

Adopted Minutes
Spanish Fork City Development Review Committee
January 11, 2012

Staff Present: David Oyler, City Manager; Junior Baker, City Attorney; Seth Perrins, Assistant City Manager; Chris Thompson, Public Works Director; Jered Johnson, City Surveyor; Shawn Beecher, GIS Administrator; Shelley Hendrickson, Planning Secretary; Bart Morrill, Parks & Recreation Supervisor; Shawn Jorgensen, Public Works Inspector; Chris Swenson, Chief Building Official; Kelly Peterson, Electric Superintendent.

Citizens Present: Jay and Starlene Clayson.

Mr. Thompson called the meeting to order at 10:00 a.m.

SITE PLANS

Marty Grange

Applicant: Matt Daley

General Plan: Medium Density Residential

Zoning: Light Industrial

Location: parcel located west of 1215 North SR51

Mr. Johnson explained the Engineering redlines.

Discussion was held regarding UDOT not allowing the applicant to cut into SR51 until April of 2012 and whether or not a Business License could be issued without fire protection. Mr. Oyler said yes, if the owner signs a waiver for the fire protection.

Mr. Peterson explained that the power is fed from Springville and will remain on Springville Power.

Mr. Johnson explained the bond.

Mr. Baker recommended that the applicant not bond for the driveway since it is not a public improvement. The City will issue a Business License if they sign a fire protection waiver. If the driveway is not completed than a Business License will not be renewed for 2013.

Mr. Baker **moved** to **approve** the Marty Grange Site Plan subject to the following conditions:

Conditions

1. The applicant places a bond for public improvements.
2. The applicant signs a waiver on the fire protection in order to be issued a City business license (since no permit from UDOT will be granted until spring).
3. Until further development occurs, they can remain on Springville power.

4. Provide a copy of the easements showing access.

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

FINAL PLATS

River Cove Plat F

Applicant: Spanish Fork City

General Plan: Low Density Residential

Zoning: R-1-12

Location: Approximately 1074 West River Ridge lane

Mr. Baker **moved** to **approve** River Cove Plat F by vacating lots 2, 2a, 3 and 3a in River Cove Plat A and making them lots 1, 1a, 2 and 2a of River Cove Plat F as shown, in order to meet the flood plain requirements. Mr. Perrins **seconded** and the motion **passed** all in favor.

ANNEXATIONS

Clayson Annexation

Applicant: Starlene Clayson

General Plan: Light Industrial

Zoning: Industrial 1

Location: Approximately 300 West 1500 North

Discussion was held, not specific to the Clayson Annexation but to annexations in general, regarding street expansion and what to require at annexation.

Mr. Thompson said that because we do not know the exact right-of-way he would like an agreement and not a dedication.

Mr. Baker expressed that he felt whatever the Master Transportation Plan requires is what the City needs for utilities at the time of annexation. In the case of the Clayson Annexation, because of the power lines on the east side, we measure whatever the Master Transportation says. Mr. Baker said he feels we are better off to obtain the easement now than to obtain it later.

Discussion was held regarding the Master Transportation Plan, the pros and cons of obtaining the easements at annexation or to acquire it later.

Discussion was held with the Clayson's and how they felt regarding the easement and annexing.

NEW BUSINESS:

There was none.

ADJOURN:

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

ADOPTED: February 1, 2012

Shelley Hendrickson, Planning Secretary