

**Adopted Minutes
Spanish Fork City Development Review Committee
August 3, 2011**

Staff Members Present: Trapper Burdick, Assistant City Engineer; Shelley Hendrickson, Planning Secretary; Jason Sant, Assistant City Attorney; Chris Swenson, Chief of Chief Building Officials; Kelly Peterson, Electric Superintendent; Dave Oyler, City Manager; Shawn Beecher, GIS Specialist; Joe Jarvis, Fire Marshall; Jered Johnson, Surveyor; John Little, Building Inspector.

Citizens Present: None present.

Mr. Anderson called the meeting to order at 10:21 a.m.

FINAL PLATS

River Cove Plat F, a Vacation of Lots 2, 2a, 3 and 3a

Applicant: Spanish Fork City

General Plan: Low Density Residential

Zoning: R-1-12

Location: approximately 700 West 900 South

Mr. Johnson explained the reason for the vacation was to remove the lots out of the 100-year flood plain so that the home owners would not have to carry flood insurance.

Discussion was held regarding the lot lines and setbacks, how many lots still remain in the 100-year flood plain, and when the public hearings, for Planning Commission and City Council, were scheduled.

Mr. Burdick **moved** to **approve** the River Cove Plat F and the vacation of lots 2, 2a, 3 and 3a. Mr. Sant **seconded** and the motion **passed** all in favor.

Construction and Development Standards

Mr. Burdick explained that these Construction and Development Standards are the most current revision since 2005 and that any changes or additions were in red text.

Discussion was held regarding Howard Creer's property, that it is a buildable lot and what his options were.

Mr. Anderson asked what the City would be doing in the future to keep the standards current. Mr. Burdick said that the standards had been placed on Engineering's fall calendar and would be reviewed by mid-January and adopted every February.

Discussion was held regarding whether or not the Planning Commission or City Council members had met with City staff to discuss the changes prior to the scheduled public hearing.

Mr. Peterson **moved** to **approve** the Construction and Development Standards for 2011; with the change to drawing 64 of 66 spelling out the NEC code reference for both vertical and horizontal overhead power line clearances. Mr. Sant **seconded** and the motion **passed** all in favor.

OTHER BUSINESS

None

ADJOURNMENT

Mr. Anderson **moved** to **adjourn**. Mr. Sant **seconded** and the motion **passed** all in favor at 10:45 a.m.

Adopted: August 31, 2011

Shelley Hendrickson, Planning Secretary