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**Adopted Minutes**  
**Spanish Fork City Development Review Committee**  
**October 1, 2014**

**Staff Members Present:** Dave Anderson, Community Development Director; Dave Oyler, City Manager; Kelly Peterson, Electric Superintendent; Junior Baker; City Attorney; Steve Adams, Public Safety Director; Joe Jarvis, Fire Marshall; John Little, Chief Building Inspector; Ryan Baum, Public Works Inspector; Kimberly Brenneman, Community Development Secretary.

**Citizens Present:** Stan Jenkins –Central Bank, Ellis Taylor – Central Bank.

Dave Anderson called the meeting to order at 10:10 a.m.

**MINUTES**

**September 3, 2014**

Junior Baker **moved** to **approve** the minutes of September 3, 2014, with the changes noted in an earlier e-mail from Junior Baker to Kimberly Brenneman and the DRC members.

Dave Anderson **seconded** and the motion **passed** all in favor.

**Minor Plat Amendment**

**Expressway Square Shopping Center**

**Applicant:** LEI

**General Plan:** Commercial

**Zoning:** C-2

**Location:** 1200 North 800 East

There was an overlap and a gap between the lot line on the back side of the old Food-4-Less building.

Junior Baker **moved** to approve the Expressway Square Shopping Center Minor Plat Amendment to clean up the property boundaries.

Dave Oyler **seconded** and the motion **passed** all in favor.

**Preliminary Plat**

**Spanish Trails**

**Applicant:** LEI

**General Plan:** Medium Density Residential

**Zoning:** R-1-8

47 **Location:** 430 South Spanish Trails Boulevard

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49 This is simply a re-approval of an existing Preliminary Plat that has lost its vesting.

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51 Dave Oyler **moved** to recommend approval to City Council of Spanish Trails Preliminary Plat as  
52 with the original conditions of approval.

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54 Junior Baker **seconded** and the motion **passed** all in favor.

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57 **Other Business**

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59 Discussion on Atop Auto Sales.

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61 Atop Auto Sales has applied for Site Plan approval and a Demolition Permit. The property  
62 owner, Keith Farley, came and spoke to Kelly Peterson regarding development of the property.  
63 Keith did not sign any electrical easements when improvements were completed several years  
64 ago. Kelly believes that with the new improvements a main line that runs under the proposed  
65 building needs to be relocated. Keith Farley does not want to provide an easement and move  
66 the power line to the property line. If Keith Farley does not want to pay the cost of moving the  
67 power line as well as granting a power easement, then the City will not approve the Site Plan.

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69 Junior Baker moved to adjourn meeting at 10:28 a.m.

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72 Adopted: October 15, 2014

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Kimberly Brenneman  
Community Development Division Secretary