

**Approved Minutes  
Development Review Committee  
November 23, 2005**

The meeting was called to order at 10:05 a.m. by Richard Heap. Tentative Minutes

Staff Members Present: Richard Heap, City Engineer/Public Works Director; Emil Pierson, Planning Director; David A. Oyler, City Manager; S. Junior Baker, City Attorney; Richard Nielson, Assistant Public Works Director; Ryan B. Baum, Public Works Inspector; Marvin Banks, Public Works Superintendent; Mike Hendrickson, Electric Lineman; Jim Horrocks, Electric Lineman; Carl Johnston, Public Safety Lieutenant; Shawn Beecher, GIS Specialist; and Marlo Smith, Engineering Secretary.

Citizens Present: Terry Young, *Spanish Fork Properties*

**Moark Junction Preliminary Plat**

Mr. Pierson said Spanish Fork Properties is requesting a five-lot subdivision. The subdivision will be an industrial subdivision. There are no prospective buyers at this time.

Discussion took place regarding the Mapleton lateral and the future when the Central Utah Project is completed. Mr. Pierson will have them include the lateral into the lot lines instead of having a different parcel.

Mr. Oyler asked who owns the private road property. Mr. Nielson said all the lot owners will be part of a property association. Access easement for interior lots need to be granted. The proposed roads can be used for that easement.

Discussion took place that the water lines will also be part of a property association.

Mr. Johnston asked if all traffic will be directed onto Powerhouse Road. Mr. Nielson said yes, UDOT would not allow access onto Highway 6.

Mr. Johnston said he is concerned about many employees being directed onto Powerhouse. Mr. Oyler said it was already reviewed when the Fingerhut Building was built, that is why the hill on Powerhouse Road was already cut down. Mr. Heap said a signal light could be warranted in the future.

Mr. Pierson made a **motion** to approve the Moark Junction Preliminary Plat subject to the following conditions:

1. Include the Mapleton lateral into lots 4 & 5.
2. Developer to add a cross access easements for roads, especially to lot 5.

Mr. Nielson **seconded** and the motion **passed** unanimously.

**84 Lumber Site Plan**

Mr. Pierson said Chuck Kane is not available, but can be contacted by phone for a conference call if questions arise.

Mr. Pierson said 84 Lumber is requesting a site plan on Chappel Dr. A three-sided metal building, the front will be metal and stucco. The other buildings on the property will be more like sheds that will be open ended.

Mr. Pierson said 84 Lumber is looking at moving the detention basin due to the proximity of the Rail Road.

Mr. Baker asked if the water lines will be looped.

Mr. Nielson concurred. He said the water will tie into Chappel Drive, and the sewer line will also tie onto Chappel Drive.

Mr. Nielson said he has talked with Westfield Irrigation Company about the ditch along the front of the property, Westfield is okay with them piping the ditch with 30" RCP pipe as long as it matches the piping at the storage units and can handle 12 cfs.

Mr. Baker asked where the ditch goes.

Mr. Nielson said it provides the Glade Swartz property.

Discussion took place regarding the chain link fence around the entire property.

Mr. Pierson made a **motion** to approve the 84 Lumber Site Plan subject to the following conditions:

1. The chain link fence is to be black vinyl coated.
2. The detention basin may be relocated to avoid Rail Road conflict.

Mr. Baker **seconded** and the motion **passed** unanimously.

### **Other Business**

Mr. Pierson said he received a call from a parent, whose children go to the Charter School, she thanked the City for the good job they do, and said the traffic congestion has been resolved due to 900 South reopening and West Park Drive access across the River.

### **Adjournment**

Mr. Banks made a **motion** to adjourn. Mr. Nielson seconded, the motion **passed** unanimously and the meeting adjourned at 10:23 a.m.