

Adopted Minutes
Spanish Fork City Development Review Committee
August 14, 2019

Staff Members Present: Seth Perrins, City Manager; Dave Anderson, Community Development Director; Brandon Snyder, City Planner; Kelly Peterson, Electric Superintendent; Tom Cooper, Electric Utility Planner; Junior Baker, City Attorney; Jason Sant, Assistant City Attorney; Michael Clark, Staff Engineering; Jered Johnson, Engineering Division Manager; Bart Morrill, Parks Maintenance Supervisor; Dale Robinson, Parks and Recreation Director; John Little, Chief Building Official; Brady Taylor, Lead Cable Technician; Shelley Hendrickson, Engineering Division Secretary; Jessica Burdick, Building Inspection Division Secretary.

Citizens Present: Roman Kuprov, Julie Smith, Cris Child, Brian Gabler.

Dave Anderson called the meeting to order at 10:00 a.m.

FINAL PLAT

Legacy Farms Plat C-10

Mike Clark said all engineering comments were minor redline comments, but asked who will install the wall between this plat and the future LDS church building.

Brian Gabler stated that the LDS church building will install the wall.

Julie Smith asked why it would be necessary for the wall to be built before the LDS church building.

Dave Anderson explained that the homeowners will want something in their backyards, the wall would also define property lines. Dave said it is between Fieldstone and the LDS church building as to who pays and builds the wall.

Junior Baker **moved** to approve the Legacy Farms Plat C-10 Final Plat subject to the applicant meeting the City's redlines and development standards, and subject to the wall being installed with the development of the plat, unless the LDS church building builds it first.

Seth Perrins **seconded**.

Jered Johnson feels we should put up the wall along Spanish Fork Parkway at the same time as this wall.

The motion **passed** all in favor.

CONDITIONAL USE PERMIT AND SITE PLAN

Hearthstone Manor Addition

Dave Anderson explained this Conditional Use Permit and a Site Plan approval request. They want to expand the building to the south and rework access to the site.

Junior Baker asked if it meets parking requirements.

Dave Anderson said it does.

Seth Perrins asked about landscaping.

Dave Anderson said they meet landscaping requirements, after a few tweaks relative to trees on the west side.

Brandon Snyder noted that a proposed third drive approach was removed from the plans and they added additional parking stalls and a fire lane.

Seth Perrins noted that there are a lot of emergency personnel who respond here regularly, and this addition is going in where the ambulance typically parks. Seth asked what is their plan for the ambulances? They need to be sure they have good access.

Kelly Peterson said with this new layout they'll have to relocate the transformer and we'll have to coordinate with them on that. This will require an outage at the facility and conduit work. Also, we'll need the load sheet to see if they need to increase their service size.

Seth Perrins stated he is excited they are growing. This is a great facility and a good addition.

Junior Baker **moved** to approve the Hearthstone Manor Addition Site Plan and recommend approval of the proposed Conditional use subject to the following conditions:

Conditions:

1. Subject to the applicant addresses any redlines.
2. Subject to the applicant coordinating with the Power Department concerning the transformer.
3. Subject to the applicant receiving the Conditional Use approval from the Planning Commission.

Kelly Peterson **seconded**, and the motion **passed** all in favor.

Junior Baker moved to adjourn at 10:15 a.m.

Adopted: August 21, 2019

Jessica Burdick
Building Inspection Division Secretary