

**Adopted Minutes  
Spanish Fork City Development Review Committee  
January 30, 2008**

Staff members present: Junior Baker, Shawn Beecher, Dave Munson, Marvin Banks, Richard Nielsen, Richard Heap, Joe Jarvis, Ryan Baum, Dave Oyler, Dave Anderson, Dee Rosenbaum, Kelly Peterson, Doug Shorts and Shawn Jorgenson

This meeting was called to order at 10:09 AM.

**North Springs Business Park Amended Preliminary Plat**

Mr. Anderson explained that instead of building a cul-de-sac the applicant would like to construct a hammerhead.

Mr. Oyler mentioned how they wanted to make it a private street so they wouldn't have to build sidewalks. Heap asked about the hammerhead to the north. Mr. Nielsen explained that the development to the north wouldn't line up.

Mr. Baker motioned to approve the plat, seconded by Mr. Anderson.

Mr. Anderson asked if we should recommend the private street discussion to the City Council. Mr. Nielsen said they would check the construction drawings to see if they have planned the sidewalk required for a private street on one side. Mr. Shorts asked if there was parking on these private streets because of fire code needs.

Mr. Oyler asked if we had any documentation of them having a sidewalk, with Mr. Nielsen answering in the negative. Mr. Nielsen will verify that there were sidewalks on one side of the street.

Mr. Nielson moved to recommend approval of the Preliminary Plat, Mr. Baker seconded the motion.

All in favor with the condition that the private street meets City standards.

**Pacific Horizon Credit Union**

Mr. Heap asked what the conditional use of this building would be.

Mr. Anderson answered that the drive thru aspect of the credit union is a Conditional Use.

Mr. Oyler asked if the parking lot meets the standards.

Mr. Anderson answered yes because of the small square footage of the building, which City parking codes are based on. Access was discussed and the possibility of precluding left turns from the exits.

Mr. Oyler asked if we need to verify anything with UDOT.

Mr. Nielsen said that as part of the conditions we require written UDOT approval.

Mr. Peterson asked where their employee parking would be.

Mr. Nielsen and Anderson mentioned they will probably park on the street.

Mr. Oyler asked if the City ordinance says anything about employee parking requirements.

Mr. Anderson answers not for this use.

Mr. Shorts said that because their changing from an insurance agency to a credit union, they aren't changing use, and aren't subject to the requirements they would be if it were a different use.

Mr. Anderson mentioned the landscaping requirements for the new area and mentioned maybe requiring them to include some coniferous trees as a year-round shield. He also mentioned adding the condition of fixing the sidewalk ramp.

Mr. Baker motioned that we recommend to the Planning Commission approval of the Conditional Use with the conditions of changing the location of the exit on 3<sup>rd</sup> south, provide a six-foot masonry wall, change the sidewalk ramp to ADA standards, and get UDOT approval.

Mr. Nielsen added the condition of fixing the sidewalks and seconded Mr. Baker's motion. All in favor.

### **Proposed amendments to submittal requirements**

Mr. Anderson mentioned changing some of the reports required for submissions as well as the number of plans submitted.

Mr. Baker motioned to approve changes, Mr. Peterson seconded, all in favor.

### **New submittals**

The Christensen concept plan was brought up by Mr. Anderson. Mr. Oyler mentioned that this is not a true preliminary, so if they want to do this plan they have to submit a real application and give the City more details on their plans.

### **Site Plans**

Mr. Oyler mentioned a year and a half old, unapproved site plan and asked why it hadn't been approved. Mr. Nielsen and Mr. Peterson mentioned that all their work is done. All that was required is a bond, but only on the new building on the site. Mr. Peterson only has two items on the old building.

## **ALA**

Mr. Jarvis mentioned that they need a turnaround and a fire hydrant. It was mentioned that these issues are under the jurisdiction of the State Fire Marshal, so we need to keep in contact with them on the subject and otherwise there's not much we can do.

Mr. Heap motioned to adjourn, Mr. Banks seconded, all in favor.

**Adopted: February 28, 2008**

---

Dave Munson, Planning Intern