

Adopted Minutes
Spanish Fork City Development Review Committee
July 02, 2008

The meeting was called to order at 10:04 a.m. by Richard Heap.

Staff Members Present: Richard Heap, Public Works Director; Chris Thompson, City Engineer; Christine Johnson, Assistant City Attorney; Richard Nielson, Assistant Public Works Director; Kelly Peterson, Electric Superintendent; Shawn Jorgenson, Building Inspector; Marvin Banks, Public Utilities Superintendent; Shelley Hendrickson, Planning Secretary; Shawn Beecher, GIS Administrator; Doug Shorts, Chief Building Inspector; Dave Anderson, Planning Director; Dave Oyler, City Manager; Trent Robertson, Planning Intern; Ryan Baum, Building Inspector.

Citizens Present: Dustin Tibbitts, New Haven.

MINUTES

June 18, 2008 and June 25, 2008

Mr. Nielson **moved** to **continue** the minutes of June 18, 2008 and June 25, 2008. Mr. Peterson **seconded** and the motion **passed** all in favor.

DRC BUSINESS

Recommendation on water line to New Haven facility

Mr. Anderson explained that the City has a formal process for people who hook onto the City water but are not in the City limits.

Mr. Heap said that he is not opposed to New Haven hooking up to our system. Mr. Nielson explained the route that the water line would have to follow, which is about 3,000 feet. Mr. Banks feels they should have to be annexed into town. He feels that it is not an emergency.

Discussion was held regarding zoning and the facility not being a conforming use, size of the wells on the property, and the applicant providing water rights.

Mr. Nielson feels that it is a good thing to have them connect. It is an anticipated line in the future to supply water to the area when it is annexed.

**Mr. Baum arrived at 10:09 a.m.*

Mr. Heap feels that we should allow them to hook on whether or not they annex.

Mr. Anderson **moved** to recommend that New Haven be **allowed** to tie into the City's water system with the following finding and conditions:

Findings

1. New Haven's facility does not meet the State's water standards and therefore is in an emergency situation.

Conditions

1. That New Haven bear the entire cost to install the water line to their system.
2. That the City enter into a connector's agreement for that water line.
3. That New Haven dedicate any necessary water shares to the City prior to connection.
4. That New Haven have construction plans approved by the City Engineer and pay fees before constructing the line.

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

**Chris Thompson arrived at 10:21 a.m.*

Discussion was held regarding the City's policy for non-resident water fees. Mr. Oyler feels that this is self-imposed and not something that nature has done, and if they are going to expand the facility and cannot meet the State standards then maybe they should not expand. Discussion was held regarding Powerhouse Road, fire protection and hydrants.

Review of new submittals

Mr. Anderson feels that we need to come up with some way to articulate what to do with Mill Road and Old Mill Estates. Discussion was held regarding Horrocks Engineering's recommendations, piping of the canal and the removal of the bridge, trimming of the trees, impact fees, costs to bring Mill Road to minimum right-of-way standards, applicant bringing Mill Road up to the minimum standard, what would be equitable and fair for Old Mill to pay according to the traffic study by Horrocks Engineering, developer's paying for traffic, and floodplain, Geotech, and Electrical Studies through the Engineering firms the City has hired before an application is vested.

Mr. Anderson handed out a tentative meeting schedule and asked where the projects were at.

Discussion was held regarding Academy Park Plat B, MATC and the Seminary Building regarding improvements that have not been finished, Esplin Industrial Park Final Plat, Fieldstone and the installation of a masonry wall, signage for builders and mailing them a letter to bring all signs into conformity.

ADJOURN

Mr. Heap **moved** to **adjourn**. Mr. Banks **seconded** and the motion **passed** all in favor at 11:40 a.m.

Adopted:

Shelley Hendrickson, Planning Secretary