

**Adopted Minutes  
Spanish Fork City Development Review Committee  
April 23, 2008**

The meeting was called to order at 10:04 a.m. by Dave Oyler.

**Staff Members Present:** Chris Thompson, City Engineer; Junior Baker, City Attorney; Kelly Peterson, Electric Superintendent; Dave Oyler, City Manager; Dave Anderson, Planning Director; Shelley Hendrickson, Planning Secretary; Shawn Beecher, GIS Administrator; Joe Jarvis, Fire Marshall; Dee Rosenbaum; Public Safety Director; Ryan Baum, Building Inspector, Bill Bushman, Building and Grounds Maintenance Supervisor; Doug Shorts, Chief Building Inspector.

**Citizens Present:** Drew Corry, LDS Church; Troy Anderson, Robert Marshall Architect; Khayyam Jones.

### **MINUTES**

Mr. Thompson **moved** to **table** the minutes of April 2, 2008 & April 16, 2008. Mr. Oyler **seconded** and the motion **passed** all in favor.

### **FINAL PLATS**

#### **Spanish Trails Multi-family Plats A and B**

Applicant: Highland Homes

General Plan: Residential 5.5 to 8 Units Per Acre

Zoning: R-1-8

Location: 500 South Spanish Trails Boulevard

Mr. Anderson explained this proposal was for all of the multi-family dwellings.

Discussion was held regarding the amendment to the preliminary plat with regard to the LDS Church.

Mr. Peterson explained that an overhead line and an easement are needed. Mr. Anderson said that the applicant was aware of the power easement and property had been dedicated for a trail.

Discussion was held regarding the trail plan. Mr. Thompson said that the trail was not constructed very well and was in need of refurbishment. He said the previous owner had agreed to refurbish the trail. Mr. Baker asked if the Mill Race Canal would be piped. Mr. Thompson said it had already been piped and said that the trail was to be built fully on the applicant's property and deeded over to the city.

Mr. Peterson asked who was responsible to maintain the street lights. He explained that they are hooked up to the city system but are not metered. Mr. Baker said that in a private development the HOA should be responsible. Discussion was held regarding the costs associated with street lighting on private streets versus public streets.

Mr. Oyler disclosed that his son-in-law is one of the owners of the proposal.

Mr. Baker **moved** to **approve** the Spanish Trails Multi-family Final Plats A and B for Highland Homes subject to the following conditions:

### **Conditions**

1. Refurbish the trail along the easterly boundary of plat A to city standards.
2. Utility easement is granted on the east side of property.
3. Meet the City's construction and development standards.
4. Property for the trails is dedicated to the city.
5. Paved access out to Volunteer Drive be completed prior to issuance of a building permit.

Discussion was held regarding the access to the proposal.

Mr. Peterson **seconded** and the motion **passed** all in favor. Mr. Oyler **abstained** from the **vote**.

### **SUBDIVISION WAIVERS**

#### **Erdmann**

Applicant: Mike Bertelsen

General Plan: Residential 2.5 to 3.5 Units Per Acre

Zoning: R-1-6

Location: 751 South 1100 East

Mr. Anderson explained the ordinance had been amended last year in order to allow flag lots in this part of the city and the proposal did meet the city standards for a flag lot.

Discussion was held regarding the configuration of the lot on the property. Mr. Bertelsen explained the configuration was correct and the home would be a manufactured home with a basement.

Mr. Peterson explained that the power would need to be changed from 4/0 to 350 and the transformer might need to be replaced.

Discussion was held regarding a gas line and easements (city standard is 10 foot easement is provided on each side of the property line).

Mr. Baker **moved** to **approve** the Erdman Subdivision Waiver for Mike Bertelsen subject to the following conditions:

## **Conditions**

1. Getting public utility easements as shown.
2. Get with Electric Department and changing power to meet the City's code.

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

## **SITE PLANS**

### **North Springs Business Park**

Applicant: Scenic Development

General Plan: Light Industrial

Zoning: Industrial 1

Location: 3450 North Main

Mr. Anderson explained the amendment to the proposal was to add a loading dock.

Mr. Peterson said that the electric boxes and sectionalizers on the northwest corner of lot one would need to be shifted and ballards would need to be installed around them.

Mr. Oyler **moved** to **approve** the North Springs Business Park Site Plan Amendment for Scenic Development subject to the following condition:

### **Condition**

1. That the applicant work with the Electric Department on the placement of the electric boxes.

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

## **DRC BUSINESS**

### **Church Site Renovation**

Mr. Anderson explained he was not aware of anything that the city needed to do with regard to the LDS Church site renovation on 1000 North because they are private improvements. The applicant said that they would replace the City sidewalks and make the sidewalks and park strips wider.

Discussion was held regarding the replacement of the city sidewalk, and the property line might be the new curb line on 1000 north.

Mr. Oyler feels that the north park development needs to contact the LDS church and let them know what they plan on designing on the north side of the church property.

Discussion was held regarding the handicap access on 1000 north, trees (the city's position is that the trees in the public right-of-way on the east side will need to stay), no building permit needed but the contractor will need to coordinate with the various departments, and whether or not they would need to apply for an excavation permit.

### **Review of new submittals**

Discussion was held regarding Spectrum Business Park on the north end of the jail with regard to geotech report, soils report, wetlands, a certified delineator letter, sewer and a lift station, dry creek, and the trail plan. Mr. Oyler is concerned with the wetlands and feels that a letter of approval from the Core of Engineers is needed.

### **Adjourn**

Mr. Baker **moved** to **adjourn**. Mr. Thompson **seconded** and the motion **passed** all in favor at 11:09 a.m.

**Adopted: May 28, 2008**

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Shelley Hendrickson, Planning Secretary