

**Adopted Minutes
Spanish Fork City Development Review Committee
December 29, 2010**

Staff Members Present: Trapper Burdick, Assistant City Engineer; Shelley Hendrickson, Planning Secretary; Junior Baker, City Attorney; Bart Morrill, Parks & Recreation Supervisor; Chris Swenson, Chief Building Official; Joe Jarvis, Fire Marshall; Kelly Peterson, Electric Superintendent; Jered Johnson, City Surveyor; Shawn Beecher, GIS Specialist; Dave Anderson, Community Development Director; Dave Oyler, City Manager.

Citizens Present:

Mr. Anderson called the meeting to order at 10:08 a.m.

MINUTES

December 1, 2010

Mr. Baker **moved** to approve the minutes of December 1, 2010 with the noted corrections. Mr. Peterson **seconded** and the motion **passed** all in favor.

FINAL PLATS

Legacy Farms

Applicant: LEI Engineering

General Plan: Residential 1.5 to 3.5 units per acre

Zoning: R-1-12

Location: 400 North 2300 East

Plat 1A Phase 1. Mr. Johnson explained the Engineering redlines which included changes on a sewer line, water valves, sewer easement and UDOT approval. Mr. Baker explained to Mr. Hutchings that the City still needed to be reimbursed for the Horrock's traffic study review. He said that the amount was \$2,352. Discussion was held regarding the escrow agreement. It was determined that Mr. Hutchings, Kent Clark and Mr. Baker would meet to discuss how to handle the escrow.

Mr. Peterson said that they would need to bond for the off-site electric improvements. Discussion was held regarding bonding.

Mr. Oyler **moved** to **approve** the Legacy Farms Final Plat 1A Phase 1 with the following conditions:

Conditions

1. That the applicant meets the Engineering Department conditions.
2. That the applicant meets the Power Department conditions.
3. That the applicant pay the invoice on the Horrock's traffic study.
4. That the \$6,500 times 14 lots be paid into the escrow account and that funds be deposited before the recordation of any plats.

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

Discussion was held regarding the roll back taxes that will need to be paid. Mr. Hutchings said the buyer was the one who would be responsible for them.

Mr. Burdick asked if the water rights issues were taken care of. Mr. Baker explained the water rights issue.

PRELIMINARY PLATS

Fritzi

Applicant: Fritzi Realty
General Plan: Light Industrial
Zoning: Industrial 1
Location: Arrowhead Trail and Cal Pac Avenue

Mr. Johnson explained what would need to be changed on the plat.

Mr. Baker **moved to approve** the Fritzi Subdivision Waiver. Mr. Oyler **seconded** and the motion **passed** all in favor.

Skyline

Applicant: Skyline Development
General Plan: Light Industrial
Zoning: Industrial 1
Location: 3450 North Main Street

Mr. Anderson explained where the project was located. Mr. Johnson said discussion would need to take place regarding where a public road would be meeting a private road and that until the master utility plans were done that they would only be able to move forward on the lot that fronted Main Street. Discussion was held regarding the time frame on the master utility plans. Mr. Burdick said it would be 4-6 weeks before it would be completed. Mr. Anderson asked what master plans would need to be done before a Final Plat could be approved. It was determined that by February all of the utility plans would be done and a Final Plat could be approved. Mr. Johnson said one other condition was related to the size of the storm drain lines (18 inch). Mr. Morrill said that the trail

plans show a trail along Dry Creek. Discussion was held regarding the classification of trail (Type B) which meant it would be a 16-foot easement with 10 feet of asphalt and 4 feet on one side and two feet on the other. Mr. Morrill said that developers are typically responsible to install the trail.

Mr. Peterson explained where the power would need to be connected.

Mr. Anderson asked if they had done any work to determine whether or not there were wetlands on the site. It was disclosed to the applicant that it is his responsibility to address any wetland issue on the site. Mr. Oyler said that wetlands need to be identified before the City will approve a Final Plat. Mr. Baker explained that wetland issues are Federal issues.

Mr. Baker **moved** to **approve** the Skyline Preliminary Plat subject to the following conditions:

Conditions

1. That the applicant increase the storm water lines to 18 inches.
2. That the applicant meet the Engineering Department conditions.
3. That the applicant cannot proceed to record anymore than the single lot on Main Street until the master utility plans are complete on storm drain and sewer.
4. That the applicant take care of any wetlands issues.
5. That the applicant meets the City's Construction and Development Standards.
6. That the applicant meets the Power Department conditions.
7. That the trail easement be shown on the plat.

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

Mr. Anderson said that the trail issue would need to be worked out before the Planning Commission meeting.

Mr. Morrill asked if the detention basin would be the City's. Mr. Johnson explained it would not be maintained by the City.

SITE PLAN

National Guard Armory

Applicant: State of Utah

General Plan: Light Industrial

Zoning: Industrial 1

Location: 3000 North 100 West

Mr. Anderson said that a lot of work was being done and that some of it included work within our right-of-way. Mr. Johnson explained that a sidewalk would need to be installed with an ADA ramp. Discussion was held regarding storm drain.

Mr. Peterson said that he had concerns with the fence around the sub-station. The fence would need to be insulated and isolated.

Discussion was held regarding landscaping and the frontage that needs to be improved. Mr. Oyler explained he felt that the corner needed to be improved. Further discussion was held regarding Main Street and the trail.

Mr. Anderson asked the contractor how far along they were in the completion process. The contractor said about 65 percent. Discussion was held regarding what they had improved. Mr. Johnson said they had piped a ditch.

Mr. Johnson discussed with the Contractor what would need to be addressed.

Mr. Baker **moved** to **approve** the National Guard Site Plan subject to the following conditions:

Conditions

1. That the applicant meets City standards along 3000 North which would include Main Street down to improvements meet the existing, curb, gutter sidewalk landscape.
2. That the fence meet the City standards and be inspected by the Power Department.
3. In return for improvements the City will grant them access off of 3000 North.

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

Windward Engineering

Applicant: Windward Engineering
General Plan: General Commercial
Zoning: Public Facilities
Location: 3900 East US Highway 6

Mr. Anderson said that the proposal was to construct a 30 x 40 garage that would function as a research/office building for testing work that they do at the site. It would be a permanent building. He explained that he had talked with the applicant about installing a parking lot and utilities. He further explained that there would need to be a lease because it is City owned property and that the City would participate in some way with our labor as in kind work to bring the sewer lateral up to the building and construct the parking lot. He said that we would need to make

sure that our Water Department did not have a concern with us agreeing to allow the property to be used. John Waters had said before any construction takes place that the utilities are pot-holed. The lease would need a provision that if the City did need to make use of the strip that the turbines are located on that they be removed.

Mr. Johnson said that Mr. Waters had concerns and explained them. Fire hydrant would need to be relocated. Explained what lines would need to be pot-holed.

Mr. Baker said he could build all of the concerns into the lease agreement.

Mr. Peterson said if more turbines were added that the Power Department would need to be notified. Mr. Baker said that he could build that into the lease.

Mr. Baker **moved** to **approve** the Windward Engineering Site Plan subject to the following conditions:

Conditions

1. That the applicant sign a lease agreement that addresses turbine placement and utilities installation.
2. That the applicant obtain an encroachment permit from UDOT.
3. That the applicant make corrections per redlines from Engineering Department.

Discussion was held regarding improvements along highway 6.

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

ADJOURNMENT

Mr. Baker **moved** to **adjourn**. Mr. Anderson **seconded** and the motion **passed** all in favor at 11:17 a.m.

Adopted: January 12, 2011

Shelley Hendrickson, Planning Secretary