

Adopted 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.

Mr. Johnson explained where the City's trail would need to be constructed. Mr. Anderson said that it could be constructed with the next phase.

Mr. Thompson explained that the access nearest to the 1000 North intersection will have to be closed. He further explained that he had spoken to the owner of the property, back when the City widened 1000 North, and offered to pay to close the access then but that the property owner elected to keep it open. He told the owner that the access would have to be closed when anything new was constructed.

Mr. Thompson explained the City's requirements with regard to the Master Trail's Plan.

Mr. Anderson **moved** to **approve** the Amsource Northgate Shopping Center Site Plan subject to the following conditions:

Conditions

1. That the applicant addresses the issues that have been raised by the City's Engineering Department.
2. That the meter size issue be addressed when they apply for the Building Permit.
3. The issue regarding the access that's nearest to the 1000 North intersection be resolved before a Certificate of Occupancy is issued for the building.

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

ANNEXATION

Elsie S. Thomas

Applicant: LDS Church

General Plan: Mixed Use

Zoning: R-1-8 requested

Location: 1100 West Center Street

Mr. Anderson explained the annexation process.

Discussion was held regarding the Leon Thomas property and whether or not it is within the City Boundary.

Roger Knell explained that Jay Thomas would like to keep his property R-R.

Mr. Anderson said that the D Land piece should stay R-R as well.

Discussion was held regarding Calvin Bird submitting a concept plan for his parcel.

Mr. Peterson explained that SESD feeds the power for the parcels that are included in the Annexation. He further explained that there would be a power buyout with SESD and that to start the process it would cost \$500. He said that the \$500 fee would need to be paid by the petitioner. The fee is to pay SESD to study the buyout.

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

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

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

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

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

OTHER BUSINESS

Discussion was held regarding the 2550 East sewer trunk line.

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

Adopted: December 18, 2013

Shelley Hendrickson, Secretary