



DEVELOPMENT REVIEW COMMITTEE AGENDA

WEDNESDAY, DECEMBER 18, 2013

10:00 A.M.

1. **Approval of Minutes: November 27 and December 11, 2013**
2. **Site Plan**
 - a. **Stogies**
Applicant: Mark Gressman
General Plan: Mixed Use
Zoning: C-2
Location: 200 North 100 West
3. **Other Business**
4. **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.

Draft Minutes
Spanish Fork City Development Review Committee
November 27, 2013

Staff Members Present: S. Junior Baker, City Attorney; Dave Anderson, Community Development Director; Kelly Peterson, Electric Superintendent; Shelley Hendrickson, Planning Secretary; 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; Wes Mulch, Engineer Intern; Joe Jarvis, Fire Marshal.

Citizens Present: Bill Gaskill, Roger Knell, Brent Gordon, Milan Malkovich, Alexander Kikhno.

MINUTES

November 6, 2013

Mr. Baker **moved** to **approve** the minutes of November 6, 2013 with the noted corrections. Mr. Anderson **seconded** and the motion **passed** all in favor.

SITE PLAN

Amsource – Northgate Shopping Center

Applicant: Amsource
General Plan: General Commercial
Zoning: C-2
Location: 1000 North Main

Mr. Anderson explained that there was one pad left in the shopping center that was undeveloped.

Mr. Gaskill explained that they need to move Little Caesars before they can demolish the old building and that Little Caesars would be moving into the new building that they are proposing.

Mr. Peterson explained that the City's Electric Department would need load sheets. Mr. Gaskill said that he did not know what else would be going in the new building. Mr. Peterson told Mr. Gaskill that he would need to give his best estimation.

Mr. Pierce explained that the City does not have record of a water line in front of where the new building is proposed to be constructed and explained where the City would want the service to be.

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48 Mr. Johnson explained where the City's trail would need to be constructed. Mr.
49 Anderson said that it could be constructed with the next phase.
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51 Mr. Thompson explained that the access nearest to the 1000 North intersection will have
52 to be closed. He further explained that he had spoken to the owner of the property, back
53 when the City widened 1000 North, and offered to pay to close the access then but that
54 the property owner elected to keep it open. He told the owner that the access would
55 have to be closed when anything new was constructed.

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57 Mr. Thompson explained the City's requirements with regard to the Master Trail's Plan.
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59 Mr. Anderson **moved to approve** the Amsource Northgate Shopping Center Site Plan
60 subject to the following conditions:

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62 **Conditions**

- 63
64 1. That the applicant addresses the issues that have been raised by the City's
65 Engineering Department.
66 2. That the meter size issue be addressed when they apply for the Building Permit.
67 3. The issue regarding the access that's nearest to the 1000 North intersection be
68 resolved before a Certificate of Occupancy is issued for the building.
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70 Mr. Peterson **seconded** and the motion **passed** all in favor.
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73 **ANNEXATION**

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75 **Elsie S. Thomas**
76 Applicant: LDS Church
77 General Plan: Mixed Use
78 Zoning: R-1-8 requested
79 Location: 1100 West Center Street
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81 Mr. Anderson explained the annexation process.
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83 Discussion was held regarding the Leon Thomas property and whether or not it is within
84 the City Boundary.
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86 Roger Knell explained that Jay Thomas would like to keep his property R-R.
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88 Mr. Anderson said that the D Land piece should stay R-R as well.
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90 Discussion was held regarding Calvin Bird submitting a concept plan for his parcel.
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92 Mr. Peterson explained that SESD feeds the power for the parcels that are included in
93 the Annexation. He further explained that there would be a power buyout with SESD and
94 that to start the process it would cost \$500. He said that the \$500 fee would need to be
95 paid by the petitioner. The fee is to pay SESD to study the buyout.

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97 Mr. Knell asked about the sewer and said that in order to meet grade they will either have
98 to construct the building seven feet higher or put in a lift station in order to meet the
99 grade.

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101 Discussion was held regarding how the City's Engineering Department is going to
102 address the sewer in this part of the City.

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104 Mr. Knell asked if the irrigation line that runs along 6500 South could be moved. Mr.
105 Thompson said that they would need to work it out with Westfield.

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107 Discussion was held regarding a rail spur in the vicinity of the proposed annexation.

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109 Mr. Anderson **moved** to recommend that the City **accept** the Elsie S. Thomas Annexation
110 for further study. Mr. Baker **seconded** and the motion **passed** all in favor.

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113 **OTHER BUSINESS**

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115 Discussion was held regarding the 2550 East sewer trunk line.

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117 Mr. Peterson **moved** to **adjourn**. Mr. Johnson **seconded** and the motion **passed** all in
118 favor at 11:18 a.m.

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120 **Adopted:**

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Shelley Hendrickson, Secretary

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Draft Minutes
Spanish Fork City Development Review Committee
December 11, 2013

Staff Members Present: Chris Thompson, Public Works Director; Dave Oyler, City Manager; Jason Sant, Assistant City Attorney; Tom Cooper, Electric Operations Dispatcher; Shawn Beecher, GIS Administrator; Jered Johnson, Engineering Division Manager; Dale Robinson, Parks & Recreation Director; Bart Morrill, Parks & Recreation Supervisor; Chris Swenson, Chief Building Official.

Citizens Present: John Dorney, Joe Rich, Richard Mendenhall.

Mr. Thompson called the meeting to order at 10:00 a.m.

FINAL PLAT

Canyon Creek Phase 4

Applicant: Woodbury Corporation
General Plan: General Commercial
Zoning: C-2
Location: 1000 North 500 East

Mr. Johnson said they received the traffic study late yesterday and have not had time to review it. They have not designed the interior storm drain but all other items are done.

Mr. Dorney described the traffic study for 1000 North 500 East. He believes a traffic light is not warranted for that intersection.

Mr. Cooper discussed the transformer near Kneaders.

Mr. Johnson said the transformer and utilities will need to be moved.

Mr. Cooper said he will need to be involved in the decision regarding the placement of the electric distribution locations.

Mr. Morrill asked what the far north parcel is.

Mr. Mendenhall said there is a triangle piece of land at the north of the development that would be given to the City in return for a credit towards the money they owe the City.

Dave Anderson said that, at a previous meeting, Mr. Mendenhall presented it as it would be gifted to the city.

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Discussion regarding the options for the property.

Mr. Mendenhall said they could change the layout back and have the buildings parallel to US 6.

Dave Oyler said that the land definitely could be of use for parking for the pavilion but that originally the parking was going to come from the Home Depot parking lot without the City needing to pay for it. There are two options: dedicate the land to the City or have cross easements for parking.

Mr. Anderson mentioned that the City originally agreed to reduce the North Park from 16 acres to 10 because Richard had agreed to guarantee that park patrons would be allowed to park in the commercial areas; therefore, reducing the need for parking in the park.

Mr. Mendenhall asked what the process will be.

Dave Oyler said Richard could write a letter to the Council asking for an appraised value on the land for a tax credit.

Mr. Mendenhall said they will prepare a proposal for the City Council to consider.

Mr. Sant **moved** to **approve** the Final Plats for Canyon Creek Phase 4 subject to the following conditions:

Conditions

1. That the applicant submit detailed overall site plan with phase site plan approvals.
2. That the applicant pay all required fees.
3. That a note added to plat providing parking access for park patrons throughout the plat.

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

Joe Rich brought up having a sidewalk from 600 East through to 700 East.

Discussion regarding whether to have the sidewalk from 600 East to 700 East and the issue of parking spaces backing into traffic lanes.

Mr. Mendenhall asked for clarification for setback requirements. Mr. Mendenhall discussed adjusting a building to install fencing for an open air space for seasonal selling.

Staff agreed with the concept.

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Mr. Johnson moved to **adjourn**.

Mr. Swenson seconded and the motion **passed** all in favor at 11:14a.m.

Adopted:

Angie Warner, Deputy Recorder

DRAFT