

Adopted Minutes
Spanish Fork City Development Review Committee
September 25, 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; Shawn Beecher, GIS Administrator; Dale Robinson, Parks & Recreation Director; Jered Johnson, Engineering Supervisor; Joe Jarvis, Fire Marshal, Cory Pierce, Development Engineer.

Citizens Present: Kenneth Thigpen.

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

MINUTES

September 18, 2013

Mr. Baker **moved** to **approve** the minutes of September 18, 2013. Mr. Johnson **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 said that the applicant has made the City's Engineering Department's corrections to the plans.

Mr. Thompson asked about the pressurized irrigation line. Mr. Pierce said that the plans indicate the line will be installed.

Mr. Anderson said that a revised landscape plan had not been submitted. He explained that the plan would need to include the planter strip and spell out what would be planted. He told the applicant that he felt it would be easier to explain the issues via the telephone and to have someone from Schultz & Associates give him a call. He further explained that the dumpster enclosure would need to be constructed of materials that match the building.

Discussion was held regarding lighting and the storm drain line that runs from the northeast corner to the southwest corner.

Mr. Anderson **moved** to **approve** the Lisa Patten Site Plan subject to the following conditions:

Conditions

1. That the applicant submit a revised landscape plan that meets the City's requirements before a Building Permit is issued.
2. That the applicant provide a detail for the dumpster enclosure that meets the City's Standards and construct the enclosure according to the City's requirements.

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

FINAL PLATS

White Rail Approval Extension

Applicant: Tom Bankhead

General Plan: High Density Residential

Zoning: R-1-6

Location: 800 North State Road 51

Mr. Anderson said that the applicant is requesting a 180-day extension on all of the Final Plats.

Mr. Baker **moved** to **approve** a 180-day extension for White Rail. Mr. Robinson **seconded** and the motion **passed** all in favor.

OTHER BUSINESS

There was none.

Mr. Johnson **moved** to **adjourn**. Mr. Peterson **seconded** and the motion **passed** all in favor at 10:20 a.m.

Adopted: October 2, 2013

Shelley Hendrickson, Secretary