

Adopted Minutes
Spanish Fork City Development Review Committee
April 16, 2008

The meeting was called to order at 10:05 a.m. by Richard Heap.

Staff Members Present: Richard Heap, Public Works Director; Junior Baker, City Attorney; Kelly Peterson, Electric Superintendent; Dave Oyler, City Manager; Dave Anderson, Planning Director; Shelley Hendrickson, Planning Secretary; Shawn Beecher, GIS Administrator; Joe Jarvis, Fire Marshall; Dee Rosenbaum; Public Safety Director; Shawn Jorgensen, Building Inspector; Ryan Baum, Building Inspector, Seth Perrins, Assistant City Manager.

Citizens Present: Spencer Lindahl, Spanish Fork WF; David Grotegut; Gordon Jones, Highland Homes; James Packer; Arlin Ault, Ault Excavating; Khayyan Jones.

MINUTES

Mr. Baker **moved** to **approve** the minutes of March 25, 2008. Mr. Peterson **seconded** and the motion **passed** all in favor.

FINAL PLATS

Maple Mountain Plat E

Applicant: Dave Grotegut

General Plan: Residential 2.5 to 3.5 Units Per Acre

Zoning: R-1-12

Location: 400 North 1800 North

Mr. Anderson said that all redlines had been corrected except for the Engineering Department redlines. He feels the land along 400 North should be dedicated with the first phase for road improvements and the trail. Construction plans will need to be approved and a bond posted.

Mr. Peterson explained the location of the power and where it would need to tie into. He asked whether or not we would require the improvements now.

Mr. Baker explained the Maple Mountain project was a master planned development in which bonus densities were granted and amenities were offered and the City Council approved it. Part of the master planned development process is a phasing plan be put into place. Minutes indicate that with phase C or D the trail and road improvements on 400 north need to go in. He understands Mr. Salisbury and Mr. Grotegut are developing separately so whoever improves the third phase in the overall project needs to do the improvements. That does mean that Mr. Grotegut will need to dedicate the right-of-way.

Discussion was held regarding where the phasing was currently. Mr. Baker told Mr. Grotegut the decision he needed to make was if he chose to back off and let Mr. Salisbury and Mr. Simpson go forward by the phasing plan they would need to put the improvements in.

Mr. Grotegut feels that on the Preliminary Plat approval Plat C is when the street improvements were to go in. Mr. Baker corrected him and said it was Phase C.

Mr. Peterson said that the electric improvements would need to go in.

Mr. Baker said the land would need to be dedicated but not necessarily the improvements because they will go in with phase C.

Mr. Anderson **moved** to **approve** the Maple Mountain Final Plat E, first phase, subject to the following conditions:

Conditions

1. The land being dedicated along 400 north for the public right of way.
2. The road improvements and trail plans being designed, submitted, approved and bonded for 400 north.
3. All utility improvements including Electrical redlines being addressed.
4. All improvements be designed and constructed to City standards.

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

SITE PLANS

Spanish WH – Lindall

Applicant: Bohdi Builders

General Plan: Light Industrial

Zoning: Industrial 1

Location: 250 West 500 South

Mr. Anderson explained where the parking would be located

Mr. Lindahl explained parking layout and parking issues related to the development.

Precorp is the current tenant of the 21,500 square foot space north of this project. They have 15 employees working at that space and they are expected to be tenants of half of the new building as well. They will use half the facility, leaving about 8,000 sq. feet for another light industrial use

Discussion ensued on layout and utilities at the sight.

Mr. Heap asked Mr. Lindahl to be sure that his plans reflect all redlines. Mr. Lindahl said that he is getting some mixed messages from city staff as Richard Nielson has approved plans and he is getting new plans back from someone else contradicting Mr. Nielson's approval. Mr. Lindahl also said that he has only received one set of plans back from the City and he hopes to get those back from the City today.

Mr. Oyler asked about the storm drain system. The development will have a 6 inch storm drain line, which is a private line. Mr. Oyler made sure that the applicant understood that the storm drain system was private and that they were responsible for any flooding or damages that occur from storm water that caused that line to back up. Mr. Lindahl said their engineers have signed off on that design and that the layout is designed to retain all water on site. If it backs up it will flood in the warehouses and they will have to wait until the water drains. Mr. Oyler wanted to make sure that the developer understood that they will have the liability from their own storm water. Mr. Lindahl said he understood and that if needed, they would use a roto-rooter service to assist the storm drainage.

Mr. Anderson **moved** to **approve** the Spanish WH Site Plan for Bohdi Builders subject to the following condition:

Condition

1. That landscape plans are submitted to the City for approval.

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

DRC BUSINESS

Nebo School District

Mr. Anderson brought up an issue on the Nebo School District Office and their proposed parking changes.

Junior explained that angled parking isn't allowed by state law and Nebo School District wouldn't be able to put it in without the City Council approving the proposed plan.

Mr. Heap asked to have Nebo School District give staff a week to review the plans and then be able to give an opinion. We would then proceed from there based on staff's recommendation.

Mr. Peterson reviewed the Electric Department's review of the plans. He said that they have reviewed plans with the Department's consultant, Comlink, to discuss potential issues with the proposed changes. He said that he sent Steve Maughn at Nebo School District a letter detailing those concerns.

Mr. Anderson mentioned that staff has a meeting with Nebo School District in two weeks. He hopes to have a discussion with them regarding future plans for the entire site. Mr. Oyler said we may not have jurisdiction over the site because they are a school district, but it would be best that the District know what utility issues they may face in the future. He said he did not want the District to have to move a utility pole twice because they hadn't coordinated with City staff. Mr. Peterson agreed. Mr. Oyler further said that staff can review the Districts plans to make suggestions to save them future expenses.

Mr. Peterson further explained the power system design in the area to highlight future issues the Electric Department may face depending on what Nebo School District plans to do.

Mr. Beecher asked that if staff receives any plans from the District that staff ask for a digital copy as well.

North Springs Business Park

Mr. Anderson explained that the applicant wants to add a loading dock to the southeastern lot of the plans the city is currently reviewing. Mr. Anderson asked if we need to have them go through the whole process or how did staff need to have the applicant proceed?

Mr. Baum said he needed to have the applicant draw in the changes because they had made a few other changes as well. He also said that they were going to install the water line next week and it would be helpful to have the plans updated with the little changes that have recently been made.

Mr. Peterson asked if the dock will interfere with the placement of the electrical box.

Discussion was held regarding whether or not we required them to have a 4 or 6 inch water line. Mr. Anderson said that the plans called for them to sprinkle the building. Mr. Jarvis asked what the use would be, which may dictate what size of water line would be required.

Mr. Anderson recommended that everyone take a set of plans which the applicant had provided, review them, and then to have the applicant on the DRC agenda for the next meeting. All agreed.

Staker Parsons Batch Plant

Staff discussed the containment for the batch plant's onsite fuel storage.

Mr. Jarvis explained his inspections of the site and recent communications with the applicant. Mr. Jarvis said that Staker Parsons wanted to change their setback of the fuel storage from 25 feet to 15 feet for the tank. Mr. Jarvis also said that he asked Staker Parsons to have a professional firm review their design and the setback, and they will ensure compliance with the code. Mr. Jarvis said that the code does give some leeway on setback, but his concern is that the storage units adjacent to the North are built so close to the property line that the tank would be very close to them. He has given Staker Parsons notice, in writing, of his concerns.

Mr. Anderson said that he would send Staker Parsons back to Mr. Jarvis so that they can address his concerns and recommendations.

Adjourn

Mr. Banks moved to **adjourn**. Mr. Baker **seconded** and the motion **passed** all in favor at 10:44 a.m.

Adopted: May 28, 2008

Shelley Hendrickson, Planning Secretary

Seth Perrins, Assistant City Manager