

**Adopted Minutes**  
**Spanish Fork City Development Review Committee**  
**July 11, 2007**

The meeting was called to order at 10:34 a.m. by Richard Heap.

**Staff Members Present:** Richard Heap, Public Works Director; Richard Nielson, Assistant Public Works Director; Dave Anderson, Planning Director; Junior Baker, City Attorney; Shelley Hendrickson, Planning Secretary; Shawn Beecher, GIS Administrator; Ryan Bagley, Utility Planner; Woody Mataele, Planning Intern; Dave Oyler, City Manager; Doug Shorts, Chief Building Inspector; Marvin Banks, Public Utilities Director; Shawn Jorgensen, Public Works Inspector; Kelly Peterson, Electric Superintendent.

**Citizens Present:** Dave Freiss, Freiss Development; Tim Freiss, Freiss Development; Howard Haye, Hayes Print Shop.

## MINUTES

**June 13, 2007**

Mr. Nielson moved to **approve** the minutes of June 13, 2007; with the noted corrections. Mr. Anderson **seconded** and the motion **passed** all in favor.

## FINAL PLATS

### **River Cove Plat E (reapproval)**

Applicant: Westfield Properties

Location: 950 South River Ridge Lane

Zoning: R-1-12

Mr. Anderson gave background and explained the proposal.

Discussion was held regarding Plat D, the emergency access route and bonding.

Mr. Baker made a **motion to reapprove** the Final Plat for River Cove Plat E located at 950 South River Ridge Lane subject to the same conditions from the original approval.

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

*\*\* Excerpt from the original approval for River Cove Plat E. Minutes of January 17, 2007. \*\**

### **River Cove Plat E**

Location: 950 South River Ridge Lane

Zoning: R-1-12  
Applicant: Westfield Properties

Mr. Anderson gave background and explained the proposal.

Mr. Baker moved to approve the Final Plat for River Cove Plat E located at 950 South River Ridge Lane subject the following conditions:

**Conditions:**

1. That any conditions that were imposed on the Preliminary Plat be met.
2. That they meet the City's Construction and Development Standards.

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

**DRC BUSINESS**

- a. Discussion on Site Plans and drainage concerns
- b. Discussion on proposed ordinance amendments
- c. Update on planning projects

Mr. Anderson gave background on the Hayes project. He explained that a building permit had been issued and a Site Plan submitted.

Discussion was held regarding the FEMA flood plan, fire protection, sewer, septic tank, power, temporary occupancy, a waiver being signed for fire protection, and a connector's agreement.

Mr. Anderson gave background on the Freiss Zone Amendment application.

Discussion was held regarding the Freiss Development proposal, the General Plan, zoning and wetlands.

Mr. Shorts explained the drainage issues that have risen within the City. Problems are arising during the time that the first and last homes in subdivisions are constructed.

Discussion was held regarding drainage.

Mr. Oyler feels that there are some liability issues with some of the lots in River Cove along West Park Drive and 900 South.

Discussion was held regarding whether or not the City has any liability issues with regard to safety on some of the lots in River Cove, fencing along the sidewalk on West Park Drive and 900 South, and hillside cuts on lots in River Cove.

Discussion was held regarding Spanish Vista and Pine Meadows landscape requirements and bond issues.

Discussion was held regarding landscape requirements, bonds and Site Plan occupancy inspections.

**ADJOURN**

Mr. Nielson **moved** to adjourn. Mr. Baker **seconded** and the motion **passed** all in favor at 11:48 a.m.

**Adopted: August 8, 2007**

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Shelley Hendrickson, Planning Secretary