

**Spanish Fork City  
Development Review Committee  
August 2, 2006**

The meeting was called to order at 10:03 a.m. by Dave Anderson.

**Staff Members Present:** Richard Heap, Public Works Director; Jeff Foster, Electric Superintendent; Junior Baker, City Attorney; Richard Nielson, Assistant Public Works; Dave Oyler, City Manager; Dave Anderson, Planning Director; Marvin Banks, Public Utilities Superintendent; Shawn Beecher, GIS Specialist; Shelley Hendrickson, Planning Secretary.

**Citizens Present:** Elwood Wall, Huff Trucking; Gary E. Stone, Stone Inc.; Kimberly S. Dewey, Amherst Meadows; Bryan B. Ackerman.

Mr. Foster made a **motion** to approve the minutes of July 19, 2006, with the noted corrections. Mr. Baker **seconded** and the motion **passed** all in favor.

Discussion was made regarding the recorder and how long to keep the recordings on file.

**SITE PLANS**

**Huff Trucking 1796 North 200 East (Elwood Wall)**

Mr. Anderson gave background and explained the proposal. Mr. Anderson feels with the red lines having been corrected that the issues that have been raised have been satisfied by way of the new site plan; however, there are some issues relative to the site that need to be addressed. Southern boundary park strip landscaping needs to be maintained.

Mr. Wall said that when a transformer was put in that they tore the sprinklers out and the contractor was supposed to fix the sprinklers. Mr. Wall agrees that the park strip does need to be maintained.

Mr. Oyler said that this issue was discussed a month ago and that his understanding was that the city was supposed to take care of it. He asked Mr. Heaps why our people have not taken care of that.

Discussion was made regarding the park strip, who is responsible to fix it, who will fix it, and what trees will need to be replaced.

Mr. Anderson said there is a lot of junk on the property old tires, debris etc.; that he does not believe qualifies as materials or equipment that would relate directly to the trucking operation, and that there is not any effort being made to maintain it, or to clean it up. Vehicles are driving over the sidewalk, and some bollards or boulders need to be placed there to prohibit vehicles from accessing the sidewalk.

Discussion was made regarding asphalt, the costs related to installing it, whether there needs to be a written agreement, and who is obligated to pay for the asphalt.

Mr. Heap said that he and Mr. Baker will get together and write up an agreement with regard to the cost of the asphalt.

Discussion was made regarding the parking areas and whether they are required to have asphalt.

Discussion was made regarding fencing on the property.

Mr. Baker made a **motion** to approve the Huff Trucking Site Plan at 1796 North 200 East subject to the following conditions:

1. Completing the half road plus ten feet of asphalt on Williams Lane; as was required in the initial site plan approval. They can do this by paying the cost through the city allowing the city to use their lower bid price to complete that.
2. That they do the maintenance in all of their landscape areas.

Mr. Heap **seconded** and the motion **passed** all in favor.

## **FINAL PLATS**

### **Amherst Meadows**

Mr. Anderson gave background and explained the proposal.

Discussion was made regarding the conditions of the preliminary approval.

Mr. Baker made a **motion** to approve the Final Plat for Amherst Meadows located at 1300 South 2300 East subject to:

1. Meeting the construction and development standards
2. Getting the legal description to close as per Shawn Beecher.
3. Working with the Electrical Department on any of the power project issues.
4. Putting a temporary turn around in at the north easterly road that empty's into an old orchard.

Mr. Nielson **seconded** and the motion **passed** all in favor.

## **ADJOURN**

Mr. Anderson **moved** to adjourn. Mr. Nielson **seconded** and the motion passed all in favor.

The meeting **adjourned** at 10:43 a.m.

ADOPTED: August 23, 2006

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Shelley Hendrickson, Planning Secretary