

**Adopted Minutes  
Development Review Committee  
March 22, 2006**

The meeting was called to order at 10:a.m. by Richard Heap.

Staff Members Present: Jeff Foster, *Power Superintendent*; Shawn Beecher, *GIS Specialist*; Carl Johnston, *Public Safety*; Junior Baker, *City Attorney*; Richard Nielson, *Assistant Public Works Director*; Dave Oyler, *City Manager*; Marvin Banks, *Public Utilities Superintendent*; Richard Heap, *City Engineer/Public Works Director*; Shawn Jorgenson, *Public Works Inspector*; Ryan Baum, *Public Works Inspector*; Doug Shorts, *Chief Building Official*; Marlo Smith, *Engineering Secretary*; Kimberly Robinson, *Planning Secretary*

Citizens Present: Cody Roberts, *Forbush Annexation*; Kimberly Dewey, *Stone Associates*; Gary Stone, *Stone Associates*; Bryan B. Ackerman, *Stone Associates*; Monte Allman, *Gateway Commerce Park*; John D. Smiley, *South Main Mall*; Bruce Hall, *South Main Mall*; Scott Peterson, *Kamren Nielson*; Jared West, *Kamren Nielson*; Mike Morley,

**Minutes:**

Mr. Baker made a **motion** to approve the February 15, 2006 minutes of the Development Review Committee with changes as noted. Mr. Nielson **seconded** and the motion **passed** all in favor.

Mr. Foster made a **motion** to approve the March 15, 2006 minutes of the Development Review committee with changes as noted. Mr. Nielson **seconded** and the motion **passed** all in favor.

**South Main Mall**

Discussion was made regarding where the utilities enter the property.

Mr. Baker clarified that there is an access easement on the adjacent property. He also requested enough van accessible parking for ADA requirements.

Mr. Foster stated there were some overhead electrical issues that will need to be handled before construction.

Mr. Baker made a **motion** to approve the South Main Mall located at 470 South Main Street, subject to the following conditions:

1. Work with the electrical department regarding the overhead lines.
2. Relocate the planter.
3. Create an additional parking stall for ADA accessibility.
4. Meet the construction and development standards for the City.

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

### **Forbush Annexation**

Discussion was made regarding the boundaries between Springville and the proposed Spanish Fork boundaries.

Mr. Baker asked if there were any hazardous materials issues where the old salvage yard was located on the property.

Mr. Roberts stated that they will be doing testing for hazardous materials after they get it annexed.

Mr. Baker required the assessment document for hazardous materials be submitted before any development can begin.

Mr. Roberts explained that they plan to do a mixture of zones through a master plan development.

Mr. Nielson stated utilities will have to be brought in from other locations to service the whole property.

Mr. Foster stated that electrical lines from Springville will need to be disconnected and reconnected through our system.

Mr. Baker made a **motion** to give a positive recommendation to the Planning Commission for the Forbush annexation, located approximately at 1400 North Highway 51, subject to the following conditions:

1. Environmental assessment done over the area covered by the salvage yard.
2. Modify the boundary to exclude the North East corner to follow the City annexation boundary lines.
3. Terminate Springville's power and work with Spanish Fork utilities.
4. Zone it R-R for now.

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

### **Stone Rezone**

Mr. Baker made a **motion** to give a positive recommendation of the Stone Rezone located at 1290 South 2300 East, to the Planning Commission. Changing it from an R-R zone to an R-1-8 zone.

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

### **Kamren Nielson Subwaiver**

Mr. Peterson explained the proposal.

Discussion was made regarding the lot sizes.

Mr. Baker directed that they submit a title report for the property.

Discussion was made regarding the adjacent sewer lines and the locations.

Mr. Johnston asked that all driveways access 600 east.

Mr. Foster wants electrical and communication run underground and not overhead.

Mr. Baker made a **motion** to approve this subdivision waiver located at 275 South 600 East, subject to the following conditions:

1. Submittal of a title report for square footage and boundaries
2. Grant sewer easements along south border.
3. Interior driveways with access onto 600 east.
4. Electric and communications installed underground.
5. Secure proper utility easements that the City needs around the lots.

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

### **Gateway Commerce – Preliminary Plat (Reapproval)**

Mr. Allman explained the proposal.

Discussion was made regarding the roads and utilities already in existence on the property.

Mr. Baker made a **motion** to approve the Gateway Commerce Preliminary Plat located at 3450 North Main, subject to the following conditions:

1. Meet the City construction and development standards.

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

### **Other Business**

Mike Morley discussed the Mountainland Applied Technology Center (MATC) site.

Mr. Baker explained that he and Mr. Nielson had met with Mr. Morley last week. They contacted Mr. Pierson and he confirmed that the agreement was to use the building as is with a few modifications.

Mr. Foster had a concern that the existing overhead electrical system will need to be moved underground.

Discussion was made regarding the parking standards and parking issues.

It was decided they set up a meeting with the City to work out the parking issues.

## **Adjourn**

Mr. Baker made a **motion** to adjourn the meeting at 11:20 a.m. Mr. Nielson **seconded** the motion and the motion **passed** all in favor.