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Adopted Minutes
Spanish Fork City Development Review Committee
August 20, 2014

Staff Members Present: Chris Thompson, Public Works Director; Dave Anderson, Community Development Director; Dave Oyler, City Manager; Kelly Peterson, Electric Superintendent; Junior Baker; City Attorney; Cory Pierce, Staff Engineering; Jered Johnson, Engineering Division Manager; John Little, Official Building Inspector; Steve Adams, Public Safety Director; Bart Morrill, Parks Supervisor; Joe Jarvis, Fire Marshal; Angie Warner, Deputy Recorder.

Citizens Present: Nate Simpson.

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

MINUTES

August 13, 2014

Junior Baker **moved** to **approve** the minutes of August 13, 2014, with the changes noted in an earlier e-mail from Junior Baker & Chris Thompson to Kimberly Brenneman.

Jered Johnson **seconded** and the motion **passed** all in favor.

Final Plat

White Rail Plat D

Applicant: LEI

General Plan: High Density Residential

Zoning: R-1-6

Location: 980 South State Road 51

Cory Pierce said that phases A, B, & C are being constructed and now the developer would like to start phase D. Mr. Pierce stated that he does not have any problems with the plat.

Dave Anderson reviewed that it was talked about having the HOA maintain the landscaping for the park strip and the slope below the railroad tracks.

Discussion took place regarding the landscape design.

Bart Morrill suggested having the slope planted with a certain type of seed so that it doesn't erode.

Dave Anderson **moved** to approve the White Rail Final Plat D, located at 980 South State Road 51 subject to the following conditions:

1. That the applicant meets the current Construction Standards required by the City.
2. That the applicant establish a HOA and that the HOA maintain the park strip on Highway 51 and the slope below the railroad track.
3. That the applicant coordinate with Bart Morrill for the landscaping improvements.

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

47 Other Business

48 Dave Anderson pointed out a property at approximately 320 West and 800 North. The owner
49 of the veterinarian clinic would like to build a home on the property south of the clinic.

50
51 Junior Baker said the City does not allow flag lots and it does not have street frontage.

52
53 Discussion took place about combining the two properties.

54
55 Dave Anderson said if they build a road, would the City allow that considering that it will create
56 an offset intersection.

57
58 Chris Thompson pointed out that a fire hydrant would need to be installed.

59
60 Discussion took place about the requirement for a turnaround if a road is installed.

61
62 Dave Oyler asked to have a proposal put together and staff will discuss it further.

63
64 Jered Johnson addressed an easement at the mouth of Spanish Fork Canyon.

65
66 Dave Oyler asked about a road that UDOT will be building in the area of 3000 East.

67
68 Chris Thompson said that on 750 South they would like to reserve 30 feet for a trail.

69
70 Junior Baker moved to adjourn meeting at 11:05a.m.

71
72 Adopted:

Angie Warner, Deputy Recorder

73