

Adopted Minutes
Spanish Fork City Development Review Committee
February 20, 2013

Staff Members Present: Dave Oyler, City Manager; Jason Sant, Assistant City Attorney; Chris Thompson, Public Works Director; Shelley Hendrickson, Planning Secretary; Kelly Peterson, Electric Superintendent; Shawn Beecher, GIS Administrator; Jered Johnson, Engineering Division Manager; Joe Jarvis, Fire Marshall; Cory Pierce, Development Review Engineer, Bart Morrill, Parks & Recreation Supervisor; Dave Anderson, Community Development Director.

Citizens Present: Ben Tuckett.

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

PRELIMINARY PLAT

McInelly Subdivision

Applicant: Brett McInelly

General Plan: Low Density Residential

Zoning: R-1-9

Location: 3000 East Spanish Oaks Drive

Mr. Pierce said that the applicant had satisfied the redline comments.

Discussion was held regarding The Oaks recorded plat and the subdivision of a lot that was not legally subdivided, the geo-tech report, and whether or not there was a specific fault on the property and fire clearance for wild land urban interface.

Mr. Anderson **moved** to recommend **approval** of the McInelly Subdivision subject to the following conditions:

Conditions

1. The applicant incorporates any requirements imposed by the City Fire Marshall relative to defensible space.
2. That the applicant address any outstanding issues related to the City's Construction Standards.

Discussion was held regarding whether or not to require fire sprinkler systems in the homes and what a safe buffer for the urban interface would be.

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

West Gate Manor

Applicant: Jed Mitchell

General Plan: Low Density Residential

Zoning: R-1-8

Location: 310 North 450 West

Mr. Anderson explained that the Preliminary Plat needed to be re-approved.

Mr. Oyler **moved** to **reapprove** the West Gate Manor Preliminary Plat subject to meeting the conditions of the original approval. Mr. Anderson **seconded** and the motion **passed** all in favor.

Discussion was held regarding the gravel pit on US 6 and Highway 89 with regard to infrastructure for surrounding parcels and whether or not we had received a Mylar plat for Somerset.

Mr. Johnson **moved** to **adjourn**. Mr. Thompson **seconded** and the motion **passed** all in favor at 10:41 a.m.

Adopted: February 27, 2013

Shelley Hendrickson, Planning Secretary