

**Adopted Minutes
Spanish Fork City Development Review Committee
July 23, 2008**

The meeting was called to order at 10:00 a.m. by Dave Anderson.

Staff Members Present: Chris Thompson, City Engineer; Richard Nielson, Assistant Public Works Director; Kelly Peterson, Electric Superintendent; Marvin Banks, Public Utilities Superintendent; Shelley Hendrickson, Planning Secretary; Shawn Beecher, GIS Administrator; Doug Shorts, Chief Building Inspector; Dave Anderson, Planning Director; Junior Baker, City Attorney.

Citizens Present: Mark Dallin, Woodbridge Construction.

MINUTES

June 18, 2008, June 25, 2008 & July 2, 2008

Mr. Baker **moved** to **approve** the minutes of June 18, 2008, with the noted corrections. Mr. Nielson **seconded** and the motion **passed** all in favor.

Mr. Baker **moved** to **approve** the minutes of June 25, 2008, with the noted corrections. Mr. Nielson **seconded** and the motion **passed** all in favor.

Mr. Nielson **moved** to **approve** the minutes of July 2, 2008. Mr. Peterson **seconded** and the motion **passed** all in favor.

SITE PLAN

Frampton

Applicant: Woodbridge Construction

General Plan: Professional Office

Zoning: Commercial Office

Location: 24 North 100 East

Mr. Anderson explained this proposal had been discussed in the last meeting and was approved with conditions. He explained the conditions were the removal of five (5) parking spaces along 100 East with the understanding that the City would begin working on a project to construct angle parking on Center Street, but that the project hinged on cooperation from Mr. Steve Bona, the next door neighbor, to close the ingress/egress to Center Street located on his property. Mr. Anderson said that he had spoken via phone to Mr. Bona and that Mr. Bona believes he needs two means of ingress/egress from the state for his facility, and was also concerned about granting an easement

because he does not know what he would like to do with his property in the future and does not want an easement to limit his options.

Discussion was held regarding continuing to work through issues with Mr. Bona with regard to a cross access easement and the verbiage being such as to allow Mr. Bona to dissolve the easement at his discretion. Mr. Anderson explained that Mr. Frampton had provided a letter and an easement to cooperate with the City. Mr. Anderson said he would like to speak to Mr. Bona again.

Discussion was held regarding the parking on 100 East, the site plan approval conditions, power, and issuance of a partial building permit with the understanding that the parking issue may have to be revisited at a later date.

SIGN APPROVAL REQUEST

Expressway Business Park

Applicant: Expressway Business Park

General Plan: Light Industrial

Zoning: Industrial 1

Location: 1400 East Expressway Lane

Mr. Baker explained that the zoning in the area was I-1 and that by City ordinance monument signs were the only allowed signage. He asked the applicants if they would like to seek a zone change instead. He explained the signage allowed in a commercial zone.

Discussion was held regarding signage in the Industrial 1 and Commercial 2 zones, the benefits of changing the zone to a commercial zone, and permitted uses in the Industrial 1 and Commercial 2 zones.

The applicant explained they had been doing research and in driving around looking at signs that could draw people in. They feel what they presented is what they want and need.

Discussion was held regarding timing for a zone change, sign placement on the property, parking requirements in a commercial zone, timing with regard to the agenda for Planning Commission and City Council, and what action the applicant would like to take.

Mr. Banks **moved to table** the sign approval request for Expressway Business Park. Mr. Baker **seconded** and the motion **passed** all in favor.

OTHER BUSINESS

Discussion was held regarding people from EBCo coming and a time to meet with them.

Mr. Anderson explained that he had met with Wayne Niederhauser regarding the Old Mill Estates development. He said Mr. Niederhauser would construct all of the improvements Horrocks Engineering said needed to be made from their entrance to Arrowhead Trail without any reimbursement, but that they do not want to make any improvements to Arrowhead Trail. Discussion was held regarding easements and curb and gutter.

Proposed Amendments to Title 15

Discussion was held regarding verbiage changes to the accessory buildings, structures, or satellite earth stations, changes to site plan requirements to have a more defined standard and changes to the permitted uses in an I-1 zone.

ADJOURN

Mr. Nielson moved to **adjourn**. Mr. Banks **seconded** and the motion **passed** all in favor at 11:30 p.m.

Adopted: August 6, 2008

Shelley Hendrickson, Planning Secretary