

**Adopted Minutes
Spanish Fork City Development Review Committee
August 5, 2009**

The meeting was called to order at 10:00 a.m. by Richard Heap.

Staff Members Present: Richard Heap, Public Works Director; Shawn Beecher, GIS Administrator; Kirk Nord, Assistant City Attorney; Kelly Peterson, Electric Superintendent; Dave Anderson, Community Development Director; Shelley Hendrickson, Planning Secretary; Marvin Banks, Public Utilities Superintendent; Dave Munson, Planning Intern; Dave Oyler, City Manager; Jered Johnson, City Surveyor; Joe Jarvis, Fire Marshall.

Citizens Present: Gary Ellis, Pat Ellis.

MINUTES

July 15, 2009 & July 22, 2009

Mr. Anderson **moved** to **approve** the minutes of July 15, 2009. Mr. Nord **seconded** and the motion **passed** all in favor.

Mr. Anderson **moved** to **approve** the minutes of July 22, 2009. Mr. Peterson **seconded** and the motion **passed** all in favor.

SITE PLAN

Gary Ellis (EMCo)

Applicant: Gary Ellis

Zoning: Light Industrial

Location: 1950 North Main Street

Mr. Anderson said this was not an approval extension but a new application.

Discussion was held regarding the Power Department redlines and the Engineering Department redlines.

Mr. Ellis explained that he would be taking down the fence between his proposal and Doug Ford's property in order to bring the power through his proposal, and where he would like the placement of the power sectionalizer.

Mr. Jarvis explained that he had met with Mr. Ellis on site, and discussed uncovering a fire hydrant that is already on the premise, and the location of an additional fire hydrant. Discussion was held regarding the need for Doug Ford to install a gate in

order to utilize the fire hydrant on the EMCo site or the need for Doug Ford to install another fire hydrant on his own site.

Discussion was held regarding whether or not Mr. Ellis could place gravel in the detention basin and the need to submit a recordable plat for the dedication of the required easements.

Mr. Anderson **moved** to **approve** the EMCo Site Plan located at 1950 North Main Street subject to the following conditions:

Conditions

1. That the Power Department approve a power plan for the project.
2. That all of the Engineering department redlines be addressed.

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

FINAL PLAT

Maple Mountain Townhomes D-2

Applicant: Salisbury Homes

General Plan: Residential 2.5 to 3.5 units per acre

Zoning: R-1-12

Location: 1800 East 100 South

Mr. Anderson said this proposal was for the construction of two more buildings.

Mr. Oylar asked what the amenities were and when they were to be constructed. Mr. Anderson explained that the amenities were a playground (which was already constructed) a clubhouse, and a trailhead park. Mr. Anderson said he had spoken to Mr. Salisbury and understood that the clubhouse was planned to be constructed with the next two plats of the project.

Mr. Peterson said that, where they have split the plats, the Power Department would need to update the power bond.

Mr. Anderson **moved** to **approve** the Maple Mountain Townhome D-2 Final Plat located at 1800 East 100 South subject to the following conditions:

Conditions

1. That the Engineering Department redlines be addressed.
2. That the applicant post a bond per the Power Department's updated bond amount for power improvements.

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

OTHER BUSINESS

Mr. Anderson said he had received a new concept plan for the legacy farms annexation and explained that he felt they were at a point where they were going to have to re-design the entire project. Mr. Anderson requested that the DRC provide any comments that they have on Legacy Farms within the next week.

Mr. Heap **moved** to **adjourn**. Mr. Banks **seconded** and the motion **passed** all in favor at 10:25 a.m.

Adopted: August 19, 2009

Shelley Hendrickson, Planning Secretary