

Adopted Minutes
Spanish Fork City Development Review Committee
April 3, 2013

Staff Members Present: Dave Oyler, City Manager; S. Junior Baker, City Attorney; Chris Thompson, Public Works Director; Jered Johnson, Engineering Division Manager; Cory Pierce, Engineering Assistant, Dave Anderson, Community Development Director; Joe Jarvis, Fire Marshall; Seth Perrins, Assistant City Manager; Kelly Peterson, Electric Superintendent; Shelley Hendrickson, Planning Secretary.

Citizens Present: Ben Tuckett.

Chris Thompson called the meeting to order at 10:04 a.m.

FINAL PLATS

Westgate Manor

Applicant: Jed Mitchell
General Plan: Low Density Residential
Zoning: R-1-8
Location: 310 North 450 West

Discussion was held regarding the Preliminary Plat approval and City Standards, the City's process for a mylar and a preconstruction meeting.

Mr. Baker **moved** to **approve** WestGate Manor subject to meeting the City's Construction Standards. Mr. Perrins **seconded** and the motion **passed** all in favor.

Maple Mountain Plat E

Applicant: Salisbury Homes
General Plan: Low Density Residential
Zoning: R-1-12
Location: 1900 East 150 North

Mr. Peterson said that he had met with Salisbury with regard to the power.

Mr. Baker asked where we were at with 130 North. Mr. Pierce said that it is bonded for and we have had a preconstruction meeting.

Mr. Tuckett said that he was representing Chris Salisbury and had that he had a few questions that Chris Salisbury asked him to address. Mr. Tuckett asked about the SESD buyout and what is the reason it needs to be paid up front. Could it be paid in increments? Mr. Thompson said that the City had already paid the buyout fees and so

the developer has already been given a break. He said that it would need to be paid in full now.

Mr. Tuckett asked about inspection deposits costs. Why are the costs for Plats C and D less than Plats E and F? Mr. Thompson explained that the inspection costs were tied to the amount of work; not the amount of the lots. Mr. Tuckett asked if that was the same with the electrical costs. Mr. Peterson said yes.

Mr. Baker **moved** to **approve** the Maple Mountain Final Plats E and F subject to the following conditions:

Conditions

1. That the applicant meets the City's Construction Standards
2. That the applicant pays the SESD buyout fees.

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

Maple Mountain Plat F

Applicant: Salisbury Homes

General Plan: Low Density Residential

Zoning: R-1-12

Location: 1900 East 150 North

Discussion was held about Plat E.

Mr. Perrins **moved** to **adjourn**.

Mr. Baker **seconded** and the motion **passed** all in favor at 10:17 a.m.

Adopted: April 10, 2013

Shelley Hendrickson, Planning Secretary