

Adopted Minutes
Spanish Fork City Development Review Committee
April 3, 2019

Staff Members Present: Chris Thompson, Public Works Director; Tyler Jacobson, Assistant City Manager; Brandon Snyder, City Planner; Tom Cooper, Electric Utility Planner; Junior Baker, City Attorney; Michael Clark, Staff Engineering; Jered Johnson, Engineering Division Manager; Dale Robinson, Parks and Recreation Director; John Little, Chief Building Official; Steve Adams, Public Safety Director; Brady Taylor, Lead Cable Technician; Shelley Hendrickson, Engineering Division Secretary; Jason Sant; Assistant City Attorney; Ryan Baum, Deputy Chief.

Citizens Present: Matt Gertge.

Chris Thompson called the meeting to order at 10:00 a.m.

FINAL PLAT

Meadow Creek Ridge, Phase 7

Mike Clark explained we are waiting on approval from UDOT concerning the tapering on acceleration lanes and irrigation. We're waiting on those two approvals. Tom Cooper is waiting on easements on the Forbush property.

Chris Thompson said UDOT needs to approve plans and power easements.

Junior Baker **moved** to approve the Meadow Creek Ridge Phase 7 Final Plat based on the following conditions:

Conditions:

1. That the applicant obtain UDOT approval.
2. That the applicant provide irrigation approval for changes to irrigation piping.
3. That the applicant provide municipal easements with exhibits.

Dale Robinson **seconded** and the motion **passed** all in favor.

SITE PLAN

Spanish Fork 7 Eleven

Brandon Snyder said that the comments in Citizenserve were SWPPP and NOI, PI correction, power comment and a list of planning comments that were emailed to the DRC prior to the meeting.

Mike Clark explained that the PI comment was that they would need to disconnect the PI service that they would not be using and cap it at the main. The SWPPP NOI will come a little bit later but will need to be a condition of approval.

Tom Cooper said that there is a 600 amp main feeder that we will need an easement for and may have to run a little farther to the north to outside of the project with the underground power line.

Brandon Snyder said there were some outstanding issues that would need to be worked out prior to issuing a Building Permit. They are purchasing two properties that will need to be combined into one parcel.

Chris Thompson asked if that was going to be done with a dedication plat.

Discussion was held regarding easements and requiring the applicant to create a plat instead of deeds to make it work with the rear yard of the Christley property. If the property is sold, it will need to be fenced off and the zoning will need to be changed.

John Little said that he remembered the City Council discussing not changing the rear property of the Christley property to a commercial zone. Tyler Jacobson concurred.

Junior Baker said that the ordinance needs to be reviewed along with the video of the City Council meeting to make sure that it conforms to what the Council did.

John Little said that the Planning Commission recommended an 8-foot masonry wall instead of our required 6-foot wall. Junior Baker said that our ordinance requires Council approval for that. John Little said that the Council touched on it lightly but it was during the Zone Change and they felt it should be addressed on the Site Plan rather than a condition on the Zone Change. So, the Council didn't weigh in one way or the other. He said that Mayor Leifson said he would like the residents to get what they prefer.

Matt Gertge said in the meetings that he had attended he did not remember any discussion on the height of the fence.

Brandon Snyder said his bigger concern with the wall is the existing fence is not on the property line so not only do we need the details of the wall (is it going to be 6 foot or 8 foot masonry wall) we also need to verify with the drawings that the landscape is to the property line but if your intent is not to construct a wall at the property line then that should be reflected on the plans because everything will shift with the current fence.

Mike Clark asked for clarification on whether or not the red fence on the north property line was to remain.

Junior Baker said that the property owner expressed that she would like it to remain. Matt Gertge concurred and that the wood slats be replaced.

Brandon Snyder expressed his concern with the current fence remaining. What if the property were to sell and the new owner has a problem with the current fence not providing proper screening?

Discussion was held regarding the current fence on the north property line, whether or not it meets the City's clear vision ordinance, provides a good enough buffer and screening for lighting, whether or not the first two posts of the fence should be removed or left alone due to site vision for vehicles, updating the wood slats, whether or not there is enough landscape along the fence and a 10-foot buffer.

Matt Gertge said that the property owner to the north wants the current fence to remain and is fine with the use going in and does not have a problem with the lighting etc. due to them gifting the rear portion of the Christley property to her.

Chris Thompson **moved** to approve the Spanish Fork 7 Eleven Site Plan based on the following conditions:

Conditions:

1. That the separate parcels be combined into one by a minor plat prior to a Building Permit being issued. (Utah County Parcels: 07-012-0005 and 07-12-0004).
2. That the applicant submits legible color building elevations prior to the issuance of a Building Permit for verification of building height and materials.
3. That the applicant verifies plans with the Power Department and provides any necessary on-site easements for power service and/or modifications.
4. That the applicant provides shielding/screening on the two overhead lights along the north property line.
5. That the applicant addresses freestanding signage with the Planning Department prior to the issuance of any Sign Permits. See Planning review notes dated 03/26/2019, regarding monument and pole sign options. Proposed pole sign replacement is not permitted.
6. That the applicant provides details of the proposed perimeter wall, and finalizes the locations with the DRC prior to the issuance of a Building Permit. See Planning review comment dated 03/26/2019.
7. That the applicant provides adequate details and drawings indicating compliance with City Code 15.4.16.140 (dumpster enclosure).
8. That the applicant addresses the City's redlines comments.
9. That the existing north fence remains but replace the wood slats, and continue with a regular masonry wall across the north land that will be deeded away.
10. That the landscaping be modified to include the existing north fence.

**Jered Johnson arrived at 10:33 a.m.*

Discussion was held regarding the motion and the masonry wall.

Junior Baker **seconded** and the motion **passed** all in favor.

Dale Robinson **moved** to adjourn the meeting at 10:37 a.m.

Adopted:

Shelley Hendrickson
Engineering Division Secretary