

**Adopted Minutes**  
**Spanish Fork City Development Review Committee**  
**August 29, 2012**

**Staff Members Present:** Dave Anderson, Community Development Director; Shelley Hendrickson, Planning Secretary; Kelly Peterson, Electric Superintendent; Jered Johnson, Engineer Department Manager; Shawn Beecher, GIS Administrator; Cory Pierce, Staff Engineer; Chris Swenson, Chief Building Official; Bart Morrill, Parks & Recreation Supervisor; Joe Jarvis, Fire Marshal.

Dave Oyler, City Manager; Seth Perrins, Assistant City Manager and S. Junior Baker, City Attorney all arrived late, quite late, at approximately 10:16 a.m.

**Citizens Present:** Myrna Dalton, Randall Jeffs, Damien Hubert, Mark Sperry, Efren Bedolla, Blanca Sandoval.

Mr. Anderson called the meeting to order at 10:16 a.m.

**MINUTES**

Mr. Baker **moved** to **approve** the minutes of August 22, 2012. Mr. Oyler **seconded** and the motion **passed** all in favor.

**FINAL PLAT**

**Old Mill Estates Plat B**

Applicant: CW Management

General Plan: Low Density Residential

Zoning: R-1-15

Location: approximately 1500 South Mill Road

Mr. Anderson **moved** to **approve** the Old Mill Estates Final Plat B subject to the following conditions:

**Conditions:**

1. That the applicant meet the City's Engineering and Electric Division conditions.
2. That the applicant will not start construction until construction plans are approved and a preconstruction meeting held.
3. That the applicant will attend a preconstruction meeting.

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

## SITE PLAN & CONDITIONAL USE

### **Haven Home for Girls**

Applicant: Myrna Dalton

General Plan: High Density Residential

Zoning: R-3

Location: 200 East 400 North

Mr. Anderson explained that he felt that there was a level of comfort between the City and the applicant with the concept that had been presented and described. He said that discussion needed to take place to make sure that it was done correctly. The detail will need to be black and white; so that nothing could be misunderstood. He further explained that he felt the City needed to get some more detail on the plans relative to aesthetics. He said that he felt comfortable with the plans that had been turned in for the facility to be retrofitted; for the use that the applicant would be conducting there. He also said that currently the landscape that is adjacent to the public streets was in very poor condition.

Ms. Dalton explained that they would not be leaving it in its current condition.

Discussion was held regarding the asphalt portion of the site and whether or not it would remain asphalt. Mr. Jeffs concurred that it would remain asphalt with fifty percent green landscaping.

Mr. Anderson said that there was not quite fifty-percent and that it would need to be adjusted.

Discussion was held regarding the location of the masonry wall, landscape and the location of the current chain link fence.

Mr. Baker made the suggestion that the asphalt, all through the back of the property, was in bad shape and that the applicant might want to look at replacing the asphalt with green landscape or some kind of new hard surface. He said that one of the issues this summer, relative to the property, was weed abatement and complaints from neighbors.

Mr. Baker asked if the City's parking requirement was going to be met.

Ms. Dalton said that at their highest shift they would have a staff of 10. It was determined that there was sufficient parking.

Mr. Anderson talked through conditions that would be relative to the conditional use permit such as: 16 being the maximum number of clients and the clients not being adjudicated.

Mr. Anderson **moved** to recommend that the Planning Commission **approve** the Haven Home for Girls Conditional Use Permit subject to the following conditions:

### Conditions:

1. That the applicant modifies the Site plan to include additional detail to describe property improvements.
2. That the facility houses no more than 16 clients between the ages of 12 and 18.
3. That none of the clients are adjudicated girls through the juvenile court system.
4. That the building is updated, retrofitted, and modified to meet the International Building Code and Fire code.
5. That the applicant must maintain an active license with the State of Utah.
6. That the applicant may be able to allow up to 9 non-residents for school.

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

Discussion was held regarding the Site Plan.

Mr. Jarvis asked for detail on the fire hydrants and for the applicant to show on the plans the FDC on the building. He also said that they would need access to the back of the building.

Mr. Peterson explained that the existing overhead lines would need to be removed and brought to present code. He said that his Department was still waiting on the load sheets.

Mr. Anderson asked about a break in the curb along 200 East. Mr. Johnson explained that it was an old irrigation structure.

Mr. Oyler explained to the applicant that the storm drain monthly fee was based on the impervious area and that they might want to check into that.

Mr. Anderson made a **motion** to recommend that the Planning Commission **approve** the Site Plan for the Haven Home for Girls subject to the following conditions:

### Conditions:

1. That the applicant provides a load sheet to the City's Power Department. That the electrical plans are approved and that they make any improvements called out by the City's Power Department.
2. That the City's Fire Department review and approve the need and placement of any additional hydrants and connections.

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

### ZONE CHANGE

### **Efren Bedolla**

Applicant: Efren Bedolla

General Plan: General Commercial

Zoning: Shopping Center existing, Commercial 2 proposed

Location: approximately 900 North Expressway Lane

Mr. Anderson explained that the proposal was to take the property, which used to be the Primrose Retreat, from the Shopping Center zone to the C-2 zone. The purpose for the change is to accommodate the building to be used as a church.

Mr. Baker **moved** to recommend that the Planning Commission **approve** the Efren Bedolla Zone Change. Mr. Oyler **seconded** and the motion **passed** all in favor.

### **PRELIMINARY PLAT**

#### **Skyline**

Applicant: Mark Sperry

General Plan: Light Industrial

Zoning: Industrial-1

Location: approximately 3400 North Main Street

Mr. Anderson explained that the properties had been subdivided and that Mr. Sperry had interest in constructing a building on lot one. Mr. Anderson sent letters to all of the property owners that have property within the plat.

Mr. Anderson **moved** to recommend that the Planning Commission **approve** the Skyline Preliminary Plat subject to the following condition:

#### **Condition:**

1. That the applicant modifies the plat as needed to include any planned right-of-way along the western boundary.

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

Mr. Peterson explained what the applicant would be responsible for relative to getting power to the property.

### **TEXT AMENDMENT**

#### **Title 15**

Applicant: Chris Thompson

General Plan: City-wide

Zoning: City-wide

Location: City-wide

Mr. Johnson explained the changes required for development along the Spanish Fork River.

Discussion was held regarding a 50-foot river access trail easement.

Mr. Johnson explained that the current ordinance precludes property owners from building anything within 60 feet of the top of the river bank.

Discussion was held regarding an equestrian trail east of Main Street but not west of Main Street.

*\*Mr. Oyler excused himself and Mr. Perrins arrived at 11:05 a.m.*

Mr. Johnson **moved** to recommend that the Planning Commission **approve** the amendments to Title 15; per the discussion. Mr. Anderson **seconded** and the motion **passed** all in favor.

## **OTHER BUSINESS**

### **Development Agreement**

Discussion was held regarding Wasatch Pallet's Development Agreement.

Mr. Baker **moved** to **adjourn**. Mr. Peterson **seconded** and the motion **passed** all in favor at 11:21 a.m.

**Adopted: October 31, 2012**

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Shelley Hendrickson, Planning Secretary