

**Adopted Minutes
Spanish Fork City Development Review Committee
August 11, 2010**

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

Staff Members Present: Richard Heap, Public Works Director; Chris Thompson, Assistant Public Works Director; Shelley Hendrickson, Planning Secretary; Seth Perrins, Assistant City Manager; Jered Johnson, Surveyor; Dave Munson, Planning Intern; Shawn Beecher, GIS Specialist; S. Junior Baker, City Attorney; Kelly Peterson, Power Superintendent; Dave Anderson, Community Development Director; Bart Morrill, Parks & Recreation Supervisor; Trapper Burdick, Assistant City Engineer; Chris Swenson, Chief Building Official.

Citizens Present: Roger Knell, Chris Salisbury.

SITE PLAN

Spanish Highlands Ward

Applicant: LDS Church

General Plan: Residential 2.5 to 3.5 units per acre

Zoning: R-1-12

Location: 2150 East 100 South

Mr. Anderson said that Bart Morrill was working on the park design.

Roger Knell explained what his challenge was with the bond and obtaining a letter of credit.

Mr. Anderson **moved** to **continue** the Spanish Highlands Ward Site Plan for one week.

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

FINAL PLAT

Amherst Meadows

Applicant: Salisbury Homes

General Plan: Residential 2.5 to 3.5 units per acre

Zoning: R-1-8

Location: 1250 South 2300 East

Mr. Anderson explained that the proposal had been approved before and that there was some discussion in City Council that there were some things we would want a warranty

bond on. Mr. Heap explained to Mr. Salisbury that they could provide the City with a letter allowing us to use some of their cash bond. Discussion was held regarding a bond, sewer clean outs, and issues with the mylar.

Mr. Anderson **moved** to **approve** the Amherst Meadows Plat A Final Plat subject to the following conditions:

Conditions

1. That the applicant provide a letter to the City's Engineering Department specifying that a portion of the cash bond may be used to address any warranty or other issues with improvements in the plat.
2. That the applicant correct any issues with the plat or construction plans.

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

OTHER BUSINESS

Taco Time

Discussion was held regarding a pressurized irrigation line and Taco Time.

Discussion on road development issues.

Discussion was held regarding county roads and what the City requires of developers when the City takes them over (the example used was the issues along 100 South). Mr. Anderson explained annexation agreements and how we treat County roads upon annexation.

Mr. Anderson **moved** to take action to change the standard so that roadways get built curb to curb and the parties on the other side of the street that are not developing be required to pay their proportionate share of improvements through a connector's agreement when they develop. The motion **died** due to lack of a second.

Discussion was held regarding how to resolve the issues on 100 South and future developments.

Mr. Peterson said that a citizen had contacted a Council member regarding some old utility poles that had been left in his yard for several years. Mr. Peterson explained the struggle he has had with getting Comcast and Qwest off of the lines and asked how he could remedy the situation. Mr. Baker explained that the utility companies had 60 days to remove their lines. He told Mr. Peterson to send them a letter informing them that they had 60 days to remove their lines or the City would remove them and leave them on the ground.

Veteran's Home

Discussion was held regarding a concept plan for land that is being donated for the construction of a veteran's home. Mr. Anderson requested that the Power and Engineering departments email him the criteria that would need to be met.

Discussion on power inspections.

Discussion was held regarding inspections and a billboard within the City limits, the day-to-day relationship between the Power and Building Departments and what standards they follow. Further discussion was held regarding the City's construction and development standards updates and when they would be completed.

ADJOURNMENT

Mr. Anderson **moved** to **adjourn**. Mr. Baker **seconded** and the motion **passed** all in favor at 11:10 a.m.

Adopted: August 18, 2010

Shelley Hendrickson, Planning Secretary