



DEVELOPMENT REVIEW COMMITTEE AGENDA

WEDNESDAY, JULY 25, 2012

10:00 A.M.

1. **Minutes: July 11, 2012**

2. **Preliminary Plats**
 - a. **Old Mill Estates**
Applicant: CW Management
General Plan: Low Density Residential
Zoning: R-1-15
Location: approximately 1500 South Mill Road

 - b. **Somerset Village**
Applicant: Los Dos Amigos
General Plan: Low Density Residential
Zoning: R-1-6
Location: approximately 2900 East 950 South

 - c. **The Ridge**
Applicant: Los Dos Amigos
General Plan: Low Density Residential
Zoning: R-1-6
Location: approximately 2700 East Canyon Road

3. **Annexations**
 - a. **Schwartz**
Applicant: Spanish Fork City
General Plan: Light Industrial
Zoning: Industrial 1 (proposed)
Location: approximately 2300 North 1100 East

4. **Text Amendments**
 - a. **CD Zone**
Applicant: Spanish Fork City
General Plan: Light Industrial
Zoning: Industrial 1 (proposed)
Location: City-wide

5. **Other Business**

6. **Adjourn**

The meeting starts at 10:00 A.M. at Spanish Fork City Hall in the Council Chambers. Applicants should be at the meeting and be prepared to discuss their development. The public is invited to participate in all Development Review Committee Meetings. If you need special accommodations to participate in the meeting, please contact the City Manager's Office at (801) 804-4531.

Draft Minutes
Spanish Fork City Development Review Committee
July 11, 2012

Staff Members Present: Chris Thompson, Public Works Director; Shelley Hendrickson, Planning Secretary; Kelly "Electron" Peterson; Electric Superintendent; Jered Johnson, Engineer Supervisor; Shawn Beecher, GIS Administrator; Dave Anderson, Community Development Director; Chris Swenson, Chief Building Official; Cory Pierce, Staff Engineer.

Citizens Present: Robert Lewis.

Mr. Thompson called the meeting to order at 10:05 a.m.

MINUTES

No action was taken for the minutes of June 20, 2012.

FINAL PLATS

Oak Ridge Cove Plat B

Applicant: Jeffrey Potts
General Plan: Low Density Residential
Zoning: R-1-30
Location: 2237 Hawk Drive

Mr. Johnson explained that one of the water and pressurized irrigation meters would have to be removed as well as capped at the main line.

Mr. Peterson explained that the transformer and SFCN equipment would be located within the center of the lot and that the applicant had the option to either do a circular drive or landscaping to protect it. If the applicant would like the utilities to be relocated then the applicant would have to bear the cost.

Mr. Johnson **moved** to **approve** the Final Plat for Oak Ridge Cove Plat B subject to the following conditions:

Conditions

1. That the applicant is required to remove one of the water and pressurized irrigation lines and cap them at the main.
2. That the electrical improvements are adjusted or removed per the direction of the City's Power Department.
3. That the driveway be constructed in a way that the utilities are not impacted.
4. That an excavation permit is required for the utility improvements in the street.

The **motion** was **amended** to include condition number four.

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

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SUBDIVISION WAIVERS

Robert Lewis

Applicant: Robert Lewis
General Plan: Medium Density Residential
Zoning: R-1-16
Location: 704 North 200 East

Mr. Anderson explained that the lots would need to be 50 feet wide and that the lot that has the existing home is that wide. Setbacks will need to be five feet on one side and ten feet on the other.

Mr. Peterson explained that any changes that need to be made to the lots, to supply power, will be the responsibility of the property owner.

Discussion was held regarding bonding and the relocation of the power.

Mr. Johnson said that sewer cleanouts would be required on the sewer laterals. The drive approaches will need to be approved by the City's Engineer Department. Applicant will need to submit a recordable plat.

Mr. Johnson **moved** to **approve** the Robert Lewis Subdivision Waiver subject to the following conditions:

Conditions

1. That sewer cleanouts are required within one foot; top back of sidewalk.
2. That a plat is submitted to the City to be recorded by the City.
3. That the drive approaches be approved by the City's Engineer Department.
4. That an excavation permit be required for any public improvements.
5. That the power pole be relocated into the northeast corner of the west lot; at the applicant's expense.

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

OTHER BUSINESS

Discussion was held regarding construction deposits.

Mr. Thompson **moved** to **adjourn**. Mr. Peterson **seconded** and the motion **passed** all in favor at 10:24 a.m.

Adopted:

Shelley Hendrickson, Planning Secretary