

**Adopted Minutes
Spanish Fork City Development Review Committee
October 5, 2011**

Staff Members Present: Dave Anderson, Community Development Director; Shelley Hendrickson, Planning Secretary; Junior Baker; City Attorney; Kelly Peterson, Power Superintendent; Dave Oyler, City Manager; Shawn Beecher, GIS Administrator; Trapper Burdick, Assistant City Engineer; Jered Johnson, Surveyor; Chris Swenson, Chief Building Official; Bart Morrill, Parks & Recreation Supervisor.

Citizens Present: Chad Poulsen, Matt Daley.

Mr. Anderson called the meeting to order at 10:15 a.m.

MINUTES

August 31, 2011

Mr. Baker **moved** to **approve** the minutes of August 31, 2011, with the noted corrections. Mr. Anderson **seconded** and the motion **passed** all in favor.

FINAL PLATS

North Park

Applicant: Woodbury Corporation
General Plan: Commercial
Zoning: C-2
Location: 1000 North 300 East

Mr. Baker asked if the research had been done on the cross access easement. Mr. Johnson said that he had spoken with Chad Poulsen, at LEI, and that they were aware of it and working through the easements.

Mr. Thompson explained that the original plat had the property line going down the center of the sidewalk and it needs to be changed to run on the back of the sidewalk.

Discussion was held regarding the sidewalk and the property line.

Mr. Baker **moved** to **approve** the North Park Phase 1 Amended Plat subject to the following conditions:

Conditions

1. That the applicant modifies the plat to dedicate the sidewalk on 200 east to the City.
2. Subject to the cross easements that have been previously recorded

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

SITE PLAN

PM Repair

Applicant: Matt Daley

General Plan: Medium Density Residential

Zoning: I-1

Location: parcel located west of 1215 North SR 51

Mr. Anderson explained that this property is unique. The applicant is under a time constraint. He would like to open a mechanic business. The basis for the proposal on today's agenda was to gather thoughts on what improvements the City would require as part of approving a Site Plan so that the applicant could use this site for heavy duty mechanics. He further explained that businesses had operated here but that there was not any record of Spanish Fork business licenses having been issued.

Discussion was held regarding when the building was built, the property being serviced by Springville power, surrounding properties, frontage requirements in the I-1 zone and access.

Mr. Oyler asked where the Site Plan was.

Mr. Anderson explained that this was similar to the Harward Irrigation Building review that the DRC discussed several months previous. That a new user was going to occupy the building but that they did not want to change the building or the site. The DRC talked then about whether or not applicants really needed to hire an engineer to go through the entire Site Plan process. Mr. Anderson said that if the applicant needs to build an access road, design power, run a water line and sewer line back to the building then a full Site Plan will have to be submitted.

Mr. Peterson said that there was not a current agreement or contract with Springville power regarding the service to this property and the surrounding properties.

Discussion was held regarding a cross-access easement. Mr. Matt Daley explained that there was a 25-foot easement recorded with the County.

Mr. Oyler asked Mr. Anderson what he felt the City should require relative to running a business. Mr. Anderson explained that with a business he felt the City would need access to sewer, would need to have water on site, requirement of a 26-foot driveway to get to the property which would also require some interaction with UDOT.

Mr. Thompson said that the deal breaker might be fire protection.

Mr. Johnson said that he had spoken with Joe Jarvis, Spanish Fork City's Fire Marshall, and that Joe said he would want a fire apparatus road and a fire hydrant.

Discussion was held regarding requiring a fire hydrant, road, access, storm drain, a parking lot and power.

Mr. Baker explained that the City's policy on power is that if there is a new use, we service it; however, we could probably let them stay on Springville power, as it is an existing use.

Mr. Anderson explained that he felt that if the Committee could reasonably predict how much the improvements would cost so that the applicant would not have to hire an engineer to tell him to learn what the expensive improvements would be.

Mr. Oyler explained to the applicant that there are issues that, from the surface you wouldn't know, such as: the new EPA requirements that the City is being forced to do and fire safety.

Mr. Anderson explained the Site Plan process and the timeline.

Mr. Matt Daley told the Committee that he would think about what had been discussed and get back to Dave Anderson.

ADJOURNMENT

Mr. Oyler **moved** to **adjourn**. Mr. Baker **seconded** and the motion **passed** all in favor at 10:43 a.m.

Adopted: October 12, 2011

Shelley Hendrickson, Planning Secretary