

**Approved Minutes
Development Review Committee
February 1, 2006**

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

Staff Member 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; Marvin Banks, Public Works Superintendent; Carl Johnston, Police Lieutenant; Shawn Jorgensen, Public Works Inspector; Jeff Foster, Electric Department Superintendent; Ryan Baum, Public Works Inspector; Doug Shorts, Chief Building Official; Shawn Beecher, GIS Specialist; and Marlo Smith, Engineering Secretary.

Citizens Present: Sam Drown, *Alpine Homes*; BJ Ryan, *Alpine Homes*; and Glenn Way, *MATC - US Charter Development*.

Minutes

Mr. Pierson made a **motion** to approve the December 7, 2005 minutes of the Development Review Committee meeting with changes noted. Mr. Nielson **seconded** and the motion **passed** with a unanimous vote.

** Mr. Banks and Mr. Shorts arrived.*

River Cove Plat B Reapproval

Mr. Pierson said River Cove Plat B is here for reapproval. They have already had a preconstruction meeting and are anxious to start construction.

Mr. Pierson made a **motion** to approve the River Cove Plat B Reapproval subject to the previous conditions. Mr. Foster **seconded** and the motion **passed** unanimously.

**Mr. Baker and Mr. Oyler arrived.*

MATC Site Plan

Mr. Way discussed that LEI Engineering has not completed all the improvements. Discussion took place regarding the proposed site plan.

Mr. Way said the students will do most of the work on the remodel of the shop building.

Mr. Heap asked if the students could do the work or if a general contractor was required.

Mr. Shorts said a general contractor would need to be in charge of the work that is done.

Discussion took place regarding the Strawberry power ordinance that requires the applicant to

change over to Spanish Fork power.

Discussion took place regarding any impact credits from past services. Most of the water was used from a well.

Mr. Heap said on the Leland special improvement district only on 3/4" service was paid for.

Discussion took place regarding the required parking for the school.

Mr. Pierson asked if the building permit for the remodel could be issued prior to site plan approval.

Mr. Heap said he would prefer getting the utilities issues resolved prior to the building permit.

Mr. Pierson made a **motion** to table the MATC Site Plan until the next DRC Meeting. Mr. Banks **seconded** and the motion **passed** with a unanimous vote.

Mr. Shorts asked for clarification of no building permit until the utilities and site plan have been approved.

Mr. Heap concurred.

Adjournment

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