

**Adopted Minutes
Spanish Fork City Development Review Committee
December 1, 2010**

Staff Members Present: Richard Heap, Public Works Director; Chris Thompson, Assistant Public Works Director; Shelley Hendrickson, Planning Secretary; Junior Baker, City Attorney; Bart Morrill, Parks & Recreation Supervisor; Chris Swenson, Chief Building Official; Seth Perrins, Assistant City Manager; Joe Jarvis, Fire Marshall; Kelly Peterson, Electric Superintendent; Jered Johnson, City Surveyor; Trapper Burdick, Assistant City Engineer; Bryan Perry, Assistant SFCN Director; Lua Saluone, Design Engineer; John Bowcut, SFCN Director; Shawn Beecher, GIS Specialist; Dave Anderson, Community Development Director.

Citizens Present: Larry Finch.

Mr. Thompson called the meeting to order at 10:05 a.m.

MINUTES

November 17 and 24, 2010

Mr. Baker **moved** to approve the minutes of November 17, 2010 with the noted corrections. Mr. Anderson **seconded** and the motion **passed** all in favor.

Mr. Baker **moved** to **approve** the minutes of November 24, 2010 with the noted corrections. Mr. Thompson **seconded** and the motion **passed** all in favor.

SITE PLAN

SFCN Warehouse

Applicant: SFCN
General Plan: Professional Office
Zoning: Public Facilities
Location: 630 West 100 South

Mr. Anderson asked if the driveway would go all the way through the property. Mr. Bowcut explained where they would be installing gates and fencing.

Mr. Thompson asked if UDOT was going to grant them access on 100 South because he did not think they would grant it. It was determined that no one had spoken to UDOT.

Mr. Anderson asked about a spill curb. Mr. Saluone explained what a spill curb was.

Discussion was held regarding landscaping. Mr. Baker said that a Landscape Plan would need to be submitted.

Mr. Peterson said he would need a load sheet.

Discussion was held regarding storm drain. Mr. Saluone explained the storm drain. Mr. Thompson asked if he could explore a lineal detention. Mr. Saluone said yes.

Mr. Anderson **moved** to **approve** the SFCN Warehouse Site Plan located at 630 West 100 South subject to the following conditions:

Conditions

1. That the applicant provides a Landscape Plan that meets the City standards.
2. That the applicant meets the standards as defined by the City Engineering Department.
3. That the applicant provides a load sheet to the City Power Department.
4. That the applicant obtain an access permit from UDOT.

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

FICON

Applicant: Larry Finch

General Plan: Light Industrial

Zoning: Industrial 1

Location: 2050 North 200 West

Mr. Johnson explained that he mailed out a letter on October 10, 2010, indicating what redlines would need to be made to the proposal. He said that full improvements would include curb, gutter, sidewalk, a planter, sewer lateral, pressurized irrigation meter or stub and water meter or water stub along 2050 North. He said that the improvements along 1900 North were being put off until further development occurs.

Mr. Anderson explained given the minimal improvements, and the fact that it is just a matter of installing them per City standards, that he felt the proposal was ready to move forward and for the DRC to take action condition upon the applicant meeting City standards.

Mr. Finch expressed that he had future plans to construct buildings on the site but did not know at this time where he would place them. He said he did not want to install a sewer line and then have to rip it out later. Mr. Johnson explained that he could just install a lateral with a stub and then the road would not have to be torn up.

Discussion was held regarding the utilities, sidewalk and power. Mr. Anderson said the site was being approved for outdoor storage. He felt that the street improvements needed to be done but that it was appropriate to come up with a way to install what is needed with the next use as much as possible. He did not feel that there was a need for him to install all of the utilities at this time.

Mr. Finch said that he did not need any power at this time and discussion ensued regarding the applicant installing conduit for the power. Mr. Finch said he did not have a problem with installing the conduit.

Mr. Johnson explained that there was not a pressurized irrigation line along 2050 North and asked whether or not the applicant would install that or pay the City to build the line in the future.

Discussion was held regarding a pressurized irrigation line and the fencing being 25 feet from the property line.

Mr. Finch explained that he had asked his neighbors if they would help participate in the construction of a fence but that none of them had. He said he felt that if there was a connector's agreement along 1900 North and he would be assessed a dollar amount for those improvements, then his neighbors should have to help financially with the construction of a fence.

Mr. Anderson said that the sidewalk was part of the City standards and discussion was held regarding what improvements he would need to make.

Mr. Thompson explained the way to avoid tearing up the sidewalk with regard to improvements.

Mr. Perrins asked how much the sidewalk cost was versus a manhole. Discussion was held regarding the costs.

Mr. Johnson said an eight inch sewer main would need to be stubbed in.

Mr. Perrins expressed that he felt the Committee needed to consider the site as it is today, and conform to the City standards as they are today.

Mr. Heap said he felt that the eight inch main would be the way to go.

Discussion was held regarding the size of pipe. It was decided that the curb, gutter, sidewalk, planter and electrical conduit would be installed now.

Mr. Baker **moved** to **approve** the FINCON Site Plan located at 2050 North 200 West subject to the following conditions:

Conditions

1. That the applicant install along 2050 North, curb, gutter, sidewalk and electrical conduit; deferring any other improvements for future development.
2. That the applicant meet the City's Construction and Development standards.

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

Discussion was held regarding an easement and a dedication plat. Mr. Peterson said he would supply Mr. Finch with what would need to be installed regarding the power.

OTHER BUSINESS

Mr. Anderson explained that he and Mr. Baker had discussed concerns about information that we share with the public. He further explained that he was concerned about being directed, by anyone, to limit the public's access to obtain any information. Mr. Baker said the easiest way would be to designate in the applications that are filed that they are classified as public documents. Discussion was held regarding City policy and using Google Earth as a tool. Mr. Baker said that he felt the use of Google Earth was an appropriate tool. It was agreed by all in attendance that City staff should permit the public to review all documents that are on an agenda for action. It was also agreed that it is important to permit the public to review files and materials that are in project files.

ADJOURNMENT

Mr. Anderson **moved** to **adjourn**. Mr. Heap **seconded** and the motion **passed** all in favor at 11:25 a.m.

Adopted: December 29, 2010

Shelley Hendrickson, Planning Secretary