

Adopted Minutes
Spanish Fork City Development Review Committee
May 9, 2007

The meeting was called to order at 10:36 a.m. by Richard Heap.

Staff Members Present: Richard Heap, Public Works Director; Richard Nielson, Assistant Public Works Director; Dave Anderson, Planning Director; Jeff Foster, Electric Superintendent (retiring); Kelly Peterson, Electric Superintendent; Shelley Hendrickson, Planning Secretary; Shawn Beecher, GIS Administrator; Woodworth Mataele, Planning Intern; Shawn Jorgensen, Public Works Inspector; Chris Swenson, Building Inspector; Dee Rosenbaum, Public Safety Director; Marvin Banks, Public Utilities Director.

Citizens Present: Bruce Hall; John Gifford, Jon Fullmer Construction; Mark Stevenson, American Storage.

MINUTES

April 25, 2007

Mr. Heap made a **motion** to **approve** the minutes of April 25, 2007; with the noted corrections. Mr. Anderson **seconded** and the motion **passed** all in favor.

FINAL PLATS

Maple Mountain Plat B not A

Applicant: Dave Simpson

Zoning: R-1-12

Location: approximately 1900 East Center Street

Maple Mountain Townhomes

Applicant: Dave Simpson

Zoning: R-1-12

Location: approximately 1900 East 150 South

Mr. Nielson said that he had just received the corrected redlines and that a landscape plan was not submitted. He feels that Parks and Recreation will need to see the new redlines before action is taken.

Discussion was held regarding whether or not this proposal is ready for approval this week.

Mr. Nielson feels that redline corrections should not be a condition of approval; that, if redlines need to be corrected than action should not be taken.

Mr. Peterson asked if there was a connector's agreement with Ivory Homes. He also asked whether or not the developer was aware of the overhead line that will be removed and the costs incurred for underground power.

Mr. Nielson made a **motion to table** the Final Plats for Maple Mountain Plat B and Maple Mountain Townhomes; for one week.

Sunnyridge Plats F & G (reapproval)

Applicant: John Gifford

Zoning: R-1-12

Location: approximately 1500 East Center Street

Mr. Anderson explained the proposal.

Discussion was held regarding off-site improvements, connector's agreements, and the three (3) existing homes that will need to be hooked up to City utilities.

Mr. Nielson made a **motion to approve** the Final Plat for Sunnyridge Plats F & G located at approximately 1500 East Center Street subject to the following conditions:

Conditions:

1. Meet the conditions of the original approval.
2. Possible off-site electrical improvements.
3. Electric connector's agreement be paid.
4. Utility bridge connector's agreement to be paid.

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

*** Below is an excerpt of the conditions of the original approval from the minutes of November 29, 2006:*

Sunnyridge Plats F & G
Location: 1430 East Center
Zoning: R-1-12
Applicant: Dave Simpson

Mr. Anderson gave background and explained the proposal.

Mr. Nielson said that the slopes need to be softened on the driveways.

Mr. Anderson said that there have been some signage issues by way of signs that do not conform to City standards.

Mr. Heap asked if they had paid their share of the bridge widening

Discussion was held regarding the bridge.

Mr. Nielson said that the existing homes need to be connected to the City's utilities.

Mr. Foster said there is some electrical work that needs to be finished.

Mr. Johnston expressed concern over the discrepancy in the addresses to existing homes. Addresses should be for Cut Bridge Road and not Center Street.

Discussion was held regarding the bridge.

*Mr. Anderson made a **motion** recommending to the Planning Commission approval of the final plats for Sunny Ridge Plats F & G subject to the following conditions:*

- 1. That any redlines generated upon final review of the plans be corrected.*
- 2. That they meet the City's construction and development standards.*
- 3. That signage for the development is brought into conformity with the City's ordinance.*
- 4. That the applicant meet any conditions of the Preliminary Plat approval.*
- 5. That any Center Street addresses need to be changed to Cut bridge Road.*

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

SITE PLANS

Maple Leaf Square

Applicant: John Smiley

Zoning: R-1-12

Location: 700 North Main

Mr. Anderson explained the proposal.

Discussion was held regarding power, easements, guy wires, building height, the proposed route for underground power, fiber optic line that needs to be re-located, ingress and egress to Main street, and existing laterals cut and capped.

Mr. Anderson made a **motion to approve** the Site Plan for Maple Leaf Square located at 700 North Main subject to the following conditions:

Conditions:

1. Identify on Site Plan the required masonry wall on the north and west boundaries of the project
2. Entrance onto main modified to be 30 feet wide.

3. Submit detail on the proposed lighting for the west property for the Planning Department's approval.
4. Landscaping in the park strips.
5. Final approval from the Power and SFCN Departments.

Mr. Foster said that the fiber optic line is the main line for the whole town and will need to be re-routed before the overhead power can be taken down.

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

American Storage

Applicant: Mark Stevenson

Zoning: Industrial 2

Location: 2300 North 200 East

Mr. Anderson gave background and explained the proposal.

Discussion was held regarding the parking, the billboard on the site, and a 15-foot easement on 200 East for communications and electrical.

Mr. Anderson made a **motion to amend** the Site Plan for American Storage located at 2300 North 200 East subject to the following conditions:

Conditions:

1. Meet all conditions of the original approval.
2. The necessary easement for power is dedicated to the City.

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

*** Below is an excerpt of the conditions of the original approval from the minutes of August 16, 2006:*

Forestline Mini Storage (2200 North 200 East)

Mr. Anderson gave background on the proposal. He feels the proposal does meet the City's standards.

Discussion was made regarding the parking, landscaping, the caretaker dwelling (can only be one bedroom), and a ten (10) foot utility easement.

Discussion was made regarding the change in the zoning from I-1 to I-2.

*Mr. Anderson made a **motion** to approve the Site Plan for Forestline Mini Storage located at 2200 North 200 East subject to the following conditions:*

Conditions:

1. *That they provide the ten foot utility easement adjacent to 200 East.*

2. *That they provide a landscape plan*
3. *That they conform to the City's ordinance for caretaker dwellings in the I-1 zone.*

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

DRC BUSINESS

Annexation Issues

No Discussion

ADJOURN

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

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

Adopted: June 6, 2007

Shelley Hendrickson, Planning Secretary