

**Adopted Minutes
Spanish Fork City Development Review Committee
December 5, 2007**

The meeting was called to order at 10:05 a.m. by Richard Heap.

Staff Members Present: Richard Heap, Public Works Director; Chris Thompson, City Engineer; Dave Anderson, Planning Director; Junior Baker, City Attorney; Shelley Hendrickson, Planning Secretary; Shawn Beecher, GIS Administrator; Marvin Banks, Public Utilities Director; Kelly Peterson, Electric Superintendent; Shawn Jorgensen, Public Works Inspector; Woody Mataele, Planning Intern; Doug Shorts, Chief Building Official; Ryan Baum, Public Works Inspector.

Citizens Present: Rick Caldwell, Sage Contracting

Minutes

November 21, 2007 & November 28, 2007

Mr. Baker **moved** to **approve** the minutes of November 21, 2007; with the noted corrections. Mr. Anderson **seconded** and the motion **passed** all in favor.

Mr. Anderson **moved** to **approve** the minutes of November 28, 2007; with the noted corrections. Mr. Peterson **seconded** and the motion **passed** all in favor.

Final Plats

Old Depot

Applicant: Sage Contractors
Location: 630 West 1000 North
General Plan: Industrial 1
Zoning: Light Industrial

Discussion was held regarding recordation of the sewer easement and phasing.

Mr. Baker **moved** to **approve** the Old Depot Final Plats A and B for Sage Contractors located at 630 West 1000 North subject to the following conditions:

Conditions

1. That the applicant meet the City's Construction and Development Standards.
2. That the applicant correct redlines and submit a clean plat for the City's files.

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

DRC Business

Discussion on private streets

Mr. Anderson said the City Council is leaning toward no longer allowing private streets.

Discussion was held regarding the Spanish Cove project being legally vested with regard to private streets, creating a cross section for a public street, how to address the streets as private or public, driveways, fire code on driveways, 24-foot cross section street with red curb, ADA requirements, where do kids play, public safety and parked cars.

Mr. Anderson gave background on the Staker Parson site.

Staker Parson

Dak Maxfield

Mr. Maxfield explained that they were aware of the sub standard materials at this site but did not realize how significant. They have brought in several loads of dirt and would need to do a significant amount of excavation to pave the site right now. Their fear is that if they asphalt the site that it will need to be replaced within a two year time frame. They will pave the high traffic areas and then when they receive the capital expenditure they will concrete the entire site; for now, pave where the high traffic areas are and treat the rest of the site with magnesium chloride until return mud comes in and they can pave. They feel utilizing concrete will also bridge the soils better.

Discussion was held regarding roto mill asphalt, magnesium chloride, dust, one and half to two years being the timeframe for the site to be paved, concrete paved on high traffic areas, time table of meetings, deadline be addressed for paving.

Old Depot

Rick Caldwell returned to the meeting to re-discuss Old Depot Industrial Park.

Mr. Caldwell was upset with the redlines he received today with regard to road alignment, easements etc. He feels they were never discussed during previous meetings (preliminary plat approval process).

Discussion was held regarding trail easement requested by the Parks and Recreation Department, sewer easement, redlines from the preliminary plat application, the approved preliminary plat, and road alignment.

Mr. Caldwell feels that the road alignment on Depot Road and the easement needed for the Spanish Fork City Trail Master Plan is too much to ask. He feels due to the loss of land and the time required to make the changes he cannot agree to the redlines.

Discussion was held regarding deeding the property to the City as a easement to make the alignment, Depot Road becoming a through street over the railroad, reviewing the redlines from the preliminary plat approval to compare with the redlines for the final plat, master trails plan, and the trail easement at the northeast corner of the project be over the sewer easement.

Street Light Maintenance

Discussion was held regarding private roads and maintenance of street lights. Mr. Peterson brought up the issue of Les Allen and his Somerset projects. He explained that Mr. Allen wants the City to be responsible for maintaining the street lights in his project.

Discussion was held regarding how the City will cover the maintenance, fees, homeowner's association, contract to do so, and equipment the City has to do the job.

McDonald's Compliance Issue

Mr. Perrins asked about a building Permit for Mr. McDonald and why they get a garage.

Discussion was held regarding covered parking, driveway requirements, the garage, approval of building permits, and requiring applicants to build according to what was approved on their plans.

Review of new submittals

No discussion.

Adjourn

Mr. Perrins **moved** to **adjourn**. Mr. Baker **seconded** and the motion **passed** all in favor at 12:08 p.m.

Adopted: December 19, 2007

Shelley Hendrickson, Planning Secretary

Woody Mataele, Planning Intern