

**Adopted Minutes  
Spanish Fork City Development Review Committee  
November 14, 2007**

The meeting was called to order at 10:05 a.m. by Dave Anderson.

**Staff Members Present:** Chris Thompson, Assistant City Engineer; Richard Nielson, Assistant Public Works Director; Dave Anderson, Planning Director; Junior Baker, City Attorney; Shelley Hendrickson, Planning Secretary; Shawn Beecher, GIS Administrator; Kelly Peterson, Electric Superintendent; Marvin Banks, Public Utilities Director; Seth Perrins, Assistant City Manager; Ryan Baum, Public Works Inspector; Shawn Jorgensen, Public Works Inspector; Chris Swenson, Building Inspector.

**Citizens Present:** Ralph Calder, Fry Building.

**Minutes**

**October 24, 2007, October 31, & November 7, 2007**

Mr. Nielson **moved** to **continue** the minutes of October 24<sup>th</sup>, 31<sup>st</sup>, and November 7, 2007. Mr. Baker **seconded** and the motion **passed** all in favor.

**Site Plan**

**Fry Building**

Applicant: Ralph Calder

General Plan: Light Industrial

Zoning: I-1

Location: 1185 North State Road 51

Mr. Anderson said that the City Council approved the variance allowing the structure to be constructed to the property line. He explained that the northern property line would need to have a ten-foot landscape and a masonry wall in order to meet City ordinance.

Ralph Calder

Mr. Calder explained they would like to bond for the landscape so that they can proceed with development on the other side of the property.

Discussion was held regarding a bond for the wall and landscape, an agreement giving the applicant two years to construct the wall and landscape, State Road 51 improvements meeting UDOT requirements and the City's ordinances, and the applicant constructing the fifteen-foot trail on the east side of the property.

Mr. Peterson explained that he had met with Tony at Springville and by the end of the day he would have the calculations for the buyout in the area but that Mr. Calder had concerns with the buyout.

Mr. Baker explained that the applicant or whoever developed first would be responsible for all of the cost and a connector's agreement would then be entered into for reimbursement.

Mr. Calder feels that Ainge was the original applicant and should be the one to pay and that Springville is fine with them paying only their portion of the buyout costs.

Mr. Baker feels that whatever Mr. Calder and Springville City work out is fine. Mr. Calder will need to submit a letter to Spanish Fork City indicating what Springville City will need.

Mr. Calder explained the tentative figures were \$40,000 for the entire annexation and that the Fry portion would be about \$20,000.

Mr. Baker feels that there are still some more parcels to come and Mr. Calder might have to pay more.

Mr. Peterson explained the power would need to come down State Road 51 to the proposal with a shared participation with the development to the north or they need to put it in with a connector's agreement.

Mr. Baker said the way our connector's agreements work, they would not be entitled to one to the north, only on the south.

Discussion was held regarding how the power will need to be routed, the applicant coordinating and working with the developer of the property to the north, and what the applicant would be entitled to for a connector's agreement.

Mr. Anderson told Mr. Calder that the City would need four stamped copies of the new Site Plan.

Mr. Baker made a **motion to approve** the Fry Site Plan for Ralph Calder located at 1185 North State Road 51 subject to the following conditions:

### **Conditions**

1. That the applicant post a bond with a 2 year call for the masonry wall and landscaping along the north boundary of the project.
2. That a cash bond, with a two year call, to allow cooperation with the residential development and coordinate it so that it will not have to be done more than once.
3. That the applicant complete the Springville power buyout and obtain a letter from Springville indicating that the buyout is complete.
4. That Springville may continue to serve the power at this location until power is available in conjunction with the development to the north of this project.

5. That the applicant build a Type A 10-foot trail along State Road 51 in accordance with the City's Master Trail Plan.
6. That the applicant comply with UDOT requirements on State Road 51.

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

### **Chili's Grill and Bar**

Applicant: Josh Erramouspe, Olsson Associates

General Plan: Commercial 2

Zoning: General Commercial

Location: 1000 North 200 East

Mr. Thompson explained there were two issues with the submittal (need to add a fire hydrant and show profiles of the storm drain) but that they had been taken care of.

Discussion was held regarding water and pressurized irrigation, architectural design relative to the design of the park, storm water detention, and timing on the utilities for Westfield for the North Park development and the Chili's site.

Mr. Peterson has a concern with how close the gas meter is to the electrical meter and feels it does not meet code. He also cannot see that they have a main outside disconnect on the building, and has not received a load sheet from them on the kind of power they will require.

Mr. Baker **moved** to **approve** the Chili's Grill and Bar Site Plan for approximately 1000 North 200 East subject to the following conditions:

### **Conditions**

1. That the applicant comply with the NESC on the separation of the electric meter and the gas meter.
2. That the applicant provide a load sheet to the Electric Department.
3. That the applicant provide an outside power disconnect to the building.

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

### **Public Safety Report**

Mr. Rosenbaum explained the topic has come up about gated communities and what we ought to consider as far as fire and any other emergency vehicles for access. He has done some research and would like for the Development Review Committee to come up with some kind of a recommendation to the Planning Commission and City Council.

Discussion was held regarding the need to adopt the IBC appendices.

Mr. Rosenbaum presented an overhead presentation of the IBC appendices and pictures of gated communities. Discussion was held regarding: scope, access and loading, access road width with

a hydrant, grade, dead ends, turning radius, fire apparatus access road gates, signs, and roads 20 to 26 feet in width.

Mr. Rosenbaum explained that he met with the Fire Marshall of Orem City to discuss crash gates and if Orem City had any. The Fire Marshall in Orem City could not think of any within their city. He explained to Mr. Rosenbaum what where their gated communities were and that he would prefer to not have them at all but that the Orem city ordinance allowed them.

Mr. Rosenbaum showed pictures on the overhead and explained a gate at one of the gated communities in Orem and how it worked.

Discussion was held regarding the possibility of eliminating private streets in Spanish Fork and the need to have further discussion regarding Mr. Rosenbaum's presentation.

## **DRC Business**

### **Review of new submittals and DRC issues**

Mr. Anderson explained the most pressing submittals are the annexation petitions. He feels there is enough pressure to get the annexations on the Planning Commissions December agenda. In order to do that the Development Review Committee would need to take action in their next meeting. He is still in need of information from the Electric Department and the Public Safety Department.

Discussion was held regard possible sites for a substation in the area of the new high school, the City's Master Trail locations for this area, and coverage of a fire station in this location was also viewed and discussed.

Mr. Anderson said that Mr. Baker will have a tough job putting together the annexation agreements for the annexations in the next week. Reviews of the agreements were done with discussions of any other changes or inclusions that will be needed. Rail crossing was discussed to the east and south of these properties, water issues, sewer and offsite easements included in the annexation agreement, power issues and the high school's future power need, easement for SUVPS, storm drains, 5 acreages for fire station and substation, and impact fees for roads were discussed as part of the annexation agreement draft.

Mr. Anderson discussed Dave's Storage project. He feels that upgrades for 5<sup>th</sup> South is an issue that may need to be addressed before redlines are returned to the property owner and discussion was held about other projects in the City that were required to make upgrades before any additional expansions were done. Mr. Anderson feels that this is a different project than the others but a sidewalk should be recommended to be added.

### **GIS Special Presentation**

No discussion.

**Adjourn**

Mr. Banks **moved** to **adjourn**. Mr. Baker **seconded** and the motion **passed** all in favor at 12:20 p.m.

**Adopted: November 21, 2007**

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Shelley Hendrickson, Planning Secretary

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Woody Mataele, Planning Intern