

Adopted Minutes
Spanish Fork City Development Review Committee
January 09, 2013

Staff Members Present: Dave Anderson, Community Development Director; Dave Oyler, City Manager; S. Junior Baker, City Attorney; Chris Thompson, Public Works Director; Shelley Hendrickson, Planning Secretary; Kelly Peterson, Electric Superintendent; Shawn Beecher, GIS Administrator; Jered Johnson, Engineering Division Manager; Cory Pierce, Development Review Engineer; Bart Morrill, Parks & Recreation Supervisor; Chris Swenson, Chief Building Official.

Citizens Present: Chris Salisbury, Les Allen.

Mr. Thompson called the meeting to order at 10:00 a.m.

FINAL PLAT

Legacy Farms 14A

Applicant: Spanish Fork City

General Plan: Agriculture existing, Industrial 1 proposed

Zoning: Exclusive Agriculture existing, Industrial 1 proposed

Location: 1500 North 3200 West

Mr. Thompson asked if any of the City staff had any comments. Mr. Pierce and Mr. Peterson indicated that the redlines had been addressed.

Discussion was held regarding who paid for the xtenuater and who would own it.

Mr. Baker asked if the escrow had been recalculated. Mr. Pierce said yes and that the amount would remain at \$6500.

Mr. Thompson said that his department would be tracking the escrow and explained the means by which it was being tracked.

Mr. Baker **moved** to **approve** the Final Plat for Legacy Farms 14A subject to the following conditions:

1. Meeting the City's Development Standards.
2. Post bond and include escrow sums.

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

Discussion was held regarding the extenuator.

Chris Salisbury

Mr. Salisbury explained their strategy for the change to develop to the west. (bigger lots).

Mr. Baker explained that the escrow fund has been projected by estimated lots and the costs could go up with fewer lots. Mr. Salisbury said that he would keep that in mind.

Somerset Village

Applicant: Dos Amigos

General Plan: Medium Density Residential

Zoning: R-1-6

Location: approximately 2900 East Somerset Drive

Mr. Thompson asked Mr. Pierce if he had any comments.

Mr. Pierce stated he felt that everything was in order.

Discussion was held regarding the parking lot.

Mr. Allen said they were closing Somerset set up but that they did own the property to the West.

Mr. Peterson said that power wise everything was in order.

Mr. Baker **moved** to **approve** the Final Plat for Somerset Village subject to the following conditions:

1. That the applicant meets the City's Development Standards.

Mr. Allen asked if he could construct the footings before the road improvements. Mr. Thompson said that the best way would be for the City to give him a temporary building permit that would not allow them to move forward past a four way inspection, to make sure the road is finished.

Discussion was held regarding sewer laterals and Mr. Allen following the City's new way of installation not the way that he had previously been doing within Somerset.

Mr. Baker **moved** to **approve** the Final Plat for Somerset Village Phase 4 subject to the following conditions:

Conditions

1. That they meet the City's Development Standards.
2. That the applicant be allowed to begin construction on the structure before the driveway is completed.

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

Meeting adjourned at 10:20 a.m.

Adopted: February 6, 2013

Shelley Hendrickson, Planning Secretary