

**Adopted Minutes
Spanish Fork City Development Review Committee
April 10, 2013**

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

Citizens Present: Chris Salisbury, Nate Walter, Scott Peterson

Chris Thompson called the meeting to order at 10:05 a.m.

MINUTES

March 6 & April 3, 2013

Mr. Anderson **moved** to **approve** the minutes of March 6, 2013. Mr. Peterson **seconded** and the motion **passed** all in favor.

Mr. Baker **moved** to **approve** the minutes of April 3, 2013 with noted corrections. Mr. Johnson **seconded** and the motion **passed** all in favor.

FINAL PLAT

Old Mill Estates Plat C

Applicant: CW Management

General Plan: Low Density Residential

Zoning: R-1-15

Location: approximately 900 West 1500 South

Mr. Baker **moved** to **approve** Old Mill Estates Final Plat C. Mr. Peterson **seconded** and the motion **passed** all in favor.

SITE PLAN

ALA

Applicant: ALA

General Plan: Low Density Residential

Zoning: R-1-30

Location: 1200 South Del Monte Road

Mr. Pierce explained that the applicant would be phasing the improvements due to funding. The first phase will be the construction of the extension of 1100 South to Mill Road and the irrigation structures. The other improvements would not be constructed until 2015.

Mr. Thompson asked what improvements would be made to 1100 South. Mr. Peterson said curb, gutter and sidewalk on the North side and just curb and gutter on the South side.

Mr. Baker asked about the neighborhood meeting. Mr. Peterson said the neighborhood meeting went really good. Mr. Baker then asked if expanding the elementary would affect the junior high and high school. Mr. Peterson explained that it would not. He explained what would take place in the practice facility.

Mr. Peterson explained that the applicant would need to down size the electric panels so as to not potentially over burden the transformer.

Mr. Baker **moved** to **approve** the American Leadership Academy Site plan subject to the following conditions:

Conditions

1. That the applicant submit a revised Site Plan that plan shows only the improvements that are being made at this time.
2. That the applicant derates the electric services.
3. That the applicant meets the City's Construction Standards.

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

PRELIMINARY PLAT

Maple Mountain Amended

Applicant: Salisbury Homes

General Plan: Low Density Residential

Zoning: R-1-12

Location: 1900 East 200 North

Mr. Pierce explained that the Kessinger lots were separate from Central Bank and Salisbury. He said that the road in front of the Kessinger parcels would need to be dedicated with Maple Mountain Plat C and that is why they are now being included in the Maple Mountain project. He further explained that he had matched the old

Preliminary Plat with the amended proposal and that the addition of the Kessinger parcels was the only change.

Mr. Baker **moved** to **approve** the Maple Mountain Amended Preliminary Plat. Mr. Johnson **seconded** and the motion **passed** all in favor.

Mr. Baker **moved** to **adjourn**. Mr. Johnson **seconded** and the motion **passed** all in favor at 10:19 a.m.

Adopted: April 17, 2013

Shelley Hendrickson, Secretary