

**Adopted Minutes
Spanish Fork City Development Review Committee
July 14, 2010**

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

Staff Members Present: Richard Heap Public Works Director; Shelley Hendrickson, Planning Secretary; Dave Oyler, City Manager; Chris Thompson, Assistant Public Works Director; Jered Johnson, Surveyor; Dave Munson, Planning Intern; Shawn Beecher; Jason Sant, Assistant City Attorney; Joe Jarvis, Fire Marshall.

Citizens Present: Blake D. Barney, Dale R. Barney, Brant Tuttle.

MINUTES

June 30 and July 7, 2010

Mr. Heap **moved** to **continue** the minutes of June 30, 2010 & July 7, 2010. Mr. Thompson **seconded** and the motion **passed** all in favor.

SITE PLANS

Wendy's C-Store

Applicant: PEG Development

General Plan: General Commercial

Zoning: Commercial 2

Location: Northwest corner of Volunteer Drive and Main Street

Mr. Sant explained the proposal and said that it met all of the City requirements except for one; a landscape issue within the parking lot. He said there were 43 parking stalls and then read from the Municipal Code what landscaping would be required within the parking lot. Blake Barney explained that the problem with the planters in the parking lot was that he felt it was too difficult for delivery trucks to get in and out. Mr. Sant explained that the ordinance would still have to be met and what two options Mr. Barney had. Discussion was held regarding both options. Blake Barney agreed that one of the options was what they would have to do.

Discussion was held regarding the types of fuel to be sold and a permit to have off-premise alcohol sales.

Jered Johnson gave Blake Barney a copy of the prepared bond.

Mr. Jarvis said he had an issue with the post indicator valve. Blake Barney said that his plan was to show Mr. Jarvis what kind they were going to use and that it would have to be inspected by Shawn before it was back filled.

Mr. Peterson explained that he had costs calculated for a 600 amp service and that Blake Barney would have to pay upfront for the cost of the 600 amp service, but would be reimbursed the difference between the 200 amp and 600 amp service from impact fees.

Blake Barney clarified that there was not an impact fee for the sewer because there was already one stubbed in and that there was not an impact fee for the water because they would be using the inch meter, but that they had an impact fee on the electrical. Mr. Peterson explained that the electrical fee was not an impact fee. Mr. Heap said the impact fees would be on the building permit.

Mr. Heap told Mr. Sant that Mr. Baker would need to prepare a development agreement.

Mr. Oyler **moved** to **approve** the Wendy's C-Store Site Plan located on the northwest corner of Volunteer Drive and Main Street subject to the following condition:

Conditions

1. That the applicant makes the adjustment on the planter box in the parking lot as indicated by Dave Anderson.

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

OTHER BUSINESS

There was none.

ADJOURNMENT

Mr. Thompson **moved** to **adjourn**. Mr. Peterson **seconded** and the motion **passed** all in favor at 10:13 a.m.

Adopted: July 28, 2010

Shelley Hendrickson, Planning Secretary