

**Adopted Minutes
Spanish Fork City Development Review Committee
October 22, 2008**

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

Staff Members Present: Richard Heap, Public Works Director; Richard Nielson, Assistant Public Works Director; Dave Anderson, Planning Director; Junior Baker, City Attorney; Shawn Beecher, GIS Administrator; Dave Oyler, City Manager; Shelley Hendrickson, Planning Secretary; Shawn Jorgensen, Public Works Inspector; Kelly Peterson, Electric Superintendent; Dee Rosenbaum, Police Chief.

Citizens Present: Kari Barber, Silver Sage Business Park; Rob Harding, Silver Sage Business Park; Roger Knell, LDS Church; Milan R. Malkovich, LDS Church Project Manager; Ralph Calder, Fry Building.

MINUTES

October 15, 2008

Mr. Anderson **moved** to **continue** the minutes of October 15, 2008. Mr. Nielson **seconded** and the motion **passed** all in favor.

SITE PLANS

Academy Park Ward

Applicant: LDS Church

General Plan: Residential 2.5 to 3.5 Units Per Acre

Zoning: R-1-12

Location: 900 South Del Monte Road

Mr. Peterson explained that the applicant's architect had shown the power going to the SESD power pole instead of where the City Power Department designed for it to be. Mr. Peterson said they had agreed with the applicant where the transformer would be located and that it was in the area of the SESD power pole. He further explained that he still had not received a letter from Glenn Way or the applicant regarding a power easement that is needed for SESD and SUVPS.

Mr. Baker **moved** to recommend **approval** of the Academy Park Ward Site Plan subject to the following conditions:

Conditions

1. That the applicant provide power easements for SUVPS.
2. That the applicant receive approval from the City Power Department.

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

Discussion was held regarding the sidewalk on Del Monte Road and when it would be done.

Fry Building

Applicant: Ralph Calder

General Plan: Light Industrial
Zoning: Industrial 1
Location: 1200 North Expressway Lane

Mr. Anderson explained that this proposal was approved last November.

Mr. Ralph Calder explained the project has not proceeded due to economic reasons.

Mr. Baker explained the City ordinance allowed for a six (6) month extension and if the applicant was needing a year extension he would need to come back in 6 months.

Mr. Baker **moved** to recommend **granting** a six (6) month extension subject to meeting the conditions on the existing Site Plan. Mr. Anderson **seconded** and the motion **passed** all in favor.

FINAL PLATS

Silver Sage Business Park

Applicant: Kent Barber
General Plan: Light Industrial
Zoning: Light Industrial
Location: 1800 North 820 East

Mr. Anderson said that the applicant is asking to scale back the plat and that the plat had not been recorded.

Mr. Baker **moved** to **approve** the Silver Sage Business Park Plat A located at 1800 North and 820 East as presented subject to the following conditions:

Conditions

1. That the applicant meet any conditions imposed with the previous approval.
2. That the applicant coordinate with the City Power Department and that the applicant reimburse the City if additional costs are incurred from any changes.

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

DRC BUSINESS

a. New Submittals

No discussion

ADJOURN

Mr. Baker **moved** to adjourn. Mr. Nielson **seconded** and the motion **passed** all in favor at 10:21 a.m.

Adopted: November 26, 2008

Shelley Hendrickson, Planning Secretary