



DEVELOPMENT REVIEW COMMITTEE AGENDA

WEDNESDAY, APRIL 10, 2013

10:00 A.M.

1. **Approval of Minutes: March 27 and April 3, 2013**

2. **Final Plats**
 - a. **Old Mill Estates Plat C**
Applicant: CW Management
General Plan: Low Density Residential
Zoning: R-1-15
Location: approximately 900 West 1500 South

3. **Site Plans**
 - a. **ALA**
Applicant: ALA
General Plan: Low Density Residential
Zoning: R-1-30
Location: 1200 South Del Monte Road

4. **Preliminary Plats**
 - a. **Maple Mountain Amended**
Applicant: Salisbury Homes
General Plan: Low Density Residential
Zoning: R-1-12
Location: 1900 East 200 North

5. **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.

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Draft Minutes
Spanish Fork City Development Review Committee
March 27, 2013

Staff Members Present: Dave Oyler, City Manager; Jason Sant, Assistant City Attorney; Chris Thompson, Public Works Director; Jered Johnson, Engineering Division Manager; Kelly Peterson, Electric Superintendent; Shelley Hendrickson, Planning Secretary; Cory Pierce, Engineering Assistant, Dave Anderson, Community Development Director.

Citizens Present: Chris Salisbury, Nate Walters.

Chris Thompson called the meeting to order at 10:00 a.m.

MINUTES

February 27 and March 6, 2013

Mr. Anderson **moved** to **approve** the minutes of February 27 and March 6, 2013 with the noted corrections. Mr. Johnson **seconded** and the motion **passed** all in favor.

FINAL PLAT

Maple Mountain Plat D

Applicant: Salisbury Homes
General Plan: Low Density Residential
Zoning: R-1-12
Location: 1900 East 150 North

Mr. Sant **moved** to **approve** the Maple Mountain Final Plat D. Mr. Peterson **seconded** and the motion **passed** all in favor.

PRELIMINARY PLAT

Spanish Highlands

Applicant: Ivory Homes
General Plan: Low Density Residential
Zoning: R-1-12
Location: 2000 East 150 North

Discussion was held regarding the plans not showing the utilities in front of the three lots.

45 Mr. Anderson mentioned that the applicant planned to hold a neighborhood meeting
46 tomorrow night and that the applicant still needed to submit materials that justify the plat
47 being reapproved as a Master Planned Development.

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49 Mr. Johnson **moved** to **approve** the Spanish Highlands Preliminary Plat subject to the
50 plans being updated to match what is in the ground. Mr. Peterson **seconded** and the
51 motion **passed** all in favor.

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53 Mr. Sant **moved** to **adjourn**.

54 Mr. Peterson **seconded** and the motion **passed** all in favor at 10:12 a.m.

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56 **Adopted:**

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Shelley Hendrickson, Secretary

DRAFT

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Adopted Minutes
Spanish Fork City Development Review Committee
April 3, 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, Ben Tuckett.

Chris Thompson called the meeting to order at 10:04 a.m.

FINAL PLATS

Westgate Manor

Applicant: Jed Mitchell
General Plan: Low Density Residential
Zoning: R-1-8
Location: 310 North 450 West

Discussion was held regarding the Preliminary Plat approval and City Standards, the City's process for a mylar and a preconstruction meeting.

Mr. Baker **moved** to **approve** subject to meeting the City's Construction Standards. Mr. Perrins **seconded** and the motion **passed** all in favor.

Maple Mountain Plat E

Applicant: Salisbury Homes
General Plan: Low Density Residential
Zoning: R-1-12
Location: 1900 East 150 North

Mr. Peterson said that he had met with Salisbury with regard to the power.

Mr. Baker asked where we were at with 130 North. Mr. Pierce said that it is bonded for and we have had a preconstruction meeting.

Mr. Tuckett said that he was representing Chris Salisbury had that he had a few questions that Chris Salisbury asked him to address. Mr. Tuckett asked about the SESD buyout and what is the reason it needs to be paid up front. Could it be paid in increments? Mr. Thompson said that the City had already paid the buyout fees and so

45 the developer has already been given a break. He said that it would need to be paid in full
46 now.

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48 Mr. Tuckett asked about inspection deposits costs. Why are the costs for Plat C and D
49 less than Plat E and F? Mr. Thompson explained that the inspection costs were tied to
50 the amount of work; not the amount of the lots. Mr. Tuckett asked if that was the same
51 with the electrical costs. Mr. Peterson said yes.

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53 Mr. Baker **moved to approve** the Maple Mountain Plats E and F subject to the following
54 conditions:

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56 Conditions

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58 1. That the applicant meets the City's Construction Standards
59 2. That the applicant pays the SESD buyout fees.

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61 Mr. Johnson **seconded** and the motion **passed** all in favor.

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63 **Maple Mountain Plat F**
64 Applicant: Salisbury Homes
65 General Plan: Low Density Residential
66 Zoning: R-1-12
67 Location: 1900 East 150 North

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69 Discussion was held with Plat E.

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71 Mr. Perrins **moved to adjourn**.

72 Mr. Baker **seconded** and the motion **passed** all in favor at 10:17 a.m.

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75 **Adopted: March 27, 2013**

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Shelley Hendrickson, Planning Secretary