

**Adopted Minutes
Spanish Fork City Development Review Committee
February 28, 2007**

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

Staff Members Present: Richard Heap, Public Works Director; Richard Nielson, Assistant Public Works Director; Dave Anderson, Planning Director; Shawn Beecher, GIS Specialist; Mike Hendrickson, Lead Line Worker; Seth Perrins, Assistant City Manager; Ryan Baum, Public Works Inspector; Doug Shorts, Chief Building Inspector; Chris Thompson, Design Engineer; Dale Robinson, Director Parks & Recreation; Bart Morrill, Parks and Recreation; Shawn Jorgensen, Public Works Inspector; Shelley Hendrickson, Planning Secretary

Citizens Present: Joe Johnson, Westfield Properties; Greg Magleby, LEI.

MINUTES

February 14, 2007 and February 21, 2007

Mr. Nielson made a **motion** to approve the minutes of February 14, 2007 and February 21, 2007. Mr. Anderson **seconded** and the motion **passed** all in favor.

PRELIMINARY PLATS

Westfield's Development

Location: 1000 North 400 East

Zoning: Commercial 2

Applicant: Westfield's Development

Mr. Anderson explained the proposal and that we are focusing on the subdivision and not the Site Plan.

Mr. Anderson feels that there is a parcel adjacent to Chappell Drive and Highway 6 that should be included in this plat. The parcel is owned by Spanish Fork City. This parcel needs to be represented on the Plat, along with language that road improvements adjacent to the City's parcel will be constructed at this time. He also feels that there is a potential issue on storm water detention where the Site Plan has some of the park space designated for storm drain detention. He feels this needs to be changed and that this may impact the lot lines on the plat.

Mr. Nielson said water, pressurized irrigation, sewer and power across the various lots would need public utility easements and he suggests any area that is parking lot and planter strips be dedicated to public utility easements.

Mr. Heap would like the utility easements dedicated on the Plat.

Discussion was held regarding 6th East and a traffic study, parking lot and planter strips being dedicated for public easements for utilities, and 700 East.

Mr. Anderson made a **motion** to the Planning Commission recommending approval of the Preliminary Plat for Westfield's Development located at 1000 North 400 East subject to the following finding and conditions:

Finding:

1. That the proposed conforms to the City's requirements for subdivisions in the Commercial 2 (C-2) zone.

Conditions:

1. That all utility plans provided and approved by the City Engineer and Power Department as part of the Site Plan approval process.
2. That they make the correction to add the City parcel located at the corner of Chappell Drive and Highway 6 and the pertinent street improvements.
3. That the necessary easement language be added to the plat.

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

FINAL PLATS

Oak Ridge Cove

Location: 2650 South Spanish Oak Drive

Zoning: R-1-30

Applicant: Sky Properties

Mr. Anderson gave background and explained the proposal. He feels that the language on the scenic easements that correspond to undisturbed areas does not conform to the representation made with the City Council. He would like a document showing what will and will not be disturbed along with a vegetation plan.

Discussion was made regarding the disturbed and undisturbed land with regard to fire danger.

Greg Magleby

Mr. Magleby addressed the committee. He clarified the City's request for limits of disturbance plan and a revegetation of the disturbed slopes plan.

Discussion was made regarding revegetation, addressing the homeowner's options, vegetation on the language on the Final Plat, bonds, revegetated areas, 4 foot walls, the rock lined ditch, the schedule of the street construction, and an agreement on the canal crossing.

Mr. Nielson said that the agreement on the canal crossing must be signed and in place before the Plat records.

Mr. Heap asked about the exchange of properties agreement.

Mr. Anderson made a **motion** to approve the Final Plat for Oak Ridge Cove Plat A located at 2650 South Spanish Oak Drive subject to the following conditions:

Conditions:

1. That a limit of disturbance and reclamation plan for the Planning and Engineering Departments approval be approved before the Plat records.
2. That an intersection design and improvement plan for Powerhouse and Fairway be approved by the Planning and Engineering Departments before the Plat records.
3. That the canal crossing agreement is signed before the Plat records.
4. That all redlines be corrected before the Plat records.
5. That all of the conditions of approval that were imposed with the Preliminary Plat approval be met before the plat records.

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

Conditions of the Preliminary Plat for Oak Ridge Cove:

1. That they meet the construction development standards.
2. That they meet the requirements of the Geo Technical study.
3. That they provide offsite electrical as dictated by the Electrical Department in order to provide service to that project.

ZONE CHANGES

Jacobson Zone Change

Location: 2500 East Highway 6

General Plan: Residential 5.5 to 8 units per acre

Zoning: R-1-6 requested

Applicant: Nathan Jacobson

Mr. Anderson explained the proposal.

Discussion was made regarding access by 2550 East and the canal.

Mr. Nielson made a **motion** to the Planning Commission recommending approval of the Zone Change for Jacobson located at 2500 East Highway 6 from R-R to R-1-6 subject to the following finding:

Finding:

1. That it is consistent with the general plan of 5.5 to 8 units per acre.

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

OTHER BUSINESS

None

ADJOURN

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

The meeting **adjourned** at 11:28 a.m.

Adopted: March 7, 2007

Shelley Hendrickson, Planning Secretary