

**Adopted Minutes
Spanish Fork City Development Review Committee
August 18, 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; Dave Oyler, City Manager; Jered Johnson, Surveyor; Dave Munson, Planning Intern; Josh Kosmicki, GIS Intern; S. Junior Baker, City Attorney; Kelly Peterson, Power Superintendent; Dave Anderson, Community Development Director; Bart Morrill, Parks & Recreation Supervisor; Chris Swenson, Chief Building Official.

Citizens Present: Roger Knell.

MINUTES

August 4, 2010 & August 11, 2010

Mr. Baker **moved** to **approve** the minutes of August 4, 2010 with the noted corrections.
Mr. Peterson **seconded** and the motion **passed** all in favor.

Mr. Baker **moved** to **approve** the minutes of August 11, 2010 with the noted corrections.
Mr. Anderson **seconded** and the motion **passed** all in favor.

FINAL PLAT

DFCU Final Plat

Applicant: Calvin Sabin
General Plan: General Commercial
Zoning: Shopping Center
Location: 700 East Kirby Lane

Mr. Anderson said that this plat would need to be recorded before a building permit was issued for the Taco Time Site Plan.

Mr. Johnson explained that there were some minor changes that the applicant would need to make to the plat.

Discussion was held regarding pressurized irrigation and what would be required of the developer for the line.

Mr. Anderson **moved** to **approve** the final plat for DFCU located at approximately 700 East Kirby Lane subject to the following conditions:

Conditions

1. That the applicant makes the needed corrections to the plat as provided by the Engineering Department.
2. That the applicant provides funds to the City for the future installation of a pressurized irrigation line for parcel one.

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

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 he had spoken with Karl Parker who works for URMMA regarding fencing around the detention basin. He said that Mr. Parker was very quick to point out that, from a liability perspective, the City's liability increased when fencing was present. Mr. Anderson said he would like to see a four foot high, two-rail vinyl fence along the east side of the detention basin and no fencing adjacent to the public right-of-way.

Mr. Knell said that the church respectfully requested to install a six foot high, black chain link fence and nothing else.

Discussion was held regarding fencing, gates and some kind of barrier on the south side of the basin to keep vehicles off.

Mr. Anderson **moved** to **approve** the Spanish Highlands Ward Site Plan located at 2150 East 100 South subject to the following conditions:

Conditions

1. That the applicant bond for all necessary or remaining improvements with the site plan including improvements in the detention basin as defined in a development plan.

Discussion was held regarding the conclusion of the fence discussion. Mr. Anderson explained that the detention basin had been re-designed from what was presented today and that he did not have a final plan. He said what was being proposed was a six foot

vinyl fence and that that is what they are permitted to construct with one exception: that anything within 25 feet of the right-of-way line be a maximum height of four feet.

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

Taco Time

Applicant: Calvin Sabin

General Plan: General Commercial

Zoning: Shopping Center

Location: 700 East Kirby Lane

Mr. Anderson explained that the proposal did not show whether or not the dumpster met our ordinance and that Lua Saluone, the City's Design Engineer, was creating a detail that meets the City ordinance.

Discussion was held regarding the location of the dumpster and the need to make some changes to our ordinance.

Mr. Johnson said that the Engineering Department had one issue, which was with the discharge release rate from the detention basin.

Mr. Anderson **moved** to **approve** the Taco Time Site Plan located at 700 East Kirby Lane subject to the following conditions:

Conditions

1. That the final plat be recorded before a building permit is issued.
2. That any concerns or issues that the Engineering Department has be addressed, including the release rate from the detention basin.
3. That the applicant construct a dumpster enclosure that meets the City's site plan development requirements.

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

OTHER BUSINESS

Discussion on grading and draining issues in new developments

Discussion was held regarding drainage issues that come about as people change grades or construct at the native grade of the lots and a mass grading plan.

The extension of Chappel Drive

Discussion was held regarding the north end of Chappel Drive and the future construction of a Veteran's building. Mr. Anderson would like to put together some kind of complete preliminary costs for power, sewer, water, etc.

The Transportation Element of the General Plan

Discussion was held regarding the transportation plan at 1100 East and Highway 51.

Discussion was held regarding the old lower auction site and pressurized irrigation. Further discussion was held regarding pressurized irrigation and what the City requires with new development.

ADJOURNMENT

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

Adopted: August 25, 2010

Shelley Hendrickson, Planning Secretary