

Adopted Minutes
Spanish Fork City Development Review Committee
April 2, 2008

Staff Members Present: Kelly Peterson, Richard Nielson, Junior Baker, Doug Shorts, Joe Jarvis, Shawn Beecher, Dave Munson, Marvin Banks, Dave Oyler, Richard Heap, Marlo Smith, Shawn Jorgensen, Ryan Baum

This meeting was called to order at 10:03 AM by Dave Anderson.

SITE PLANS

North Springs Business Park

Applicant: Scenic Development

General Plan: Light Industrial

Zoning: Industrial 1

Location: 3450 North Main

Mr. Anderson explained the work that has been done thus far on the project. He said he isn't aware of any problems from any other department.

Mr. Heap asked if his department had seen the plans yet, Mrs. Smith answering that Mr. Baum had them.

Mr. Anderson **moved** to **approve** the site plan for Lot 1 of North Springs Business Park subject to the **condition** that all of the redline corrections provided by the engineering department are made before a building permit is issued. The motion was **seconded** by Mr. Baker.

Mr. Peterson asked if they have to finish all the improvements before building. Mr. Baker answered that they only have to have the improvements finished for that lot. Mr. Anderson mentioned that before they receive an occupancy permit they must have all improvements done.

Mr. Oyler said they need to write up a letter to the applicants explaining that. The motion passed, all in favor.

FINAL PLATS

Maple Mountain Townhomes Plat B

Applicant: Salisbury Homes

General Plan: Residential 2.5 to 3.5 Units Per Acre

Zoning: R-1-12

Location: approximately 1800 East 150 South

Mr. Anderson asked if this was an amended plat, Mrs. Smith answering yes. This site has already been approved on a smaller unit size and the reason it was brought back to DRC was because they have passed their 180 days of DRC approval before it was recorded. Mr. Anderson **moved** to **approve** the amended plat for Maple Mountain Townhomes Plat B subject to the applicant meeting all of the **conditions** that were imposed with the original plat approval, **seconded** by Mr. Nielson, all in favor.

DRC BUSINESS

Mr. Shorts asked about who would draft the letter for North Springs Business Park. He also mentioned problems surrounding improvements made at the Hayes Print Shop.

Mr. Oyler said that the bond should be paid to the one who paid to have the improvements made.

Mr. Baker said that the bond has been forfeited long ago.

Mr. Peterson said that they have not finished sidewalks and power utilities.

Mr. Heap said that we need to go through the past DRC minutes to find out what exactly the situation was.

Certificates of occupancy and bonds were discussed. Mr. Oyler said that most of these issues are between Dave, Joe and Marlo and that they need to meet and discuss. It was discussed whether it was the owner's responsibility to schedule inspections. The example of MATC was discussed. Mr. Oyler said that Richard and Marlo need to get together and discuss who needs to be kept on the list and inspected and who needs to be dropped from the list.

Mr. Anderson said occupancy should not be granted unless everything is done or if the various departments have said why they should be allowed to be occupied despite being

incomplete. He said that we need to crack down on people who operate businesses without occupancy. Various penalties to encourage people to comply were discussed. Mr. Anderson mentioned C&R flooring and their plans to sell landscaping supplies on the property north of them.

Mr. Nielson **moved to adjourn, seconded** by Mr. Bates, all in favor. This meeting was adjourned at 10:38 AM.