

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

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

Staff Members Present: Richard Heap, Public Works Director; Richard Nielson, Assistant Public Works Director; Dave Anderson, Planning Director; Junior Baker, City Attorney; Shelley Hendrickson, Planning Secretary; Shawn Beecher, GIS Administrator; Kelly Peterson, Electric Superintendent; Marvin Banks, Public Utilities Director; Ryan Baum, Public Works Inspector; Shawn Jorgensen, Public Works Inspector.

Citizens Present: Ralph Calder, Fry Investments; Kimberly Dewey.

MINUTES

September 5, 2007, September 19, 2007, & September 26, 2007

Mr. Baker **moved** to **approve** the minutes of September 5, 2007. Mr. Nielson **seconded** and the motion **passed** all in favor.

Mr. Baker **moved** to **approve** the minutes of September 19, 2007; with the noted corrections. Mr. Peterson **seconded** and the motion **passed** all in favor.

Mr. Baker **moved** to **approve** the minutes of September 26, 2007; with the noted corrections. Mr. Nielson **seconded** and the motion **passed** all in favor.

DRC BUSINESS

Mr. Baum should that due to the reorganization of the Engineering Department that Shawn Jorgenson be assigned to be Richard Nielson's alternate for the Development Review Committee.

Discussion was held regarding parking at the Esplin Eye Center, ingress and egress for the Spanish Cove town home project at 400 North, and City's standards for two accesses.

VARIANCE

Fry Building

Applicant: Ralph Calder

General Plan: Light Industrial

Zoning: I-1

Location: 1185 North State Road

Mr. Anderson gave background on the proposal.

Discussion was held regarding the 25-foot easement.

Ralph Calder

Mr. Calder said that there is nothing the developer to the north can do with the easement. There has been talk about quit claim deeding it to Fry.

Mr. Anderson explained that they want to keep the 25-foot easement so that they do not lose a lot.

Discussion was held regarding the setbacks, and zoning.

Mr. Peterson brought up the power issues with regard to the Springville City buyout.

Discussion was held regarding landscape and setbacks.

Mr. Nielson **moved** to recommend to the City Council **approval** of the Fry Building Variance located at 1185 North State Road 51, based on compliance with the findings found on page 15-12 of the Municipal Code.

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

Discussion was held regarding which City Council meeting this proposal would be on.

OTHER BUSINESS

Kimberly Dewey

Ms. Dewey asked about a timeline on the Christensen annexation, a joint meeting with the Planning Commission and City Council, timeframe on the Power Master Plan, a timeline on the Parks Master Plan, easements, conditions that may be part of the annexation.

ADJOURN

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

Adopted: October 31, 2007

Shelley Hendrickson, Planning Secretary