

**Adopted Minutes
Spanish Fork City Development Review Committee
June 15, 2011**

Staff Members Present: Chris Thompson, Public Works Director; Trapper Burdick, Assistant City Engineer; Shelley Hendrickson, Planning Secretary; Junior Baker, City Attorney; Chris Swenson, Chief Building Official; John Little, Building Inspector; Tom Cooper, Utility Planner; Jered Johnson, City Surveyor; Dave Anderson, Community Development Director; Dave Oyler; City Manager; Seth Perrins, Assistant City Manager; Shawn Beecher, GIS Administrator.

Citizens Present: None present.

The meeting was called to order at 10:05 a.m.

MINUTES

June 1, 2011

Mr. Anderson **moved** to **continue** the June 1, 2011 minutes for one week. Mr. Baker **seconded** and the motion **passed** all in favor.

FINAL PLATS

West Gate Manor

Applicant: Jed Mitchell

General Plan: Low Density Residential

Zoning: R-1-8

Location: 450 West 400 North

Mr. Anderson explained that it was his understanding that the City's Engineering Department had several redlines and that the power issues had all been addressed.

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

1. Lot summary with recommended finished floor elevations including basements from Geotechnical Engineer. Report should include any conditions associated with individual lots.
2. Mass grading plan showing surface drainage of lots and streets.
3. Note: Driveway access for Lot 24 shall be located outside of Storm Drain Box. Storm Drain Box shall not be allowed in Drive Approach.
4. Label 18" Storm Drain Line along 450 West as RCP.
5. ADA Pedestrian ramps shall meet current City Standard. Intersection corners require a radius of 2.50' at property lines and a 25' radius at top back of curb.
6. Sewer Cleanouts required at property lines behind sidewalks. Note on plans.

7. Note: Utility lines to be extended and plugged at phase line.
8. Cluster Water Valves on Water Tee in the intersection of 450 West 300 North.
9. Engineers Estimate of Plat B Improvements
10. Add Public Utility Easement Statement to Final Plat:
ALL PUBLIC UTILITY EASEMENTS PLATTED HEREON ARE IN PERPETUITY FOR INSTALLATION, MAINTENANCE, REPAIR, AND REPLACEMENT OF PUBLIC UTILITIES, SIDEWALKS, AND APPURTENANT PARTS THEREOF AND THE RIGHT TO REASONABLE ACCESS TO GRANTOR'S PROPERTY FOR THE ABOVE DESCRIBED PURPOSES. THE EASEMENT SHALL RUN WITH THE REAL PROPERTY AND SHALL BE BINDING UPON THE GRANTOR AND THE GRANTOR'S SUCCESSORS, HEIRS AND ASSIGNS.
11. 10' Public Utility Easement required along property lines.
12. Add developers contact information to Final Plat.
13. Title Block – Add City Manager & City Attorney to the Acceptance By Legislative Body. Remove Chairman, Planning Commission from the Planning Commission Approval.
14. Lot corners require a radius of 2.50'.
15. Label streets (60' Public Right-Of-Way)
16. Note: All corner lot driveways shall be located a minimum of 50' from street Right-Of-Way.
17. Annotate lot line at the Southeast corner of Lot 23 – S89°24'10"E 5.96'
18. Addresses need to be changed: Lot 20 – 363 N, Lot 21 – 347 N, Lot 22 – 327 N, Lot 23 – 469 W, Lot 24 – 449 W, Lot 25 – 427 W, Lot 26 – 432 W & 324 N, Lot 27 – 346 N, Lot 28 – 362 N
Change Street Name from 310 North to 300 North.
19. Acknowledgement in Title Block needs to be a Corporate Acknowledgement.

Discussion was held regarding City standards and soil reports.

Mr. Baker moved to approve the West Gate Manor Final Plat for Jed Mitchell located at 310 North 450 West subject to the following conditions:

Conditions

1. That the applicant meet the redlines prior to recordation.
2. That the applicant meet the City's Electrical design requirements.
3. That the applicant meet the City's Construction and Development Standards.

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

Discussion was held regarding utility laterals.

OTHER BUSINESS

Discussion was held regarding ground water and basements.

Discussion was held regarding an Annexation for the Mapleton boundary.

ADJOURNMENT

Mr. Cooper moved to **adjourn**. Mr. Burdick **seconded** and the motion **passed** all in favor at 10:45 a.m.

Adopted:

Shelley Hendrickson, Planning Secretary