

**Adopted Minutes  
Spanish Fork City Development Review Committee  
July 15, 2009**

The meeting was called to order at 10:06 a.m. by Richard Heap.

**Staff Members Present:** Richard Heap, Public Works Director; Shawn Beecher, GIS Administrator; Joe Jarvis, Fire Marshall; Kirk Nord, Assistant City Attorney; Jered Johnson, City Surveyor; Ryan Baum, Public Works Inspector; Kelly Peterson, Electric Superintendent; Dave Anderson, Community Development Director; Shelley Hendrickson, Planning Secretary; Marvin Banks, Public Utilities Superintendent; Chris Thompson, Assistant Public Works Director; Dave Munson, Planning Intern; Dave Oyler, City Manager; Dee Rosenbaum, Police Chief.

**Citizens Present:** Jonathan Taylor representing Smith Brubaker Haacke.

**MINUTES**

**June 24, 2009**

Mr. Peterson **moved** to **approve** the minutes of June 24, 2009. Mr. Anderson **seconded** and the motion **passed** all in favor.

**PRELIMINARY PLATS**

**Friar's Pointe**

Applicant: Jonathan Taylor

General Plan: General Commercial

Zoning: Commercial 2

Location: southeast corner of 1000 North and 200 East

Mr. Anderson explained that the Committee had discussed the Preliminary Plat for this proposal a couple of weeks prior and that from a technical perspective the construction related issues were discussed with the review of the Preliminary Plat. He said that Jered Johnson had redline comments that would be ready for the applicant after the meeting.

Discussion was held regarding signage, height elevations, redlines, garbage dumpster locations, and power.

Mr. Peterson explained to the applicant the power requirements, that he would need a load calculation sheet and the procedure for the removal of an old street light.

Discussion was held regarding the sidewalks in front of the structures being the same grade as the asphalt, sidewalk width, cross access easements, redlines, bond requirements and pre-construction meetings.

Mr. Anderson **moved** to **approve** the Friar's Pointe Site Plan located at the southeast corner of 1000 North and 200 East subject to the following conditions:

### **Conditions**

1. That the necessary corrections be made to the plans per the Engineering Department.
2. That the applicant receive approval from the Power Department on the proposed power design.
3. That the applicant receive approval from the Planning Division, prior to receiving a building permit, for elevations on the signage and the two buildings, the proposed landscape plan and a detail for the dumpster enclosures.

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

### **SITE PLAN**

#### **Fry Building (approval extension)**

Applicant: Ralph Calder

General Plan: Light Industrial

Zoning: Industrial 1

Location: 1185 North State Road 51

Mr. Anderson **moved** to **continue** the Fry Building Site Plan approval extension; for one week. Mr. Banks **seconded** and the motion **passed** all in favor.

Mr. Thompson **moved** to **adjourn**. Mr. Banks **seconded** and the motion **passed** all in favor at 10:29 a.m.

### **Adopted:**

---

Shelley Hendrickson, Planning Secretary