

Adopted Minutes
Spanish Fork City Development Review Committee
March 6, 2013

Staff Members Present: Dave Oyler, City Manager; S. Junior Baker, City Attorney; Chris Thompson, Public Works Director; Jered Johnson, Engineering Division Manager; Angie Warner, Deputy Recorder; Tom Cooper, Electric Operations Dispatcher; Shawn Beecher, GIS Administrator; Cory Pierce, Engineering Assistant, Dave Anderson, Community Development Director.

Citizens Present: Chris Salisbury, Nathan Walter.

Chris Thompson called the meeting to order at 10:13 a.m.

Maple Mountain Plat C

Applicant: Salisbury Homes

General Plan: Low Density Residential

Zoning: R-1-12

Location: 1900 East 150 North

Cory Pierce said one issue is that the Kessinger parcel comes across the road. Salisbury is working with Kessinger to dedicate the road and the plat cannot be recorded if they do not cooperate. Mr. Pierce said that utilities need to be discussed for the road.

Chris Salisbury explained their status with Kessinger.

Discussion about what utilities would have to be put in.

Dave Oyler said the zoning does not allow splitting one of the lots.

Jered Johnson requested on the plat a sewer lateral, dual pressurized irrigation and water meter.

Mr. Baker **moved** to approve the Maple Mountain Plat C with the following conditions:

1. That the applicant obtains the required right-of-way.
2. That the applicant meets the City Development Standards.

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

White Rail Plat C

Applicant: Lew Bankhead

General Plan: High Density Residential

Zoning: R-1-6

Location: 980 North State Road 51

Cory pierce said he has spoke with Mr. Bankhead and they have not decided what to do with the small lot. They discussed either to have it landscaped or include it with the lot next to it. Then in the next phase address the open space maintenance.

Mr. Baker **moved** to approve the White Rail Plat C with the following conditions:

1. That the applicant meets the City Development Standards
2. That the applicant completes Plats A & B first so there is access to Plat C,
3. That the applicant includes the open space lot into the larger lot, or include it in next phase.

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

Discussion on the motion.

Mr. Bankhead arrived.

Mr. Cooper asked Mr. Bankhead if they were going to still leave the 3 lots without power in this phase or put them in the next phase.

Mr. Bankhead said they will develop curb & gutter, and move the 3 lots to the next phase.

Mr. Baker withdrew his first motion.

Mr. Baker **moved** to approve the White Rail Plat C with the following conditions:

1. That the applicant meets the City Development Standards
2. That the applicant completes Plats A & B first so there is access to Plat C,
3. That the applicant include the open space lot into the larger lot
4. That the applicant pull the 3 lots without power and move them to the next phase
5. That the applicant develop the road with curb & gutter

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

Mr. Thompson **moved** to **adjourn**.

Mr. Johnson **seconded** and the motion **passed** all in favor at 10:30a.m.

Adopted: March 27, 2013

Angie Warner, Deputy Recorder