

**Adopted Minutes
Spanish Fork City Development Review Committee
February 25, 2009**

The meeting was called to order at 10:07 a.m. by Dave Anderson.

Staff Members Present: Seth Perrins, Assistant City Manager; Dave Anderson, Planning Director; Junior Baker, City Attorney; Shelley Hendrickson, Planning Secretary; Shawn Beecher, GIS Administrator; Ryan Bagley, Utility Planner; Marlo Smith, Engineering Secretary; Dave Munson, Planning Intern; Jamie Chappell, Gravity System Foreman; Dave Oyler, City Manager; Shawn Jorgensen, Public Works Inspector; Trapper Burdick, Design Engineer; Joe Jarvis, Fire Marshall.

Citizens Present: Gordy Jones.

MINUTES

February 18, 2009

Mr. Baker **moved** to **approve** the minutes of February 18, 2009. Mr. Bagley **seconded** and the motion **passed** all in favor.

PRELIMINARY PLAT

Gateway Commerce

Applicant: SF North Land LLC

General Plan: Light Industrial

Zoning: Industrial 1

Location: approximately 3400 North Main Street

Mr. Anderson explained the background of the proposal.

Mr. Baker asked about the building that was included in the project and asked what the history of it was.

Gordy Jones

Mr. Jones explained that he owned the parcel and split it off on a metes and bounds description for loan purposes. He said he was in the process of selling the portion that is separate from the structure and realized that they needed to legally subdivide the parcel.

Discussion was held regarding utilities. Mr. Jones said he would finish the items that were left on his punch list but explained that he felt the street lights should be installed when the adjacent lot is developed.

Mr. Anderson expressed concern as to whether or not the improvements would get installed if the buyer of the property chose not to submit a proposal and construct something in the immediate future.

Discussion was held regarding a deadline for the improvements (June 1, 2009), water service, whether or not pressurized irrigation needed to be stubbed in and a utility easement.

Marlo Smith

Ms. Smith explained she had spoken with Mr. Heap and felt that Mr. Heap wanted the power to be addressed and put in as soon as possible.

Discussion was held regarding the power, how to get utilities to the separate lots and whether or not power service should be installed as was approved in 2007.

Shawn Jorgenson asked about water retention and how the applicant would keep water from draining on adjacent parcels since there was not curb and gutter.

Discussion was held regarding amending the site plan.

Mr. Baker **moved** to recommend **approval** of the Gateway Commerce Preliminary Plat for SF North Land LLC located at approximately 3400 North Main Street subject to the following conditions:

Conditions

1. That the applicant meets all of the City's construction and development standards.
2. That the applicant submits an amended Site Plan that identifies the necessary improvements.
3. That the applicant make all improvements within 30 days except the landscaping which will need to be done by June 1, 2009.
4. That all corrections identified on the City's redlines be complete before this Plat is presented to the City Council for approval.

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

Mr. Baker expressed that he felt that we need to be better at calling bonds no matter what kind they were. He said he didn't know who was giving the yea or nay to call the bonds but that bonds had deadlines that are set by ordinance and construction standards and we should be pulling those bonds and doing it in a more timely manner. Discussion was held regarding calling bonds.

SITE PLAN

Lisa Patton

Applicant: Ave. Inc.

General Plan: General Commercial

Zoning: Commercial 2

Location: approximately 980 East 800 North

Mr. Anderson explained that this site had not been occupied for many years. He said Engineering had approved the plans. Mr. Anderson said he was concerned with parking and explained the parking lot was falling apart and that it needed to be refurbished or reconstructed. He said what the applicant had proposed for landscaping around the east parking lot would not work.

Discussion was held regarding the parking lot being separate from the site of the building and public access involving ADA ramps and crosswalks, abandoning the street and transferring ownership, installation of curb, gutter and sidewalk on 800 North, Power Department needing a load sheet and parking lot lighting.

Mr. Anderson **moved** to recommend **approval** of the Lisa Patton Site Plan for Ave. Inc., located at approximately 980 East 800 North subject to the following conditions:

Conditions

1. That the applicant receive Power Department approval that will include bringing the building into compliance with building and electric codes and ensuring that the power supply is adequate which may require the upgrade of the power service.
2. That the Site Plan be modified to show the installation of a sidewalk and ramp that meets City standards along the 800 North frontage
3. That the applicant submits a lighting plan and have it approved by the Planning Department.
4. That the applicant submits a signage plan and have it approved by the Planning Department.
5. That the applicant modify the landscape plan to provide more detail on the landscaping around the east parking area and have it approved by the Planning Department.
6. That the applicant identify on the Site Plan the necessary reconstruction work for the east parking area.

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

ZONE CHANGE

Ronald Dallin

Applicant: Ronald Dallin

General Plan: General Commercial

Zoning: R-1-6 existing, Commercial 2 requested

Location: Approximately 700 East 800 North

Mr. Anderson explained that the DRC had recommended that Mr. Dallin's original proposal be approved and that the Planning Commission had expanded the area covered by the proposed Zone Change. Mr. Baker asked if there were any property owners opposed and Mr. Anderson answered that he believes so. Mr. Baker said that he did not think it would be a good idea to approve it unless all property owners agreed. He also said that it should only happen if the Zone Change would be contiguous, along 800 north.

Mr. Baker made a **motion** to recommend **approval** of just the Ron Dallin parcel unless the adjacent property owners to the existing C-2 zone along 800 North or 700 East also requested their property to be included. Mr. Anderson **seconded** and the motion **passed** all in favor.

OTHER BUSINESS

a. **New Submittals**

Discussion was held regarding the vacation of 950 East.

Mr. Perrins **moved to adjourn**. Mr. Anderson **seconded** and the motion **passed** all in favor at 11:36 a.m.

Adopted: March 18, 2009

Shelley Hendrickson, Planning Secretary

Dave Munson, Planning Intern