

**Adopted Minutes  
Spanish Fork City Development Review Committee  
March 14, 2012**

**Staff Members Present:** 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; Jered Johnson, Surveyor; Seth Perrins, Assistant City Manager; Brian Bradford, Engineering Intern; Tyler Aiken, Intern.

**Citizens Present:** Randall Adams

Mr. Anderson called the meeting to order at 10:04 a.m.

**SITE PLANS**

**Esplin Eye Care**

Applicant: Ed Johnson  
General Plan: Mixed Use  
Zoning: Commercial Office  
Location: 68 South 400 West

Mr. Anderson explained that the adjacent parcels were all developed and that the proposal did meet the City's zoning regulations.

Discussion was held regarding the applicant paying the bond and fees, arranging a pre-construction meeting and submitting for a building permit.

Mr. Johnson said that the applicant would need to be aware of the shared pressurized irrigation meter.

Mr. Anderson told the applicant that before a building permit could be issued the City would need four large sets of the Site Plan, payment of the bond and fees and a pre-construction meeting. The applicant will need to contact Marlo Smith in the City's Engineering Department to pay the bond and fees and setup the preconstruction meeting.

Mr. Burdick **moved** to **approve** the Esplin Eye Care Site Plan. Mr. Baker **seconded** and the motion **passed** all in favor.

**PRELIMINARY PLATS**

**Stone**

Applicant: Spanish Fork City  
General Plan: Low Density Residential  
Zoning: R-1-6  
Location: approximately 2700 East Canyon Road

Discussion was held regarding the existing home becoming non-conforming.

Mr. Baker said that the non-conforming use was being forced by the City due to the road re-alignment.

Mr. Anderson said that if the property becomes non-conforming then we should look into going through a process for a variance.

Mr. Baker **moved** to recommend to the Planning Commission that they **approve** the Stone Preliminary Plat. Mr. Perrins **seconded** and the motion **passed** all in favor.

Mr. Anderson said that the lots do conform to the R-1-6 zone.

Mr. Peterson said that he had a couple of issues with an existing pole. Possible resolutions were discussed and the matter was deferred until the road alignment occurs.

### **MINUTES**

Mr. Perrins **moved** to **approve** the minutes of February 29, 2012 with the noted corrections. Mr. Peterson **seconded** and the motion **passed** all in favor.

### **OTHER BUSINESS**

There was none.

### **ADJOURNMENT**

Mr. Baker **moved** to **adjourn**. Mr. Perrins **seconded** and the motion **passed** all in favor at 10:18 a.m.

**Adopted: March 28, 2012**

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Shelley Hendrickson, Planning Secretary