

**Adopted Minutes  
Spanish Fork City  
Development Review Committee  
September 20, 2006**

The meeting was called to order at 11:11 a.m. by Richard Heap.

**Staff Members Present:** Richard Heap, Public Works Director; Richard Nielson, Assistant Public Works Director, Ryan Bagley, Utility Planner; Christine Johnson, Assistant City Attorney; Dave Oyler, City Manager; Dave Anderson, Planning Director; Marvin Banks, Public Utilities Superintendent; Ryan Baum, Public Works Inspector; Dale Robinson, Parks and Recreation Director; Shawn Beecher, GIS Specialist; Shelley Hendrickson, Planning Secretary.

**Citizens Present:** Nate Maughan, Highland Homes; Bryce Mitchell, Mitchell Real Estate; Pat Mitchell, DUP; Matt Mitchell, Mitchell Real Estate; Justin Howe, Tuscany Homes; Russ Stubbs, Russell John Stubbs Construction; Jared Stubbs Russell John Stubbs Construction; Jason Stubbs, Russell John Stubbs Construction; David Dunn, Westfield Properties; Joseph Johnson, Westfield Properties; Alexander Stone, Mitchell Real Estate; Clark Mitchell, Mitchell Real Estate; Andrew Gardner, Gardner/Plans Company; Corbin Carter, Carter Construction; Greg Magleby, LEI Consulting Engineers; Kerry G. Judd, Provo Craft.

### **MINUTES**

Mr. Anderson made a **motion** to approve the minutes of September 6, 2006. Mr. Nielson **seconded** and the motion **passed** all in favor.

### **PRELIMINARY PLATS**

#### **Pioneer Ridge Estates – 2000 South 1400 East**

Mr. Anderson gave background and explained the proposal. He feels the main issue is the construction of a trail that would get pedestrians from River Bottoms Road to 1400 East.

Discussion was held concerning construction of a trail from River Bottoms Road to 1400 East, vegetation on the hill (cheat grass etc.), whether or not to deed the property on the hill to the owners of the lots or have an easement. Development of the River Bottoms and the need for a plan for River Bottoms Road. The cemetery and parking. The property designated as a retention basin.

Mr. Anderson **moved** to table the Preliminary Plat and Zone Change for Pioneer Ridge Estates located at 2000 South 1400 East for one week. Mr. Nielson **seconded** and the motion **passed** all in favor.

## **ZONE CHANGES**

### **Pioneer Ridge Estates – 2000 South 1400 East**

Tabled.

## **SITE PLANS**

### **84 Lumber (Amended) – 1893 North Chappel Drive**

Mr. Anderson explained the proposal and gave background.

Mr. Anderson made a **motion** to amend the Site Plan for 84 Lumber located at 1893 North Chappel Drive to remove the fence around the customer parking area. Mr. Oyler **seconded** and the motion **passed** all in favor.

### **Highland Homes – 3200 North Main**

Mr. Anderson **moved** to table the Site Plan for Highland Homes located at 3200 North Main until the red lines are approved. Mr. Banks **seconded** and the motion **passed** all in favor.

## **FINAL PLATS**

### **Stubbs Subdivision Plat A – 2000 East 100 South**

Mr. Anderson gave background and explained the proposal.

Discussion was held concerning power and easements.

Mr. Nielson made a **motion** approving the Final Plat for Stubbs Subdivision Plat A located at 2000 East 100 South with the following conditions:

#### **Conditions:**

1. That the Electric Department's concerns be addressed prior to Plat recordation.
2. That the Plat not be recorded until all easements are in place.
3. That the issues with SESD Power be addressed.
4. That the developer meet the City's Construction and Development Standards.

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

### **River Cove Plat D – 950 South River Ridge Lane**

Mr. Nielson **moved** to table this item; he does not recollect seeing the plans. Mr. Banks **seconded** and the motion **passed** all in favor.

## **Expressway Business Park – 1100 East Expressway Lane**

Mr. Anderson gave background and explained the proposal.

Discussion was held concerning electrical improvements.

Mr. Anderson made a **motion** to approve Expressway Business Park Phase 3 located at 1100 East Expressway Lane with the following conditions:

### **Conditions:**

1. That electrical improvements be completed before any building permits are issued.
2. That the developer meet the City's Construction and Development Standards.

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

## **PLAT AMENDMENTS (FINAL)**

### **Gateway Commerce Plats A and C – 3450 North 100 East**

Mr. Anderson gave background and explained the proposal.

Mr. Anderson made a **motion** to approve Gateway Commerce Plats A and C located at 3450 North 100 East. Mr. Oylar **seconded** and the motion **passed** all in favor.

## **SUBDIVISION WAIVERS**

### **Rich Morley – 700 West 400 North**

Mr. Anderson explained the proposal and gave background.

Discussion was held concerning curb, gutter, sidewalk, right-of-way, a lot line adjustment instead of subdividing the property.

No action needed.

## **OTHER BUSINESS**

- a. Tuscany Homes discussion on corner lots**
- b. Carter Construction**

Mr. Anderson gave background with regard to a fifty (50) foot setback requirement.

Discussion was held concerning standards, and setbacks.

It was agreed that the 50-foot setback requirement should be enforced unless it is changed or a provision is found that allows the City Engineer to waive or modify the requirement.

**ADJOURN**

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

The meeting **adjourned** at 12:47 p.m.

**Adopted: September 27, 2006**

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**Shelley Hendrickson, Planning Secretary**