

Adopted Minutes
Spanish Fork City Development Review Committee
March 14, 2007

The meeting was called to order at 10:34 a.m. by Richard Heap.

Staff Members Present: Richard Heap, Public Works Director; Richard Neilson, Public Works Assistant Director; Chris Thompson, Design Engineer; Seth Perrins, Assistant City Manager; Dave Anderson, Planning Director; Marvin Banks, Public Utilities Director; Junior Baker, City Attorney; Ryan Baum, Public Works Inspector; Shelley Hendrickson, Planning Secretary; Shawn Beecher, GIS Specialist; Shawn Jorgenson, Public Works Inspector; Christine Johnson, Assistant City Attorney; Dave Oyler, City Manager; Doug Shorts, Chief Building Inspector.

Citizens Present: John Shuttleworth, EDA Architects; Jan Storrs, Mike Davis; Johnathan Reid, Christensen Annexation; Brad Van Fleet, Layton Construction; Steve Carter, Nebo School District; Kimberly Dewey, Stone Associates; Dave Ridgway, Layton Construction; Danny Davis.

MINUTES

March 7, 2007

Mr. Baker made a **motion** to approve the minutes of March 7, 2007; with the noted corrections. Mr. Foster **seconded** and the motion **passed** all in favor.

ANNEXATIONS

Davis Annexation

Location: approximately 200 South 2800 East

Zoning: R-1-12 requested

Applicant: Mike Davis

Mr. Anderson explained the proposal.

Discussion was held regarding the creation of a peninsula or island.

Mr. Davis said he had obtained the signatures of more than half of the property owners.

Mr. Baker made a **motion** to recommend acceptance for further review the Annexation for Mike Davis located at approximately 200 South 2800 East with the provision that they include the four (4) parcels not included, but that are adjacent to the City's boundary to the west so as to not create an island or peninsula.

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

SITE PLANS

Police – Court Building

Location: 150 South 800 West

Zoning: Rural Residential and R-1-8

Applicant: Spanish Fork City/Fourth District Court

Mr. Anderson gave background and explained the proposal.

John Shuttleworth

Mr. Shuttleworth addressed the Committee. He explained the Site Plan.

Discussion was held amongst the Committee and with Mr. Shuttleworth regarding improvements around the site, whether or not the power could be looped at a later date, the house on the corner that the City does not presently own, street lighting, zoning, the products that will be used for the exterior of the structure, landscape, walls, fencing, and gating.

Mr. Baker excused himself early at 10:57 a.m. Mrs. Johnson arrived at 10:58 a.m.

Mr. Anderson feels that there needs to be more of a color contrast in the materials that will be used for the majority of the exterior of the structure.

Discussion was held regarding the power, sidewalk and gutter, utilities, and 90 degree vs. angle parking.

Mr. Anderson made a **motion** to **approve** the Site Plan for the Police – Court Building located at 150 South 800 West subject to the following finding and condition:

Finding:

1. The Site Plan meets the City's current standards in the zone or those that are being proposed.

Condition:

1. That they submit a Site Plan for the Planning and Parks and Recreation Department's approval.

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

Landmark High School

Location: 606 South Main Street

Zoning: Rural Residential

Applicant: Nebo School District

Mr. Anderson explained the proposal.

Steve Carter, Nebo School District
Mr. Carter addressed the Committee.

Discussion was held regarding the ditch.

Mr. Heap told Steve to get with southeast canal company and if they are okay with the ditch being abandoned the City will be as well.

Discussion was held regarding ingress and egress, sidewalks, utilities, grass, detention area, power, construction time frame.

Mr. Nielson made a **motion to approve** the Site Plan for the Landmark High School located at 606 South Main Street subject to the following conditions:

Conditions:

1. That the district works with UDOT on the access onto Main Street.
2. That the utilities be coordinated with the Public Works Department for the southwest end.

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

Maple Mountain High School

Location: 51 North 2550 East

Zoning: Rural Residential and Residential Office

Applicant: Nebo School District

Mr. Carter addressed the Committee and explained the proposal.

Discussion was held regarding lighting, light pollution, snack shack utilities, the need for a formal application on the seminary building, fire exits, collector roads, ingress and egress, intersection at 400 North, speed limit on 400 North, railroad crossings, irrigation ditches, power, and easements.

Mr. Nielson said that because Nebo School District will be making the improvements on all three (3) of the collector roads adjacent to the school that they may want a connector's agreement on all of the utilities.

Mr. Shorts made a **motion to approve** the Site Plan for the Maple Mountain High School located at 51 North 2550 East subject to the following conditions:

Conditions:

1. If it is state law that they are exempt from piping the East Bench irrigation ditch then they will not have to pipe the ditch.
2. That they complete the easement for the sewer.
3. That they do what ever is necessary on 2550 east to obtain power.
4. A letter from the school district requesting temporary construction power from SESD for a maximum time of 2 (two) years. A confirmation letter from SESD on the request.

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

OTHER BUSINESS

a. Dryloc

Mr. Anderson said that we have a Site Plan that we are reviewing for Fritzi on a company called Dryloc and we have stopped providing additional services to the site until a bond is posted.

Discussion was held regarding building permits, and a change of use.

Mr. Washburn addressed the Committee. He said that they have occupied the building for two (2) years and that they have remodeled and have had a building permit. He feels that they have not affected more than four (4) percent of the existing building. That they have paid for the transformers, and they have bought out SESD. He feels that they have been very cooperative and have had a bombed dropped on them with regard to power. He is requesting power.

Mr. Nielson said that back in October he came in and wanted to get the paving in. Mr. Nielson gave him a letter that he could go ahead and do the paving but that a Site Plan had to be submitted.

Discussion was held regarding a Site plan, discussions with Troy, different ways to resolve the issues, redlines bonds, power, curb and gutter, and zoning.

Mr. Anderson feels that at this point fixing the redlines and getting them resubmitted is best.

Discussion was held regarding inter-department communication, what determines when a Site plan should be applied for, certificate of occupancy, and final inspections sign sheet.

b. Growth Boundary Amendments

No discussion.

c. Request to waive fence requirement, Summers Ridge

Mr. Anderson explained the request.

Discussion was held regarding the ordinance and the request. Mr. Anderson explained that he does not believe the consent of the immediate neighbors justifies an automatic approval, even though he is comfortable with this particular proposal.

Mr. Anderson made a **motion** to approve waiving the fence requirement for Summers Ridge. Mr. Banks **seconded** and the motion **passed** all in favor.

ADJOURN

Mr. Anderson **moved** to adjourn. Mr. Banks **seconded** and the motion **passed** all in favor.

The meeting **adjourned** at 1:45 p.m.

Adopted: March 21, 2007

Shelley Hendrickson, Planning Secretary