

**Adopted Minutes  
Spanish Fork City Development Review Committee  
January 20, 2010**

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

**Staff Members Present:** Richard Heap, Public Works Director; Dave Oyler, City Manager; Dave Anderson, Community Development Director; S. Junior Baker, City Attorney; Chris Thompson, Assistant Public Works Director; Jered Johnson, City Surveyor; Shawn Jorgensen, Public Works Inspector; Chris Swenson, Chief Building Official; Joe Jarvis, Fire Chief; Shelley Hendrickson, Planning Secretary; Tom Cooper, Electric Operator Dispatcher; Trapper Burdick, Design Engineer; Bart Morrill, Parks and Recreation.

**Citizens Present:** Milan Malkovich, Roger Knell, Mark Greenwood.

**MINUTES**

**December 23, 2009**

Mr. Baker **moved** to **approve** the minutes of December 23, 2009 with the noted corrections. Mr. Oyler **seconded** and the motion **passed** all in favor.

**OTHER BUSINESS**

Discussion was held regarding fencing at the LDS Church site on 100 South 1700 East.

Mr. Milan Malkovich said that he thought the ordinance required a masonry fence. Mr. Anderson explained the fencing ordinance for masonry only applied if the parcel was adjacent to a residential use or residential zone.

Mr. Thompson asked if it was a problem to do a sight obscuring vinyl fence around the detention basin. Mr. Anderson said no and that the LDS Church had the latitude to submit whatever fencing that they wanted.

Discussion was held regarding landscaping.

## **FINAL PLATS**

### **Peterson Spanish Cove**

Applicant: Warren Peterson

General Plan: Residential 9 to 12 units per acre

Zoning: R-3

Location: 245 North 300 East

Mr. Anderson asked Mr. Johnson what was proposed for the sewer main. Mr. Johnson explained what would be required. Mr. Baker said an easement would be needed. Mr. Johnson concurred and said that it would be noted on the Plat that the driveway would be dedicated for a public utility easement.

Discussion was held regarding the power. Mr. Cooper said that his only concern was the utility easement and the perimeter easement.

Mr. Johnson explained what the Engineering redlines were.

Mr. Anderson **moved** to recommend **approval** of the Peterson Spanish Cove Final Plat located at 245 North 300 west subject to the following conditions:

1. That the applicant address any issues that need to be worked out with the Power Department.
2. That the applicant address any redline corrections as required by the Engineering Department.
3. That the applicant receive the Planning Department approval on the building plans.
4. That the applicant meet the City's construction and development requirements.

Mr. Anderson **withdrew** his **motion** and **moved** to **continue** the Peterson Spanish Cove Final Plat. Mr. Baker **seconded** and the motion **passed** all in favor.

## **ADJOURNMENT**

Mr. Baker **moved** to **adjourn**. Mr. Heap **seconded** and the motion **passed** all in favor at 10:25 a.m.

**Adopted: January 27, 2010**

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Shelley Hendrickson, Planning Secretary