

**Adopted Minutes
Development Review Committee
March 9, 2005**

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

Staff Members Present: Emil Pierson, Planning Director; David Oyler, City Manager; S. Junior Baker, City Attorney; Marvin Banks, Public Works Superintendent; Keith Broadhead, Public Works Inspector; Jeff Foster, Electric Department Superintendent; Dee Rosenbaum, Public Safety Director; Connie Swain, Deputy Recorder.

Citizens Present: Nathan Simpson, *Sunny Ridge LLC*, Brian Gabler, *LEI*.

Sunny Ridge Amended Plat A - 1300 East 400 North

Mr. Pierson said in reviewing the redline corrections the majority of the corrections are in reference to the area previously approved.

Mr. Broadhead said these are different plans.

Mr. Simpson said they issued a letter to Beckstroms concerning the irrigation ditch. He said they have a signed easement from Beckstroms.

Mr. Broadhead asked for the width of the easement.

Mr. Simpson said it is a 30-foot easement. He gave a copy of the easement to Mr. Baker.

Mr. Baker indicated the corrections needed on the easement after reviewing the document. He advised Mr. Simpson that the easement indicates they cannot work in the easement during the growing season. The city will need the original easement and it will need to be recorded.

Mr. Broadhead reminded Mr. Simpson that the plat needs to be recorded before they can begin construction. Mr. Broadhead said a permit is needed from UDOT for the utility crossing.

Mr. Simpson said they have already applied for the permit from UDOT. He also said the Railroad permit has been approved and he was told it would be mailed to the Spanish Fork City Office.

Mr. Foster asked if the utility crossing will be above or below ground.

Mr. Simpson said he did not know but knew it had been discussed and Ryan Bagley indicated his preference. He also said he will get the original letter from Beckstroms concerning the irrigation ditch to the city.

Mr. Baker made a **motion** to approve Sunny Ridge Amended Plat A subject to the following

conditions:

1. Make all corrections indicated on the construction drawings after a review by Richard Heap,
2. Provide the original easement to the city with a mylar map,
3. Provide a permit from UDOT concerning the crossing for all utilities and for the curb, gutter, sidewalk etc.,
4. Provide a railroad permit to the city,
5. Record the plat after the city has received the original easement,
6. Meet all of the Construction and Development Standards.

Mr. Foster **seconded**, the motion **passed** with a unanimous vote.

Provo Craft Parking Lot - 151 East 3450 North

Mr. Pierson said Provo Craft is requesting to add a parking lot on the east side of their building. He said the parking stalls need to be 10'x18'.

Mr. Gabler said they have updated the plans as directed and have also added handicapped parking stalls as directed by Doug Shorts.

Mr. Foster asked concerning the utility lines in the area.

Mr. Gabler said they will disconnect utilities at the main line as indicated on the construction drawings.

Mr. Pierson made a **motion** to approve the Provo Craft Parking Lot with the following condition:

1. Make the noted correction on the construction drawings,
2. Receive approval of the handicapped parking stalls from Doug Shorts.

Mr. Banks **seconded**, the motion **passed** with a unanimous vote.

Other Business

None

Adjournment

Mr. Baker made a **motion** to adjourn. Mr. Banks **seconded**, the motion **passed** unanimously, and the meeting adjourned at 10:20 a.m.