

**Adopted Minutes
Spanish Fork City Development Review Committee
September 17, 2007**

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

Staff Members Present: Richard Nielson, Assistant Public Works Director; Dave Anderson, Planning Director; Junior Baker, City Attorney; Doug Shorts, Chief Building Inspector; Marvin Banks, Public Utilities Superintendent; Shawn Beecher, GIS Administrator; Chris Thompson, City Engineer; Carl Johnston, Public Safety Lieutenant; Dave Oyler, City Manager; Shelley Hendrickson, Planning Secretary; Shawn Jorgensen, Public Works Inspector; Kelly Peterson, Electric Superintendent.

Citizens Present: Paul Washburn, Morris Flygare, Roger Dudley.

MINUTES

August 27, 2007

Mr. Nielson **moved to table** the minutes of August 27, 2007. Mr. Peterson **seconded** and the motion **passed** all in favor.

PRELIMINARY PLATS

TJ Business Park

Applicant: Evans Grading and Paving

General Plan: Light Industrial

Zoning: Industrial 1

Location: 2000 North 200 East

Mr. Anderson explained the proposal.

Mr. Peterson explained that there was a power pole right in the middle of one of the lots and that it was not Spanish Fork City's pole. He said it belonged to Nebo Power and UAMPS and the applicant would need to obtain the required easements. Mr. Thompson said the required easement will need to be shown on the plat. Mr. Peterson said that there were some 600 amp sectionalizers that might need to be moved to be located within a planter strip. He also said the power would need to be piped under the railroad tracks on the east side. Mr. Thompson told the applicant that the railroad would require two separate permits for the sewer and the power.

Mr. Dudley asked what size of casing would be required. Mr. Thompson said at least a 14-inch casing. Mr. Dudley said that they had already gotten approval from the railroad for the sewer.

Mr. Nielson explained that they did need to cross the tracks with the sewer but that the applicant was addressing that.

Mr. Oyler asked if there was access on the north end. Mr. Nielson said it was a retention basin that the applicant would be responsible to take care of.

Mr. Thompson explained to the applicant that they would need to do curb and gutter, a 14-foot planter and then the 10-foot asphalt trail along 200 East.

Mr. Anderson expressed that he felt the need to ensure that the City has adequate property for the trail.

Mr. Johnston asked what the distance from the tracks was, if access would be allowed to 200 East, and if there were any height restrictions.

Discussion was held regarding the lot that is next to the tracks and line of sight for a train. The applicant explained that the sewer main will come across there and will eliminate anything being built right there. The applicant explained that each lot will provide for their own retention.

Mr. Nielson **moved to approve** the Preliminary Plat for TJ Business Park located at 2000 North 200 East with the following findings and conditions:

Findings

1. The Subdivision meets zoning requirements
2. That the proposed development meets the City's Construction and Development Standards if the conditions are met.

Conditions

1. Provide a cross section along 200 east show the trail system.
2. Work with the Power Department on the power crossing on the 200 East and the north end of the project for the railroad.
3. Work with UAMPS on the power line and see that any issues are taken care of.
4. Buildings that are constructed are in compliance with the airport height restrictions.

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

DRC BUSINESS

- a. **new submittals**

Mr. Anderson explained that PDM steel is showing on their site plan two accesses onto 300 west. Mr. Anderson said he is not a big fan of a second access and does not feel it is necessary. Mr. Nielson feels they are too close.

Mr. Anderson explained that he met with Horrocks Engineering last week regarding the progress on the transportation plan. Horrock's is ready for public hearings in October. Mr. Anderson feels he is apprehensive to hold a public hearing in October before the city officials have had an opportunity to see what Horrock's has come up with. Mr. Oyler feels to take a month to review and have the public hearings in November.

Mr. Anderson said he had met with Wasatch Pallet and appreciated those that participated in the meeting. He felt the discussion was positive and said the State Fire Marshall was going to come down and walk through the site for a non-biased third party opinion.

Mr. Nielson explained that the Spanish Fields bond will expire on November 7, 2008 and if the work is not complete the bond will be called.

ADJOURN

Mr. Banks **moved** to adjourn. Mr. Nielson **seconded** and the motion **passed** all in favor at 10:39 a.m.

Adopted: September 24, 2008

Shelley Hendrickson, Planning Secretary