

**Adopted Minutes
Spanish Fork City Development Review Committee
August 8, 2007**

The meeting was called to order at 10:37 a.m. by Richard Heap.

Staff Members Present: Richard Heap, Public Works Director; Dave Anderson, Planning Director; Junior Baker, City Attorney; Woody Mataele, Planning Intern; Shawn Jorgensen, Public Works Inspector; Kelly Peterson, Electric Superintendent; Ryan Baum, Public Works Inspector; Dee Rosenbaum, Public Safety Director.

Citizens Present: Rick Caldwell, Sage General Contracting; Lynn Rindlisbacher, Scenic Development Inc.

MINUTES

July 11, 2007

Mr. Baker **moved** to **approve** the minutes of July 11, 2007. Mr. Peterson **seconded** and the motion **passed** all in favor.

July 18, 2007

Mr. Baker **moved** to **approve** the minutes of July 18, 2007; with the noted corrections. Mr. Anderson **seconded** and the motion **passed** all in favor.

July 25, 2007

Mr. Baker **moved** to **approve** the minutes of July 25, 2007; with the noted corrections. Mr. Peterson **seconded** and the motion **passed** all in favor.

PRELIMINARY PLATS

Old Depot

Applicant: Sage Contractors
Location: 630 West 1000 North
Zoning: Light Industrial

Mr. Anderson gave background of the project and reviewed the cul-de-sac issue and easement issue that were discussed in a previous meeting.

Discussion was held regarding cul-de-sac (400 feet), options of elongating or shortening the cul-de-sac, water and sewer, time table to make Commission and Council meetings, power upgrade issues with 300 West and 1000 North.

Mr. Anderson made a **motion** recommending to the Planning Commission **approval** of the Preliminary Plat for Old Depot located at 630 West 1000 North subject to the following conditions:

Conditions

1. That they meet the City's standards for industrial subdivisions in an I-1 zone.
2. That the cul-de-sac be modified to meet the maximum length regulation.
3. The Power Department issues are addressed.
4. The applicant submits three copies of their Preliminary Plat for the City's files.

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

Final Plats

Oak Ridge Cove Plat B

Applicant: CEA Development

Location: 3000 East Fairway Drive

Zoning: R-1-15

Mr. Anderson gave background on the property and the original developer, Sky Properties.

Discussion was held about the property exchange, original commitments of \$50,000 for side walk and \$55,000 for a pavilion; to be paid to the City.

Mr. Baker made a **motion** to **approve** the Final Plat for Oak Ridge Cove Plat B at 3000 East Fairway Drive subject to the following conditions:

Conditions

1. That they meet all terms and conditions of the Preliminary Plat.
2. That they meet the development standards.
3. That they pay the City \$50,000 for sidewalk on Spanish Oaks Drive.
4. That the City double check the recording of the property exchange.

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

North Springs Business Park

Applicant: Scenic Development

Location: 3450 North Main

Zoning: Industrial 1

Mr. Anderson gave background on the project.

Discussion was held about private road ingress and egress, street lights, maintenance, power issues, sewer, Final Plat's recording requirement.

Mr. Anderson made a **motion** to **approve** the Final Plat for North Springs Business Park at 3450 North Main subject to the following condition:

Condition

1. That any Power Department issues be addressed prior to recordation.

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

Spanish Highlands North

Applicant: Ivory Homes
Location: 1900 East 400 North
Zoning: R-1-12

Mr. Anderson gave background on the project.

Discussion was held about the surrounding projects, trail, access for the Haycock property from a cul-de-sac on the east side of the project, utilities, connector's agreement, and Stubbs Annexation.

Mr. Baker made a **motion** to **approve** the Final Plat for Spanish Highlands North at 1900 East 400 North subject to the following conditions:

Conditions

1. That they meet the City's construction and development standards.
2. That the Master Planned improvements be made to the trail on 400 North.
3. That the electric problems be addressed.

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

SITE PLANS

Home Depot (Amended Site Plan)

Applicant: Home Depot
Location: approximately 1000 North 400 East
Zoning: Commercial 2

Discussion was held about a change in the prototype of the building, change in parking configuration, elevation, temporary power, voltage, property on 500 East being obtained and water line on 500 East.

Mr. Anderson made a **motion** to **approve** the Amended Site Plan for Home Depot at approximately 1000 North 400 East.

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

ADJOURN

Mr. Baker **moved** to adjourn. Mr. Anderson **seconded** and the motion **passed** all in favor at 11:30 a.m.

Adopted: August 22, 2007

Woodworth Mataele, Planning Intern