



## DEVELOPMENT REVIEW COMMITTEE AGENDA

WEDNESDAY, NOVEMBER 28, 2012

10:00 A.M.

1. Minutes: October 31, 2012
  
2. Zone Change
  - a. **Expressway Lane**  
Applicant: Spanish Fork City  
General Plan: General Commercial  
Zoning: Shopping Center existing, Commercial 2 proposed  
Location: 929 East Expressway Lane
  
3. Other Business

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.

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**Draft Minutes**  
**Spanish Fork City Development Review Committee**  
**October 31, 2012**

**Staff Members Present:** Dave Oyler, City Manager; S. Junior Baker, City Attorney; Chris Thompson, Public Works Director; Dave Anderson, Community Development Director; Shelley Hendrickson, Planning Secretary; Kelly Peterson, Electric Superintendent; Garrett MacKay, Engineering Intern; Cory Pierce, Staff Engineer; Bart Morrill, Parks & Recreation Supervisor; Jered Johnson.

**Citizens Present:** Chris Salisbury, Greg Magelby.

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

**MINUTES**

Mr. Baker **moved** to **approve** the minutes of August 29, 2012, with the noted corrections. Mr. Peterson **seconded** and the motion **passed** all in favor.

Mr. Baker **moved** to **approve** the minutes of October 31, 2012. Mr. Johnson **seconded** and the motion **passed** all in favor.

**FINAL PLAT**

**Legacy Farms**

Applicant: Salisbury Development

General Plan: Low Density Residential

Zoning: R-1-12

Location: approximately 2400 East 500 North

Mr. Baker explained the access easement discussion from the previous meeting; in which the Development Review Committee's motion was to approve an access from the development to the Nebo School District property.

Mr. Magelby expressed that the Nebo School District liked the idea of an access to their property during preliminary discussions but had since changed their position. They frown upon it now and said that they will not use it.

Mr. Baker told the applicant that the escrow account would need to be updated.

Mr. Magelby said that he had met with Jered Johnson regarding the escrow account and that the amount would remain the same (\$6,500 dollars per lot).

46 Mr. Thompson expressed that he felt that the school district never wants an  
47 access. He explained that back when they built the subdivision he lives in,  
48 discussion was held regarding the City moving into walkable communities and  
49 instead of pushing kids have to use collector roads they came up with a walkway.  
50 He further expressed that the walkways in his neighborhood are heavily used and it  
51 is much safer than the kids walking on a collector road. He said that the City  
52 would not want pedestrians, mainly children, walking on 400 North when an access  
53 could be provided within the development.

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55 Mr. Oyler said that the Brockbank Elementary school has two pedestrian accesses  
56 and that the school district might not like it; but the neighborhood does.

57  
58 Mr. Magelby asked who would own the easement. It was discussed that it would  
59 be an easement and could be dedicated to the City.

60  
61 Mr. Oyler expressed that it is not like the school district isn't familiar with these  
62 accesses; that they have them at many schools. He said that if the school district  
63 doesn't want the access in Legacy Farms then they can fence it.

64  
65 Mr. Salisbury explained that they were re-doing designs in the development and  
66 that they did not know what would be where and asked if the walkway could be  
67 located in a different spot.

68  
69 Discussion was held regarding the placement of the walkway and if the property  
70 could be dedicated back to a property owner (in the future) if the easement does  
71 not get used.

72  
73 Mr. Oyler said that the City meets with the school district quarterly and that they  
74 have never been told by the district that they do not like the accesses.

75  
76 Discussion was held regarding the width of the access (10 feet or 12 feet) and who  
77 would own the fencing.

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79 Mr. Thompson explained that if the City owned the fence that he would  
80 recommend that the access be 12 feet wide (for two mow strips and 10 feet of  
81 concrete). If the homeowner owns the fence, than he would recommend 10 feet  
82 wide.

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84 Mr. Salisbury asked if the discussion could be tabled in order to allow for the Nebo  
85 School District to attend and weigh in on the issue.

86  
87 Mr. Oyler expressed that if Nebo School District were to come in and say that  
88 they did not want the access; that his position would not change. He would still  
89 recommend that the access be put in.

90

91 Mr. Baker said that he would like to show in the minutes that Greg Magleby, with  
92 LEI, and Jered Johnson, with the City, have met on the escrow deposit account  
93 and that the amount will remain at \$6,500 dollars.

94  
95 Mr. Baker **moved** to take **no action** and let the prior approval stand. If the  
96 applicant wants to meet with the Nebo School District and see what they want to  
97 come back with then we will entertain their request to review it. If they just decide  
98 to proceed then this will allow them to start construction. Mr. Oyler **seconded** and  
99 the motion **passed** all in favor.

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### 101 **Construction Standards**

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103 Mr. Pierce explained the changes to the Standards.

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105 Mr. Baker **moved** to recommend that the Planning Commission **adopt** the  
106 standards. Mr. Anderson **seconded** and the motion **passed** all in favor.

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108 Mr. Baker **moved** to **adjourn**. Mr. Peterson **seconded** and the motion **passed** all in  
109 favor at 10:42 a.m.

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111 **Adopted:**

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Shelley Hendrickson, Planning Secretary