

**Adopted Minutes  
Spanish Fork City Development Review Committee  
June 30, 2010**

The meeting was called to order at 10:00 a.m. by Mr. Anderson.

**Staff Members Present:** S. Junior Baker, City Attorney; Chris Thompson, Assistant Public Works Director; Shelley Hendrickson, Planning Secretary; Shawn Beecher, GIS Specialist; Dave Oyler, City Manager; Bart Morrill, Parks & Recreation Supervisor; Dave Munson, Planning Intern; Dave Anderson, Community Development Director; Chris Swenson, Chief Building Inspector; Kelly Peterson, Electric Superintendent; Trapper Burdick, Assistant City Engineer; Joe Jarvis, Fire Marshall.

**Citizens Present:** None present.

**MINUTES**

**June 23, 2010**

Mr. Anderson **moved** to **approve** the minutes of June 23, 2010 with the noted corrections. Mr. Thompson **seconded** and the motion **passed** all in favor.

**SUBDIVISION WAIVER**

**Francis**

Applicant: Karl Francis  
General Plan: Professional Office  
Zoning: Commercial Office  
Location: 375 West Center

Mr. Anderson explained that the proposal was turned in last week and that he was trying to push it through in order to have the proposal on the Planning Commission agenda for July 7, 2010. He said the proposal meets zoning requirements.

Discussion was held regarding a permanent structure located along the property line. Mr. Baker asked if Mr. Francis would need a dedication plat. Mr. Anderson explained that a plat would be needed and recorded. Mr. Peterson explained where the Power Department would need an easement.

Discussion was held regarding what to require of the applicant now and what will be required when a Site Plan or Preliminary Plat is turned in.

Mr. Baker **moved** to recommend that the Planning Commission **approve** the Francis Subdivision Waiver located at 375 West Center subject to the following conditions:

### **Conditions**

1. That the applicant provides the needed utility easements around the property.
2. That the plat indicate that a three phase electric line be looped to the East when lot 2 develops.
3. That the applicant meets the City's construction and development standards.

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

### **OTHER BUSINESS**

Discussion was held regarding Maple Mountain Subdivision's new proposal and the need for increased storm drain detention. Mr. Anderson asked if there were any other options for detention than to be used as a park. He also asked what we reimburse developers for storm drain facilities. Discussion was held regarding reimbursement. Mr. Thompson said that the detention portion of any park should not be used for density bonus.

Discussion was held regarding the detention basin by the Spanish Highlands LDS Church and the detention basin in Spanish Vista (1700 East).

### **ADJOURNMENT**

Mr. Baker **moved** to **adjourn**. Mr. Thompson **seconded** and the motion **passed** all in favor at 10:43 a.m.

**Adopted: July 28, 2010**

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Shelley Hendrickson, Planning Secretary