

**Adopted Minutes
Spanish Fork City Development Review Committee
August 25, 2010**

The meeting was called to order at 10:00 a.m. by Dave Anderson.

Staff Members Present: Trapper Burdick, Assistant City Engineer; Shelley Hendrickson, Planning Secretary; Dave Oyler, City Manager; Jered Johnson, Surveyor; Dave Munson, Planning Intern; Shawn Beecher, GIS Administrator; 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: Brad Mackay.

MINUTES

August 18, 2010

Mr. Baker **moved** to **approve** the minutes of August 18, 2010 with the noted correction. Mr. Peterson **seconded** and the motion **passed** all in favor.

PRELIMINARY PLATS

Spanish Highlands North

Applicant: Ivory Homes

General Plan: Residential 2.5 to 3.5 units per acre

Zoning: R-1-12

Location: 1400 East 400 North

Mr. Anderson asked Mr. Johnson to talk through what the engineering issues were and explained that the detention basin had been added and that the lot count was 115 lots, which was a three-lot increase from the original approval. The detention basin was shown.

Mr. Johnson reviewed the plans and had surveyed the road and that the storm drain would be fine as long as Maple Mountain developed soon; however, if it did not, then the applicant would have to retain all of their storm water on site or obtain an easement to retain it elsewhere. Mr. Johnson said that the Engineering Department recommended that they start on the north end of the proposal.

Mr. Burdick explained that he felt 1950 East would be a main route and would like to see a roundabout constructed at the intersection of 1950 East and 130 North.

Discussion was held regarding roads and that they would need to be built to their finished width with connector's agreements, phasing plans and easements dedicated to the City.

Mr. Anderson asked Mr. Mackay what their first phase would be. He said the west half of the southern parcel and then up into the Staehli portion.

Mr. Peterson said that his only concern was regarding how the proposal would be phased and the reimbursement for the SESD buyout.

Mr. Anderson said that the latest proposal was that the detention basin would be constructed with amenities in exchange for the additional units of bonus density. He feels, however, for several different reasons, that it is in the City's best interest to buy the land from Ivory for the basin and use our storm drain impact fees to construct the basin. With that being the case, he believes the development should only be approved for 112 lots.

Mr. Mackay said that he felt that proposal was fair and that he would be willing to do that.

Mr. Anderson **moved** to **approve** the amended Preliminary Plat for Spanish Highlands North based on the following findings and subject to the following conditions:

Finding:

1. That the City Council approved the project with 112 lots in 2007.
2. That the applicant has installed infrastructure through these properties in anticipation of developing 112 lots.
3. That the applicant has complied with our Storm Drain Master Plan; which warrants the bonus density that would be award to obtain 112 units.

Conditions:

1. That the applicant provides the City with a detailed phasing plan.
2. That the applicant provides the City a redesigned plat that contains 112 lots and a roundabout at the intersection of 130 North and 1950 East.
3. That the approval be subject to Ivory Homes providing any necessary easements for road right-of-way and infrastructure.

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

OTHER BUSINESS

Discussion was held regarding property within the City being donated for the construction of a veterans building and the need to provide utility cost estimates.

Discussion was held regarding the Kelly Annexation and what the City would require of utility improvements. It was determined that the City would tell people where the closest utility lines were and that it would be left to individual property owners to calculate what their development costs would be.

ADJOURNMENT

Mr. Baker **moved** to **adjourn**. Mr. Anderson **seconded** and the motion **passed** all in favor at 10:54 a.m.

Adopted: September 14, 2010

Shelley Hendrickson, Planning Secretary