

Adopted Minutes
Spanish Fork City Development Review Committee
May 1, 2013

Staff Members Present: Seth Perrins, Assistant City Manager; S. Junior Baker, City Attorney; Chris Thompson, Public Works Director; Kelly Peterson, Electric Superintendent; Shelley Hendrickson, Planning Secretary; Cory Pierce, Engineering Assistant, Shawn Beecher, GIS Administrator; Dave Anderson, Community Development Director; Chris Swenson, Chief Building Official; Bart Morrill, Parks and Recreation Supervisor; Scott Aylett, Intern.

Citizens Present: Nate Walters and two representatives from Central Bank.

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

FINAL PLAT

Spanish Trails Townhomes Plat D

Applicant: Edge Homes

General Plan: Medium Density Residential

Zoning: R-1-8

Location: approximately 300 East 700 South

Mr. Pierce explained that the utilities and laterals are installed, the power is not and that there is a Connector's Agreement.

Discussion was held regarding the Connector's Agreement. Mr. Pierce explained that the utility work was in the City's right-of-way so the City allowed a Connector's Agreement as the contractor could not file a lien.

Mr. Peterson said that the electric fees are all in place and that the electrical design is done.

Mr. Baker **moved** to **approve** Spanish Trails Townhomes Plat D subject to the following conditions:

Conditions

1. That the applicant meets the City's Construction Standards.
2. That the conditions of the Connector's Agreement be satisfied.

Discussion was held regarding the sewer and cleanouts.

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

ZONE CHANGE

Trailside

Applicant: Stevan Davis

General Plan: Medium Density Residential

Zoning: R-1-8 existing, R-3 with In-fill Overlay requested

Location: 335 West 100 South

Mr. Anderson explained that the applicant had not to resubmitted their redlines.

Mr. Anderson **moved** to **continue** until a future meeting. Mr. Baker **seconded** and the motion **passed** all in favor.

PRELIMINARY PLAT

Trailside

Applicant: Stevan Davis

General Plan: Medium Density Residential

Zoning: R-1-8 existing, R-3 with In-fill Overlay requested

Location: 335 West 100 South

Mr. Anderson **moved** to **continue** until a future meeting. Mr. Baker **seconded** and the motion **passed** all in favor.

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

Adopted: May 8, 2013

Shelley Hendrickson, Secretary