

**Adopted Minutes
Spanish Fork Planning Commission Meeting
September 4, 2002**

The meeting was called to order at 7:05 p.m. by Chair David E. Lewis.

Commission members present: Chairman David E. Lewis; Commissioners Roy L. Johns; Thora L. Shaw; Paul Healey; Thad S. Jensen and Ted Scott.

Staff Members Present: Emil Pierson, City Planner and Marlo Smith, Engineering Secretary.

Citizens Present: Christy Shepherd, Bonnie Bowen and Jim Nielson.

Preliminary Activities - Pledge of Allegiance

The Pledge of Allegiance was led by Chair Lewis.

Minutes

Commissioner Shaw made a **motion** to approve the minutes of the August 7, 2002 meeting of the Spanish Fork Planning Commission with noted corrections. Commissioner Johns **seconded**, and the motion **passed** with a unanimous vote.

Crosswinds Plaza Preliminary Plat

Mr. Pierson reviewed the request from Jim Nielson for preliminary plat approval to subdivide the Crosswinds Plaza into individual units in the C-2 zone. Mr. Nielson is requesting to subdivide the plaza into six units. Each pad would be able to be sold individually with the landscaping and parking being held in common. The DRC reviewed this request at their August 28 meeting. The DRC discussed the plaza and the International Building Code and what requirements will need to be met with the firewall.

Mr. Pierson discussed that the landscaping and snow removal would be maintained with the Association that would be formed. Discussion took place regarding the association and the association members.

**7:15 p.m. Commissioner Healey arrived.*

Discussion took place on roof maintenance, parking lot modifications, CC&R's produced by Mr. Nielson's attorney and fire wall installation.

Commissioner Johns made a **motion** to approve the Crosswinds Plaza Preliminary Plat at 1350 East Center Street subject to the following conditions of approval:

1. Meet the building codes as approved by the building official, and,
2. Common areas and perpetuity are to be maintained by the building owners association.

Commissioner Scott **seconded**, and the motion **passed** unanimously.

Adjournment

Commissioner Jensen made a **motion** to adjourn the September 4, 2002 Spanish Fork Planning Commission meeting. Commissioner Scott **seconded** and the motion **passed** with a unanimous vote. The meeting was adjourned at 7:20 p.m.