

Adopted Minutes
Spanish Fork City Development Review Committee
May 16, 2007

The meeting was called to order at 10:37 a.m. by Dave Anderson.

Staff Members Present: Richard Heap, Public Works Director; Richard Nielson, Assistant Public Works Director; Dave Anderson, Planning Director; Kelly Peterson, Electric Superintendent; Shelley Hendrickson, Planning Secretary; Shawn Beecher, GIS Administrator; Woodworth Mataele, Planning Intern; Shawn Jorgensen, Public Works Inspector; Chris Swenson, Building Inspector; Dee Rosenbaum, Public Safety Director; Marvin Banks, Public Utilities Director; Dan Henderson, Cable Lead Technician; Bart Morrill, Jeff Foster, Electric Superintendent; Ryan Bagley, Utility Planner.

Citizens Present: Doug Ford, Mountain Country Foods; Randy Butler, Mountain Country Foods; Buck Robinson, KBR Systems, PDM; Michael Travis, Central Bank; Randall Conrad, Central Bank.

MINUTES

May 9, 2007

Mr. Nielson made a **motion** to **table** the minutes of May 9, 2007, 2007. Mr. Banks **seconded** and the motion **passed** all in favor.

FINAL PLATS

Maple Mountain Plat B

Applicant: Dave Simpson

Zoning: R-1-12

Location: approximately 1900 East Center Street

Mr. Anderson explained the proposal. He said a five acre park will be dedicated to the City by the developer and that a final design of the park has not been submitted. Mr. Anderson spoke to Dale Robinson and has the understanding that Dale is comfortable having the Plat approved subject to the approval of a final design for the park.

Mr. Simpson said that a design plan for the park will be ready on Friday, May 17, 2007.

Mr. Morrill asked for clarification on the amenities of the park. His only concern is that the amenities have not changed.

Discussion was held regarding park amenities, infrastructure, playing fields, parking, and road width.

Mr. Nielson said that the Parks and Recreation will need to look at the landscape and pressurized irrigation plans on 100 South.

Discussion was held regarding connector's agreements.

Mr. Nielson made a **motion to approve** the Final Plat for Maple Mountain Plat B located at approximately 1900 East Center Street subject to the following conditions:

Conditions:

1. The approval of a final design for the park by the Parks and Recreation and Planning Departments.
2. The approval of the construction drawings for the park area and the parkstrip along 100 South.
3. That a connector's agreement for 100 South be prepared.
4. That any required payment for the Cut Bridge widening be made.

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

SITE PLANS

Central Bank

Applicant: Randy Cloward

Zoning: Commercial-2

Location: 1 North Main

Mr. Anderson gave background and explained the proposal.

Discussion was held regarding brick pavers, street lighting, man hole, sewer, and a main disconnect for electric.

Mr. Nielson made a **motion to approve** the Site Plan for Central Bank located at 1 North Main subject to the following condition:

Conditions:

1. That an outdoor main disconnect for power be provided.

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

PDM Steel

Applicant: Buck Robinson

Zoning: Industrial 1

Location: 1100 North 300 West

Mr. Anderson explained the proposal and how the property will be constructed in three phases.

Discussion was held regarding nuisance dust, two-year time frame for completion of all phases, and bonds.

Mr. Nielson gave background on prior discussion for improvements on frontage. He feels that if the gravel is three to four inches thick with a magnesium-chloride application annually that it would be sufficient for dust control.

Discussion was held regarding overhead power and approaches, landscape, and construction phases.

Mr. Nielson made a **motion** to **approve** the Site Plan for PDM Steel located at 1100 North 300 West subject to the following conditions:

Conditions:

1. Improvements on 300 West to the northside of the north entrance be done with phase one (1) and remaining frontage be constructed with phase three (3) with a timeline not to exceed two (2) years.
2. Yard be treated with magnesium chloride as needed for dust control
3. Trees shall not exceed 10 feet in height in the park strips due to the power line.

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

Mountain Country Foods

Applicant: Randy Butler

Zoning: Industrial 1

Location: 2102 North Main

Mr. Anderson explained the proposal.

Discussion was held regarding the drive approaches and the sidewalk.

Doug Ford

Mr. Ford does not feel that a sidewalk is useful in this part of the industrial area and feels that he should not have to pay for it. He gave background on the building and explained why he feels the way he does.

Mr. Nielson said the decision to put sidewalks in the industrial area was made by the Planning Commission and City Council six years ago.

Discussion was held regarding the cost of sidewalk construction, and the North Industrial RDA.

Mr. Anderson explained the economic development with RDA's to retain businesses or help expand businesses in the City.

Mr. Anderson feels that due to the RDA, funds may be available to help in the construction of the sidewalk needed for this proposal.

Discussion was held regarding the sidewalk ordinance, right-of-way, setbacks, fire hydrants, improvements at the airport, street lighting, and blue staking the electric line on the south side of the property to verify the location.

Mr. Anderson made a **motion to approve** the Site Plan for Mountain Country Foods Distribution located at 2102 North Main subject to the following conditions:

Conditions:

1. That the final Site Plan be prepared for the City Engineer to approve with a final alignment on the sidewalk.
2. That the applicant may request the Redevelopment Agency's participation in the costs of construction on the sidewalk and any street lights that are required to meet the City standards.

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

Mr. Anderson **moved to amend** his motion to remove any street lights from the conditions. Mr. Banks **seconded** the motion **passed** all in favor.

Discussion was held regarding the Redevelopment Agency and the process for requesting participation, and fire hydrants.

DRC BUSINESS

Annexation Issues

Mr. Anderson said that we have many annexations in the works and that several weeks ago a list was handed out in order to gather information to give to the City Council.

Discussion was held regarding who should be in attendance and power issues.

Discussion was held regarding PDM and improvements.

ADJOURN

Mr. Nielson **moved** to adjourn. Mr. Thompson **seconded** and the motion **passed** all in favor.

The meeting **adjourned** at 12:05 p.m.

Adopted: May 30, 2007

Shelley Hendrickson, Planning Secretary