

**Adopted Minutes
Spanish Fork City Development Review Committee
December 18, 2013**

Staff Members Present: Chris Thompson, Public Works Director; Dave Oyler, City Manager; Dave Anderson, Community Development Director, Jason Sant, Assistant City Attorney; Kelly Peterson, Electric Superintendent; Shawn Beecher, GIS Administrator; Jered Johnson, Engineering Division Manager; Dale Robinson, Parks & Recreation Director; Chris Swenson, Chief Building Official, Steve Adams, Chief of Police; Cory Pierce, Staff Engineering.

Citizens Present: Mark Gressman.

Mr. Thompson called the meeting to order at 10:13 a.m.

Mr. Anderson **moved** to **approve** the minutes of November 27, 2013 and December 11, 2013.

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

SITE PLAN

Stogies

Applicant: Mark Gressman

General Plan: Mixed Use

Zoning: C-2

Location: 200 North 100 West

Mr. Thompson said this item is a change of use so that triggers the requirements of a Site Plan.

Mr. Pierce said one item that will need to be addressed is the storm drainage.

Mr. Thompson said that Mr. Gressman will be required to retain .2 cubic feet per acre storm drainage for the property. Mr. Gressman will need to construct landscaping as well. Mr. Thompson requested that Mr. Gressman meet with Mr. Pierce and address the storm drainage issue.

Mr. Gressman asked when the improvements will be required.

Mr. Thompson said probably in the spring/summer time of 2014. If you would want it open sooner, you would have to bond for it.

Mr. Anderson explained some options for the landscaping that is required. Mr. Anderson said that right now there is a dumpster in the parking lot and that would need to be enclosed.

Mr. Gressman said he is hoping to share the dumpster that is behind the building and no longer have the one in the parking lot.

Mr. Pierce said two other items that will need to be addressed is the northwest corner that will need to be brought up to ADA requirements and pressurized irrigation is needed.

Mr. Thompson commented that if the landscaping is small enough the City will not require pressurized irrigation hook up and allow the owner to use culinary water.

Mr. Gressman asked if he could just landscape with rocks.

Mr. Anderson said rocks are fine to use but with the landscaping requirements there will need to be a few trees and shrubs as well.

Mr. Pierce asked about adjusting the driveway.

Mr. Gressman said they were looking to expand the driveway.

Mr. Pierce said the maximum width is about 30 feet and Mr. Gressman would only be allowed to expand south from where the driveway is currently.

Mr. Pierce asked for a Site Plan with detailed updates and Mr. Gressman may need an engineer to help with design of the storm drain.

Mr. Gressman asked if he is responsible for all the curb gutter and sidewalk.

Mr. Thompson said yes, the change of use has triggered the site plan to bring it up to current city standards.

Mr. Gressman clarified if he does not open the convenience store, he can leave it the way it is.

Mr. Anderson replied yes.

Mr. Thompson changed his comment and feels that the sidewalk upgrades should be paid for by the city. Mr. Gressman would only have to pay for the corner area to meet ADA requirements.

Discussion took place regarding the history of upgrading the Stogies location.

Mr. Gressman asked if he could add a second driveway onto 100 North.

Mr. Anderson replied no.

Discussion took place regarding the parking requirement of 12 stalls.

Mr. Anderson **moved** to **approve** the Site Plan for Stogies and Back Alley Market subject to the following conditions:

Conditions

1. The applicant provides an updated drawing identifying and addressing:
 - a. a new storm water management program
 - b. areas that will be landscaped
 - c. all improvements made storm drain, ADA
 - d. required parking requirements of 12 parking stalls
2. The applicant will be required to bond for all required improvements.

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

Mr. Anderson explained the bonding process for Mr. Gressman.

Mr. Anderson said if he can get 11 parking spots on his site and an agreement for employees to park behind the building from that property owner, that could possibly work.

Mr. Robinson moved to **adjourn**.

Mr. Adams **seconded** and the motion **passed** all in favor at 11:02 a.m.

Adopted: January 29, 2014

Angie Warner, Deputy Recorder