

**Adopted Minutes  
Spanish Fork Development Review Committee  
September 6, 2006**

The meeting was called to order at 10:03 a.m. by Richard Heap.

**Staff Members Present:** Junior Baker; City Attorney; Dave Oyler, City Manager; Richard Nielson, Assistant Public Works Director; Chris Thompson, Design Engineer; Ryan Bagley, Utility Planner; Ryan Baum, Public Works Inspector; Shawn Jorgensen; Public Works Inspector; Dave Anderson, Planning Director; Dee Rosenbaum, Public Safety Director; Dale Robinson, Parks and Recreation Director; Shelley Hendrickson, Planning Secretary.

**Citizens Present:** John D. Smiley, JKJ Properties; Clark Mitchell, Gardner Plumb LLC; Clay Grant; Brent Bowers, Salisbury Homes.

**MINUTES**

Mr. Baker made a **motion** approving the minutes of August 31, 2006; with the noted corrections. Mr. Nielson **seconded** and the motion **passed** all in favor.

**SUBDIVISION WAIVERS**

**Teton Construction – 573 East 300 South**

Mr. Anderson gave background and explained the proposal.

Mr. Baker made a **motion** recommending to the Planning Commission approval of the Teton Construction Subdivision Waiver at 573 East 300 South subject to:

1. Working with the Electric Department on the relocation of power poles and electrical lines for the new single-family residential lot.
2. Meet the City's construction and development standards.

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

**Grant Subdivision – 601 North 300 West**

Mr. Anderson gave background and explained the proposal.

Discussion was twin home standards, duplex standards, right-of-way, and the easement or property line.

Mr. Baker made a **motion** recommending to the Planning Commission approval of the Grant Subdivision at 601 North 300 West based on the understanding that the side yard deed has been recorded and the understanding that Mr. Grant now owns that property

and, therefore, the subdivision meets the criteria for twin homes in the zone. Mr. Anderson **seconded** and the motion **passed** all in favor.

## **SITE PLANS**

### **Trails End Café – 470 South Main**

Mr. Anderson gave background and explained the proposal.

Discussion was demolition of the Trails End Café building, landscape, sidewalk on the south side of the property, the street on the south side of the property and access to the property.

Mr. Anderson feels a sidewalk should be constructed on the south side of the property.

Mr. Anderson made a **motion** to approve the Trails End Café Site Plan at 470 South Main subject to:

1. Meeting requirements provided by the City's Electric department.
2. Meeting the City's construction and development standards.
3. Meeting any conditions set forth by the City's Engineering and Public Works Departments.
4. Providing a revised Site Plan that identifies phase one improvements that would be installed with the In and Out Emissions Building.
5. The provision of a sidewalk easement adjacent to the 500 South right-of-way.
6. The construction of curb, gutter, and sidewalk with the phase 1 improvements.

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

### **Expressway Square Retail Shops**

Mr. Anderson gave background and explained the proposal.

Mr. Anderson made a **motion** to approve the Expressway Square Retail Shops Site Plan approval extension subject to any conditions that were imposed with the original Site Plan. Mr. Baker **seconded** and the motion **passed** all in favor.

## **FINAL PLATS**

### **Whispering Willows Plat H**

Mr. Anderson explained the proposal.

Mr. Baker made a **motion** recommending to the Planning Commission approval of the Whispering Willows Plat H subject to:

1. Meeting the City's construction and development standards.

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

### **Spanish Highlands**

Mr. Anderson explained the proposal.

Mr. Oyler **moved** to table this item. Mr. Nielson **seconded** and the motion **passed** all in favor.

### **OTHER BUSINESS**

#### **Pioneer Ridge Estates – Trails Master Plan**

Discussion was regarding the property line, the trail, and improvements.

#### **Courthouse**

Discussion was height and the need to change the City's standards to accommodate a larger (taller) civic building.

### **ADJOURN**

Mr. Nielson **moved** to adjourn. Mr. Baker **seconded** and the motion **passed** all in favor.

The meeting **adjourned** at 11:32 a.m.

**ADOPTED:** September 20, 2006

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Shelley Hendrickson, Planning Secretary