

**Adopted Minutes
Spanish Fork City Development Review Committee
November 24, 2010**

Staff Members Present: Chris Thompson, Assistant Public Works Director; Shelley Hendrickson, Planning Secretary; Junior Baker, City Attorney; Bart Morrill, Parks & Recreation Supervisor; Chris Swenson, Chief Building Official; Dave Oyler, City Manager; Joe Jarvis, Fire Marshall; Tom Cooper, Electric Utility Planner; Jered Johnson, City Surveyor; Trapper Burdick, Assistant City Engineer; Dave Oyler, City Manager.

Citizens Present: Tom Scribner, Ray Morley, Jed Morley.

Mr. Thompson called the meeting to order at 10:06 a.m.

SITE PLAN & DEVELOPMENT AGREEMENT

Fritzi

Applicant: Bob Tandler

General Plan: Residential 1.5 to 2.5 units per acre

Zoning: Industrial 1

Location: Cal Pac Avenue and Arrowhead Trail

Mr. Thompson said that Mr. Johnson had explained to him that the easement that LEI had shown was a dedication of the well property and it was his understanding that Bob Tandler wanted to just grant an easement instead of actually deeding the property to the City. Mr. Thompson said he was fine with the easement he just didn't want it to show that the City wanted the dedication. Mr. Johnson explained the change on the dedication plat. Mr. Thompson asked Mr. Johnson to make sure that the plat shows that the applicant wants to show it as a dedication and not an easement. Mr. Oyler asked if that would clean everything up and we would be out of the middle of his building. Mr. Johnson said yes.

Mr. Baker explained that a subwaiver would need to be done and the dedication could be done with that he furthered explained that there were redlines for the landscape plan. Mr. Oyler explained the redlines on the landscape were minor and that they could be worked out with LEI. Mr. Baker said the agreement was ready and that Mr. Tandler had signed it.

Mr. Baker asked what the status was with Mr. Harward. Mr. Oyler said that he had spoken with him and that he thought it was critical that Bob cleanup the property. He said Mr. Tandler had made some informal commitments to cleanup the property and explained that he had driven by the property and that there were large stacks of branches, sagebrush, weeds, old junk trees, weeds in the chainlink

fence etc. It needs to be dressed up so that the citizens can see some improvement and if there is not a lot of performance up front, if we can't get performance on that, how will we get performance later on?

John Ashworth

Mr. Ashworth expressed regrets from Mr. Tandler for him not being in attendance. He explained that he was the new property manager and that he had started the cleanup efforts on Cal Pac. Mr. Oyler said the concern he had was from the edge of the road to the front of the building.

Discussion was held regarding landscape and the portion of the building that the property management company was using. It was determined that the property management would not need a business license if they were just using a small portion to store the cleaning supplies but that if the portion they were using bumped them over the 40,000 square feet than they will need to construct a fire wall.

Mr. Baker **moved** to **approve** the Fritzi Site Plan and Development Agreement building subject to the following conditions:

Conditions

1. That the applicant correct the redlines on the Landscape Plan.
2. The Site Plan Phasing Agreement being approved by the City Council.
3. That the applicant submit a subdivision waiver to take care of the dedication plat.
4. That the applicant meet all City standards.

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

OTHER BUSINESS

There was none.

ADJOURNMENT

Mr. Baker **moved** to **adjourn**. Mr. Burdick **seconded** and the motion **passed** all in favor at 10:22 a.m.

Adopted: December 1, 2010

Shelley Hendrickson, Planning Secretary