

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45

Adopted Minutes
Spanish Fork City Development Review Committee
February 24, 2016

Staff Members Present: Chris Thompson, Public Works Director; Dave Anderson, Community Development Director; Seth Perrins, City Manager; Kelly Peterson, Electric Superintendent; Junior Baker, City Attorney; Cory Pierce, Staff Engineering; Jered Johnson, Engineering Division Manager; Joe Jarvis, Fire Marshall; John Little, Chief Building Inspector; Steve Adams, Public Safety Director; Kimberly Brenneman, Community Development Division Secretary, Brady Taylor, Lead Cable Technician; Mitch Vance, Planning Intern; Kaytee Howell, Planning Intern.

Citizens Present: Bert Bradford, Randall Bradford, Jerry Carroll, Megan Bennett, Chad Hall, Bruce Hall.

Chris Thompson called the meeting to order at 10:08 a.m.

FINAL PLAT

Bradford Final Plat

Applicant: Atlas Engineering

General Plan: Industrial

Zoning: I-1

Location: 3400 North Main Street

Cory Pierce stated Engineering Department does not have any issues.

Kelly Peterson stated there are no issues from the Power Department. He did note that there was no connectors agreement filed with the City by the neighboring property.

Kelly Peterson **moved** to approve the Bradford Final Plat.

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

SITE PLAN

Bradford Site Plan

Applicant: Atlas Engineering

General Plan: Industrial

Zoning: I-1

Location: 3400 North Main Street

46 Chris Thompson stated the Master Plan calls for a trunk line to run through the property. The
47 applicant has worked with the Engineering Department to have an easement run through the
48 property to accommodate a future trunk line.

49
50 Kelly Peterson stated a load sheet needs to be completed and submitted to the Power
51 Department.

52
53 Dave Anderson stated a landscape plan needs to be submitted and approved.

54
55 Junior Baker **moved** to approve the Bradford Site Plan based on the following conditions:

56
57 Conditions

- 58 1. That the applicant submit an electrical load sheet to the Electrical Department.
59 2. That the applicant submit a landscape plan for review and approval.

60
61 Seth Perrins **seconded** and the motion **passed** all in favor.

62
63
64 **Adam Idsinga – Chiropractic Office**

65 Applicant: Hall Engineering

66 General Plan: Mixed Use

67 Zoning: R-O

68 Location: 661 North Main Street

69
70 Cory Pierce stated all concerns have been worked through by the Engineering Department. He
71 stated there is a UDOT permit that is being finalized, that may need to be added as a condition
72 of approval.

73
74 Chad Hall stated he has received the UDOT permit.

75
76 Dave Anderson stated based on the square footage there are parking issues.

77
78 John Little stated based on the finished square footage of the upstairs and the basement
79 below the finished square footage, there needs to be a minimum of 10 parking stalls. Either the
80 other half of the building cannot be finished and utilized, or if it is finished there cannot be a
81 medical use in the building.

82
83 Bruce Hall stated the chiropractic office should be classified as office and not as medical,
84 therefore parking should not be an issue.

85
86 Dave Anderson asked how a chiropractic office is any different than a dentist office.

87
88 Junior Baker stated that when he goes to the doctor there are only a few exam rooms, but
89 there are lots of people in the waiting room.

90

91 John Little stated as a building code the basement could be utilized as usable space, but with a
92 parking issue the recommendation would be to only use the basement for storage.

93
94 Kelly Peterson stated there could be some clearance issues if the building was placed more to
95 the back of the lot. Originally the applicant asked for 3 phase but is going to stay with single
96 phase. Costs and design will be addressed during the building permit review.

97
98 Junior Baker **moved** to approve the Adam Idsinga – Chiropractic Office Site Plan based on the
99 following conditions:

100
101 Conditions

- 102 1. That the basement is to remain as storage only.
103 2. That should the applicant wish to have a different use within the building that they go
104 through the Site Plan process.

105
106 Kelly Peterson **seconded** and discussion ensued. Jered Johnson abstained.

107
108 Kelly Peterson stated that at this point the applicant can only develop half of the building.

109
110 Seth Perrins stated that is the issue. A chiropractic office is a medical practice. He knows the
111 ones he goes to there are only a few exam rooms but the waiting room is full. Hopefully you
112 have about 6-7 people going at any time, plus the staff which is about 2 employees.

113
114 Bruce Hall feels medical is a little stringent.

115
116 Seth Perrins stated that any overflow will bleed onto Main Street or neighboring properties.
117 He does not know how you can see the use as anything but medical.

118
119 John Little clarified the applicant can finish the upstairs half as office and half of the basement
120 as storage only then the applicant meets the parking requirement. The applicant cannot finish
121 the other portion of the building on the first floor as there is not enough parking to
122 accommodate any other use within the building.

123
124 Junior Baker withdrew his motion. He stated that he thought the applicant could finish the full
125 first floor, but not the basement.

126
127 Kelly Peterson said the determining factor is if a chiropractic office is classified as office or
128 medical.

129
130 Junior Baker stated chiropractors view themselves as physicians.

131
132 Dave Anderson stated the parking needs to meet medical requirements. If the applicant
133 wishes to apply to amend the ordinance to change the classification, they are welcome to do
134 that.

135

136 Bruce Hall stated the original submittal had parking towards the front of Main Street but was
137 told he had to resubmit with the parking in the rear of the building.

138
139 Dave Anderson **moved** to continue the Adam Idsinga – Chiropractic Office Site Plan.
140

141 Seth Perrins **seconded** and the motion **passed** all in favor. Jered Johnson abstained.
142

143 Junior Baker stated the applicant can resize the building to allow for more parking; apply for a
144 text amendment for parking; change the zone to commercial to allow the building to sit at the
145 back of the lot; or work with American Fork Bank to share their parking lot.
146

147 Junior Baker moved to adjourn meeting at 10:38 a.m.
148

149
150 Adopted: March 9, 2016

151 _____
152 Kimberly Brenneman
Community Development Division Secretary