

**Adopted Minutes
Spanish Fork City Development Review Committee
August 28, 2013**

Staff Members Present: 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; Shawn Beecher, GIS Administrator; Chris Swenson, Chief Building Official, Dave Oyler, City Manager; Dale Robinson, Parks & Recreation Director; Bart Morrill, Parks & Recreation Supervisor.

Citizens Present: Joe Rich, Randy Giboney, Kenneth Thigpen.

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

MINUTES

August 21, 2013

Mr. Baker **moved** to the minutes of August 21, 2013 with the noted corrections.
Mr. Peterson **seconded** and the motion **passed** all in favor.

PRELIMINARY PLATS

Chrisoney

Applicant: Randy Giboney
General Plan: Light Industrial
Zoning: Industrial 1
Location: 1800 North Chappel Drive

Mr. Pierce said that he had emailed redline comments, back in May, and that he had not received a response. He explained that the water services will have to be moved but that could take place at Site Plan but that he would like them to be shown on the Preliminary Plat.

Discussion was held regarding the utility laterals and what would need to be shown at the Preliminary Plat stage, Final Plat and Site Plan.

Mr. Anderson explained the Preliminary Plat process and what the applicant would need to have done before the plat goes to the City Council meeting. He further explained that there would not need to be a bond or pre-construction meeting.

Mr. Anderson explained the conversation that he had with Mr. Dudley relative to dealing with vacating the plat and recording a new plat.

Discussion was held regarding the timing of the application and the detention basin not being included in the plat.

Mr. Anderson **moved** to recommend that the Planning Commission **approve** the Silver Sage Plat A (formerly known as Chrisoney) subject to the following condition:

Condition

1. That the applicant will have all of the City's Engineering Department corrections made to the Preliminary Plat before it is presented to the City Council.

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

SITE PLAN

Lisa Patton

Applicant: Kenneth Thigpen
General Plan: General Commercial
Zoning: Commercial 2
Location: 942 East 800 North

Mr. Pierce explained that redlines had been emailed to the applicant but that some of them had not been addressed. He read what redline comments still needed to be updated.

Mr. Anderson expressed that he felt the sidewalk should extend from 900 North down the lane to the parking lot.

Discussion was held regarding landscaping and the need to have a drip system to the trees.

Mr. Thompson explained that the landscaping irrigation would need to be disconnected from the culinary water and that a pressurized irrigation line would need to be installed and connected to.

Discussion was held regarding sidewalk connections and a sidewalk not being feasible to construct on the east side of the street.

Mr. Anderson **moved** to **table** the Lisa Patton Site Plan in order for the applicant to update the plans. Mr. Baker **seconded** and the motion **passed** all in favor.

OTHER BUSINESS

There was none.

ADJOURNMENT

Mr. Baker **moved** to **adjourn**. Mr. Johnson **seconded** and the motion **passed** all in favor at 10:49 a.m.

Adopted: September 18, 2013

Shelley Hendrickson, Secretary