

**Adopted Minutes
Development Review Committee
September 7, 2005**

The meeting was called to order at 10:00 a.m. by Richard Heap.

Staff Members Present: Richard J. Heap, Engineering/Public Works Director; Emil Pierson, Planning Director; S. Junior Baker, City Attorney; David A. Oyler, City Manager; Seth J. Perrins, Assistant City Manager; Richard Nielson, Assistant Public Works Director; Jeff Foster, Electric Superintendent; Kent R. Clark, Finance Director/Recorder; Dee W. Rosenbaum, Public Safety Director; Ryan B. Baum, Public Works Inspector; Doug Shorts, Chief Building Inspector; Marvin Banks, Public Works Superintendent; Connie Swain, Deputy Recorder.

Citizens Present: Steve Bona, *Spanish Fork Nursing and Rehabilitation*.

Minutes

Mr. Foster made a **motion** to approve the August 17, 2005 minutes of the Development Review Committee Meeting as presented. Mr. Nielson **seconded** and the motion **passed** with a unanimous vote.

Mr. Baker made a **motion** to approve the August 24, 2005 minutes of the Development Review Committee Meeting with changes as noted. Mr. Foster **seconded** and the motion **passed** with a unanimous vote.

Hales Rest Home Addition - 150 East Center

Mr. Foster said they are showing a electric service line going under the new addition. The line must go around the building.

Mr. Bona will meet with Jeff Foster to determine the best design. The possibilities were discussed.

Mr. Nielson asked if there will be any new water or sewer lines.

Mr. Bona said everything is already existing.

10:09 a.m. - Mr. Pierson arrived.

Mr. Baker asked if the zoning issue was resolved.

Mr. Pierson concurred. He said another zoning issue has been discovered. According to Mr. Bona the home to the north was rezoned in the past and a wall was required at the property line to separate the zones. The wall was built but the rezone is not reflected on the zoning map.

Mr. Bona said this is the third time he has fought this issue. The property was rezoned as

Commercial Office. Then in the early 1980's he built Hales Rest Home and at that time the zoning was changed and he was required to install a masonry wall to separate the property from the residential area.

Mr. Pierson said he will research the issue and make sure it is resolved.

Mr. Baker made a **motion** to approve the Hales Rest Home Addition subject to the following conditions:

1. Meet with the Electric Department to resolve any electric issues,
2. Meet all of the Construction and Development Standards.

Mr. Pierson **seconded** and the motion **passed** unanimously.

Other Business

None

Adjournment

Mr. Nielson made a **motion** to adjourn. Mr. Foster **seconded**, the motion **passed** unanimously and the meeting adjourned at 10:15 a.m.