

**Adopted Minutes  
Spanish Fork City Development Review Committee  
February 1, 2012**

**Staff Members Present:** Chris Thompson, Public Works Director; Dave Anderson, Community Development Director; S. Junior Baker, City Attorney; Dave Oyler, City Manager; Shelley Hendrickson, Planning Secretary; Chris Swenson, Kelly Peterson, Power Superintendent; Trapper Burdick, Assistant City Engineer; Bart Morrill, Parks & Recreation Supervisor; Jered Johnson, Surveyor; Shawn Beecher, GIS Administrator.

**Citizens Present:** Robert Wyman, Cory Pierce.

Mr. Thompson called the meeting to order at 10:00 a.m.

**MINUTES**

Mr. Baker **moved** to **approve** the minutes of November 30, 2011. Mr. Burdick **seconded** and the motion **passed** all in favor.

Mr. Baker **moved** to **approve** the minutes of December 7, 2011 Mr. Burdick **seconded** and the motion **passed** all in favor.

Mr. Baker **moved** to **approve** the minutes of December 14, 2011 Mr. Burdick **seconded** and the motion **passed** all in favor.

Mr. Baker **moved** to **approve** the minutes of December 21, 2011 Mr. Peterson **seconded** and the motion **passed** all in favor.

Mr. Baker **moved** to **approve** the minutes of January 11, 2011 Mr. Peterson **seconded** and the motion **passed** all in favor.

Mr. Baker **moved** to **approve** the minutes of January 25, 2011 Mr. Burdick **seconded** and the motion **passed** all in favor.

**SITE PLANS**

**CR Flooring**

Applicant: Robert Wyman

General Plan: Light Industrial

Zoning: Industrial 1

Location: 3346 North Main Street

Mr. Thompson asked the applicant, Robert Wyman, if he would like to talk about his project.

Mr. Wyman said that they have out grown their warehouse. They need to be a little more organized and get their yard cleaned up.

Mr. Thompson asked Mr. Wyman if he had any questions on the bond fees. Mr. Wyman asked when they would need to be paid.

Mr. Johnson explained that the fees would need to be paid before a Building Permit is issued.

Discussion was held regarding power and getting power to the new building.

Mr. Anderson expressed that he did not have any comments on the proposal but commented on the condition of the property. He explained that there had been discussions over the years about the bins, debris and the storage of material on the adjacent property. The parcel should be vacant unless they would like to go through the City's process to get it approved for storage. In its current state, it needs to be a vacant parcel.

Mr. Wyman said that he would need to continue using the parcel and was willing to comply with whatever he needed to. Mr. Anderson asked Mr. Wyman if he wanted to address the issue concurrently with this proposal.

Mr. Wyman said that he wanted to get going on this proposal right a way and did not want the violations to hold up the warehouse project.

Discussion was held regarding the material that was being stored.

Mr. Anderson said that the use that was taking place had been going on for years, that the City had had multiple complaints and that the issue needed to come to a head.

Mr. Wyman said that he had not heard from the City about recent complaints. He said he was aware of the complaint with them selling gravel but had not heard anything since. He said that he is willing to take care of the property and correct any problems.

Mr. Anderson expressed that storage is permissible and that if they wanted to continue to market material outside they would need to install certain improvements. He asked the applicant how long they felt it would take to get the parcel cleaned up (one week, two weeks, a month).

Mr. Wyman said that they did not have anywhere to put the material and that they would need to get the warehouse built. He explained that there were pallets and material in between the structure on the property and the proposed site for the warehouse and that as soon as the warehouse was built a majority of the material would go inside the warehouse.

Discussion was held regarding what was currently located on the property (a fifth wheel trailer, dozens and dozens of pallets, banners, vehicles for sale, etc...) and what could be stored and be unobtrusive.

Mr. Oyler expressed that they had a visible corner and the objective was whatever the applicant could do to get it cleaned up and commit to a timeframe.

Mr. Wyman said that he would like the City to tell him what he needed to do because he had to use the lot.

Mr. Anderson explained that it was simple to do that if he wanted to finish the drive approach, asphalt a parking lot, secure an area for outside storage and landscape etc. He said it would really depend on what the applicant wanted to do with the property.

Discussion was held comparing the Staker Parsons site in town and the site improvements required for them.

Mr. Oyler explained that they needed a Site Plan that identifies whatever it is that they are going to do with the property.

Mr. Baker **moved** to **approve** the Site Plan for CR Flooring located at 3346 North Main Street subject to the following conditions:

#### **Conditions**

1. That the applicant posts the requisite bond.
2. That the applicant not receive a Certificate of Occupancy for the warehouse until the lot to the north is fully vacant or a Site Plan approved and all improvements identified on the Site Plan are complete.

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

#### **OTHER BUSINESS**

There was none.

#### **ADJOURNMENT**

Mr. Peterson **moved** to **adjourn**. Mr. Anderson **seconded** and the motion **passed** all in favor at 10:24 a.m.

**Adopted: February 8, 2012**

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Shelley Hendrickson, Planning Secretary