

**Adopted Minutes
Spanish Fork City Development Review Committee
March 10, 2010**

The meeting was called to order at 10:15 a.m. by S. Junior Baker.

Staff Members Present: Richard Heap, Public Works Director; 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; Trapper Burdick, Assistant City Engineer; Dave Oyler, City Manager; Bart Morrill, Parks & Recreation; Chris Swenson, Chief Building Official.

Citizens Present: None.

MINUTES

March 3, 2010

Mr. Baker **moved** to **approve** the minutes of March 3, 2010, with the noted corrections. Mr. Oyler **seconded** and the motion **passed** all in favor.

ZONE CHANGE

Brad Fillmore Zone Change

Applicant: Brad Fillmore
General Plan: Residential 3.5 to 4.5 units per acre
Zoning: R-1-9 existing, R-1-6 proposed
Location: 1968 East 1200 South

Mr. Anderson explained that the proposal was for an accessory apartment and that accessory apartments are not allowed in our R-1-9 zone.

Mr. Baker **moved** to recommend **denial** of the Brad Fillmore Zone Change. Mr. Thompson **seconded** and the motion **passed** all in favor.

SITE PLANS

Spanish Fork Medical Clinic

Applicant: Spanish Fork Professional
General Plan: Professional Office
Zoning: Commercial Office
Location: 100 West 400 South

Mr. Anderson explained that the proposal was for the construction of an 18,000 square foot building. He said from a zoning perspective that the proposal met the requirements for Site Plans in the Commercial Office zone.

Discussion was held regarding parking. Mr. Anderson said that the proposal did meet the City's parking requirements and that the proposal actually exceeds the amount of required spaces.

Mr. Anderson explained to the applicant that a masonry wall would have to be constructed between the site and the adjacent residential use.

Mr. Cooper said that the Power Department had concerns with the placement of the dumpsters. He said that they would be located directly beneath a 600 amp line and that the Department would need the dumpster to be located somewhere else on site. He also said that they indicated planting trees under the lines and expressed that the Department would not like trees to be planted there.

Mr. Johnson said the easements around the outside of the boundary would need to be ten feet and not five feet, and that the fire marshal, Joe Jarvis, would like the fire line design to meet required fire flow determined by a Fire Design Professional.

Mr. Morrill said that if the trail was disturbed that it would need to be fixed and that the trees would need to follow the City standards.

Mr. Anderson **moved** to **approve** the Site Plan for the Spanish Fork Medical Clinic located at 100 West 400 South subject to the following conditions:

Conditions

1. That the applicant modifies the site plan to relocate the dumpsters so that they are not along the east property line under the power line.
2. That the applicant provides a dedication plat that has a ten foot public utility easement and identify's the public right of way on 100 South.
3. That the applicant's landscaping plan and fencing conform to the City's requirements.

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

Discussion was held regarding what the applicant would need to do before a building permit would be issued. They were: submit one corrected redline copy for the City to look over; then submit five clean sets for the City to stamp approved; post a bond; and hold a pre-construction meeting.

Mr. Thompson told the applicant that it was critical to have the electrical and excavation sub-contractors at the pre-construction meeting.

OTHER BUSINESS

There was none.

ADJOURNMENT

Mr. Oyler **moved** to **adjourn**. Mr. Thompson **seconded** and the motion **passed** all in favor at 10:28 a.m.

Adopted: March 31, 2010

Shelley Hendrickson, Planning Secretary