

**Adopted Minutes
Spanish Fork City Development Review Committee
May 12, 2010**

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

Staff Members Present: Richard Heap, Public Works Director; S. Junior Baker, City Attorney; Chris Thompson, Assistant Public Works Director; Jered Johnson, City Surveyor; Shelley Hendrickson, Planning Secretary; Shawn Beecher, GIS Specialist; Dave Oyler, City Manager; Bart Morrill, Parks & Recreation Lead Worker; Joe Jarvis, Fire Marshall; Dave Munson, Planning Intern; Kelly Peterson, Power Superintendent; Tom Cooper, Electric Operator Dispatcher; Ryan Baum, Public Works Inspector; Kent Clark, Finance Director; Dee Rosenbaum, Police Chief; Dave Anderson, Community Development Director.

Citizens Present: Milan Malkovich, Ross Baadsgaard, Cory Pierce, Brett Penrod, Kent Barber, Rob Harding, Roger D. Dudley, Steve Carter.

MINUTES

March 31, 2010 & April 28, 2010

Mr. Baker **moved** to **approve** the minutes of March 31, 2010 with the noted corrections. Mr. Thompson **seconded** and the motion **passed** all in favor.

Mr. Baker **moved** to **approve** the minutes of April 28, 2010 with the noted corrections. Mr. Thompson **seconded** and the motion **passed** all in favor.

FINAL PLATS

Bella Vista Plat A

Applicant: Steve Maddox

General Plan: Residential 5.5 to 8 units per acre

Zoning: R-1-6

Location: State Road 51 and Expressway Lane

Mr. Johnson asked that the proposal be continued for one week.

Mr. Baker **moved** to **continue** the Final Plat for Bella Vista Plat A for one week. Mr. Peterson **seconded** and the motion **passed** all in favor.

Silver Sage Business Park

Applicant: Kent Barber

General Plan: Light Industrial

Zoning: Industrial 1

Location: State Road 51 and Expressway Lane

Mr. Anderson explained that the Silver Sage Preliminary Plat would expire next week (May 19, 2010). He said he had understood that there were a couple of changes to the utilities but that the lot configuration had not changed and he did not see a reason to delay the Plat re-approval. Mr. Johnson explained that he would continue a review on the storm drain, that he still needed storm drainage calculations, but would review it with the Site Plan.

Mr. Baker **moved to approve** the Final Plat for Silver Sage Business Park subject to the following condition:

Condition

1. That the applicant meets all of the City's construction and development standards.

Dave Oyler **seconded** and the motion **passed** all in favor.

Discussion was held regarding what the applicant would need to do in order to record the plat.

SITE PLANS

Deerhunter Pub

Applicant: Spanish Fork City

General Plan: Light Industrial

Zoning: Industrial 1

Location: 2000 North 300 West

Mr. Anderson **moved to continue** the Deerhunter Pub Site Plan. Dee Rosenbaum **seconded** and the motion **passed** all in favor.

Sierra Bonita School

Applicant: Nebo School District

General Plan: Residential 2.5 to 3.5 units per acre

Zoning: R-1-12

Location: 50 South 1800 East

Discussion was held regarding a church site and the power design.

Discussion was held regarding the Riverview Elementary and Westfield irrigation.

Discussion was held regarding the Sierra Bonita Site Plan.

Mr. Johnson explained that there was an existing water line that would need to be tied into.

Mr. Peterson said that they had the power design ready. Mr. Peterson said he would need to meet with Steve Carter and the contractor to see how they were going to get temporary power because there was not any secondary voltage available at the site.

Discussion was held regarding the road north of the school. Steve Carter said they would not be improving the road on the north.

Mr. Anderson **moved** to **approve** the Sierra Bonita Elementary Site Plan. Mr. Oyler **seconded** and the motion **passed** all in favor.

OTHER BUSINESS

Wasatch Pallet

Discussion was held regarding a letter that Mr. Anderson sent to Wasatch Pallet. He said he knew there were fire issues and power issues along with curb, gutter and sidewalk improvements. He explained that Wasatch Pallet was using about one third of the property and that there were other businesses at the site. He said Dave Neilson from Wasatch Pallet had submitted a Site Plan. He said it was the same Site Plan that was turned in over one year ago. Discussion was held regarding all of the departments compiling a list of what the deficiencies were with the Wasatch Pallet site.

Discussion was held regarding the immediate fire threat involved with the materials being stored at the site. Mr. Oyler said that if pallets were being stored too close to neighboring properties that immediate action should be taken by our Fire Department. Mr. Jarvis explained that he had been down to the site numerous times and would visit the site again. He explained where materials were being stored on the site. Mr. Oyler told Mr. Jarvis that if there was anything in violation of the code today, for Mr. Jarvis to take care of it.

Mr. Peterson explained the issues regarding power. He said that the entire facility was being fed off of one 200 amp service with one meter. He said Dave Neilson was requesting 600 amp service.

Mr. Oyler explained he felt that the issues involving the immediate threat of fire were more important than the electrical issues and that he did not want the City to get hung up with the power issues; that fire prevention was the priority.

Discussion was held regarding the power buyout from Rocky Mountain Power. It was determined that if the customer wanted to upgrade the power that they would need to pay for all of the costs incurred for the upgrade, including the power buyout.

Blake Barney

Discussion was held regarding whether or not the City would like planter strips and pavers along the property located on Main Street from the Wiggy Wash site South to Volunteer Drive.

ADJOURNMENT

Mr. Baker **moved** to **adjourn**. Mr. Oyler **seconded** and the motion **passed** all in favor at 10:57 a.m.

Adopted: May 20, 2010

Shelley Hendrickson, Planning Secretary