

Adopted Minutes
Spanish Fork City Development Review Committee
October 15, 2008

The meeting was called to order at 10:07 a.m. by Dave Anderson.

Staff Members Present: Richard Heap, Public Works Director; Richard Nielson, Assistant Public Works Director; Dave Anderson, Planning Director; Junior Baker, City Attorney; Shawn Beecher, GIS Administrator; Dave Oyler, City Manager; Shelley Hendrickson, Planning Secretary; Shawn Jorgensen, Public Works Inspector; Kelly Peterson, Electric Superintendent; Marvin Banks Public Utilities Superintendent; Kent Clark, Finance Director.

Citizens Present: Joel Harris, Spanish Trails; Gordon Jones, Spanish Trails; Glenn Way, Academy Park; Laura Lee Adams, State, LLC; Mike Morley, SFATC.

FINAL PLATS

Spanish Trails Plat D

Applicant: SF West Land
General Plan: Residential 5.5 to 8 Units Per Acre
Zoning: R-1-8
Location: Spanish Trail Boulevard and Volunteer Drive

Mr. Anderson explained the project was one big lot that would be accommodating a LDS church. He explained the only issue he was aware of was alignment of the trail. Mr. Baker explained that the City would not give them a deed to the property until a deed to property for Volunteer Drive had been deeded to the City.

Discussion was held regarding dedication of land for the trail, whom would be responsible to maintain the land adjacent to the trail either the HOA or the City. Mr. Peterson said the Power Department had not received a load sheet for the church.

Mr. Baker moved to approve the Final Plat for Spanish Trails Plat D located at Spanish Trail Boulevard and Volunteer Drive subject to the following conditions:

Conditions

1. That the applicant meet the City's Construction and Development Standards.
2. That the applicant tie in with the utilities.
3. That the triangle piece on the south end of the subdivision is deeded to the City.
4. That the trail be surveyed and the property to the south be dedicated to the City with the remaining portion dedicated as a public utility easement to be owned and maintained by the HOA.

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

Academy Park Plat E

Applicant: Glenn Way
General Plan: Professional Office
Zoning: Business Park
Location: approximately 1100 South Del Monte

Discussion was held regarding the plat and how it was to be subdivided.

Mr. Morley explained that a portion of the land was donated to the State of Utah and explained why.

Mr. Nielson explained he felt that all of the property should be one lot and if the applicant wanted to subdivide it that separate utilities would need to be stubbed into all of the lots.

Discussion was held regarding utilities, switching the power for the MATC, the Power Department needing load calculations on the seminary building and the MATC, whether or not to require curb, gutter and sidewalk in front of the old Staker Parson site (either bond or put them in before the plat records). Mr. Baker said he felt the street improvements could go in on a phasing plan and not with the approval of this proposal. Mr. Olyer concurred. Mr. Anderson said he disagreed with Mr. Baker and explained why he felt that the improvements should go in with this proposal. Discussion was held regarding what phase would trigger the improvements.

Mr. Baker **moved** to **approve** the Final Plat for Academy Park Plat E located at approximately 1100 South Del Monte subject to the following conditions:

Conditions:

1. That the SESD power line be switched to Spanish Fork City prior to recording or it be bonded for.
2. That 1210 South be completed to City standards with the temporary turnaround.
3. That a plan for the storm drain on the north end of the site be approved by the Engineering Department.
4. That the Plat be modified to have two lots.
5. That the improvements on Del Monte road be complete with the next phase of Academy Park.
6. That the application fee be paid.

Mr. Peterson **seconded** and the motion **passed**. Mr. Anderson voted **nay** because of the road improvements on Del Monte Road.

DRC BUSINESS

a. **New Submittals**

Discussion was held regarding ALA Academy and the mobile trailers and setbacks.

Mr. Olyer explained that Marlo Smith had prepared a couple of letters that would be mailed out concerning Site Plan inspections. He expressed his concern with follow through if we are going to put more pressure on getting inspections done in a timely manner.

ADJOURN

Mr. Nielson **moved** to adjourn. Mr. Banks **seconded** and the motion **passed** all in favor at 11:07 a.m.

Adopted: November 26, 2008

Shelley Hendrickson, Planning Secretary