

**Adopted Minutes  
Spanish Fork Development Review Committee  
August 23, 2006**

The meeting was called to order at 10:08 a.m. by Richard Heap.

**Staff Members Present:** Richard Heap, Public Works Director; Jeff Foster, Electric Superintendent; Christine Johnson, Assistant City Attorney; Dave Oyler, City Manager; Richard Nielson, Assistant Public Works Director; Ryan Baum, Public Works Inspector; Shawn Beecher, GIS Specialist; Shelley Hendrickson, Planning Secretary.

**Citizens Present:** Greg Magleby, LEI; Brad Mackay, Ivory Development.

**MINUTES**

Mr. Foster made a **motion** approving the minutes; with the noted corrections, of July 26, 2006, August 2, 2006, and August 16, 2006. Mr. Nielson **seconded** and the motion **passed** all in favor.

**FINAL PLATS**

**Spanish Highlands Plats A and B (100 South 2000 East)**

Mr. Nielson gave background and explained the proposal.

Ivory homes are working on an east boundary line on Plat A with the LDS church. There are a few lots on the East boundary line that would be affected by the boundary line. Mr. Nielson instructed Ivory Homes to pull those lots out of Plat A. If the boundary line is resolved soon that they will be able to include the lots in Plat B; if not, than they will need to do a Plat C for the lots affected by the boundary line.

Discussion was regarding utilities and easements.

Discussion was regarding conditions and who is responsible for verifying that they have been met.

Discussion was regarding the power and easements, the connector's agreement for the pipe bridge, and the motor vehicle bridge.

Mr. Mackey was instructed to track costs that would need to be included in a connector's agreement.

Mr. Nielson made a motion to approve the Final Plat A for Spanish Highlands located at 100 South 2000 East subject to the following conditions:

## **Conditions**

1. Off site easements for all the utilities be presented to the City and be recorded with the Plat.
2. All of the off site utilities be constructed; power, water, sewer, irrigation, communications, as presented in the construction drawings.
3. Participate in the motor vehicle bridge construction with costs at the appropriate level and with a connector's agreement.
4. Meet the City's construction and development standards.

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

Mr. Nielson **moved** to table Final Plat B for Spanish Highlands located at 100 South 2000 east until the east boundary line agreement is resolved. Mr. Foster **seconded** and the motion **passed** all in favor.

## **ADJOURN**

Mr. Foster **moved** to adjourn. Mr. Oyler **seconded** and the motion **passed** all in favor.

The meeting **adjourned** at 10:27 p.m.

## **ADOPTED:**

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Shelley Hendrickson, Planning Secretary