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Adopted Minutes
Spanish Fork City Development Review Committee
July 2, 2014

Staff Members Present: Dave Anderson, Community Development Director; Dave Oyler, City Manager; Kelly Peterson, Electric Superintendent; Jason Sant, Assistant City Attorney; Cory Pierce, Staff Engineering; Shawn Beecher, GIS Administrator; Dale Robinson, Parks and Recreation Director; Joe Jarvis, Fire Marshall; Steve Adams, Public Safety Director; Kimberly Brenneman, Community Development Division Secretary.

Citizens Present: Leon Van Sickle, Ben Tuckett, Adam Huff, Lora Nichols, Graig Lott, Steve Wilson, Scott Peterson, Dean Ingram, Tom Harris

Chris Thompson called the meeting to order at 10:06 a.m.

MINUTES

June 11, 2014

June 18, 2014

Dave Anderson **moved** to **approve** the minutes of June 11, 2014.

Chris Thompson **seconded** and the motion **passed** all in favor.

Dave Anderson **moved** to approve the minutes of June 18, 2014.

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

Site Plan

North Star Building Addition

Applicant: VanCon Inc.

General Plan: Industrial

Zoning: I-1

Location: 131 West 2050 North

The applicant needs to submit an application to the FAA regarding the Runway Protection Zone. The applicant needs to address the need to provide fire suppression to the building as well as address any parking issue. Parking should be available for every employee at the highest shift. With the existing building, there are quite a few cars parked on the street. Leon Van Sickle said they are using the parking lot for some storage until the new building is built. Botanical does have cars that park out on the street. Dave Oyler said that the City should have a visit with Botanical regarding parking. With the new addition and finishing of the parking lot, there will be 41 parking stalls. Leon Van Sickle said that they have in total about 40 employees. At any given time there are 12-15 employees on a shift. Joe Jarvis suggested that Leon Van Sickle, John Little and he meet to go over the plans. Dave Anderson brought up

47 a concern regarding access to the building if they are building to the lot lines. Joe Jarvis said
48 they would look at that.

49
50 The Electrical Department looked at the load sheets and with the existing service they are
51 adequate to expand. When they build the addition, they need to provide enough room around
52 the boxes. Leon Van Sickle said that the boxes will be moved to the front of the building so
53 there is no longer an issue with having enough room. Joe Jarvis asked that the applicant show
54 the second existing fire hydrant on the far west side of the property.

55
56 The estimated completion date of the runway project will be next summer per Cory Pierce.
57 Armstrong suggested to Leon Van Sickle that a beacon will need to be placed on top of the
58 building. Once the runway shifts there will not be an issue of the building being in the Runway
59 Protection Zone.

60
61 Dave Anderson **moved** to approve the North Star Building Addition Site Plan, located at 131
62 West 2050 North subject to the following conditions:

- 63 1. That the applicant receive FAA approval prior to doing any vertical construction work on
64 the building;
- 65 2. That the applicant meet any conditions imposed by the City Fire Code official before the
66 building permit is issued;
- 67 3. That the applicant meet any issues by the Power Department before a building permit is
68 issued;
- 69 4. That the applicant make sure parking spaces are available and not used for outdoor
70 storage;
- 71 5. That the applicant provide an updated drawing file and AutoCAD file.

72 Jason Sant **seconded** and the motion **passed** all in favor.

73

74

75 Final Plat

76

77 **White Rail Overlook Plat D**

78 **Applicant:** Hillcrest Partners

79 **General Plan:** High Density Residential

80 **Zoning:** R-1-6

81 **Location:** 980 South Highway 51

82

83 The Preliminary Plat needs to be reapproved, with the idea that it will be approved in August.

84 The Preliminary Plat approval expired in the end of May 2014.

85

86 Dave Anderson **moved** to continue the White Rail Overlook Plat D, located at 980 South
87 Highway 51 until the new Preliminary Plat is approved

88 Kelly Peterson **seconded** and the motion **passed** all in favor.

89

90

91 Annexation

92

93 **Stillman**
94 **Applicant:** Stillman Road 2 LLC
95 **General Plan:** Low Density Residential
96 **Zoning:** R-1-12 proposed
97 **Location:** 1939 East 6800 South
98

99 The proposed Annexation is in the Growth Boundary. There are quite a few utility issues that
100 need to be addressed. Dave Anderson said that today would be a great time to talk about the
101 potential issues.
102

103 There is the realignment of the road, widening of 2550 East, sewer, and electrical coming from
104 up below. There will need to be some dedications of right of ways as well.
105

106 The landowner of the property on the south area of the proposed annexation is not willing to
107 work with the City to bring power up to the annexation area. Chris Thompson asked about
108 forcing the issue to buyout all the lines that we do not have yet, as they will need to be
109 acquired down the road. The south property owner is okay with the City running power on the
110 lines that already exist. The power department will have to rebuild some of the equipment.
111 There was further discussion on the best way to run the power to the proposed annexation for
112 further development.
113

114 Dave Anderson **moved** to recommend that the City Council accept the proposed Stillman
115 Annexation, located at 1939 East 6800 South, Utah County for further study.
116 Dave Oyler **seconded** and the motion **passed** all in favor.
117

118
119 **Other Business**
120

121 ALA would like to add a snack shack by the football field. Discussion ensued regarding the
122 building location, power issues, preliminary plat drawing, fire issues, and connector's
123 agreement.
124

125 The Dudley boundary line adjustment needs to be reviewed and potentially addressed in next
126 week's meeting.
127

128 Stogies must complete the improvements to their site as required by the City based on the
129 approved Site Plan.
130

131 Jered Johnson moved to adjourn meeting at 11:07 a.m.
132

133
134 Adopted: July 9, 2014
135

Kimberly Brenneman
Community Development Division Secretary
136