

**Adopted Minutes  
Spanish Fork City Development Review Committee  
May 20, 2010**

The meeting was called to order at 10:01 a.m. by Mr. Baker.

**Staff Members Present:** Richard Heap, Public Works Director; S. Junior Baker, City Attorney; Jered Johnson, City Surveyor; Dave Oyler, City Manager; Bart Morrill, Parks & Recreation Lead Worker; Joe Jarvis, Fire Marshall; Dave Munson, Planning Intern; Tom Cooper, Electric Operator Dispatcher; Carl Johnston, Police Lieutenant; Dave Anderson, Community Development Director; Josh Kosmicki, GIS Intern; Trapper Burdick, Assistant City Engineer; Chris Swenson, Chief Building Inspector.

**Citizens Present:** Rocky Giles, John Rotolo, Dak Maxfield, Brian Gabler, Brad Mackay, Steve Maddox, Lewis Bankhead.

**MINUTES**

**May 12, 2010**

Mr. Baker **moved** to **approve** the minutes of May 12, 2010 with the noted corrections. Mr. **seconded** and the motion **passed** all in favor.

**FINAL PLATS**

**Bella Vista Plat A and B**

Applicant: Lou Bankhead

General Plan: Residential 5.5 to 8 units per acre

Zoning: R-1-6

Location: State Road 51 and Expressway Lane

Mr. Burdick explained Engineering's storm drain issues with the plat. He explained that there was a potential of some homes flooding and that they had a number of ways that they could mitigate it.

Mr. Gabler explained how they planned to mitigate the storm drain issues. They discussed using the area as a pedestrian access and hardscaping it.

Mr. Johnson explained that they were still working on the bonds.

Mr. Oyler asked when the park would be built. They said that it would be completed prior to the fourth phase.

Mr. Anderson **moved** to **approve** the Final Plat for White Rail Plats A and B subject to the following conditions:

### **Condition**

1. That the development meet all of the cities construction and development standards.
2. That the plans be corrected as discussed earlier in the meeting on the storm drain.

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

### **PRELIMINARY PLATS**

#### **Spanish Highlands North**

Applicant: Ivory Homes

General Plan: Residential 2.5 to 3.5 Units per Acre

Zoning: R-1-12

Location: 1400 East 400 North

Mr. Anderson explained that the plat was identical to what was approved before.

Mr. Mackay explained the issues related to storm drain. Mr. Burdick explained that the storm drain master plan had changed. They discussed storm drain issues.

Mr. Cooper explained the power issues.

Mr. Anderson **moved** to **continue** the Preliminary Plat for Spanish Highlands North until the project is ready to be presented to the DRC. Mr. Baker **seconded** and the motion **passed** all in favor.

### **SITE PLANS**

#### **Deerhunter Pub**

Applicant: Brent Moser

General Plan: Light Industrial

Zoning: Industrial 1

Location: 2000 North 300 West

Mr. Anderson explained the history behind the project and that this application was to allow the applicant to update their business license to allow them to use the area behind the Pub for events.

Mr. Rotolo explained what the plans for the area were and how it would be separated from the Pub to keep minors out.

Mr. Baker discussed the need for a special event license. Mr. Rotolo asked if they would need a special event license if they only had 50 to 100 people. Mr. Baker said that they would. Mr. Anderson brought up the code and said that it would be limited to four events per year.

Mr. Rotolo discussed parking agreements with Klune. Mr. Oyler mentioned that this brought up public safety issues. Mr. Johnston explained that there was no sidewalk and that the City didn't want people, especially those who may be intoxicated, walking along the road. He also mentioned lighting issues. Mr. Rotolo explained the different areas that had given them permission to park. Mr. Anderson said that they needed written permission.

Mr. Johnston mentioned that there was an event scheduled for July 24<sup>th</sup> that would have to be reviewed by the Fiesta Days Committee. Mr. Oyler said that they would not be required to do so if they did it on their own property.

Mr. Anderson **moved** to **continue** the Deerhunter Pub Site Plan. Mr. Oyler **seconded** and the motion **passed** all in favor.

## CONDITIONAL USE

### **Staker Parsons**

Applicant: Staker Parsons

General Plan: Light Industrial

Zoning: Industrial 1

Location: 2250 North 200 East

Mr. Anderson explained the background of the conditional use approved in 2006. He explained that the deadline for having the site hardsurfaced was next month and that Staker Parsons was petitioning the City for an extension.

Mr. Oyler asked how much of the hardsurfacing had been done since their last extension. Mr. Maxfield said about 50 to 60%. He said that progress had been limited because of the slow economy. He explained that the poor soils and heavy trucks that they use make for heavier paving requirements.

Mr. Anderson said that he felt a two and a half year extension was too long. He said that he would be more comfortable with the end of the year. He said that he felt that there was an obligation to the neighbors that this would be a clean, state of the art concrete batch plant.

Mr. Baker **moved** to **approve** the Staker Parsons Conditional Use extension for one (1) year. Mr. Johnston **seconded** and the motion **passed** all in favor.

### **Fillmore**

Applicant: Brad Fillmore

General Plan: Residential 3.5 to 4.5 units per Acre

Zoning: R-1-6

Location: 1968 East 1200 North

Mr. Anderson explained that this was for an accessory apartment and that he felt that parking was the major issue. Ms. Fillmore said that she had a copy of the inspection for the apartment. Mr. Swenson said that if it passed the inspection then there wouldn't be an issue now.

Mr. Anderson said that as long as the garage remained available for parking it would be sufficient.

Mr. Cooper explained that a separate electric meter base would be required. He also wanted to make sure that the existing wiring would be sufficient for electric heating or range.

Mr. Baker **moved** to **approve** the Fillmore Conditional Use Permit for an accessory apartment subject to the following conditions:

### **Condition**

1. That the three car garage be maintained for parking.
2. That the applicant meet the electric department's wiring requirements with respect to baseboard heaters, separate meter bases and any other requirements that they have.
3. That the apartment not be expanded beyond a one bedroom.

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

## **GENERAL PLAN AMENDMENT**

### **Giles**

Applicant: Rocky Giles

General Plan: Downtown existing, General Commercial proposed

Zoning: Commercial Downtown

Location: 300 North Main Street

Mr. Giles explained that he wanted to rezone his property so that he could expand his operations.

Mr. Heap asked if it would conform to the C-2 setback requirements. Mr. Anderson said that it would not. Mr. Baker said that, as a legal nonconforming use, they would not be able to expand.

Mr. Anderson explained the special opportunities of promoting a downtown type of development. He said that, in the long term, it would not be a good idea to change it. Mr. Giles explained his operations.

Mr. Baker explained that a nonconforming use could not be expanded. Mr. Giles explained what he wanted to do in expanding the larger building and what would go into the old Smith Auto building. Mr. Heap suggested allowing Mr. Giles' use in the C-D zone.

Mr. Anderson **moved** to **continue** the Giles General Plan Amendment. Mr. Cooper **seconded** and the motion **passed** all in favor.

## **ADJOURNMENT**

Mr. Baker **moved** to **adjourn**. Mr. Anderson **seconded** and the motion **passed** all in favor at 11:37 a.m.

**Adopted: June 23, 2010**

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Dave Munson, Planning Intern