

Adopted Minutes
Spanish Fork City Development Review Committee
March 4, 2009

The meeting was called to order at 10:14 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: Joe Taylor, John Taylor, Gordon Jones.

MINUTES

February 25, 2009

No action taken

SITE PLANS

Muddy Boys

Applicant: Muddy Boys

General Plan: Commercial Office

Zoning: Residential Office

Location: 400 North Main Street

Mr. Anderson presented the Site Plan on the overhead. He indicated that the applicant had put curb on their plan. Discussion was held regarding the status of the neighbor's driveway. Mr. Thompson said that UDOT would prefer to have a single shared entrance.

Mr. Heap asked about power boxes, and Mr. Peterson said that the Power Department is responsible for designing the electric components and it is then presented to the developer, not the other way around. Discussion was held regarding the design of the electrical components. Mr. Peterson mentioned that he wanted to move the power pole on the intersection because it keeps getting hit by turning trucks. Mr. Anderson mentioned that putting large components on the corner would be visually detrimental. Mr. Peterson said that it was an issue that the applicant would have to meet with the Power Department to discuss. Mr. Taylor said that he would appreciate it if they could resolve it today. Mr. Johnson pointed out that there is an old irrigation line under the curb to consider as well. Mr. Heap said that the applicants should meet with Mr. Peterson and the neighbors to discuss the purchase of an easement straddling the neighbor's property line to the North.

The applicant asked about what width of sidewalk would be required. Mr. Anderson said that they would allow a five-foot sidewalk, especially because the sidewalk is functioning as a curb. He also said that they need to show an ADA ramp from their disabled parking spot. Mr. Johnson said that he would need to know how the south sidewalk would drain. He said that the entry on the neighbor's property would have to be replaced if it drains to the west. Discussion was held regarding the drainage requirements for plans.

Discussion was held regarding impact fees and the possibility of the fees being waived because of the necessary power improvements.

Mr. Anderson asked to make a list of the necessary changes to the proposed Site Plan:

1. Five-foot sidewalk identified
2. Masonry wall not required
3. Identify elevations for storm drain
4. Parking blocks need to be identified

He said we would also need a plat showing easements and property lines. They also needed to resolve the UDOT access issue. Mr. Johnson said that the water meter needs to be relocated and that it must be shown on the plan.

Mr. Anderson moved to continue the Muddy Boys Site Plan to allow the applicants to address the issues discussed. Mr. Peterson seconded and the motion passed all in favor.

OTHER BUSINESS

Mr. Anderson said that he would need Mr. Beecher's help putting together an annexation.

Discussion was held regarding the Spanish Fork West site plan and their platting process and utilities plan.

Discussion was held regarding the Harward Building and their need for sidewalk, fire hydrants and power.

Mr. Anderson **moved** to **adjourn**. Mr. Peterson **seconded** and the motion **passed** all in favor at 11:35 a.m.

Adopted: March 11, 2009

Dave Munson, Planning Intern