

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

Staff Members Present: Dave Oyler, City Manager; S. Junior Baker, City Attorney; Dave Anderson, Community Development Director; Chris Thompson, Public Works Director; Kelly Peterson, Electric Superintendent; Shelley Hendrickson, Planning Secretary; Cory Pierce, Engineering Assistant, Jered Johnson, Engineering Division Manager; Wes Murch, GIS Intern; Joe Jarvis, Fire Marshal; Steve Adams, Public Safety Director; Chris Swenson, Chief Building Official.

Citizens Present: Chris Salisbury, Nate Walter, Vic Hansen, David Adams

Mr. Thompson called the meeting to order at 10:00 a.m.

MINUTES

July 3, 2013

Mr. Peterson **moved** to **approve** the minutes of July 3, 2013. Mr. Johnson **seconded** and the motion **passed** all in favor.

FINAL PLATS

Old Mill Estates Plat B

Applicant: CW Management
General Plan: Low Density Residential
Zoning: R-1-15
Location: 700 South 1500 West

Discussion was held regarding a final walkthrough relative to the utilities, verifying that all of the contractors have been paid, payment of the fees, recordation of the Plat and a bond for the dry pressurized irrigation.

Mr. Baker **moved** to **approve** Old Mill Estates Plat B subject to the following conditions:

Conditions

1. That the applicant bonds for any required improvements.

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

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

Maple Mountain H & G

Applicant: Salisbury Homes

General Plan: Low Density Residential

Zoning: R-1-12

Location: 1800 East 300 North

Mr. Pierce said that the redline issues had been taken care of.

Mr. Peterson explained the power and that Salisbury Homes and Ivory Homes would need to work out payment.

Mr. Anderson said that a masonry wall, not a vinyl fence, should be constructed. Mr. Pierce said that the plans had been updated to show a masonry wall.

Discussion was held regarding the tot lot and fencing.

Mr. Peterson said that the power would need to be tied across the frontage.

Mr. Baker **moved** to **approve** the Maple Mountain Plat G subject to the following conditions:

Conditions

1. That the applicant meets the City's Construction Standards
2. That the applicant meets the City's Electric Department issues as far as where the lines go and the Grotegut home being powered properly.

Discussion was held regarding the Grotegut property, utilities, whether or not he will need to connect to the sewer and water, and that the Grotegut's will need to sign in for utilities before the bond is released to Salisbury.

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

Mr. Anderson **moved** to **approve** Maple Mountain Plat H subject to the following condition:

Condition

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

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

ORDINANCE AMENDMENTS

Title 15

Applicant: Spanish Fork City

General Plan: Citywide

Zoning: Citywide

Location: Citywide

Mr. Anderson explained the changes and discussion was held regarding raising the height of accessory structures, what heights accessory structures within the City have been built to in the past, what is aesthetically pleasing, and roof pitch versus flat roof.

Mr. Anderson **moved** to recommend **approval**. Mr. Baker **seconded** and the motion **passed** all in favor.

OTHER DISCUSSION

Discussion was held regarding 130 North and the canal crossing.

Vic Hansen introduced a subdivision proposal. He is working with the Barney and Warner property owners. He expressed that he was looking for guidance and opinions relative to the proposal.

Discussion was held regarding ingress and egress, the floodway, erosion and geotech reports, where basements are and are not allowed, pressurized irrigation, power, zoning and the 40-foot easement along the river.

ADJOURNMENT

Mr. Baker **moved** to **adjourn**. Mr. Anderson **seconded** and the motion **passed** all in favor at 11:10 a.m.

Adopted: July 31, 2013

Shelley Hendrickson, Secretary