



DEVELOPMENT REVIEW COMMITTEE AGENDA

WEDNESDAY, MAY 8, 2013

10:00 A.M.

1. **Approval of Minutes: January 16, April 17 and May 1, 2013**

2. **Preliminary Plats**

a. **White Rail Reapproval**

Applicant: Lew Bankhead

General Plan: High Density Residential

Zoning: R-1-6

Location: 980 North State Road 51

3. **Ordinance Amendments**

a. **Title 15**

Applicant: Spanish Fork City

General Plan: City-wide

Zoning: City-wide

Location: City-wide

4. **Final Plats**

a. **Maple Mountain Plats E-1, E-2 and R**

Applicant: Salisbury Homes

General Plan: Low Density Residential

Zoning: R-1-12

Location: 1900 East 200 South

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.

1
2 **Draft Minutes**
3 **Spanish Fork City Development Review Committee**
4 **January 16, 2013**

5 **Staff Members Present:** Dave Oyler, City Manager; S. Junior Baker, City
6 Attorney; Chris Thompson, Public Works Director; Shelley Hendrickson, Planning
7 Secretary; Tom Cooper, Electric Design; Shawn Beecher, GIS Administrator;
8 Jered Johnson, Engineering Division Manager; Steve Adams, Public Safety
9 Director; Joe Jarvis, Fire Marshall; Cory Pierce, Development Review Engineer,
10 Bart Morrill, Parks & Recreation Supervisor; Chris Swenson, Chief Building
11 Official.

12
13 **Citizens Present:**

14
15 Mr. Thompson called the meeting to order at 10:05 a.m.
16

17
18 **MINUTES**

19
20 **December 19 & 26, 2012**

21
22 Mr. Baker **moved to approve** the minutes of December 19, 2013. Mr. Oyler
23 **seconded** and the motion **passed** all in favor.

24
25 Mr. Baker **moved to approve** the minutes of December 26, 2013 with corrections.
26 Mr. Thompson **seconded** and the motion **passed** all in favor.

27
28
29 **FINAL PLAT**

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31 **Old Mill Estates Plat B (reapproval)**

32 Applicant: CW Management
33 General Plan: Low Density Residential
34 Zoning: R-1-15
35 Location: approximately 1500 South Mill Road
36

37 Mr. Pierce said that he had everything that he needed.
38

39 Mr. Baker **moved to approve** the re-approval of the Final Plat for Old Mill Estates
40 subject to meeting the City's Development Standards. Discussion was held
41 regarding the pressurized irrigation. Mr. Oyler **seconded** and the motion **passed** all
42 in favor.
43

44 Mr. Neiderhauser explained that he did not want to get ahead of the market on
45 this project but that he had buyers for some specific lots and was wondering if the
46 City would allow him to do a three-lot phase.

47
48 Discussion was held regarding Mr. Neiderhauser's request. It was determined that
49 he could do a three lot phase.

50

51

52 SITE PLAN

53

54 **Wal-Mart**

55 Applicant: Wal-Mart Real Estate Business Trust

56 General Plan: General Commercial

57 Zoning: Commercial 2

58 Location: approximately 700 North 800 East

59

60 Mr. Pierce explained that plans had been re-submitted yesterday and that they had
61 missed one of his redlines; so, he had received a submittal a couple of hours
62 previous to this meeting and that he had not had time to go over them. He said
63 that he would make the approval contingent upon the recordation of the Final Plat.

64

65 Mr. Baker asked if we were satisfied with the landscape and dumpsters. Mr.
66 Pierce said that he did not receive any comments from Dave Anderson so he
67 assumed they met our standards.

68

69 Mr. Cooper explained that power was not an issue. The issue will be if the Final
70 Plat does not run in conjunction with this project.

71

72 Mr. Thompson said that the Final Plat should be submitted soon. He said that the
73 City Council had approved the Preliminary Plat on January 8, 2013.

74

75 Discussion was held regarding the Final Plat and Tenedor and Wal-Mart working
76 together.

77

78 Tasha from Galloway said that she was in agreement with the City that they were
79 working with Tenedor from a utility standpoint that they do tie into the overall
80 infrastructure. They did discuss some milestone dates with Tenedor.

81

82 Mr. Baker asked when they were planning on pulling a Building Permit.

83

84 Brandon from Galloway said that they were looking to pull one by April 1, 2013.

85

86 Mr. Baker explained that it would be critical for the Final Plat to record because
87 the City could not issue a Building Permit until the plat was recorded. He said that

88 they could apply for the permit but that we would not be able to issue it until the
89 plat was recorded.

90
91 Tasha from Galloway asked if the City had any concern with the Final Plat being
92 recorded by June.

93
94 Mr. Thompson said no. Mr. Baker said no and that it would be very easy on the
95 City's end once the Final Plat was submitted.

96
97 Mr. from Galloway asked for confirmation that if the Final Plat was not submitted
98 that they could still apply for a Building Permit. Mr. Baker said yes, and explained
99 that the City's fee structure was increasing and that if they submitted before the
100 increase that they would be vested on the current rate.

101
102 Mr. Jarvis explained that they may want to look into a monitor control valve in the
103 building instead of an outside meter on the fire system. Discussion was held
104 regarding the fire system.

105
106 Tasha from Galloway asked how the City was working with Tenedor on design
107 guidelines. She explained that they had submitted some building elevations etc
108 that were acceptable today, but asked if, with an approval today, they could be
109 subject to future design guidelines.

110
111 Mr. Oyler asked if they had already submitted the elevations and Tasha said that
112 they had that they were part of the Site Plan package. Mr. Oyler explained that
113 they were acceptable to the City because right now the City does not have any
114 standards and that it was really between them and Tenedor. He said that the City
115 would hope that they would work with Tenedor to try to bring the building into
116 compliance with the theme that they are trying to accomplish.

117
118 Mr. Baker explained that the City deals with design guidelines on a project to
119 project basis by contract. He said that there was not a contract in place yet
120 relative to the site.

121
122 Tasha from Galloway asked if by the end of the day would the City enforce or
123 would they be strictly a developer document that the City encourages people to
124 abide by. Mr. Baker explained that depending on the contract it could be a little bit
125 of both but mainly up to the developer with some CC & R's. He also explained that
126 Wal-Mart following the design guidelines would be voluntary because they are
127 ahead the developer and what the guidelines are for this project.

128
129 Tasha from Galloway asked if that was something that could be documented. That
130 the elevations meet current City guidelines and that compliance with the future
131 guidelines would be voluntary.

132

133 Mr. Baker said that the Site Plan approval would be the document.

134

135 Mr. Oyler asked if they had a problem with Tenedor requesting more than they
136 were willing to do.

137

138 Tasha with Galloway said yes. She explained that they are still working with them
139 but that they wanted to make sure from the City's stand point when they apply for
140 the Building Permit that the elevations they are proposing right now, will be
141 acceptable. That they can work with Tenedor separately.

142

143 Galloway said that they were currently in compliance with what Tenedor has but if
144 Tenedor changes the guidelines they do not want to be held to the changes.

145

146 Mr. Baker said that that would not be a problem because of their approval, today.

147

148 Discussion was held regarding a development agreement and design guidelines.

149

150 Mr. Baker moved to **approve** the Walmart Site Plan, as submitted, subject to the
151 following conditions:

152

153 **Conditions**

154

- 155 1. That a Final Plat is recorded before a building permit is issued.
- 156 2. Construction is simultaneous to the Final Plat improvements so that the
157 utilities are available and ready to be hooked up.

158

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

160

161 The meeting adjourned at 10:41 a.m.

162

163 **Adopted:**

164

165

Shelley Hendrickson, Planning Secretary

1
2 **Draft Minutes**
3 **Spanish Fork City Development Review Committee**
4 **April 17, 2013**

5 **Staff Members Present:** Dave Oyler, City Manager; S. Junior Baker, City
6 Attorney; Chris Thompson, Public Works Director; Jered Johnson, Engineering
7 Division Manager; Kelly Peterson, Electric Superintendent; Shelley Hendrickson,
8 Planning Secretary; Cory Pierce, Engineering Assistant, Shawn Beecher, GIS
9 Administrator; Joe Jarvis, Fire Marshall; Dave Anderson, Community Development
10 Director; Steve Adams, Public Safety Director; Chris Swenson, Chief Building
11 Official.

12
13 **Citizens Present:** Chris Salisbury, Nate Walter.

14
15 Chris Thompson called the meeting to order at 9:57 a.m.

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18 **MINUTES**

19
20 **April 10, 2013**

21
22 Mr. Baker **moved** to **approve** the minutes of April 10, 2013 with the noted
23 correction. Mr. Peterson **seconded** and the motion **passed** all in favor.

24
25
26 **FINAL PLAT**

27
28 **Maple Mountain Plats D-2 and D-3**

29 Applicant: Salisbury Homes

30 General Plan: Low Density Residential

31 Zoning: R-1-12

32 Location: 1900 East 200 South

33
34 Mr. Pierce explained that with D-3, all of the improvements to the road and
35 services into plat D-2 will be built. Plat D-2 is really just the building so he will be
36 tracking D-3 to make sure all of the building is done before a Building Permit is
37 issued for D-2.

38
39 Mr. Baker **moved** to **approve** Maple Mountain Final Plats D-2 and D-3 subject to
40 the following conditions:

41
42 **Conditions**

- 43
44 1. That the applicant meet the City's Construction Standards.

45 2. That the applicant installs improvements for phases per the Development
46 Agreement.

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

48

49

50 **SITE PLAN**

51

52 **Wells Fargo**

53 Applicant: Wells Fargo

54 General Plan: General Commercial

55 Zoning: Commercial 2

56 Location: 200 East 1000 North

57

58 Mr. Pierce explained that the plans were not showing a dumpster enclosure. Mr.
59 Anderson said that we don't have a requirement for a dumpster.

60

61 Discussion was held regarding a garbage can and where one could or would be
62 placed.

63

64 Mr. Baker **moved** to **approve** the Wells Fargo Site Plan. Mr. Anderson **seconded**
65 and the motion **passed** all in favor.

66

67

68 **PRELIMINARY PLAT**

69

70 **Maple Highlands**

71 Applicant: Edge Homes

72 General Plan: Low Density Residential

73 Zoning: R-1-12

74 Location: 2100 East 100 South

75

76 Mr. Pierce explained that there were no major issues but that the original plan was
77 to use sumps so the plan now is to install storm drain manholes that will grade all
78 the way down and will bubble up in a sump. The plans show the sewer will go to
79 the West which means they will have to bring in fill to make the grades work.

80

81 Discussion was held regarding the site needing at least four or five feet of fill, a
82 connector's agreement and the need for the sewer to be constructed this year.

83

84 Mr. Anderson **moved** to **approve** the Maple Highlands Preliminary Plat based on
85 the following finding:

86

87 **Finding**

88

89 1. That the applicant has provided some architectural samples that, when
90 followed in constructing the homes, warrant the density that the project
91 has.

92
93 Mr. Peterson **seconded** and the motion **passed** all in favor.

94
95 Mr. Baker **moved to adjourn**. Mr. Johnson **seconded** and the motion **passed** all in
96 favor at 10:07 a.m.

97
98 **Adopted:**

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100 _____
Shelley Hendrickson, Secretary

DRAFT

1
2 **Draft Minutes**
3 **Spanish Fork City Development Review Committee**
4 **May 1, 2013**

5 **Staff Members Present:** Seth Perrins, Assistant City Manager; S. Junior Baker,
6 City Attorney; Chris Thompson, Public Works Director; Kelly Peterson, Electric
7 Superintendent; Shelley Hendrickson, Planning Secretary; Cory Pierce,
8 Engineering Assistant, Shawn Beecher, GIS Administrator; Dave Anderson,
9 Community Development Director; Chris Swenson, Chief Building Official; Bart
10 Morrill, Parks and Recreation Supervisor; Scott Aylett, Intern.

11
12 **Citizens Present:** Nate Walters and two representatives from Central Bank.

13
14 Chris Thompson called the meeting to order at 10:05 a.m.

15
16
17 **FINAL PLAT**

18
19 **Spanish Trails Townhomes Plat D**

20 Applicant: Edge Homes

21 General Plan: Medium Density Residential

22 Zoning: R-1-8

23 Location: approximately 300 East 700 South

24
25 Mr. Pierce explained that the utilities and laterals are installed, the power is not
26 and that there is a Connector's Agreement.

27
28 Discussion was held regarding the Connector's Agreement. Mr. Pierce explained
29 that the utility work was in the City's right-of-way so the City allowed a
30 Connector's Agreement as the contractor could not file a lien.

31
32 Mr. Peterson said that the electric fees are all in place and that the electrical
33 design is done.

34
35 Mr. Baker **moved** to **approve** Spanish Trails Townhomes Plat D subject to the
36 following conditions:

37
38 **Conditions**

- 39
40 1. That the applicant meets the City's Construction Standards.
41 2. That the conditions of the Connector's Agreement be satisfied.

42
43 Discussion was held regarding the sewer and cleanouts.

44
45 Mr. Peterson **seconded** and the motion **passed** all in favor.

46 **ZONE CHANGE**

47

48 **Trailside**

49 Applicant: Stevan Davis

50 General Plan: Medium Density Residential

51 Zoning: R-1-8 existing, R-3 with In-fill Overlay requested

52 Location: 335 West 100 South

53

54 Mr. Anderson explained that the applicant had not to resubmitted their redlines.

55

56 Mr. Anderson **moved** to **continue** until a future meeting. Mr. Baker **seconded** and
57 the motion **passed** all in favor.

58

59

60 **PRELIMINARY PLAT**

61

62 **Trailside**

63 Applicant: Stevan Davis

64 General Plan: Medium Density Residential

65 Zoning: R-1-8 existing, R-3 with In-fill Overlay requested

66 Location: 335 West 100 South

67

68 Mr. Anderson **moved** to **continue** until a future meeting. Mr. Baker **seconded** and
69 the motion **passed** all in favor.

70

71 Mr. Baker **moved** to **adjourn**. Mr. Perrins **seconded** and the motion **passed** all in
72 favor at 10:19 a.m.

73

74 **Adopted:**

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76

Shelley Hendrickson, Secretary