

Adopted Minutes
Spanish Fork City Development Review Committee
June 10, 2009

The meeting was called to order at 10:06 a.m. by Chris Thompson.

Staff Members Present: Chris Thompson, Assistant Public Works Director; Seth Perrins, Assistant City Manager; Shawn Beecher, GIS Administrator; Joe Jarvis, Fire Marshall; Junior Baker, City Attorney; Jamie Chappell, Streets and Sewer Foreman; Jered Johnson, City Surveyor; Dave Munson, Planning Intern; Ryan Baum, Public Works Inspector; Ryan Bagley, Utility Planner; Shelley Hendrickson, Planning Secretary; Shawn Jorgensen, Public Works Inspector.

Citizens Present: Roger Knell, Milan Malkovich.

MINUTES

May 20, 2009 & May 27, 2009

Mr. Baker **moved to approve** the minutes of May 20, 2009, with the noted corrections. Mr. Johnson **seconded** and the motion **passed** all in favor.

Mr. Baker **moved to approve** the minutes of May 27, 2009, with the noted corrections. Mr. Johnson **seconded** and the motion **passed** all in favor.

DRC BUSINESS

Spanish Trails Ward

Applicant: LDS Church

General Plan: Residential 5.5 to 8 Units Per Acre

Zoning: R-1-8

Location: approximately 500 South Spanish Trails Boulevard

Mr. Jorgensen explained the changes that needed to be made to the plat (connecting utilities and the fire line).

**Ryan Bagley arrived at 10:16 a.m.*

Discussion was held regarding connecting utilities, fire line loop and a handicap ramp at 530 South.

Mr. Baker **moved to approve** the Spanish Trails Site Plan for the LDS Church located at approximately 500 South Spanish Trails Boulevard subject to the following conditions:

Conditions

1. That the applicant makes the change on the pressurized irrigation connection showing a 2-inch connection as indicated by Shawn Jorgensen.

2. That the applicant make a fire line loop around the building and add a fire hydrant at the northwest corner as indicated by Public Works.
3. That the Site Plan include a handicap ramp on Spanish Trails Boulevard across from 530 South.
4. That the applicant show all existing improvements as required in the City's Construction and Development Standards.

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

Roger Knell said they were having problems with the drive approach at the Spanish Fork Nine Hundred South Building (Academy Park). He explained that due to the high pressure gas line on the North side that they had to raise the sidewalk, making the drive approach a 22 percent grade and they would need to move it.

Discussion was held regarding relocating a SESD power line. Milan Malkovich said they would like to relocate the line so that it was not so close to the steeple of the church. It was determined that the City was fine with the relocation but that they would need to work with SESD.

Roger Knell asked for input regarding constructing a church at 100 South and 2110 East. Discussion was held regarding connector's agreements, storm drain, power, sewer and street improvements.

Ryan Baum explained some issues he had with regard to the church on Canyon Road. Milan Malkovich said he would take care of it that day.

Mr. Baker **moved to adjourn**. Mr. Chappell **seconded** and the motion **passed** all in favor at 10:32 a.m.

Adopted: June 24, 2009

Shelley Hendrickson, Planning Secretary