

Adopted Minutes
Spanish Fork City Development Review Committee
June 1, 2011

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

Citizens Present: Dave Neilson

Mr. Thompson called the meeting to order at 10:12 a.m.

MINUTES

May 18 & 25, 2011

Mr. Baker **moved to approve** the minutes of May 18, 2011 with the noted corrections. Mr. Peterson **seconded** and the motion **passed** all in favor.

Mr. Baker **moved to approve** the minutes of May 25, 2011. Mr. Peterson **seconded** and the motion **passed** all in favor.

SITE PLANS

Wasatch Pallet

Applicant: Dave Neilson
General Plan: Low Density Residential
Zoning: Industrial 2
Location: 1600 West 450 South

Mr. Johnson explained the City's Engineering redlines which were as follows:

1. Spanish Fork City requires 20' Public Utility Easements for both the electrical improvements and the proposed waterlines.
2. A 20' River Trail Access and Maintenance Easement is required along the existing river bank.
3. Note: Building Occupancy per International Building Code.
4. Note: Automatic sprinkler system shall be approved by the Spanish Fork City Fire Marshal and the design of the sprinkler system shall not be less than that required under the International Building Code.
5. Show existing building dimensions and size.
6. Note: UDOT approval required on all improvements along 1550 West.
7. Fire Marshal approval is required on all fire hydrant locations. (Informative, no action required)
8. Submit Storm Drain Report as per Storm Drain Manual.
9. 18" RCP is required on the storm drain line leaving detention area and tying into existing storm drain system.

10. A 12" Waterline & a 12" PI Line is required in 1550 West.
11. Add a water valve on the south side of waterline tee in 1550 West.
12. Add a PI Drain at low point in 1550 West to drain into existing storm drain system.

Discussion was held regarding improvements along 1550 West. It was determined that the applicant could pay in lieu and defer the improvements (not for the entire sugar beet factory site but just for the proposed business).

Mr. Neilson said that he had not spoken to Lew Christensen regarding an easement for the trail.

Mr. Thompson explained the City's Master Trail Plan in the area and said that Engineering would need a legal description of the 25 foot easement.

Discussion was held regarding the landscape, trees and problems with the beavers.

Mr. Peterson explained that there will be costs to build the electrical line and asked if there were any connectors' agreements. It was determined that there were. Discussion was held regarding load sheets.

Mr. Baker **moved** to **approve** the Wasatch Pallet Site Plan for Dave Neilson located at 1550 West 450 South subject to the following conditions:

Conditions

1. That the applicant meets the City's Engineering redlines.
2. That the applicant defer the frontage improvements and pay costs in lieu.
3. That the applicant grant utility easements through the property to the north.
4. That the applicant grants to the City a trail easement along the river.
5. That the applicant pay the Rocky Mountain Power buyout and pay for the power upgrade.

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

Discussion was held regarding the water and the life safety issue.

Mr. Jarvis discussed with the applicant the fire hydrant issues.

PRELIMINARY PLATS

Maple Highlands

Applicant: Steve Maddox
General Plan: Low Density Residential
Zoning: R-1-12
Location: 2250 East 350 South

Mr. Baker **moved** to **continue** the Maple Highlands Preliminary Plat for one week. Mr. Oyler **seconded** and the motion **passed** all in favor.

OTHER BUSINESS

Connector Agreement

Discussion was held regarding the LDS Church 10th & 4th Ward Site request for reimbursement on the four water connections.

ADJOURNMENT

Mr. Baker **moved** to **adjourn**. Mr. Peterson **seconded** and the motion **passed** all in favor at 10:42 a.m.

Adopted: August 31, 2011

Shelley Hendrickson, Planning Secretary