

**Adopted Minutes
Spanish Fork City Development Review Committee
June 18, 2008**

The meeting was called to order at 10:12 a.m. by Dave Oyler.

Staff Members Present: Chris Thompson, City Engineer; Dave Oyler, City Manager; Junior Baker, City Attorney; Richard Nielson, Assistant Public Works Director; Kelly Peterson, Electric Superintendent; Shawn Jorgenson, Building Inspector; Marvin Banks, Public Utilities Superintendent; Ryan Baum, Building Inspector; Shelley Hendrickson, Planning Secretary; Shawn Beecher, GIS Administrator.

Citizens Present: None present.

MINUTES

June 4, 2008

Mr. Nielson **moved** to **approve** the minutes of June 4, 2008. Kelly Peterson **seconded** and the motion **passed** all in favor.

FINAL PLATS

Maple Mountain Town homes Plats C and D

Applicant: Salisbury Homes

General Plan: Residential 2.5 to 3.5 Units Per Acre

Zoning: R-1-12

Location: 100 South 1900 East

Mr. Nielson said redlines were back and explained the plats. He said that Plat C included the clubhouse. Mr. Peterson said he did not have any issues with the power.

Mr. Baker **moved** to **approve** the Final Plats for Maple Mountain Townhomes Plats C and D located at 100 South 1900 East subject to the following conditions:

Conditions

1. That the applicant meet the City's construction and development standards.
2. That the applicant meets all conditions of the Preliminary Plat approval.

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

SITE PLANS

North Springs Business Park

Applicant: Scenic Development

General Plan: Light Industrial
Zoning: Industrial 1
Location: 3450 North Main

Discussion was held regarding the Site Plan and the subdivision.

Mr. Thompson explained that from what he understood they were treating this as one site plan.

Mr. Peterson said that the applicant is requesting power but Mr. Peterson does not feel that power can go in until the infrastructure is in.

Discussion was held regarding infrastructure being done before building permits are issued, and curb and gutter.

Mr. Peterson explained the way the power was designed for the proposal. The applicant does not want to put a transformer on every building. Mr. Peterson said they requested a load sheet from the applicant for every building.

Mr. Baum explained what he had inspected where they were with the infrastructure. He felt they still had a lot of work.

Mr. Oyler asked why the site plan needed to be on the agenda today where the applicant still had so much work to do. Mr. Nielson explained he felt it was premature to be on the agenda and should action be taken today it might give the applicant a false sense of being able to get a building permit the next day when in reality they would not be able to get a building permit until the infrastructure was finished.

Mr. Baum volunteered to call and let the applicant know what needed to be done.

Mr. Baker **moved** to **continue** the Site Plan for North Springs Business Park located at 3450 North Main until there is more information. Mr. Peterson **seconded** and the motion **passed** all in favor.

DRC BUSINESS

Review of new submittals

Ms. Hendrickson handed out the draft agendas for the next DRC and Planning Commission meetings.

ADJOURN

Mr. Baker **moved** to **adjourn**. Mr. Thompson **seconded** and the motion **passed** all in favor at 10:31 a.m.

Adopted: July 23, 2008

Shelley Hendrickson, Planning Secretary