

**Adopted Minutes
Spanish Fork City Development Review Committee
January 28, 2009**

The meeting was called to order at 10:06 a.m. by Richard Heap.

Staff Members Present: Richard Heap, Public Works Director; Chris Thompson, Design Engineer; Dave Anderson, Planning Director; Junior Baker, City Attorney; Shelley Hendrickson, Planning Secretary; Shawn Beecher, GIS Administrator; Jered Johnson, City Surveyor; Seth Perrins, Assistant City Manager; Kelly Peterson, Electric Superintendent; Bart Morrill, Parks Supervisor; Doug Shorts, Chief Building Inspector; Marlo Smith, Engineering Secretary; Dave Munson, Planning Intern.

Citizens Present: Roger Dudley, TJ Business Park; Morris Flygare, TJ Business Park.

MINUTES

January 21, 2009

Mr. Anderson **moved** to **approve** the minutes of January 21, 2009. Mr. Heap **seconded** and the motion **passed** all in favor.

FINAL PLATS

Old Mill Estates

Applicant: CW Management
General Plan: Residential 1.5 to 2.5 Units Per Acre
Zoning: R-1-15
Location: approximately 1500 South Mill Road

Mr. Anderson **moved** to **approve** the Final Plat for Old Mill Estates located at approximately 1500 South Mill Road. Mr. Baker **seconded** and the motion **passed** all in favor.

TJ Business Park

Applicant: Morris Flygare
General Plan: Residential 1.5 to 2.5 Units Per Acre
Zoning: Industrial Zone
Location: approximately 1800 North 200 East

Discussion was held regarding a sectionalizer that would need to be relocated, 200 east and the planned trail. Mr. Anderson explained that as the properties to the north had been built and that concrete ingress and egress were constructed that interrupted the asphalt trail. He said he felt that having a trail in the Industrial area is not the route that anyone would take for recreation.

Mr. Morrill said that they made Staker Parson install asphalt and asked if it would be a problem to build the trail as they have asked for this project. Mr. Anderson said that they are allowed to build the trail as currently planned, but that it should be taken off the City's trail plan. Mr. Morrill explained that asphalt is more conducive to running and agrees that the trail will not be used for recreation in this area but that it will

be used for people on bikes and that is why they prefer asphalt to cement. He said he was not opposed to 8 feet of concrete instead of asphalt but does not want to set a precedent for the rest of the City.

Mr. Baker **moved** to **approve** the Final Plat for TJ Business Park Phase One subject to the following conditions:

Conditions

1. Meet the City's construction and development standards including the trail standard and if the standard changes they can have their option.
2. Relocate the sectionalizer.

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

**Marlo Smith arrived at 10:25 a.m.*

OTHER BUSINESS

- a. **New Submittals**
- b. **Provo to Nebo Corridor Study**

Mr. Anderson explained that there were a hand full of incomplete projects and that he had asked Marlo Smith to come to the meeting to discuss them. Marlo Smith handed out a list of incomplete projects and discussion was held regarding Cornaby Railing and a masonry dumpster, Maple Leaf Square and pressurized irrigation issues, Rocky Mountain Composites needing to complete asphalt, Steve Regan needing a trash enclosure and gravel, Utah Home Building needing to finish a Site Plan punch list of items and Hayes Print Shop needing to finish a Site Plan punch list of items along with flood plain issues.

**Mr. Thompson arrived at 10:31 a.m.*

ORDINANCE AMENDMENTS

Flood Damage Prevention Ordinance

Applicant: Spanish Fork City

General Plan: City Wide

Zoning: City Wide

Location: City Wide

Mr. Anderson said that he and Mr. Baker had met to go over his questions regarding the proposal. Discussion was held regarding Mr. Baker's proposed changes to the ordinance.

Mr. Baker **moved** to **recommend** that the Planning Commission adopt the Flood Damage Prevention Ordinance. Mr. Thompson **seconded** and the motion **passed** all in favor.

Mr. Baker **moved** to **adjourn**. Mr. Perrins **seconded** and the motion **passed** all in favor at 10:52 a.m.

Adopted: February 18, 2009

Shelley Hendrickson, Planning Secretary