

**Adopted Minutes
Spanish Fork City Development Review Committee
November 30, 2011**

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

Citizens Present: Adam Lambert.

Mr. Thompson called the meeting to order at 10:07 a.m.

MINUTES

November 23, 2011

Mr. Peterson **moved** to **approve** the minutes of November 23, 2011 with the noted corrections. Mr. Anderson **seconded** and the motion **passed** all in favor.

FINAL PLATS

Legacy House

Applicant: Steve Broadbent
General Plan: Commercial
Zoning: R-1-8
Location: 1450 East 100 South

Mr. Johnson explained to the applicant that they would need to submit three more sets of plans and a mylar.

Mr. Anderson asked the applicant, if a cross-access easement through the neighbor's property had been recorded. The applicant said that the easement had been obtained and recorded.

Mr. Anderson **moved** to **approve** the Final Plat for Legacy House at Spanish Fork. Mr. Burdick **seconded** and the motion **passed** all in favor.

SITE PLANS

Legacy House

Applicant: Steve Broadbent
General Plan: Commercial
Zoning: R-1-8

Location: 1450 East 100 South

Discussion was held regarding on and off site parking and a masonry wall along the property line that abuts residential and Highway 6.

Mr. Peterson explained that the applicant would need to work with the City's Power Department when the masonry wall is installed to ensure the proper clearances from the power lines. He further explained that he was not sure where Comcast and other utility services were located and that the applicant would have to coordinate with the utility companies.

Discussion was held regarding whether or not the applicant would be willing and could match the masonry wall that already exists along Highway 6.

Mr. Anderson said that this proposal had been approved before and that there were a few changes but that they were not significant.

Mr. Anderson **moved** to **approve** the Legacy House at Spanish Fork Site Plan subject to the following condition:

Condition

1. That the applicant meets the conditions that were subject to the Conditional Use approval.

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

Discussion was held regarding what the applicant's next steps were.

OTHER BUSINESS

Discussion was held regarding the process that the City will need to follow in building a chlorinator building.

ADJOURNMENT

Mr. Baker **moved** to **adjourn**. Mr. Burdick **seconded** and the motion **passed** all in favor at 10:21 a.m.

Adopted: February 1, 2012

Shelley Hendrickson, Planning Secretary