

**Adopted Minutes  
Spanish Fork City Development Review Committee  
January 3, 2007**

The meeting was called to order at 10:42 a.m. by Dave Anderson.

**Staff Members Present:** Dave Oyler, City Manager; Chris Thompson, Design Engineer; Richard Nielson, Assistant Public Works Director; Jeff Foster, Electric Superintendent; Junior Baker, City Attorney; Marvin Banks, Public Utilities Superintendent; Dave Anderson, Planning Director; Shawn Jorgensen, Public Works Inspector; Shawn Beecher, GIS Specialist; Ryan Baum, Public Works Inspector; Shelley Hendrickson, Planning Secretary.

**Citizens Present:** Rich Valgardson; Jason Valgardson; Doug; Salisbury Development.

**SITE PLANS**

**Rich Valgardson**

Location: 1895 North Chappell Drive

Zoning: I-1

Applicant: Rich Valgardson

Mr. Anderson gave background and explained the proposal.

Discussion was had regarding what will be manufactured at this location and a railroad spur.

Mr. Baker made a **motion** approving the Site Plan for Rich Valgardson located at 1895 North Chappell Drive subject to the following conditions:

**Conditions:**

1. That the applicant meet the City's Construction and Development Standards.
2. That the applicant address any issues raised by the Power Department.

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

**FINAL PLATS**

**Whispering Willow Plats J & K**

Location: approximately 1400 N Highway 51

Zoning: R-3

Applicant: Salisbury Development

Mr. Anderson gave background and explained the proposal.

Mr. Nielson said that on the original plat that there is some demolition.

Discussion was had regarding the original plat.

Mr. Baker made a **motion** approving the Final Plats for Whispering Willow Plats J & K, with the vacation of prior Plat E, subject to the following conditions:

**Conditions:**

1. That the applicant meet the City's Construction and Development Standards.
2. That the applicant meet any conditions imposed by the City Council with the Preliminary Plat approval.

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

Discussion was had regarding sidewalks.

**ORDINANCE REVISIONS**

**Title 15**

Mr. Anderson gave background. He feels there is some value in changing our ordinance. He passed out a memo with regard to this.

Discussion was had regarding the verbiage, building code standards, changing our ordinance every time the building codes changes and the need for consistency.

Mr. Baker made a **motion** recommending that the Planning Commission approve the change in Title 15 as written.

Mr. Foster **seconded** and the motion **passed** by a roll call vote. Chris Thompson voted nay.

**OTHER BUSINESS**

**Growth scenario meeting.**

Scheduled for Monday, January 9, 2007, 2:00 p.m.

**Chris Thompson**

Mr. Thompson said that a developer wants to make a change to our standards and that Richard Heap is concerned that currently there is not a formal way for them to apply to change our standards. Mr. Heap feels that perhaps it should be done by a letter.

Discussion was had regarding this issue.

**Jeff Foster**

We have issues with SESD and the Maple Mountain High School. Meeting scheduled for Monday, January 9, 12:30 p.m.

**ADJOURN**

Mr. Banks **moved** to adjourn. Mr. Baker **seconded** and the motion **passed** all in favor.

The meeting **adjourned** at 11:34 a.m.

**Adopted:**

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Shelley Hendrickson, Planning Secretary