

**Adopted Minutes  
Spanish Fork City Development Review Committee  
June 4, 2008**

The meeting was called to order at 10:07 a.m. by Richard Heap.

**Staff Members Present:** Christine Johnson, Assistant City Attorney; Dave Anderson, Planning Director; Marvin Banks, Public Utilities Director; Richard Nielson, Assistant Public Works Director; Kelly Peterson, Electric Superintendent; Shawn Jorgenson, Building Inspector; Trenton Robertson, Planning Intern; Shelley Hendrickson, Planning Secretary; Shawn Beecher, GIS Administrator; Dave Oyler, City Manager; Joe Jarvis, Fire Inspector; Ryan Baum, Building Inspector; Marlo Smith, Engineering Secretary; Doug Shorts, Chief Building Inspector; Richard Heap, Public Works Director.

**Citizens Present:** Glenn Way, Western States Construction; Donovan Bagshaw, Western States Construction; Khayyam Jones, KJ Subdivision; Kevin Tew, Steve Regan Project.

## **MINUTES**

### **May 28, 2008**

Mr. Anderson **moved** to **approve** the minutes of May 28, 2008. Mr. Nielson **seconded** and the motion **passed** all in favor.

## **PRELIMINARY PLATS**

### **Spanish Trails Plat C Amended**

Applicant: Highland Homes

General Plan: Residential 5.5 to 8 Units Per Acre

Zoning: R-1-8

Location: 500 South Spanish Trails Boulevard

Discussion was held regarding redlines, easements, SUVPS, and standards.

*Ms. Johnson and Mr. Bagley arrived at 10:22 a.m.*

Mr. Nielson **moved** to recommend **approval** of the amended Preliminary Plat for Spanish Trails Plat C located at 500 South Spanish Trails Boulevard subject to the following conditions:

### **Conditions**

1. That the applicant explores some kind of traffic calming devices be used if determined appropriate by the City Engineer.

2. That the applicant meet the conditions of original approvals.

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

### **Academy Park Plat A**

Applicant: Western States Construction

General Plan: Residential 2.5 to 3.5 Units Per Acre

Zoning: R-1-12

Location: 920 South Del Monte

Mr. Anderson said he doesn't have any concern regarding this. Discussion was held in regards of a time frame for approval. Discussion was also held in regards of street width, easements, and SUVPS standards.

Mr. Peterson discussed his concerns in regards to the easement, and wants to make sure the easement uses and maintains the standards of SUVP, and the standards and the easement are all in place.

Mr. Anderson **moved** to recommend **approval** of the Academy Park Plat A Amended Preliminary Plat located on 920 South Del Monte Road subject to the following conditions:

### **Conditions**

1. That an easement is in place meeting the standards set forth by SUVPS.
2. That the applicant meet the conditions of original approvals.

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

### **SUBDIVISION WAIVERS**

#### **Geslison Estates**

Applicant: Jerry Pidcock

General Plan: Residential 4.5 to 5.5 Units Per Acre

Zoning: R-1-6

Location: 66 North 300 East

Discussion was held regarding redlines and easements.

Easements were never recorded in the past and this needs to be corrected. Discussion was also held regarding the details of the proposal and that a Building Permit should not be issued until the easements are provided.

Mr. Nielson **moved** to recommend **approval** of the Geslison Estates Subdivision Waiver located at 66 North 300 East subject to the following conditions:

## Conditions

1. That the necessary easements are recorded before Building Permits are issued.

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

## KJ Subdivision

Applicant: Kamp Jones Investments  
General Plan: Residential 4.5 to 5.5 Units Per Acre  
Zoning: R-1-6  
Location: 236 West 800 North

Mr. Peterson asked Mr. Beecher if he had seen the easement, Mr. Beecher did see it and said there were some changes that need to be made.

*Doug Shorts arrived at 10:25 a.m.*  
*Bart Morrill arrived at 10:29 a.m.*

Mr. Nielson **moved** to recommend **approval** of the KJ Subdivision Waiver located at 236 West 800 North subject to the following conditions:

## Conditions

1. That correct easements are provided.
2. That the necessary easements are recorded before Building Permits are issued.
3. That the applicant meet the City's construction and development standards.

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

*Shawn Jorgensen arrived at 10:35 a.m.*

## SITE PLANS

### Steve Reagan

Applicant: Mark Dallin  
General Plan: General Commercial  
Zoning: Commercial 1  
Location: 701 South Main Street

Mr. Anderson explained that this application is for Site Plan approval.

Discussion was held in regards to the roadway on the north side and what is needed to be done in regards to making it a private or a public street. It was also discussed of what is needed to be done in regards to the roadway and getting access and ability to build on that roadway from UDOT.

Discussion was held in regards to how the old building compares to the new building, and what the new building needs in regards of its own pump station inside for the sewer.

Mr. Anderson feels due to the contamination of the site construction cannot take place until problem is resolved. Mr. Anderson explained that they need to work with the State in fixing the contamination.

Discussion was held in regards to power lines and easements.

Mr. Anderson **moved to continue** the Steve Reagan Site Plan located at 701 South Main Street subject to the following findings:

### **Findings**

1. That contamination on the site has not been cleaned up.
2. That the access road on south side re-designed to meet standards for a public street.
3. That adequate clearance be provided for power lines.

Ms. Johnson **seconded** and the motion **passed** all in favor.

### **DRC BUSINESS**

Mr. Anderson explained that there are new applications, and that the first part of May was slow but things are picking up now, and that next week there will be a more detailed report.

Discussion was held in regards to Old Mill Estates and what they plan on doing to appeal to UDOT.

Discussion was held in regards to Lisa Patton Site Plan, mobile structures, and Del Monte Road.

### **Adjourn**

Mr. Anderson moved to **adjourn**. Mr. Nielson **seconded** and the motion **passed** all in favor at 11:06 a.m.

**Adopted: June 18, 2008**

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Trenton Robertson, Planning Intern