

Adopted Minutes
Spanish Fork City Development Review Committee
January 15, 2014

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

Citizens Present: Bill Gibson, Ryan Heath, Ben Tuckett, Joe Rich, Luke Mendenhall.

FINAL PLATS

Skyhawk Condominiums

Applicant: Kevin Pritchett
General Plan: General Commercial
Zoning: C-2
Location: 300 North Main

Mr. Baker said that the applicant was simply taking an existing building and condo minimizing it.

Mr. Thompson explained that all but two of the units will be individual units.

Mr. Peterson said that the electrical was all separate and that it had been that way since the construction of the building so that there should not be any issues on the electrical side.

Mr. Oyler asked if the units upstairs and downstairs were separate. Mr. Beecher explained that they would be.

Mr. Thompson explained that as long as there was a property owners association that the Engineering Department was fine with the water meters being under that association name. They would not need to have separate water meters for each unit. He then asked Mr. Pierce if he had reviewed a parking agreement. Mr. Pierce said that he had.

Mr. Thompson asked if all of the units would have equal access to the parking. Mr. Baker said that the parking agreement had been amended and approved in the last City Council meeting.

Mr. Jarvis explained the issues that he had with the plan: provide permanent address labels on each of the individual gas meters, label the electrical room door, provide a key box to be mounted on the rear of the building near the electrical room door and providing

master key to each individual units and main disconnect room, provide maintenance on the sewer and storm drain system.

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

Conditions

1. That the applicant meets the requirements of the Fire Department.
2. That the applicant submits the addresses.
3. That the applicant submits the HOA contact and that they sign in for the City utilities.
4. That the applicant meets the City's Construction Standards.

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

SITE PLANS

Culvers

Applicant: Culvers

General Plan: General Commercial

Zoning: C-2

Location: 943 North 700 East

Mr. Thompson asked Mr. Pierce if there were any issues with the Culvers Site Plan. Mr. Pierce explained the ingress and egress and his concern relative to the traffic function.

Mr. Rich explained that he had a concern with three parking stalls that would be backing out into the travel lane of the parking lot. He said that they need them and did not want to lose them. He said that he had not talked to Dave Anderson about this. He expressed that he felt the three stalls could remain by requiring them to be employee parking only and require the employees to back into the stall. He said that the stalls could not be moved as Culvers had freezer space that they would lose.

Mr. Gibson said that he felt the employees would be parking there anyway and that they are there anywhere from four to eight hours.

Mr. Peterson explained where a transformer would be located. Mr. Thompson asked if the transformers could be moved to where the three parking stalls were located. Mr. Peterson said that they could be.

Mr. Perrins asked how close the parking stalls would be to the travel lane if the stalls were moved to where the transformer boxes are currently planned to be. It was determined that it would be within eight feet.

Mr. Gibson said that the parking stalls could not be moved to where the transformers were because it would affect the Culvers drive-thru stacking.

Discussion was held regarding Culvers double stacking lanes for the drive-thru and the parking stalls remaining as employee parking only.

Mr. Oyler explained that Culvers would be the one to live with the situation as this is not a City street and if traffic becomes an issue they will have to deal with it. The City will not.

Discussion was held regarding pedestrian access.

Mr. Peterson said that he did not have a load sheet for Culvers but that he had the rest of the site designed and calculated.

Mr. Morrill explained that the landscape plan for Culvers and Walgreens shows bark and shrubs which is fine but that they also need trees.

Mr. Oyler asked about stacking and the parking stalls and were we requiring them to close it. Mr. Pierce explained that if they paint a merge lane, with striping, it should be okay.

Discussion was held regarding the three lanes and painting stripes or adding a curb. It was determined that it would be Culvers choice as to what they choose to do.

Mr. Baker **moved** to **approve** the Culvers Site Plan subject to the following conditions:

Conditions

1. That the applicant stripes or curbs the stacking lanes to merge them to the out position (at Culvers discretion).
2. That the plans include a sidewalk as shown on the revised plan
3. That the three parking stalls at the rear side of the building are designated as employee only parking.
4. That the applicant meet the City's landscape criteria for the US 6 frontages.

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

Walgreens

Applicant: Walgreens

General Plan: General Commercial

Zoning: C-2

Location: 951 North 700 East

Mr. Thompson asked Mr. Pierce if there were any Engineering issues. Mr. Pierce said that there were some slight changes to the plans but that everything was good.

Mr. Peterson said that it was ready to go on the electrical end.

Discussion was held regarding the sidewalks.

Mr. Baker **moved** to **approve** the Walgreens Site Plan subject to the following conditions:

Conditions

1. That the applicant add the sidewalks as shown on the revised plan.
2. That the applicant meet the City's landscape criteria for the highway six frontage

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

Mr. Baker **moved** to **adjourn**. Mr. Adams **seconded** and the motion **passed** all in favor at 10:27 a.m.

Adopted: January 29, 2014

Shelley Hendrickson, Engineering Secretary