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**Adopted Minutes**  
**Spanish Fork City Development Review Committee**  
**May 7, 2014**

**Staff Members Present:** Dave Anderson, Community Development Director; Dave Oyler, City Manager; Kelly Peterson, Electric Superintendent; Shawn Beecher, GIS Administrator; Jered Johnson, Engineering Division Manager; Cory Pierce, Staff Engineering; Dale Robins, Parks and Recreation Director; Steve Adams, Public Safety Director; John Little, Chief Building Inspector; Kimberly Brenneman, Community Development Division Secretary.

**Citizens Present:** Darrin Smith, Jason Wedlick, Dave Allan

Chris Thompson called the meeting to order at 10:07 a.m.

**MINUTES**

**April 30, 2014**

Dave Anderson **moved** to **approve** the minutes of April 30, 2014. Dave Oyler **seconded** and the motion **passed** all in favor.

**Site Plan**

**Canyon Creek Phase 4, Lot 6 and 7**

**Applicant:** Woodbury Corporation

**General Plan:** Commercial

**Zoning:** C-2

**Location:** 515 East 1000 North

Cory Pierce said there is a sewer issue that still needs to be addressed.

Darrin Smith needs to work with Tom Cooper regarding the metering for the units. Kelly Peterson said he needs the breakdown of how many AMPs are needed for each unit. Kelly Peterson will email a detailed list to Chris Thompson of what is needed.

Dave Anderson expressed concerns about the landscaping requirements not being met. As proposed, the site does not meet the City's landscape requirement by percentage. There is also a UDOT issue that Dave Anderson suggested Joe Rich start working on many months ago. In order to do the landscaping as proposed, they need some kind of approval from UDOT. Woodbury will need to work with UDOT in removing the fence on along US 6 and putting landscaping in. Dave Anderson suggested Woodbury work with Lars Anderson to get the necessary UDOT approvals.

46 Jered Johnson brought up the issue of changing the south intersection light by Kneaders. Kelly  
47 Peterson said that they will need to work with an outside entity to help with changing the lights.  
48 Chris Thompson suggested Kelly Peterson prepare a bid for changing the intersection lights.  
49

50 Dave Anderson **moved** to approve the Site Plan for Canyon Creek Phase 4, Lots 6 and 7 at  
51 515 East 1000 North, subject to the applicant:  
52

- 53 1. Addressing any remaining Engineering and Power Department issues,
  - 54 2. Meeting the City's landscaping requirements,
  - 55 3. Receiving UDOT's approval for any improvements in UDOT's right-of-way.
- 56

57 All items will need to be met prior to a Certificate of Occupancy being issued. Kelly Peterson  
58 **seconded** and the motion **passed** all in favor.  
59

60  
61 Discussion of Thirst-ese:

62 Dave Allan stated the business is doing well. Dave Allan did not fill out a Building Permit  
63 application until yesterday, May 6<sup>th</sup>.  
64

65 Joe Jarvis gave a Dave Allan a list of items that needed to be corrected the day before Mr.  
66 Allan opened. Dave Allan stated those items were addressed that day. Dave Allan is still  
67 working on removing all the vehicles and some scrap metal from the back parking lot area.  
68

69 A planter box will be put around the building. Dave Allan is going to outline the drive-through  
70 with planters. Dave Anderson and Chris Thompson interrupted Dave Allan and told him that he  
71 needs to submit a Site Plan prior to any of the improvements being done to the property. Dave  
72 Anderson stated the items that need to be identified on the Site Plan would be the access  
73 points, the surfacing of the area, landscaping, identifying where parking spaces would be  
74 located, the outline of the drive-through and any other improvements to the site.  
75

76 Dave Allan would like to address the item of asphaltting the drive-through. In looking at the front  
77 of the building it looks the same as some other properties around town. The milled asphalt  
78 chips have been compressed with the vehicles that have driven through their drive-through. It  
79 will cost him about \$32,000 to lay the asphalt throughout the property, and he does not have  
80 the money to do that at this time. He is asking if there is some leniency in not requiring the  
81 laying of asphalt. Dave Allan can have the millings compressed so they are able to spray paint  
82 the drive through lane and parking stalls. Dave Anderson had Shawn Beecher pull up the  
83 Wendy's parking lot off Volunteer Drive and Main Street. The only leniency that the City can  
84 give is timing.  
85

86 Dave Oyler said to submit the Site Plan with the access points. The parking lot and drive-  
87 through needs to be asphalted. The rest of the property can be landscaped. Dave Allan would  
88 like this to be a long standing business and eventually tear down and rebuild. Dave Allan said a  
89 reasonable time frame for laying the asphalt would be by the end of summer 2014. Dave Oyler  
90 said to submit the Site Plan. The City will review it and will identify the area that needs to be  
91 asphalted. The City staff will sit down with Dave to discuss the time frame for the

92 requirements being met. Cory Pierce told Dave Allan to submit what he would like and staff  
93 will review it. Dave Anderson proposed that Dave Allan hire an engineer and set up an  
94 appointment with City staff to go over the Site Plan requirements. Jered Johnson suggested  
95 Dave Allan contact Atlas Engineering.

96

97 Dave Oyler moved to adjourn meeting at 10:46 a.m.

98

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100 Adopted: May 21, 2014

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Kimberly Brenneman  
Community Development Division Secretary