

**Adopted Minutes
Spanish Fork City Development Review Committee
July 7, 2010**

The meeting was called to order at 10:00 a.m. by Richard Heap.

Staff Members Present: S. Junior Baker, City Attorney; Richard Heap Public Works Director; Shelley Hendrickson, Planning Secretary; Josh Kosmicki, GIS Intern; Seth Perrins, Assistant City Manager; Dave Anderson, Community Development Director; Chris Swenson, Chief Building Inspector; Tom Cooper, Electric Utility Planner; Joe Jarvis, Fire Marshall; Jered Johnson, Surveyor; Trapper Burdick, Assistant City Engineer.

Citizens Present: Roger Dudley, Rob Harding, James Sullivan, Kent Barber.

MINUTES

June 30, 2010

Mr. Anderson **moved** to **continue** the minutes of June 30, 2010. Mr. Baker **seconded** and the motion **passed** all in favor.

SITE PLANS

Barber Welding

Applicant: Kent and Keri Barber

General Plan: Light Industrial

Zoning: I-1

Location: 814 East 1950 North

Discussion was held regarding fencing, asphalt, gravel, truck access, power and landscape.

Mr. Anderson explained there would be a shared driveway between Barber Welding and S & L Auto. He asked Mr. Barber where the asphalt would extend to. Mr. Barber explained where the asphalt would be. Mr. Anderson said that the committee needed to discuss fencing, the asphalt driveway and gravel. He explained to Mr. Barber that he would need to provide adequate parking for employees as well as adequate storage. He said he did not want the storage issues that exist on the current Barber site to occur at the new site. Mr. Anderson asked Mr. Barber if the asphalt area would be sufficient for employee parking. Mr. Barber said he thought it would. Discussion was held regarding gravel, what materials to use, how thick it would need to be in order to not have tracking

in the winter, and the need for the landscape to be finished in the planter along 1950 North.

Mr. Swenson explained to Mr. Barber that when the lot to the East developed that they would need a fire wall. Mr. Barber interrupted and said that they already had the fire wall finished and were waiting for an inspection.

Mr. Anderson **moved** to **approve** the Barber Welding Site Plan located at 814 East 1950 North subject to the following conditions:

Conditions

1. That the Site Plan identify the construction of a parking area that will be 60 feet deep adjacent to Chappel Drive.
2. That the landscaping on Chappel Drive match what is proposed with the S & L Auto site.
3. That the site be cleared and improved with at least 6 inches of inch and a half crushed gravel.
4. That the applicant complete the landscaping along 1950 North.
5. That the parking area be striped.

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

Mr. Anderson asked the applicant when they would be able to have all of the conditions met. Mr. Harding said by the end of the year. (December 31, 2010).

S & L Auto

Applicant: S & L Auto

General Plan: Light Industrial

Zoning: I-1

Location: 1900 North Chappel Drive

Mr. Anderson explained the proposal was located in the industrial building to the North of the Barber Welding site. He said his only concern was the proposed storage area and explained that with the changes made to the Municipal Code that the storage area would need to have a wall around it.

Mr. Harding described what would be in the storage area and that he felt it would be a security risk to have a solid wall around the vehicles.

Mr. Anderson explained that one of the biggest issues in the industrial part of town was outside storage. He said with the different uses cohabitating in the same area that it motivated the City to adopt stricter standards.

Mr. Cooper said that he would need an electrical load sheet on the building.

Mr. Baker moved to approve the S & L Auto Site Plan located at 1900 North Chappel Drive subject to the following conditions:

Conditions

1. That the applicant complete the landscaping on Chappel Drive.
2. That the parking area on the east have a stipulation that it cannot be used for storage of inventory or equipment.
3. Meet other requirements in the ordinance.

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

PRELIMINARY PLATS

Amherst Meadows

Applicant: Salisbury Homes

General Plan: Residential 2.5 to 3.5 units per acre

Zoning: R-1-8

Location: 1250 South 2300 East

Mr. Anderson **moved** to recommend **approval** of the Amherst Meadows Preliminary Plat located at 1250 South 2300 East. Mr. Baker **seconded** and the motion **passed** all in favor. Mr. Baker, for the record, said that this was a re-approval and that there were not any changes to the plans.

OTHER BUSINESS

Discussion was held regarding a company that was interested in leasing 5 to 6 acres of City owned land (located by the wind test facilities). He said that he would need cost estimates, for utilities, put together by Friday.

ADJOURNMENT

Mr. Heap **moved** to **adjourn**. Mr. Baker **seconded** and the motion **passed** all in favor at 10:49 a.m.

Adopted: July 28, 2010

Shelley Hendrickson, Planning Secretary