

**Adopted Minutes
Spanish Fork City Development Review Committee
November 1, 2006**

The meeting was called to order at 10:41 a.m. by Richard Heap.

Staff Members Present: Richard Heap, Public Works Director; Richard Nielson, Assistant Public Works Director; Jeff Foster, Electric Superintendent; Junior Baker, City Attorney; Dave Oyler, City Manager; Dave Anderson, Planning Director; Jeff Foster, Electric Superintendent; Marvin Banks, Public Utilities Director; Ryan Baum, Public Works Inspector; Shawn Jorgensen, Public Works Inspector; Doug Shorts, Chief Building Official; Shelly Hendrickson, Planning Secretary.

Citizens Present: Joe Johnson, Westfield Development

MINUTES

Mr. Baker made a **motion** to approve the minutes of October 18, 2006; with the noted corrections. Mr. Nielson **seconded** and the motion **passed** all in favor.

Mr. Anderson **moved** to table the October 25, 2006 minutes to the next DRC meeting; so, Junior Baker could have a chance to review them. Mr. Foster **seconded** and the motion **passed** all in favor.

FINAL PLAT

River Cove Plat D

Location: 950 South River Ridge Lane

Zoning: R-1-12

Applicant: Westfield Development

Mr. Anderson gave background and explained that there are some issues relative to the lots that back the river.

Mr. Heap said that there are two lots that they are digging into the berm and the owners are aware that they have to fix the berm and rip rap the bank. Before the homeowners obtain occupancy there needs to be an inspection to make sure the rip rap is done.

Discussion was made regarding the flood plain, the right-of-way, and the berm along the river.

Discussion was made about the slope next to Del Monte Road and the potential for contractors or homeowners to undercut or otherwise compromise the integrity of the

street. Discussion was also made relative to the verbiage that is on the Plats, and whether or not to impose conditions for problems that could arise in the future.

Mr. Anderson said that his concerns were what would happen if individual homeowners come in and excavate to the degree that there are concerns with the integrity of Del Monte Road.

Discussion was made regarding the slope, lot sizes, landscape, and who would be responsible for problems that could arise on the slope.

Mr. Baker asked if the other Plats were finished with regard to turnarounds on dead end streets.

Mr. Oyler is concerned with the bend in the river and the rip rap and feels that Mr. Heap needs to feel very comfortable with the decision to allow building.

Mr. Heap is more concerned with the volume of the water in the river than the river banks.

Discussion made on the flood plain.

Mr. Heap said every two years the City will send homeowners a letter with regard to the City's concerns.

Mr. Baker made a motion to approve the Final Plat for River Cove Plat D located at 950 South River Ridge Lane subject to the following conditions:

Conditions:

1. That they meet the City's construction and development standards.
2. That they put in a turnaround at the south end of the existing road adjacent to lots 409 and 410.
3. That they put a note on the plat for the slope on the lots adjacent to Del Monte Road indicating that no excavation take place, and that they maintain ground cover for erosion control.
4. That they work with the Electric Department on the power.

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

Whispering Willows Plat I

Location: Lily Pad Drive

Zoning: R-3

Applicant: Salisbury Homes

Mr. Anderson gave background and explained the proposal.

Mr. Baker asked if we require private roads to be gated.

Discussion was made on private roads, driveways, streets, the purpose of private roads being gated, and curb and gutter standards.

Discussion was made regarding the slope, the Railroad tracks, fencing, and verbiage on the plat.

Mr. Baker made a motion to approve the Final Plat for Whispering Willows Plat I located at Lily Pad Drive subject to the following conditions:

Conditions:

1. That they meet the City's construction and development standards.
2. That they work with the Electric Department on the power requirements.

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

OTHER BUSINESS

November 16, 2006 Growth Meeting

Mr. Anderson said that we need to give the Planning Commission and Council a comprehensive analysis on the pros and cons of development in different parts of the City.

Discussion was made on dissecting the City into smaller sections to evaluate the growth, industrial area vs. residential, commercial vs. residential, and hillside development standards.

Discussion was made regarding our application process. It was suggested that a letter be sent indicating an application is complete and the City has accepted it, or that the application is incomplete, the City has rejected it, and indicating what needs to be done to make it complete.

Mr. Shorts asked about impact fees with regard to Young Living.

Discussion was made concerning the new proposed impact fees and the need for the cost to go off of the size of the meter instead of acreage in the industrial zones.

ADJOURN

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

The meeting **adjourned** at 11:37 a.m.

Adopted: November 15, 2006

Shelley Hendrickson, Planning Secretary