



DEVELOPMENT REVIEW COMMITTEE AGENDA

WEDNESDAY, NOVEMBER 16, 2011

10:00 A.M.

1. Minutes: November 2, 2011

2. Final Plat
 - a. Kirby Lane Business Complex
Applicant: James Yates
General Plan: Commercial
Zoning: General Commercial
Location: 642 East Kirby Lane

3. Other Business

4. Adjourn

The meeting starts at 10:00 A.M. at Spanish Fork City Hall in the Council Chambers. Applicants should be at the meeting and be prepared to discuss their development. The public is invited to participate in all Development Review Committee Meetings. If you need special accommodations to participate in the meeting, please contact the City Manager's Office at (801) 804-4530.

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Draft Minutes
Spanish Fork City Development Review Committee
November 2, 2011

Staff Members Present: Chris Thompson, Public Works Director; Dave Anderson, Community Development Director; Shelley Hendrickson, Planning Secretary; Jason Sant; Assistant City Attorney; Shawn Beecher, GIS Administrator; Trapper Burdick, Assistant City Engineer; Jered Johnson, Surveyor; Marlo Smith, Engineering Secretary; John Little, Building Inspector.

Citizens Present: Morris Flygare, Jamie Evans.

Mr. Thompson called the meeting to order at 10:05 a.m.

MINUTES

October 11, 2011

Mr. Anderson **moved** to **approve** the minutes of October 11, 2011. Mr. Burdick **seconded** and the motion **passed** all in favor.

FINAL PLATS

Spanish Fork Business Park Plat B

Applicant: Jamie Evans

General Plan: Industrial

Zoning: Light Industrial

Location: 1980 North Chappel Drive

Mr. Anderson asked the applicant if he had any issues with the bond calculations. Mr. Evans said he was fine with the calculations.

Mr. Thompson asked Mr. Johnson if the storm drain issues had been taken care of. Mr. Johnson indicated that it had been addressed.

Mr. Johnson explained that there were three conditions of approval.

Mr. Anderson **moved** to **approve** the Spanish Fork Business Park Final Plat B subject to the following conditions:

Conditions

1. That the applicant provide an off-site storm drain easement to be recorded with the Final Plat.
2. That the applicant deed the remaining parcel west of Chappel Drive to Camelot Homes.
3. That the applicant and the City sign a development agreement.

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

SITE PLAN

PreCorp II

Applicant: Jamie Evans

General Plan: Industrial

Zoning: Light Industrial

Location: 1980 North Chappel Drive

Mr. Anderson **moved** to **approve** the PreCorp II Site Plan. Mr. Burdick **seconded** and the motion **passed** all in favor.

ADJOURNMENT

Mr. Burdick **moved** to **adjourn**. Mr. Little **seconded** and the motion **passed** all in favor at 10:10 a.m.

Adopted:

Shelley Hendrickson, Planning Secretary

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