

Adopted Minutes
Spanish Fork City Development Review Committee
April 27, 2011

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

Citizens Present: Bruce Hall, Chet Olsen.

The meeting was called to order at 10:02 a.m.

MINUTES

April 20, 2011

Mr. Baker **moved** to **approve** the minutes of April 20, 2011 with the noted corrections. Mr. Oyler **seconded** and the motion **passed** all in favor.

ANNEXATIONS

Lindbergh

Applicant: Spanish Fork City
General Plan: Industrial and Public Facilities
Zoning: Industrial
Location: 3400 North 800 West

Mr. Anderson explained that the Annexation was relatively simple and that the City was the sponsor.

Discussion was held regarding infrastructure, the SESD buyout and Springville power.

Mr. Oyler **moved** to recommend that the City Council **approve** the Lindbergh Annexation and that our Electric Department work with Springville and SESD to address any issues related to power service.

PRELIMINARY PLATS

R & C Supply

Applicant: Chet Olsen
General Plan: Industrial
Zoning: Industrial 1
Location: 700 West 1000 North

Mr. Peterson explained the Electric Department redlines and that he needed a load sheet. He also said that if the applicant was going to be required to install the improvements along 1000 North, then he would like conduit installed.

Mr. Johnson explained that instead of putting in the improvements he would prefer to have the applicant pay in lieu and have the City put them in at a later time. He further explained the Engineering Department's recommendation as to why they feel the applicant should pay in lieu; as not to have them out in the middle of an otherwise undeveloped area.

Mr. Anderson read the Kelly Annexation Agreement relative to improvements.

Mr. Oyler asked Mr. Baker if the DRC had the ability to change the Annexation Agreement. Mr. Baker said it was the City Council not the DRC.

Discussion was held regarding the on-site septic system and the location of the City sewer.

Mr. Johnson explained that if the applicant were to pay in lieu of installing the improvements, they would be required to pay for all required improvements.

Discussion was held regarding pressurized irrigation.

Mr. Oyler said that he agreed with the applicant paying the money now instead of installing the utilities.

Discussion was held regarding connector's agreements and fire protection.

Mr. Baker asked Mr. Burdick to check into the sewer requirement for subdivisions.

Mr. Jarvis explained that the all portions of structures would need to be within 150 feet from where a fire truck could drive to. He also said that he would need MSDS on all of the product the applicant would have on-site.

Mr. Johnson explained that the applicant had proposed to upgrade the driveway.

Discussion was held regarding the private driveway, storm water, irrigation ditches and bonding for landscape.

Mr. Anderson **moved** to recommend that the City Council **approve** the R & C Supply Preliminary Plat located at 700 West 1000 North subject to the following conditions:

Conditions

1. That Spanish Fork City's Engineering Department review the Construction and Development Standards to make sure that the proposal to operate with a septic tank meets the City standard for subdivisions.
2. That the applicant either pay the City for future improvements in the 1000 North right-of-way or install improvements in accordance with the City's master plans.

3. That the City Council amend the Kelly Annexation agreement to allow for the delay of infrastructure improvements.
4. That the applicant meet any other conditions provided by the Engineering Department.

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

DISCUSSION

Annexations

Discussion was held regarding the Clayson Annexation petition.

Haven Home for Girls

Mr. Anderson explained that the City is waiting for the applicant to submit a report and updated plans. At this point, the earliest that the application could be presented to the Planning Commission is June.

Other Development Projects

Discussion was held regarding a timeline for development applications. Staff was admonished on the need to not be slothful, inattentive, unresponsive, spastic, out-of-tune, or otherwise slow with development review projects.

ADJOURNMENT

Mr. Anderson moved to **adjourn**. Mr. Burdick **seconded** and the motion **passed** all in favor at 11:30 a.m.

Adopted: May 11, 2011

Shelley Hendrickson, Planning Secretary