

**Adopted Minutes**  
**Spanish Fork City Development Review Committee**  
**February 7, 2007**

The meeting was called to order at 10:35 a.m. by Richard Heap.

**Staff Members Present:** Richard Heap, Public Works Director; Richard Nielson, Assistant Public Works Director; Junior Baker, City Attorney; Marvin Banks, Public Utilities Superintendent; Dave Anderson, Planning Director; Shawn Beecher, GIS Specialist; Ryan Baum, Public Works Inspector; Shelley Hendrickson, Planning Secretary; Dee Rosenbaum, Safety Director; Seth Perrins, Assistant City Manager; Ryan Bagley, Utility Planner.

**Citizens Present:** Andrew Gardner, Gardner Company; Matt Mitchell, Gardner Company; Clark Mitchell, Gardner Company.

**MINUTES**

Mr. Baker made a **motion** to approve the minutes of January 10, 2007; with the noted corrections. Mr. Nielson **seconded** and the motion **passed** all in favor.

Mr. Baker made a **motion** to approve the minutes of January 17, 2007; with the noted corrections. Mr. Nielson **seconded** and the motion **passed** all in favor.

Mr. Baker made a **motion** to approve the minutes of January 24, 2007; with the noted corrections. Mr. Nielson **seconded** and the motion **passed** all in favor.

**FINAL PLATS**

**Pioneer Ridge Estates**

Location: 2000 South 1600 East

Zoning: R-1-12

Applicant: Clark Mitchell

Mr. Heap said that there is a question on annexation. Part of the proposal is outside of the City limits. He recalls talk at one time about doing an affidavit stating that the intent was to go along River Bottoms Road but when you look at the map that was not what actually happened. He proposed doing a subdivision boundary along the City limit line and anything outside of that would be deeded to the City by the developer.

Discussion was held regarding the City boundary line, where to run the lot lines, and what property should be deeded to the City.

Mr. Baker made a **motion** to approve the Final Plat for Pioneer Ridge Estates located at 2000 South 1600 East subject to the following conditions:

**Conditions:**

1. That they make the modification on the south end to match the City boundaries and rather than dedicate the southern most portion that is outside the City limits that they just deed that to the City for trail purposes.
2. That they meet the City's Construction and Development Standards.
3. That they meet the conditions of the Preliminary plat approval, October 17, 2006 City Council approval:
  1. That the language of the scenic easement be modified to say no outside structures, no fencing within the easement, no storage of materials of any type, no access from Rivers Bottoms Road. No excavation of any type.
  2. That Lot C is dedicated as road right-of-way.
  3. That the cemetery be dedicated to the City for the Parks and Recreation Department.
  4. That the retention basin be removed from private property and work with the City Engineers to put it in the streets.
  5. That the Plat notes concerning the scenic easement be required on the deeds of lot numbers 20-23, 26 and 27.
  6. That the applicant works with the Parks and Recreation Department to prepare a concept plan with an allotment of funds for the cemetery.
  7. That parking for the Cemetery is 90 degree parking so as to have access from both directions.
  8. Put a clause on the plat for lot numbers 20-23, 26 and 27 that the City is held harmless for any water seepage or landslide.
  9. Prepare a letter for excavators that this is a sensitive area and remind them of the State and Federal Archeology standards.

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

**Spanish Vista Plat I (reapproval)**

Location: 2000 East Canyon Road

Zoning: R-1-9

Applicant: Dave Simpson

Mr. Anderson gave background on the proposal. The Plat has not changed and he feels there is reason to reapprove this plat. He told Mr. Simpson that he needed to be aware that there is a landscape requirement for all homes in Spanish Vista. That the front and side yards need to be landscaped before a Certificate of Occupancy is issued.

Mr. Baker made a **motion** to approve the reapproval of the Final Plat for Spanish Vista Plat I located at 2000 East Canyon Road subject to the following conditions:

**Conditions:**

1. That they meet the City's construction and development standards.
2. That they meet the Master Plan Development approval requirements as imposed by the City Council.

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

**OTHER BUSINESS**

Mr. Anderson brought up an issue relating to the Spanish Springs Business Park regarding property that the developer needed to purchase from Springville City.

Discussion was held regarding a Final Plat for the developer of the Spanish Springs Business Park, sewer issues, and north substation power pole issues.

**ADJOURN**

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

The meeting **adjourned** at 11:07 a.m.

**Adopted: February 21, 2007**

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Shelley Hendrickson, Planning Secretary