

**Adopted Minutes  
Spanish Fork City Development Review Committee  
March 9, 2011**

**Staff Members Present:** Chris Thompson, Public Works Director; Shelley Hendrickson, Planning Secretary; S. Junior Baker, City Attorney; Chris Swenson, Chief Building Official; Joe Jarvis, Fire Marshall; Tom Cooper, Utility Planner; Jered Johnson, City Surveyor; Dave Anderson, Community Development Director; Dave Oyler, City Manager; Trapper Burdick, Assistant City Engineer; Bart Morrill, Parks & Recreation Supervisor.

**Citizens Present:**

Mr. Thompson called the meeting to order at 10:05 a.m.

**MINUTES**

**February 2, 2011**

Mr. Anderson **moved** to **table** the minutes of February 2, 2011. Mr. Baker **seconded** and the motion **passed** all in favor.

**PRELIMINARY PLATS**

**Maple Mountain**

Applicant: Salisbury Homes  
General Plan: Residential 2.5 to 3.5 units per acre  
Zoning: R-1-12  
Location: 100 South 1800 East

Mr. Baker **moved** to **continue** the Maple Mountain Preliminary Plat. Mr. Anderson **seconded** and the motion **passed** all in favor.

**ORDINANCE AMENDMENTS**

**Haven Home for Girls**

Applicant: Myrna Dalton  
General Plan: city wide  
Zoning: city wide  
Location: city wide

Mr. Anderson explained that the proposal was to change the zoning text of the ordinance that would allow the old Reese Elementary School and any other building in the City that might fit in this situation to be converted for use as Residential Treatment Centers.

Mr. Baker asked the applicant if they had an option to purchase the building. He said that they did not own the school but had a long-term rental agreement with the owner. Mr. Baker introduced Randy Jeffs who was representing the applicant. He asked him to explain the Haven Home for Girls proposal.

Mr. Jeffs explained how they were proposing to amend the ordinance in order to use the Reese School as a Residential Treatment Facility.

Mr. Baker explained that the building they want to use does not conform to our ordinance due to its size. He read the proposed ordinance and explained what the proposed changes were.

Discussion was held regarding the law as it relates to adjudicated and non-adjudicated children and monitoring the clients at these facilities.

Mr. Jeffs explained the type of girls that the Haven Home treats and said that they were not from any adjudicated system.

Discussion was held regarding our ordinance as it relates to threatening or violent behavior.

Mr. Jeffs explained that the only portion of the code they were proposing to amend had to do with the building.

Mr. Anderson explained that he felt existing structures, such as the subject structure, could be put into use and be an attractive and functional part of the neighborhood without adversely impacting the surrounding properties. He further explained that he feels the City should proceed cautiously and be methodical at each step to make sure that the decisions being made are the best for the City. He explained his concerns about the structural integrity of the Reese building. He specifically described the issues that the Nebo School District had identified with the structure before they disposed of the property several years ago. Mr. Anderson further explained that he felt it was premature to take action on the proposed Text Amendment before the City understood what needed to be done to the building in order to have it conform to the Building Code.

Mr. Jeffs said that a structural engineer had been hired, out of Salt Lake County, who specializes in existing structures and that they were waiting for his report. He said that if the report were to find that renovating the structure was not feasible, then they would pull their application. He explained an engineering report that had already been done on the structure.

Mr. Swenson said he had not been in the building for a year and a half and that the initial report that was turned in by the applicant had been done by an architect and not a structural engineer.

Mr. Jarvis said that he talked to the State Fire Marshall and that the State had previously expressed concerns with the building.

Mr. Jeffs said that they were aware of them and that a secondary review would be done.

Mr. Anderson asked about asbestos. Mr. Swenson said that it is not a concern as long as it is not airborne or disturbed. He explained that a demolition permit would have to be obtained and the Division of Air Quality contacted in any asbestos was to be disturbed.

Discussion was held regarding landscaping and the playground.

Mr. Baker **moved** to recommend to the Planning Commission that the ordinance be adopted if the applicant can prove that the building can be brought into conformity to the Building Code. Mr. Burdick **seconded** and the motion **passed** all in favor.

### **Outdoor Display, Outdoor Seating**

Applicant: Spanish Fork City

General Plan: city wide

Zoning: city wide

Location: city wide

Mr. Anderson explained that the ordinance did not allow merchandise to be displayed outside in our Downtown Commercial zone. He further explained that the proposed amendment would allow the outdoor display of merchandise as long as it was on private property and not in a public right-of-way. He said the proposed language would also permit outdoor seating within the public right-of-way.

Mr. Baker explained what was proposed and discussion was held regarding the verbiage.

Mr. Anderson **moved** to recommend that the City Council **adopt** the proposed ordinance. Mr. Oyler **seconded** and the motion **passed** all in favor.

### **ADJOURNMENT**

Mr. Baker **moved** to **adjourn**. Mr. Cooper **seconded** and the motion **passed** all in favor at 11:00 am

**Adopted: March 16, 2011**

---

Shelley Hendrickson, Planning Secretary