

**Adopted Minutes
Spanish Fork City Development Review Committee
December 11, 2013**

Staff Members Present: Chris Thompson, Public Works Director; Dave Oyler, City Manager; Dave Anderson, Community Development Director; 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.

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 Mr. Mendenhall 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 be 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.

Mr. Johnson moved to **adjourn**.

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

Adopted: December 18, 2013

Angie Warner, Deputy Recorder