

**Adopted Minutes
Spanish Fork City Development Review Committee
January 7, 2009**

The meeting was called to order at 10:11 a.m. by Richard Heap.

Staff Members Present: Richard Heap, Public Works Director; Marvin Banks, Public Utilities Superintendent; Dave Anderson, Planning Director; Junior Baker, City Attorney; Shelley Hendrickson, Planning Secretary; Ryan Baum, Public Works Inspector; Doug Shorts, Chief Building Inspector; Shawn Beecher, GIS Administrator; Jered Johnson, City Surveyor; Dave Oyler, City Manager; Kelly Peterson, Electric Superintendent; Kirk Nord, Assistant City Attorney; Bart Morrill, Parks Supervisor.

Citizens Present: None Present

MINUTES

December 17, 2008

Mr. Baker **moved** to **approve** the minutes of December 17, 2008, with the noted corrections. Mr. Banks **seconded** and the motion **passed** all in favor.

SUBDIVISION WAIVER

West Gate Manor Final Plat Amendment

Applicant: Jed Mitchell

General Plan: Residential 2.5 to 3.5 Units Per Acre

Zoning: R-1-8

Location: 310 North 500 West

Mr. Anderson explained the proposal. Discussion was held regarding utilities. Mr. Heap explained that the water and pressurized irrigation would need to be capped off at the main line, along with the sewer lateral capped behind the back of the curb. Any relocation of the power facilities will need to be at the applicant's expense. Discussion was held regarding questar gas, plat recordation and whether or not it was ready (take mylar to Marlo Smith), the applicant bonding and who to coordinate with (Ryan Baum or Shawn Jorgenson) and a note on the plat that they will not have a driveway over a utility meter.

Mr. Anderson **moved** to **approve** the Final Plat Amendment for West Gate Manor located at 310 North 500 West subject to the following conditions:

Conditions

1. That the applicant bond for the following improvements: cap the culinary and pressurized irrigation lines at the main line for one of the three lots, cap the sewer line behind the curb for one of the three lots.
2. That the applicant completes improvements prior to the city issuing building permit.
3. That the relocation of any power or communications facilities be complete at the owners xpense.
4. That a note be added to the plat specifying that driveways will not be permitted over utility meters.

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

DRC BUSINESS

a. **New Submittals**

Mr. Peterson explained that he was working on a design for the new substation at 2550 east and would like to know what materials to use on the fencing. Mr. Oyler said to coordinate that with the future fire station. Mr. Peterson said that OSHA requires an 8-foot chain link fence with razor wire on the top or a 9-foot masonry fence. Mr. Oyler said he would go with chain link because the fire station would have the masonry fence. Discussion was held regarding chain link versus masonry and the City ordinance regarding fencing. Staff concluded that the north-south fence did not need to be masonry but the east-west fence should be masonry.

Discussion was held regarding an accident on a City owned street in front of Shopko. Discussion was held regarding stop signs and why there was not a street sign or stop sign. Staff concluded that Trapper Burdick would analyze the stop sign issue.

Discussion was held regarding Hayes Print Shop and The Recall Center and business licensing.

Mr. Baker **moved** to **adjourn**. Mr. Peterson **seconded** and the motion **passed** all in favor at 10:44 a.m.

Adopted: January 21, 2009

Shelley Hendrickson, Planning Secretary