



DEVELOPMENT REVIEW COMMITTEE AGENDA

WEDNESDAY, NOVEMBER 27, 2013

10:00 A.M.

1. **Approval of Minutes: November 6, 2013**

2. **Site Plan**
 - a. **Amsource – Northgate Shopping Center**
Applicant: Amsource
General Plan: General Commercial
Zoning: C-2
Location: 1000 North Main

3. **Annexations**
 - a. **Elsie S. Thomas**
Applicant: LDS Church
General Plan: Mixed Use
Zoning: R-1-8 requested
Location: 1100 West Center Street

4. **Other Business**

5. **Adjourn**

The meeting starts at 10:00 A.M. at Spanish Fork City Hall in the Council Chambers. Applicants should be at the meeting and be prepared to discuss their development. The public is invited to participate in all Development Review Committee Meetings. If you need special accommodations to participate in the meeting, please contact the City Manager's Office at (801) 804-4531.

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Draft Minutes
Spanish Fork City Development Review Committee
November 6, 2013

Staff Members Present: S. Junior Baker, City Attorney; Dave Anderson, Community Development Director; Kelly Peterson, Electric Superintendent; Shelley Hendrickson, Planning Secretary; Shawn Beecher, GIS Administrator; Dale Robinson, Parks & Recreation Director; Chris Swenson, Chief Building Official; Dave Oyler, City Manager; Chris Thompson, Public Works Director; Jered Johnson, Engineering Supervisor; Cory Pierce, Development Engineer; Steve Adams, Public Safety Director; Seth Perrins, Assistant City Manager.

Citizens Present: Mike Olson, Shad Burraston, Dave Simpson, Julie Smith

MINUTES

October 23, 2013

Mr. Baker **moved** to **approve** the minutes of October 23, 2013. Mr. Peterson **seconded** and the motion **passed** all in favor.

FINAL PLAT

Larsen

Applicant: Dave Simpson
General Plan: High Density Residential
Zoning: R-3
Location: 880 East 600 North

Mr. Pierce explained that there were a few minor changes that the applicant would need to make to the plans.

Mr. Peterson explained that the power would need to be brought to current City standards.

Mr. Baker **moved** to **approve** the Larsen Plat subject to the following conditions:

Conditions

1. That the applicant adds an electrical pedestal.
2. That the applicant meets the City's Construction Standards.
3. That the applicant meets the City's Engineering redlines.

47 Mr. Adams **seconded** and the motion **passed** all in favor.

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50 **SITE PLAN**

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52 **Southwest Management**

53 Applicant: Mike Olson

54 General Plan: Mixed Use

55 Zoning: R-O

56 Location: 400 North 100 West

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58 Mr. Pierce explained that a sidewalk easement would need to be signed by the owner of
59 the land.

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61 Discussion was held regarding the drive approach and landscaping.

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63 Mr. Peterson explained that the load sheet would need to be resubmitted as an excel
64 document via email.

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66 Discussion was held regarding the corner and whether or not it met ADA requirements,
67 where the fire hydrant would need to tie into, cold patching the road and the drive
68 approach off of Main Street.

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70 Mr. Anderson explained the parking and discussion was held regarding easement
71 language as to who would maintain the parking.

72

73 Mr. Baker **moved** to **approve** the Southwest Management Site Plan subject to the
74 following conditions:

75

76 **Conditions**

77

78 1. That the easement providing a public easement on private property for parking and
79 sidewalk be completed and recorded.

80 2. That the property owner maintain the parking and sidewalk.

81 3. That the applicant meet the City's Construction Standards.

82 4. That the applicant meet the City's Engineering Department redlines.

83

84 Mr. Swenson **seconded** and the motion **passed** all in favor.

85

86 Discussion was held regarding an excavation permit and a pre-construction meeting. The
87 load sheet will need to be turned in and the easement will need to be signed before a pre-
88 construction meeting is held.

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90 Mr. Anderson explained to the applicant that he would not be able to occupy the building
91 or receive a business license until certificate of occupancy is issued by the City.

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PRELIMINARY PLAT

Skyhawk Condominiums

Applicant: Kevin Prichett
General Plan: Mixed Use
Zoning: C-D
Location: 300 North Main Street

Mr. Pierce explained that the HOA will need to take care of the utilities.

Mr. Anderson explained that the City has a cross access parking agreement that is in Kevin Prichett's name and that the City Council will need to amend the agreement to add the HOA as the contracting party.

Discussion was held regarding signage and common area versus limited areas.

Mr. Swenson said that he had some concerns relative to the Building Code and separation.

Mr. Baker **moved** to **approve** the Skyhawk Condominiums Preliminary Plat subject to the following conditions:

Conditions

1. That the applicant make any changes to the building that are required by the Building Code.
2. That the applicant revise the cross access and parking agreement to include the HOA.
3. That the applicant meet the City's Construction Standards.

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

OTHER BUSINESS

Mr. Baker **moved** to **adjourn**. Mr. Johnson **seconded** and the motion **passed** all in favor at 10:23 a.m.

Adopted:

Shelley Hendrickson, Secretary