

**Adopted Minutes
Development Review Committee
April 6, 2005**

The meeting was called to order at 10:00 a.m. by Richard Heap.

Staff Members Present: Richard Heap, Engineering/Public Works Director; Emil Pierson, Planning Director; David Oyler, City Manager; Richard Nielson, Assistant Public Works Director; Dee Rosenbaum, Public Safety Director; Ryan Bagley, Marvin Banks, Public Utilities Superintendent; Keith Broadhead, Public Works Inspector; Ryan Baum, Public Works Inspector; Shawn Jorgensen, Building Inspector; Shawn Beecher, GIS Specialist; Connie Swain, Deputy Recorder.

Citizens Present: Rick Lloyd, *DRD Development, LC*, Cecilia Uriburu, *JRCA Architects*, Ray Morley, *AAA Charter One*, Brian Gabler, *LEI*.

Minutes

Mr. Pierson made a **motion** to table the March 23, 2005 minutes of the Development Review Committee. Mr. Nielson **seconded** and the motion **passed** with a unanimous vote.

Spanish Vista Plat G

Mr. Pierson reviewed the Spanish Vista Plat G Final Plat that was tabled due to issues with the storm drainage. The storm drainage shows rerouted through other plats owned by Centex Homes. Centex Homes had questions regarding when the storm drain would be completed and how does it affect the roads they are currently trying to build. Mr. Pierson stated the developers need to work together in the coordination of installing the storm drain.

10:06 a.m. - Marvin Banks joined the meeting

Discussion took place regarding if the plans match up with the development of the School and the Subdivision. Mr. Nielson stated that all is coordinated and resolved.

Mr. Nielson made a **motion** to approve Spanish Vista Final Plat G subject to the following conditions:

1. The storm drain through the interior lots needs to be HDPE fused pipe,
2. Coordinate the piping of the storm drain with the developer of Spanish Vista Final Plat E, and,
3. Meet all of the current Construction and Development Standards.

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

Deseret First Credit Union

Mr. Pierson reviewed the plans for the Deseret First Credit Union. This development would connect Chappel Dr and Kirby Lane.

Mr. Pierson commented on how well the plans were drawn, there were very little redlines.

Cecilia Uriburu questioned Mr. Pierson on the limitations for signage but to not block site visibility.

Mr. Pierson made a **motion** to approve the Deseret First Credit Union subject to the following conditions:

1. Make the corrections required on the redlines,
2. Resubmit four (4) new sets of plans after redlines are made.

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

AAA Charter School

Discussion took place regarding the easement through the Isaac property. Mr. Morley said yes, it needed to be notarized.

The Irrigation ditch and Road Right-of-Ways were discussed.

Discussion took place on the Right-of-Way in Spanish Fork City's name or a long term utility agreement as per the Irrigation Company's decision. Mr. Oyler stated that Southfield Irrigation Company needs to meet with the developer, Richard Heap and Junior Baker. Mr. Morley suggested to have the meeting before the engineering is done on the plans.

Discussion took place on the Private/Public Roads.

Discussion on the road dedication plat and future development areas. If changes to the final or preliminary plat in the future are made after the plat is recorded a public hearing will be required.

Discussion on the irrigation ditch needs to be worked out with the irrigation company as per our ordinance to either pipe the ditch or fence the entire ditch.

A bond will need to be posted for the utilities and the road.

The City will require an easement for all public utilities and storm drain through school property. Mr. Nielson stated any utilities not in the roads will require easements.

Discussion on the power was discussed, if the power is coming through River Cove it won't be available in August. Discussion took place regarding the necessary power easements.

Mr. Nielson discussed the inspections will be required for all public utilities on site and in the streets. The City will need to inspect & GPS up to and through the meters.

Discussion took place on the required items that need to be resolved before the AAA Charter School will be scheduled for another DRC meeting, the requirements are as follows:

1. An easement for the public utilities through the Isaac Property,
2. An easement for all on-site public utilities,
3. An easement for the power on 1100 South,
4. Road dedications for all the public roads,
5. An easement for the fire loop line.

After the meeting with the irrigation company, developer and City Staff there may be potential for another easement for the irrigation company.

Discussion on the gates at Mill Road with a turn around, the gates will needs to be metal frame such as the gates at church parking lots.

Mr. Pierson made a **motion** to table AAA Charter School until all outstanding items are resolved. Mr. Baker **seconded** and the motion **passed** with a unanimous vote.

Other Business

None

Adjournment

Mr. Pierson made a **motion** to adjourn. Mr. Banks **seconded**, the motion **passed** unanimously, and the meeting adjourned at 10:43 a.m.