

**Adopted Minutes
Development Review Committee
November 24, 2004**

The meeting was called to order at 10:00 a.m. by Emil Pierson.

Staff Member Present: Emil Pierson, Planning Director; David Oyler, City Manager; S. Junior Baker, City Attorney; Richard Nielson, Assistant Public Works Director; Seth Perrins, Assistant City Manager; Marvin Banks, Public Works Superintendent; Keith Broadhead, Public Works Inspector; Chris Thompson, Design Engineer; Ryan Baum, Public Works Inspector; Shawn Beecher, GIS Specialists; Connie Swain, Deputy Recorder.

Citizens Present: Tom Spencer, *Centex Homes/Spanish Vista*, Merlin Huff, *Centex Homes/Spanish Vista*, Blair Hamilton, *Hamilton Estates*, Mike Dunn, *Dunn Construction*.

Hamilton Estates Final Plat A

Mr. Pierson said the Hamilton Estates Subdivision consists of 11 lots. The cul-de-sac name is to be removed from the subdivision and replaced with a number.

Mr. Baker made a **motion** to approve Hamilton Estates Final Plat A subject to the following conditions:

1. Meet all of the Construction and Development Standards, including the American's With Disability Act requirements for the sidewalks and the conduit size and wiring requirements for meter reading,
2. The pressurized irrigation meters are to meet the new standards,
3. Number the cul-de-sac street as per the G.I.S.

Mr. Nielson **seconded** and the motion **passed** with a unanimous vote.

Other Business

Mr. Tom Spencer was present to review the status of the Spanish Vista Subdivision. He said he discussed with the developers the proposal to prepay for 1 year of Spanish Fork City Network services. The developers have agreed to the proposal. He said this will allow the competitors not to have an unfair advantage over Spanish Fork City Cable. Mr. Spencer also reviewed the amended plat lines. Plat 1 will now consist of three phases. The curb has all been installed and the road base is now being installed. He has met with the Electric Department concerning the re-phasing of the project. The utilities should be completed next week and the remaining sidewalks should be completed the following week.

Mr. Nielson said it takes 2 to 3 weeks for a full permit and 2 to 3 days for a footings and foundation permit.

Mr. Broadhead said it was his understanding that Richard Heap will no longer allow partial permits. A discussion took place. It was determined Mr. Spencer should submit an application

for a full permit as soon as possible. At approximately the time the inspection will be scheduled he should be ready. Following the inspection the full permit will be issued if the inspection requirements are met.

10:18 a.m. - Dee Rosenbaum arrived.

10:22 a.m. - Seth Perrins left.

Mr. Spencer said they will submit applications now.

Mr. Baker said there are 1-year and 5-year Spanish Fork City Network contract options.

Mr. Oyler said he will review the requirements and determine the options available.

Mr. Spencer said they would like to go with the 1-year contract option. They will prepay for 50 single family lots and 38 townhome lots.

Adjournment

Mr. Baker made a **motion** to adjourn. Mr. Pierson **seconded**, the motion **passed** unanimously, and the meeting adjourned at 10:25 a.m.