



## DEVELOPMENT REVIEW COMMITTEE AGENDA

WEDNESDAY, MARCH 27, 2013

10:00 A.M.

1. **Minutes: February 27 and March 6, 2013**
  
2. **Final Plat**
  - a. **Maple Mountain Plat D**  
Applicant: Salisbury Homes  
General Plan: Low Density Residential  
Zoning: R-1-12  
Location: 1900 East 150 North
  
3. **Preliminary Plats**
  - a. **Spanish Highlands**  
Applicant: Ivory Homes  
General Plan: Low Density Residential  
Zoning: R-1-12  
Location: 2000 East 150 North
  
4. **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**  
**February 27, 2013**

**Staff Members Present:** Seth Perrins, Assistant City Manager; S. Junior Baker, City Attorney; Chris Thompson, Public Works Director; Shelley Hendrickson, Planning Secretary; Kelly Peterson, Electric Superintendent; Shawn Beecher, GIS Administrator; Cory Pierce, Development Review Engineer, Bart Morrill, Parks & Recreation Supervisor; Dave Anderson, Community Development Director; Chris Swenson, Chief Building Official.

**Citizens Present:** none present.

Mr. Anderson called the meeting to order at 10:04 a.m.

**MINUTES**

**February 6 & 20, 2013**

Mr. Anderson **moved** to **approve** the minutes of February 6 & 20, 2013. Mr. Peterson **seconded** and the motion **passed** all in favor.

**FINAL PLAT**

**Skyline Business Park Plat 1**

Applicant: Mark Sperry

General Plan: Light Industrial

Zoning: Industrial 1

Location: 3327 North Main Street

Mr. Pierce explained that the applicant had met all of the redline requirements except for one. He said that his department had not received a letter from the irrigation company.

Mr. Thompson explained that the Engineering Redline was that they would approve the proposal but that the applicant needed to work things out with the irrigation company.

Discussion was held regarding the irrigation ditch, public improvements, a private detention basin, a trail easement, whether or not to require the applicant to build the trail, access to the trail.

Mr. Anderson **moved** to **approve** the Skyline Business Park Final Plat 1 subject to the following condition:

**Condition**

1. The City's Engineering Department approving any remaining modifications to the plat.

Discussion was held regarding the motion. Mr. Baker **seconded** and the motion **passed** all in favor.

**SITE PLAN**

**Smash Athletics**

Applicant: Mark Sperry

General Plan: Light Industrial

Zoning: Industrial 1

Location: 3327 North Main Street

Mr. Anderson explained that the applicant needed to submit and updated Landscape Plan.

Mr. Anderson **moved** to **approve** the Smash Athletics Site Plan subject to the following conditions:

**Conditions**

1. That the applicant meets the City's Construction Standards.
2. That the applicant submits a revised Landscape Plan to the City's Community Development Department for their approval.

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

Mr. Baker **moved** to **adjourn**. Mr. Perrins **seconded** and the motion **passed** all in favor at 10:21 a.m.

**Adopted:**

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Shelley Hendrickson, Planning Secretary

**Draft Minutes**  
**Spanish Fork City Development Review Committee**  
**March 6, 2013**

**Staff Members Present:** Dave Oyler, City Manager; S. Junior Baker, City Attorney; Chris Thompson, Public Works Director; Jered Johnson, Engineering Division Manager; Angie Warner, Deputy Recorder; Tom Cooper, Electric Operations Dispatcher; Shawn Beecher, GIS Administrator; Cory Pierce, Engineering Assistant, Dave Anderson, Community Development Director.

**Citizens Present:** Chris Salisbury, Nathan Walter.

Chris Thompson called the meeting to order at 10:13 a.m.

**Maple Mountain Plat C**

Applicant: Salisbury Homes

General Plan: Low Density Residential

Zoning: R-1-12

Location: 1900 East 150 North

Cory Pierce said one issue is that the Kessinger parcel comes across the road. Salisbury is working with Kessinger to dedicate the road and the plat cannot be recorded if they do not cooperate. Mr. Pierce said that utilities need to be discussed for the road.

Chris Salisbury explained their status with Kessinger.

Discussion about what utilities would have to be put in.

Dave Oyler said the zoning does not allow splitting one of the lots.

Jered Johnson requested on the plat a sewer lateral, dual pressurized irrigation and water meter.

Mr. Baker **moved** to approve the Maple Mountain Plat C with the following conditions:

1. That the applicant obtains the required right-of-way.
2. That the applicant meets the City Development Standards.

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

**White Rail Plat C**

Applicant: Lew Bankhead

General Plan: High Density Residential

Zoning: R-1-6

Location: 980 North State Road 51

Cory pierce said he has spoke with Mr. Bankhead and they have not decided what to do with the small lot. They discussed either to have it landscaped or include it with the lot next to it. Then in the next phase address the open space maintenance.

Mr. Baker **moved** to approve the White Rail Plat C with the following conditions:

1. That the applicant meets the City Development Standards
2. That the applicant completes Plats A & B first so there is access
3. That the applicant include the open space lot into the larger lot, or include it in next phase.

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

Discussion on the motion.

Mr. Bankhead arrived.

Mr. Cooper asked Mr. Bankhead if they were going to still leave the 3 lots without power in this phase or put them in the next phase.

Mr. Bankhead said they will develop curb & gutter, and move the 3 lots to the next phase.

Mr. Baker withdrew his first motion.

Mr. Baker **moved** to approve the White Rail Plat C with the following conditions:

1. That the applicant meets the City Development Standards
2. That the applicant completes Plats A & B first so there is access
3. That the applicant include the open space lot into the larger lot
4. That the applicant pull the 3 lots without power and move them to the next phase
5. That the applicant develop the road with curb & gutter

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

Mr. Thompson **moved** to **adjourn**.

Mr. Johnson **seconded** and the motion **passed** all in favor at 10:30a.m.

**Adopted:**

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Angie Warner, Deputy Recorder