

**Adopted Minutes
Spanish Fork City Development Review Committee
April 17, 2013**

Staff Members Present: Dave Oyler, City Manager; 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, Engineering Assistant, Shawn Beecher, GIS Administrator; Joe Jarvis, Fire Marshall; Dave Anderson, Community Development Director; Steve Adams, Public Safety Director; Chris Swenson, Chief Building Official.

Citizens Present: Chris Salisbury, Nate Walter.

Chris Thompson called the meeting to order at 9:57 a.m.

MINUTES

April 10, 2013

Mr. Baker **moved** to **approve** the minutes of April 10, 2013 with the noted correction. Mr. Peterson **seconded** and the motion **passed** all in favor.

FINAL PLAT

Maple Mountain Plats D-2 and D-3

Applicant: Salisbury Homes
General Plan: Low Density Residential
Zoning: R-1-12
Location: 1900 East 200 South

Mr. Pierce explained that with D-3, all of the improvements to the road and services into plat D-2 will be built. Plat D-2 is really just the building so he will be tracking D-3 to make sure all of the building is done before a Building Permit is issued for D-2.

Mr. Baker **moved** to **approve** Maple Mountain Final Plats D-2 and D-3 subject to the following conditions:

Conditions

1. That the applicant meet the City's Construction Standards.

2. That the applicant installs improvements for phases per the Development Agreement.

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

SITE PLAN

Wells Fargo

Applicant: Wells Fargo

General Plan: General Commercial

Zoning: Commercial 2

Location: 200 East 1000 North

Mr. Pierce explained that the plans were not showing a dumpster enclosure. Mr. Anderson said that we don't have a requirement for a dumpster.

Discussion was held regarding a garbage can and where one could or would be placed.

Mr. Baker **moved** to **approve** the Wells Fargo Site Plan. Mr. Anderson **seconded** and the motion **passed** all in favor.

PRELIMINARY PLAT

Maple Highlands

Applicant: Edge Homes

General Plan: Low Density Residential

Zoning: R-1-12

Location: 2100 East 100 South

Mr. Pierce explained that there were no major issues but that the original plan was to use sumps so the plan now is to install storm drain manholes that will grade all the way down and will bubble up in a sump. The plans show the sewer will go to the West which means they will have to bring in fill to make the grades work.

Discussion was held regarding the site needing at least four or five feet of fill, a connector's agreement and the need for the sewer to be constructed this year.

Mr. Anderson **moved** to **approve** the Maple Highlands Preliminary Plat based on the following finding:

Finding

1. That the applicant has provided some architectural samples that, when followed in constructing the homes, warrant the density that the project has.

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

Mr. Baker **moved to adjourn**. Mr. Johnson **seconded** and the motion **passed** all in favor at 10:07 a.m.

Adopted: May 8, 2013

Shelley Hendrickson, Secretary