

**Adopted Minutes
Spanish Fork City Development Review Committee
August 15, 2007**

The meeting was called to order at 10:33 a.m. by Dave Anderson.

Staff Members Present: Richard Nielson, Assistant Public Works Director; Dave Anderson, Planning Director; Christine Johnson, Assistant City Attorney; Shelley Hendrickson, Planning Secretary; Shawn Beecher, GIS Administrator; Woody Mataele, Planning Intern; Marvin Banks, Public Utilities Director; Shawn Jorgensen, Public Works Inspector; Kelly Peterson, Electric Superintendent; Ryan Baum, Public Works Inspector; Dave Oyler, City Manager; Marvin Banks, Public Utility Superintendent; Chris Thompson, Assistant City Engineer; Ryan Bagley, Utility Planner; Chris Swenson, Building Inspector.

Citizens Present: Kent & Keri Barber; Les Allen, Dos Amigos; Ralph Calder, Ridgeline Development.

MINUTES

August 8, 2007

Mr. Nielson **moved** to **table** the minutes of August 8, 2007. Mr. Banks **seconded** and the motion **passed** all in favor.

SITE PLANS

Retail Pad Site

Applicant: Westfield Properties

Zoning: Commercial 2

General Plan: General Commercial

Location: approximately 300 East 1000 North

Mr. Nielson **moved** to continue the Retail Pad Site Site Plan for Westfield Properties; for one week. Mr. Thompson **seconded** and the motion **passed** all in favor.

Fry

Applicant: Ralph Calder/Ridgeline Development

Zoning: Light Industrial

General Plan: Light Industrial

Location: approximately 1185 North SR-51

Mr. Anderson gave background, explained the proposal and that Mr. Calder has obtained a letter from the adjacent property owner expressing their consent that a masonry wall not be required.

Mr. Calder explained that there is a 25 foot easement along the north property line.

Mr. Thompson explained the situation with the Master Planned Trail in the area with regard to the railroad tracks.

Discussion was held regarding landscaping, the Master Planned Trail and easements.

Mr. Oyler asked what the definition of an accessory building is.

Mr. Anderson read the definition of an accessory building from Title 15 of the City's Municipal Code.

Discussion was held regarding accessory buildings, development standards and the possibility of putting in the Master Planned Trail along the 25 foot easement on the north side of the project.

Mr. Peterson explained that the applicant will need to get with Springville City regarding the power buyout and then with the Power Department to hook onto the Spanish Fork power system.

Mr. Thompson made a **motion** to **table** the Fry Site Plan for Ralph Calder; until the applicant and the adjacent property owner meet with the City to resolve the issues associated with the 25 foot easement on the north side of the property. Mr. Banks **seconded** and the motion **passed** all in favor.

ZONE CHANGE

Kent and Keri Barber Zone Change

Applicant: Kent and Keri Barber

Zoning: R-1-8, requesting R-1-6

General Plan: 3.5-4.5 U/A or Professional Office

Location: 465 West 100 South

Mr. Anderson asked the applicant what their plans were for the property.

Mr. Barber said that they plan to build a single-family dwelling.

Discussion was held regarding zoning, sub-division of the property, and variances.

Mr. Oyler **moved** to **table** the Kent and Keri Barber Zone Change; until Mr. Baker, Ms. Johnson, and Mr. Anderson can meet and discuss the options. Mr. Banks **seconded** and the motion **passed** all in favor.

DRC BUSINESS

- a. area planning for Sierra View, Somerset Phases 4 & 5, and Wisteria Lane
- b. review of new submittals

Discussion was held regarding street functions, Master Plan requirements, density, canal, Dennis Stone's adjoining property, electrical, and entrance from Canyon Road, between Sierra View, Somerset Phases 4 & 5 and Wisteria lane.

- c. **DRC meetings**

Mr. Anderson discussed changes in preparing for future DRC meetings. Changing DRC time to 10 a.m. and post discussion meeting after official DRC's each week with just City officials.

ADJOURN

Mr. Oyler **moved** to adjourn. Mr. Banks **seconded** and the motion **passed** all in favor at 12:39 p.m.

Adopted: August 22, 2007

Shelley Hendrickson, Planning Secretary