

Adopted Minutes
Spanish Fork City Development Review Committee
June 6, 2007

The meeting was called to order at 10:30 a.m. by Richard Heap.

Staff Members Present: Richard Heap, Public Works Director; Richard Nielson, Assistant Public Works Director; Dave Anderson, Planning Director; Christine Johnson, Assistant City Attorney; Shelley Hendrickson, Planning Secretary; Shawn Beecher, GIS Administrator; Ryan Bagley, Utility Planner; Ryan Baum, Public Works Inspector; Shawn Jorgensen, Public Works Inspector; Marvin Banks, Public Utilities Director; Doug Shorts, Chief Building Inspector.

Citizens Present: Joe Johnson, Westfield Properties; Dave Dunn, Westfield Properties.

MINUTES

May 9, 2007, May 23, 2007, May 30, 2007

Mr. Anderson moved to **approve** the minutes of May 9th, 23rd, & 30th, 2007; with the noted corrections. Mr. Oyler **seconded** and the motion **passed** all in favor.

PRELIMINARY PLATS

Spanish Trails Amended

Applicant: Highland Homes
Location: 400 West 300 South
Zoning: R-1-8

Mr. Anderson made a **motion** to **table** the Amended Preliminary Plat for Spanish Trails located at 400 West 300 South; per the applicant's request. Mrs. Johnson **seconded** and the motion **passed** all in favor.

DRC BUSINESS

Craig Gasser Site Plan

Mr. Anderson gave background and explained what is being proposed.

Discussion was held regarding parking, landscaping and whether or not the improvements require submitting a Site Plan.

Discussion was held regarding the agenda for the Planning Commission meeting for June 6, 2007, and submitted proposals that will be coming up.

SITE PLANS

Westfields Development

Applicant: Westfields Development

Zoning: Commercial 2

Location: approximately 1000 North 400 East

Mr. Anderson explained the status of this proposal.

Mr. Bagley said that he needs to know where the sidewalk, curb and gutter will be on the park side so he knows where to run the power.

Mr. Anderson said that there will not be a final design on the park for 2 or 3 months, but he can get a concept plan to him.

Discussion was held regarding the park, and the detention basins.

Mr. Bagley asked how the fees are supposed to be assessed.

Mr. Johnson would like them segregated out to the individual parcels.

Discussion was held regarding electric fees.

Mr. Heap told Mr. Johnson to get with Ryan Bagley to discuss the fees and how they will be assessed.

Discussion was held regarding improvements.

Mr. Anderson made a **motion to approve** the Site Plan for Westfield's Development located at 1000 North 400 East subject to the following findings and condition:

Findings:

1. That the previously discussed traffic concerns have been addressed.
2. That adequate measures have been taken to mitigate the impact of the development to the surrounding residences.
3. The proposed site plan conforms to the City's standards.

Condition

1. That a development agreement be entered into between the developer and the City.

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

Home Depot

Applicant: Home Depot

Zoning: Commercial 2

Location: approximately 1000 North 400 East

Mr. Anderson explained the proposal. He told Mr. Johnson that the proposal will be approved today with the understanding that elevations with the previously discussed modifications are being approved.

Mr. Nielson said that the improvements on 400 East need to be constructed with the construction of Home Depot.

Mr. Anderson asked if there would be any phasing or if it would be done all at one time.

Mr. Johnson said they anticipate it happening all at the same time.

Discussion was held regarding the improvements on 400 East, and 10th North.

Mr. Johnson said that placing conditions on this proposal will affect the closings on the property and they would like to not have any conditions. A development agreement would be better.

Mr. Anderson said that it is the City's understanding that all of the improvements will be constructed before any certificate of occupancies are issued.

Mr. Anderson made a **motion to approve** the Site Plan for Home Depot located at approximately 1000 North 400 East subject to the following findings and condition:

Findings:

1. That the previously discussed traffic concerns have been addressed.
2. That adequate measures have been taken to mitigate the impact of the development to the surrounding residences.
3. The proposed site plan conforms to the City's standards.

Condition

1. That a development agreement be entered into between the developer and the City.

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

OTHER BUSINESS

Mr. Shorts feels that that the pressurized irrigation fees and water fees need to be adjusted in the Industrial zones.

Mr. Oyler told Mr. Shorts to get with Richard Heap and discuss the issues.

ADJOURN

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

The meeting **adjourned** at 11:06 a.m.

Adopted: June 13, 2007

Shelley Hendrickson, Planning Secretary