

Adopted Minutes
Spanish Fork City Development Review Committee
May 15, 2013

Staff Members Present: Dave Oyler, City Manager; Chris Thompson, Public Works Director; S. Junior Baker, City Attorney; Kelly Peterson, Electric Superintendent; Shelley Hendrickson, Planning Secretary; Cory Pierce, Engineering Assistant, Wes Murch, GIS Intern; Dave Anderson, Community Development Director; Jered Johnson, Engineering Division Manager; Steve Adams, Public Safety Director; Joe Jarvis, Fire Marshall; Bart Morrill, Parks and Recreation Supervisor.

Citizens Present: Tim Shanto

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

PRELIMINARY PLAT

Chrisoney Properties

Applicant: Randy Giboney
General Plan: Light Industrial
Zoning: Industrial 1
Location: 1900 North Chappel Drive

Mr. Johnson explained that the utilities would have to be moved.

Mr. Peterson explained that another transformer may have to be added depending on what the applicant plans to do.

Mr. Anderson **moved** to recommend **approval** of the Chrisoney Properties Preliminary Plat. Mr. Oyler **seconded** and the motion **passed** all in favor.

CONDITIONAL USE

AT & T

Applicant: AT & T
General Plan: Public Facilities
Zoning: Public Facilities
Location: 350 South 300 West

Mr. Anderson **moved** to recommend **approval** of the AT & T Conditional Use. Mr. Baker **seconded** and the motion **passed** all in favor.

SITE PLAN

American Family Insurance

Applicant: Tim Shanto

General Plan: Mixed Use

Zoning: Residential Office

Location: 700 North Main

Mr. Johnson said that the applicant had addressed the Engineering Department's redlines.

Mr. Anderson explained that what the applicant has proposed, by way of parking, is what he believes is the best way to approach the need to provide adequate off street parking.

Discussion was held regarding the conversion of residential uses to commercial uses.

Mr. Anderson said that he may have a few questions on the Landscape Plan and explained that where nonresidential uses abut residential uses a six-foot decorative masonry wall, with landscaping, is required.

Discussion was held regarding the materials used for a masonry wall and the planter strip on Main Street.

Mr. Baker **moved** to **approve** the American Family Insurance Site Plan subject to the following condition:

Condition

1. That the applicant makes adjustments to the Landscape Plan per the Community Development Director.

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

ORDINANCE AMENDMENT

Title 15

Applicant: Spanish Fork City

General Plan: City-wide

Zoning: City-wide

Location: City-wide

Mr. Anderson explained the changes. They are as follows: two points of access for a subdivision, plat amendment process (discussion was held regarding the process and State Law), impact fees and when they need to be paid or not paid and dead end streets.

No action was taken.

Mr. Baker **moved** to **adjourn**. Mr. Oyler **seconded** and the motion **passed** all in favor at 10:44 a.m.

Adopted: May 29, 2013

Shelley Hendrickson, Secretary