

**Adopted Minutes
Spanish Fork City Development Review Committee
February 14, 2007**

The meeting was called to order at 10:40 a.m. by Richard Heap.

Staff Members Present: Richard Heap, Public Works Director; Richard Nielson, Assistant Public Works Director; Junior Baker, City Attorney; Marvin Banks, Public Utilities Superintendent; Dave Anderson, Planning Director; Shawn Beecher, GIS Specialist; Jeff Foster, Electric Superintendent; Shelley Hendrickson, Planning Secretary; Seth Perrins, Assistant City Manager.

Citizens Present: Vic Deavuono

MINUTES

None.

FINAL PLATS

Spanish Trails Plat C

Location: 400 South 400 West

Zoning: R-1-8

Applicant: Vic Deavuono

Mr. Anderson said that in speaking with citizens there should be more to the park than just a retention basin.

Mr. Deavuono said that he is aware of that and that they are planning on putting in a swingset and a 30 x 30 area and a gazebo and that it will be in the CC & R's.

Mr. Heap said that the way it is platted here you have to cross private property to get to the park and that there needs to be a bond and a road constructed.

Mr. Banks asked about parking for the park.

Discussion was made regarding the park, and a bond.

Mr. Anderson said we can continue this today in order to allow time to get redlines back on the plat.

Mr. Anderson moved that the DRC approve the Final Plat subject to the following conditions:

Conditions:

1. That the plat be amended to include all necessary streets.
2. That the necessary information be provided so that a complete bond can be prepared.
3. That the necessary application be completed and fees submitted.
4. Approval will take affect when all of the above noted conditions have been met.

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

OTHER BUSINESS

a. **Setbacks for Accessory Buildings**

Mr. Anderson gave background on setbacks for accessory buildings. The proposed changes went to the Planning Commission on February 7, 2007 and after comments from the Public Hearing they recommended it be approved as is. The Planning Commission raised the square footage from 200 to 400.

Mr. Baker feels does not agree with raising the size, if anything the size should be going down to conform more with the building code.

Discussion was made regarding views from neighboring properties, property lines, lot area and fire safety.

Mr. Baker moved that the accessory building size stay the same. Mr. Nielson seconded and the motion passed all in favor.

Mr. Anderson said that redlines have been routed out for North Park Preliminary Plat. Please make the Westfield Preliminary Plat a priority. Need them back by Tuesday, February 20, 2007.

ADJOURN

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

The meeting **adjourned** at 11:04 a.m.

Adopted: February 28, 2007

Shelley Hendrickson, Planning Secretary