

Adopted Minutes
Spanish Fork City Development Review Committee
February 18, 2009

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

Staff Members Present: Richard Heap, Public Works Director; Chris Thompson, Design Engineer; Dave Anderson, Planning Director; Junior Baker, City Attorney; Shelley Hendrickson, Planning Secretary; Shawn Beecher, GIS Administrator; Jered Johnson, City Surveyor; Ryan Bagley, Utility Planner; Marlo Smith, Engineering Secretary; Dave Munson, Planning Intern; Marvin Banks, Public Utilities Superintendent; Dave Oyler, City Manager; Ryan Baum, Public Works Inspector; Shawn Jorgensen, Public Works Inspector; Dee Rosenbaum, Police Chief; Joe Jarvis, Fire Marshall.

Citizens Present: None present.

MINUTES

January 28, 2009

Mr. Baker **moved** to **approve** the minutes of January 28, 2009. Mr. Thompson **seconded** and the motion **passed** all in favor.

SITE PLAN

Coffee Kiosk

Applicant: A & H Enterprises

General Plan: Shopping Center

Zoning: Shopping Center

Location: approximately 750 East 1000 North

Mr. Anderson explained the previous approval of the kiosk at a different location and how the applicant has reapplied. Mr. Baker said he didn't feel it would generate much revenue or traffic. Mr. Johnson mentioned that there was concern about how they planned on dealing with garbage. Discussion was held regarding water lines and sewer. Mr. Anderson said that he wanted the applicant to submit architectural drawings. Mr. Heap asked about parking. Mr. Anderson explained that it was included, but that the site was proposed as a drive-thru.

Mr. Baker **moved** to **approve** the Coffee Kiosk Site Plan for A & H Enterprises located at approximately 750 East 1000 North subject to the following conditions:

Conditions

1. Meeting the conditions of the site plan that they have presented.
2. Submitting a new building plan prior to receiving a building permit.
3. Garbage approval from the Planning Department.
4. That the structure be located a minimum of five feet from water and sewer lines.

Mr. Thompson asked about sewer requirements. Discussion was held regarding the structure being located a minimum of five feet from water and sewer lines.

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

OTHER BUSINESS

a. **New Submittals**

Mr. Anderson explained the status of the project located at the old Glass Doctor site on Main Street. He said that the applicants do not believe that they need to build any improvements along 400 North. Discussion was held regarding the requirements of Spanish Fork City versus the Utah Department of Transportation. Mr. Banks asked about fencing between the proposed site and adjacent residential. He felt that building a masonry fence would cause the adjacent parking to be inaccessible. Mr. Thompson said that they could change the requirement from a masonry wall to a vinyl fence with the neighbor's approval. Discussion was held regarding Sags Convenience store and fencing, excluding the fence on the west side of the Glass Doctor Site, whether or not a pressurized irrigation meter would be required, relocation of the garbage dumpster, planter strips and whether or not the City waters them, who maintains the planters off of Main Street, what the Power Department will require and whether or not the underground fuel tanks have been removed.

Mr. Thompson **moved to adjourn**. Mr. Bagley **seconded** and the motion **passed** all in favor at 10:43 a.m.

Adopted:

Shelley Hendrickson, Planning Secretary