

**Adopted Minutes  
Spanish Fork City Development Review Committee  
April 11, 2012**

**Staff Members Present:** Dave Anderson, Community Development Director; Junior Baker, City Attorney; Shelley Hendrickson, Planning Secretary; Kelly Peterson, Power Superintendent; Trapper Burdick, Assistant City Engineer; Jered Johnson, Surveyor; Shawn Beecher, GIS Specialist.

**Citizens Present:** Brian Gabler

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

**MINUTES**

Mr. Peterson **moved** to **approve** the minutes of March 28, 2012 with the noted corrections. Mr. Johnson **seconded** and the motion **passed** all in favor.

**FINAL PLAT**

**Legacy House at Spanish Fork**

Applicant: Adam Lambert  
General Plan: Mixed Use  
Zoning: R-1-8  
Location: 1450 East 100 South

Mr. Anderson explained that the proposal just needed to be re-approved. Mr. Johnson said as long as nothing had changed it was fine. The applicant said that nothing had changed.

Mr. Baker **moved** to **approve** the Final Plat for Legacy House at Spanish Fork. Mr. Peterson **seconded** and the motion **passed** all in favor.

**SITE PLAN**

**North Park Retail**

Applicant: Richard Mendenhall  
General Plan: General Commercial  
Zoning: Commercial 2  
Location: 500 East 100 South

Mr. Anderson said that a new set of plans had been submitted this morning and explained the changes. Mr. Anderson said it meets the City's requirements for Site Plans.

Mr. Baker asked if the proposal met the City's parking standards.

Mr. Anderson said the required parking is hard to predict as we do not know what the tenants are going to be. If this is all restaurant space, they will not meet the City's parking requirements; however, if there are some retail uses, then it may meet the parking requirements. Mr. Anderson expressed that he felt the developer had crammed a lot into a small space but that it meets our ordinance so we do not have any provisions to address the concern or require changes.

Mr. Baker **moved** to **approve** of the North Park Retail Site Plan.

Mr. Johnson said that a fire hydrant needed to be added.

Mr. Baker **amended** his **motion** to add an additional fire hydrant. Mr. Peterson **seconded** and the motion **passed** all in favor.

Mr. Peterson said that the Power Department still needs information on what will be going into the buildings so that they can address the loads.

Mr. Johnson said that a plat would be recorded changing the lot lines and addressing the easements.

Discussion was held regarding a traffic signal at 500 East and 1000 North and removing some parking stalls to lengthen the drive thru for the northwest building. Mr. Anderson explained that 64 spaces would be required for an all retail use with 164 spaces needed for an all restaurant use. The applicant is proposing a mixed retail and restaurant use and have proposed 119 parking stalls but that there was reason to believe that parking will likely be a problem.

### **OTHER BUSINESS**

There was none.

### **ADJOURNMENT**

The meeting adjourned at 10:16 a.m.

**Adopted: May 2, 2012**

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Shelley Hendrickson, Planning Secretary