



DEVELOPMENT REVIEW COMMITTEE AGENDA

WEDNESDAY, MAY 2, 2012

10:00 A.M.

1. **Minutes: April 11, 2012**

2. **Final Plat**
 - a. **Stone Plat A**

Applicant: Spanish Fork City
General Plan: Low Density Residential
Zoning: R-1-9
Location: approximately 2500 East Canyon Road.

3. **Other Business**

4. **Adjourn**

The meeting starts at 10:00 A.M. at Spanish Fork City Hall in the Council Chambers. Applicants should be at the meeting and be prepared to discuss their development. The public is invited to participate in all Development Review Committee Meetings. If you need special accommodations to participate in the meeting, please contact the City Manager's Office at (801) 804-4531.

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Draft Minutes
Spanish Fork City Development Review Committee
April 11, 2012

Staff Members Present: Dave Anderson, Community Development Director; Junior Baker, City Attorney; Shelley Hendrickson, Planning Secretary; Kelly Peterson, Power Superintendent; Trapper Burdick, Assistant City Engineer; Jered Johnson, Surveyor; Shawn Beecher, GIS Specialist.

Citizens Present: Brian Gabler.

Mr. Anderson called the meeting to order at 10:05 a.m.

MINUTES

Mr. Peterson **moved** to **approve** the minutes of March 28, 2012 with the noted corrections. Mr. Johnson **seconded** and the motion **passed** all in favor.

FINAL PLAT

Legacy House at Spanish Fork

Applicant: Adam Lambert
General Plan: Mixed Use
Zoning: R-1-8
Location: 1450 East 100 South

Mr. Anderson explained that the proposal just needed to be re-approved. Mr. Johnson said as long as nothing had changed it was fine. The applicant said that nothing had changed.

Mr. Baker **moved** to **approve** the Final Plat for Legacy House at Spanish Fork. Mr. Peterson **seconded** and the motion **passed** all in favor.

SITE PLAN

North Park Retail

Applicant: Richard Mendenhall
General Plan: General Commercial
Zoning: Commercial 2
Location: 500 East 100 South

Mr. Anderson said that a new set of plans had been submitted this morning and explained the changes. Mr. Anderson said it meets the City's requirements for Site Plans.

Mr. Baker asked if the proposal met the City's parking standards.

50 Mr. Anderson said the required parking is hard to predict as we do not know what the
51 tenants are going to be. If this is all restaurant space, they will not meet the City's
52 parking requirements; however, if there are some retail uses, then it may meet the parking
53 requirements. Mr. Anderson expressed that he felt the developer had crammed a lot into
54 a small space but that it meets our ordinance so we do not have any provisions to address
55 the concern or require changes.

56
57 Mr. Baker **moved** to **approve** of the North Park Retail Site Plan.

58
59 Mr. Johnson said that a fire hydrant needed to be added.

60
61 Mr. Baker **amended** his **motion** to add an additional fire hydrant. Mr. Peterson **seconded**
62 and the motion **passed** all in favor.

63
64 Mr. Peterson said that the Power Department still needs information on what will be going
65 into the buildings so that they can address the loads.

66
67 Mr. Johnson said that a plat would be recorded changing the lot lines and addressing the
68 easements.

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70 Discussion was held regarding a traffic signal at 500 East and 1000 North and removing
71 some parking stalls to lengthen the drive thru for the northwest building. Mr. Anderson
72 explained that 64 spaces would be required for an all retail use with 164 spaces needed
73 for an all restaurant use. The applicant is proposing a mixed retail and restaurant use and
74 have proposed 119 parking stalls but that there was reason to believe that parking will
75 likely be a problem.

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78 **OTHER BUSINESS**

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80 There was none.

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83 **ADJOURNMENT**

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85 The meeting adjourned at 10:16 a.m.

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87 **Adopted:**

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89 Shelley Hendrickson, Planning Secretary

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