

**Adopted Minutes
Spanish Fork City Development Review Committee
June 23, 2010**

The meeting was called to order at 10:00 a.m. by Richard Heap.

Staff Members Present: Richard Heap, Public Works Director; S. Junior Baker, City Attorney; Chris Thompson, Assistant Public Works Director; Jered Johnson, City Surveyor; Shelley Hendrickson, Planning Secretary; Shawn Beecher, GIS Specialist; Dave Oyler, City Manager; Bart Morrill, Parks & Recreation Supervisor; Dave Munson, Planning Intern; Tom Cooper, Electric Operator Dispatcher; Dave Anderson, Community Development Director; Chris Swenson, Chief Building Inspector; Jason Sant, Assistant City Attorney; Dale Robinson, Parks & Recreation Director.

Citizens Present: Julie Sabin, Calvin Sabin, Steve Decker, Milan Malkovich, Brent Overson, Roger Knell.

MINUTES

May 20, 2010

Mr. Oyler **moved** to **approve** the minutes of May 20, 2010 with the noted corrections. Mr. Anderson **seconded** and the motion **passed** all in favor.

PRELIMINARY PLATS

Spanish Highlands Ward

Applicant: LDS Church

General Plan: Residential 2.5 to 3.5 units per acre

Zoning: R-1-12

Location: 2150 East 100 South

Mr. Anderson explained the proposal and discussion ensued regarding how many lots were involved.

Mr. Anderson **moved** to recommend that the City Council **approve** the Spanish Highlands Ward Preliminary Plat located at 2150 East 100 South. Mr. Thompson **seconded** and the motion **passed** all in favor.

Discussion was held regarding when the Site Plan would be approved. Mr. Anderson said that they would like to have it approved next week.

DFCU

Applicant: Calvin Sabin
General Plan: General Commercial
Zoning: Shopping Center
Location: 700 East Kirby Lane

Mr. Anderson explained that all of the property owners involved with this subdivision were cooperating to get this approved and that all of the subdivision issues had been addressed.

Mr. Anderson asked the applicant about easements involving Mr. Morley. Mr. Sabin explained that he was working with Mr. Morley's secretary and that she was preparing the documents.

Mr. Anderson **moved** to recommend **approval** of the DFCU subdivision. Mr. Sant **seconded** and the motion **passed** all in favor.

Discussion was held regarding the Taco Time Site Plan.

TEXT AMENDMENTS

Overson

Applicant: Brent Overson
General Plan: City-wide
Zoning: City-wide
Location: City-wide

Mr. Anderson explained that the proposal was for aesthetic construction standards.

Mr. Overson introduced himself and said he was a real estate broker and developer. He explained why he has focused on design standards. He said he felt that every city needed commercial design standards. He explained the provisions of the ordinance he had drafted and that what he had proposed could be customized to fit Spanish Fork City's needs.

Discussion was held regarding the pros and cons of design standards.

OTHER BUSINESS

Discussion was held on a on development agreement to ensure access to property owned by McKells adjacent to the Spanish Fork River.

Discussion was held regarding an easement through the McKell property for trail access, where the future trail was being proposed and grants.

ADJOURNMENT

Mr. Anderson **moved** to **adjourn**. Mr. Sant **seconded** and the motion **passed** all in favor at 10:58 a.m.

Adopted: June 30, 2010

Shelley Hendrickson, Planning Secretary