

**Adopted Minutes
Spanish Fork City Development Review Committee
December 9, 2009**

The meeting was called to order at 10:21 a.m.

Staff Members Present: Dave Oyler, City Manager; Richard Heap, Public Works Director/City Engineer; Dave Anderson, Community Development Director; S. Junior Baker, City Attorney; Chris Thompson, Assistant Public Works Director; Jered Johnson, City Surveyor; Tom Cooper, Electric Department Operations; Marlo Smith, Engineering Secretary; Ryan Baum, Public Works Inspector; Shawn Jorgensen, Public Works Inspector; Chris Swenson, Chief Building Official; Shawn Beecher, GIS Specialist; Joe Jarvis, Fire Chief.

Citizens Present: Abraham Allen, Katie Jo Simmons, Corey Pierce w/LEI Engineers.

MINUTES

December 2, 2009

Mr. Baker made a **motion** to **approve** the minutes of December 2, 2009 with the noted corrections. Mr. Thompson **seconded** and the motion **passed** unanimously.

PRELIMINARY PLATS

Orchard View Heights

Applicant: Allen Developments
General Plan: Residential 2.5 to 3.5 units per acre
Zoning: R-1-9
Location: 820 East 700 South

Mr. Anderson reviewed the proposed plan.

Mr. Thompson said the closest storm drain to the site is to the south. The City's requirement to connect to the existing storm drain would present a hardship on the development due to the long distance away from the project.

Discussion took place regarding the storm drain system options in this area and the storm drain master plan.

Mr. Oyler arrived at 10:34 a.m.

Discussion took place regarding the need for the developer to design a plan and build temporary storm retention.

Mr. Pierce asked if it was an option to use the north property not included in the plat for the retention pond.

Mr. Baker said that it would be okay as long as an offsite easement was in place.

Mr. Johnson said they need to match the existing road on 750 South.

Mr. Johnson asked about the option for a road dedication for the possible road on the north property.

Mr. Thompson is in favor of a road dedication with a contract in place that if the property to the north of Mr. Allen's adjacent property develops, it would require Mr. Allen to construct the road through his property.

Mr. Cooper discussed the issues with the power that would be addressed with a road dedication as well.

Discussion took place regarding the road dedication or a public utility easement through the adjacent property.

Mr. Oyler made a **motion** to **recommend** approval to the Planning Commission subject to the following conditions:

1. That a public utility easement be recorded for Mr. Allen's property to the north of the proposed development.
2. That the applicant provide a temporary storm drain retention area until the line can be extended by the City to the south.
3. That the applicant adjust the road to match existing street cross section on 780 South.
4. That the applicant follow the construction and development standards.

Mr. Thompson **seconded** and the motion **passed** unanimously.

OTHER BUSINESS

None.

ADJOURNMENT

Mr. Baker made a **motion** to **adjourn** the Development Review Committee Meeting at 11:05 a.m. Mr. Thompson **seconded** and the motion **passed** unanimously.

Adopted: December 23, 2009

Marlo Smith, Engineering Secretary