

**Adopted Minutes  
Development Review Committee  
May 28, 2003**

The meeting was called to order at 10:00 a.m. by Emil Pierson.

Staff Members Present: Emil Pierson, Planning Director; S. Junior Baker, City Attorney; Richard Nielson, Assistant Public Works Director; Marvin Banks, Utility Superintendent; Doug Shorts, Chief Building Inspector; and Connie Swain, Deputy Recorder.

Representatives Present: Kyle Spencer, *Pro Cube Consultants*, Rollin A. Sattler, *C & R Development*, Charles R. O'Brien, *C & R Development*.

**Spanish Fork Manors Preliminary Subdivision**

Mr. Pierson said the applicants, C & R Development and Abram Turner, are requesting to rezone the property at 460 West and 100 South from Medium Urban Residential (R-1-8) to Medium High Urban Residential (R-1-6). This item was tabled from the Development Review Committee meeting of May 21, 2003 until today to allow the applicants to make changes to the preliminary plat.

Mr. Short asked for the set backs.

Mr. Pierson said the set backs meet all the requirements for an R-1-6 zone.

Mr. Pierson made a **motion** to approve the Spanish Fork Manors Subdivisions Preliminary Plat at 460 West 100 South on the following condition(s):

1. The subdivision is to meet all of the requirements for the R-1-6 zone,
2. The subdivision is to meet all construction and development standards, and,
3. The developer is to address any electric power issues as directed by the Electric Department.

Mr. Baker **seconded**, and the motion **passed** with a unanimous vote.

**Other Business**

Mr. Baker requested staff consider the possibility of increasing the frontage to 60 feet in the R-1-6 zone.

Mr. Pierson said he would not have a problem with increasing the frontage requirements.

**Adjournment**

Mr. Baker made a **motion** to adjourn, Mr. Pierson **seconded** the motion, the motion **passed** with a unanimous vote, and the meeting adjourned at 10:20 am.