in the park strip on the west side. Mr. Anderson said that he had talked to Bill about a planter concept south to Volunteer Drive. Mr. Peterson said that there should not be trees in the park strip due to an overhead power line.

Discussion was held regarding the Wiggy Wash building being moved seventeen feet off of the property line. Mr. Peterson said that the easements would need to be in place for the utilities (one foot behind the sidewalk).

Mr. Baker **moved** to **approve** the Wiggy Wash Site Plan subject to the following conditions:

Conditions

1. That the applicant meets the City's construction and development standards.
2. That the applicant grant to the City an utility easement, one foot behind the sidewalk, and obtain the Barney easement in order to get the power to their building.

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

Discussion was held regarding bonding and the applicant needing to bond, record the easement and hold a pre-construction meeting before a building permit will be issued.

ZONE CHANGE

I-3 Zone Change

Applicant: Spanish Fork City

General Plan: Residential 1 unit per 40 acres, Light Industrial

Zoning: I-1 and I-2 existing, I-3 proposed

Location: 2900 South Highway 6

Mr. Anderson explained that the proposal was a City-initiated change and explained the affected parcels and what the current zoning was. He said Staker Parsons and Strawberry were reviewing the change.

Discussion was held regarding why the City was initiating this change. Mr. Anderson said it was in part a code enforcement issue the City was trying to address.

Mr. Perrins asked Mr. Baker if we were sure we wanted to create this zone, because he felt that other individuals would request to have this zone elsewhere in the City; and if we were comfortable with the uses in this zone being elsewhere in the City.

Mr. Baker explained that this zone would be the only zone where large windmills would be allowed and it would make the existing windmills conform to the ordinance.

**Chris Swenson arrived at 10:24 a.m.*

Discussion was held regarding windmills and zoning text amendments.

Discussion was held regarding the Utility Department's use of the property and the cost of fuel involved in hauling to this site.

Mr. Baker **moved** to recommend **approval** of the proposed I-3 Zone in the area identified. Mr. Thompson **seconded** and the motion **passed** all in favor.

OTHER BUSINESS

None

ADJOURNMENT

Mr. Perrins **moved** to **adjourn**. Mr. Baker **seconded** and the motion **passed** all in favor at 10:37 a.m.

Adopted: March 10, 2010

Shelley Hendrickson, Planning Secretary