

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

The meeting was called to order at 10:35 a.m. by Dave Anderson.

Staff Members Present: Chris Thompson, Design Engineer; Dave Oyler, City Manager; Dave Anderson, Planning Director; Marvin Banks, Public Works Director; Junior Baker, City Attorney; Ryan Baum, Public Works Inspector; Doug Shorts, Chief Building Inspector; Shawn Jorgensen, Public Works Inspector; Ryan Bagley, Utility Planner; Dee Rosenbaum, Director of Public Safety; Shelley Hendrickson, Planning Secretary.

Citizens Present: Randy Butler

MINUTES

February 14, 2007

Mr. Baker made a **motion** to approve the minutes of February 14, 2007; with the noted corrections. Mr. Thompson **seconded** and the motion **passed** all in favor.

February 21, 2007

Mr. Baker made a **motion** to approve the minutes of February 21, 2007; with the noted corrections. Mr. Thompson **seconded** and the motion **passed** all in favor.

February 28, 2007

Mr. Banks made a **motion** to approve the minutes of February 28, 2007; with the noted corrections. Mr. Thompson **seconded** and the motion **passed** all in favor.

SITE PLANS

Mountain Country Foods

Location: 185 East 1600 North

Zoning: Industrial 1

Applicant: Mountain Country Foods

Mr. Anderson gave background and explained the proposal.

Discussion was held with Mr. Butler regarding curb and gutter improvements and utilities.

Mr. Anderson made a **motion** to **approve** the Site Plan, which includes the construction of three

(3) buildings, for Mountain Country Foods located at 185 East 1600 North subject to the following conditions:

Conditions:

1. That redlines are corrected and resubmitted.
2. That the resubmittal include a landscape plan.
3. That they identify what improvements will be made on street frontages to bring the frontages up to City standards.
4. That they meet the City's Construction and Development Standards.

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

FINAL PLATS

Spanish Highlands

Location: 100 South 2000 East

Zoning: R-1-12

Applicant: Ivory Homes

Mr. Anderson gave background and explained the proposal.

Discussion was held regarding the boundary line issue with the LDS Church.

Mr. Oyler made a **motion** to approve the Final Plat for Spanish Highlands Plat B located at 100 South 2000 East subject to the following finding and condition:

Finding:

1. The proposal meets the City's standards for Master Planned subdivisions in the R-1-12 zone.

Condition:

1. That they meet all of the conditions imposed on the preliminary plat.

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

OTHER BUSINESS

Old Mill Estates

Mr. Anderson gave background on Old Mill Estates.

Discussion was held regarding the General Plan request.

Chris McCandless

Mr. McCandless addressed the Committee. He went over their proposal and addressed notable projects, past projects, site information, ingress and egress, Mill Road, Del Monte Road, sewer pumps, infrastructure solutions, and the project summary.

Discussion was held regarding lift stations, sewer pump, access onto a state highway, Mill Road improvements, impact fees, access to Del Monte Road instead of Mill Road, costs of a lift station, power utility issues and trail property dedication. Mr. McCandless' presentation included a description of the lift station they propose to build. The lift station would include two pumps that can support 400 to 600 homes, a natural gas generator for back up power, fencing, lighting and a connection to the City's SCADA system or other communication system. Mr. McCandless also proferred five (5) years of maintenance costs for the lift station (approximately \$17,000).

ADJOURN

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

The meeting **adjourned** at 11:54 a.m.

Adopted: March 14, 2007

Shelley Hendrickson, Planning Secretary