

**Draft Minutes  
Spanish Fork City Development Review Committee  
August 6, 2008**

The meeting was called to order at 10:15 a.m. by Dave Anderson.

**Staff Members Present:** Richard Nielson, Assistant Public Works Director; Dave Oyler, City Manager; Kelly Peterson, Electric Superintendent; Marvin Banks, Public Utilities Superintendent; Shelley Hendrickson, Planning Secretary; Dave Anderson, Planning Director; Doug Shorts, Chief Building Official; Richard Heap, Public Works Director; Junior Baker, City Attorney.

**Citizens Present:** Chad Monson, Reed's Welding; Khayyam Jones.

## **MINUTES**

### **July 23, 2008 & July 30, 2008**

Mr. Nielson **moved** to **approve** the minutes of July 23 & July 30, 2008; with the noted corrections. Mr. Peterson **seconded** and the motion **passed** all in favor.

## **FINAL PLAT**

### **Esplin Business Park**

Applicant: Reed Esplin

General Plan: Light Industrial

Zoning: Industrial 1

Location: 900 East 1950 North

Mr. Anderson said that this was Plat A of the project. He explained that there were five lots, a retention basin and that the streets met the City's industrial subdivision standards. He said a development agreement was being drafted regarding the right-of-way required for the construction of 1100 East.

Mr. Nielson explained that he had reviewed the utility drawings and everything they asked the applicant to do was done.

Discussion was held regarding a temporary turn around.

Mr. Peterson said he was concerned with the individual sewer lift stations. He explained that they are all individual and how power was being feed to them. He asked whether or not they would be house metered. Discussion was held regarding the sewer lift stations, who would maintain them, and what would happen in the event that there was a change of use that would have a greater impact on the use on the sewer lift stations.

Mr. Baker **moved** to **approve** the Esplin Business Park Final Plat A for Reed Esplin located at 900 East 1950 North subject to meeting the following conditions:

### **Conditions**

1. That the applicant meet the City's Construction and Development standards.
2. That the applicant receive approval from City's Electric Department.

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

### **SITE PLAN**

#### **Reed's Welding**

Applicant: Reed Esplin

General Plan: Light Industrial

Zoning: Industrial 1

Location: 900 East 1950 North

Mr. Anderson explained that most of the issues had been worked through; although, there were some power issues but felt when a building permit was issued they would get worked out.

Discussion was held regarding the width of the driveway and the City's standards

Mr. Heap said that he feels that the improvements, including asphalt, must be in before a building permit is issued.

Mr. Anderson feels that the construction of this proposal is the remedy for the building on Main Street that needs to be removed as well as some outdoor storage on property located in a subdivision that does not meet the City ordinance. He said that he felt that Mr. Esplin, Mr. Baker and he need to meet to talk about memorializing a commitment for containment of the outdoor storage.

Discussion was held regarding the outdoor storage and the ordinance being violated.

Mr. Peterson said that they still need load sheets for the facility.

Mr. Nielson **moved** to recommend **approval** of the Reed's Welding Site Plan for Reed Esplin subject to the following conditions:

### **Conditions**

1. Working with the Electric Department and supply load sheets.
2. Building permit will not be issued until the subdivision improvements are in place.

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

## **OTHER BUSINESS**

### **Review of new submittals**

Discussion was held regarding easements for the Seminary building for the new high school, Academy Park Plat A Church site, Site Plan for the Church on canyon road, Spectrum Business Park preliminary plat review, Old Mill Estates and what they have proposed to do with regard to improvements on Mill Road, and researching what happened two years ago with the American Leadership Academy and what action was taken.

## **ADJOURN**

Mr. Nielson **moved** to **adjourn**. Mr. Banks **seconded** and the motion **passed** all in favor at 11:17 a.m.

**Adopted: August 27, 2008**

---

Shelley Hendrickson, Planning Secretary

**Adopted Minutes  
Spanish Fork City Development Review Committee  
August 6, 2008**

The meeting was called to order at 10:15 a.m. by Dave Anderson.

**Staff Members Present:** Richard Nielson, Assistant Public Works Director; Dave Oyler, City Manager; Kelly Peterson, Electric Superintendent; Marvin Banks, Public Utilities Superintendent; Shelley Hendrickson, Planning Secretary; Dave Anderson, Planning Director; Doug Shorts, Chief Building Official; Richard Heap, Public Works Director; Junior Baker, City Attorney.

**Citizens Present:** Chad Monson, Reed's Welding; Khayyam Jones.

## **MINUTES**

### **July 23, 2008 & July 30, 2008**

Mr. Nielson **moved to approve** the minutes of July 23 & July 30, 2008; with the noted corrections. Mr. Peterson **seconded** and the motion **passed** all in favor.

## **FINAL PLAT**

### **Esplin Business Park**

Applicant: Reed Esplin

General Plan: Light Industrial

Zoning: Industrial 1

Location: 900 East 1950 North

Mr. Anderson said that this was Plat A of the project. He explained that there were five lots, a retention basin and that the streets met the City's industrial subdivision standards. He said a development agreement was being drafted regarding the right-of-way required for the construction of 1100 East.

Mr. Nielson explained that he had reviewed the utility drawings and everything they asked the applicant to do was done.

Discussion was held regarding a temporary turn around.

Mr. Peterson said he was concerned with the individual sewer lift stations. He explained that they are all individual and how power was being feed to them. He asked whether or not they would be house metered. Discussion was held regarding the sewer lift stations, who would maintain them, and what would happen in the event that there was a change of use that would have a greater impact on the use on the sewer lift stations.

Mr. Baker **moved** to **approve** the Esplin Business Park Final Plat A for Reed Esplin located at 900 East 1950 North subject to meeting the following conditions:

### **Conditions**

1. That the applicant meet the City's Construction and Development standards.
2. That the applicant receive approval from City's Electric Department.

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

### **SITE PLAN**

#### **Reed's Welding**

Applicant: Reed Esplin

General Plan: Light Industrial

Zoning: Industrial 1

Location: 900 East 1950 North

Mr. Anderson explained that most of the issues had been worked through; although, there were some power issues but felt when a building permit was issued they would get worked out.

Discussion was held regarding the width of the driveway and the City's standards

Mr. Heap said that he feels that the improvements, including asphalt, must be in before a building permit is issued.

Mr. Anderson feels that the construction of this proposal is the remedy for the building on Main Street that needs to be removed as well as some outdoor storage on property located in a subdivision that does not meet the City ordinance. He said that he felt that Mr. Esplin, Mr. Baker and he need to meet to talk about memorializing a commitment for containment of the outdoor storage.

Discussion was held regarding the outdoor storage and the ordinance being violated.

Mr. Peterson said that they still need load sheets for the facility.

Mr. Nielson **moved** to recommend **approval** of the Reed's Welding Site Plan for Reed Esplin subject to the following conditions:

### **Conditions**

1. Working with the Electric Department and supply load sheets.
2. Building permit will not be issued until the subdivision improvements are in place.

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

## **OTHER BUSINESS**

### **Review of new submittals**

Discussion was held regarding easements for the Seminary building for the new high school, Academy Park Plat A Church site, Site Plan for the Church on canyon road, Spectrum Business Park preliminary plat review, Old Mill Estates and what they have proposed to do with regard to improvements on Mill Road, and researching what happened two years ago with the American Leadership Academy and what action was taken.

## **ADJOURN**

Mr. Nielson **moved** to **adjourn**. Mr. Banks **seconded** and the motion **passed** all in favor at 11:17 a.m.

**Adopted: August 27, 2008**

---

Shelley Hendrickson, Planning Secretary