

**Adopted Minutes
Spanish Fork City Development Review Committee
January 10, 2007**

The meeting was called to order at 10:35 a.m. by Junior Baker.

Staff Members Present: Richard Heap, Public Works Director; 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; Dee Rosenbaum, Public Safety Director; Dave Oyler, City Manager; Seth Perrins, Assistant City Manager.

Citizens Present: Neal R. Winterton, Howell Steel Buildings.

MINUTES

Mr. Baker made a **motion** to approve the minutes of January 3, 2007; with the noted corrections. Mr. Anderson **seconded** and the motion **passed** all in favor.

SITE PLANS

Howell Steel Buildings

Location: 2395 North 200 East

Zoning: I-1

Applicant: L.D. Howell

Mr. Anderson gave background and a status report on the proposal. He said that the redlines have been corrected.

Mr. Baker made a **motion** approving the Site Plan for Howell Steel Buildings located at 2395 North 200 East subject to the following conditions:

Conditions:

1. That they meet the City's construction and development standards.
2. That they meet any conditions imposed upon completion of the Engineering Department's final review.

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

FINAL PLATS

Oak Ridge Cove Plat A

Location: 2650 South Spanish Oaks Drive

Zoning: R-1-30
Applicant: Sky Properties

Mr. Baker made a **motion** to table this item until we have received redlines. Mr. Anderson **seconded** and the motion **passed** all in favor.

ORDINANCE REVISIONS

Title 15

Mr. Anderson explained the Planning Commission has concerns with safety and feels that Dee Rosenbaum needs to give his input before they make a decision.

Discussion was had, including Chief Rosenbaum, regarding the three (3) foot setback and portable or free standing structures.

Mr. Baker made a **motion** to approve the revisions to Title 15 - 15.3.24.090 with the note that the revisions were reviewed with the Public Safety Department and Fire Department. Mr. Foster **seconded** and the motion **passed** all in favor.

Mr. Baker made a **motion** to change the verbiage in Title 15 15.3.24.090, Section A, number five (5) to remove the words 'or building'. Mr. Rosenbaum **seconded** and the motion **passed**. Marvin Banks voted nay.

OTHER BUSINESS

Mr. Anderson said that George Argyle brought in a proposed Site Plan.

Mr. Anderson feels that it may be unnecessary in this situation to have him go through the Site Plan approval process.

Discussion was had regarding the Site Plan process and what is required. It was determined that Mr. Argyle would need to go through the Site Plan review process and meet the City's requirements for commercial developments.

ADJOURN

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

The meeting **adjourned** at 11:22 a.m.

Adopted: February 7, 2007

Shelley Hendrickson, Planning Secretary