



DEVELOPMENT REVIEW COMMITTEE AGENDA

WEDNESDAY, JUNE 12, 2013

10:00 A.M.

1. **Approval of Minutes: May 29, 2013**

2. **Final Plats**
 - a. **McInelly**
Applicant: Brett McInelly
General Plan: Low Density Residential
Zoning: R-1-9
Location: 3000 East Spanish Oaks Drive

3. **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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2 **Draft Minutes**
3 **Spanish Fork City Development Review Committee**
4 **May 29, 2013**
5

6 **Staff Members Present:** Dave Oyler, City Manager; S. Junior Baker, City
7 Attorney; Dave Anderson, Community Development Director; Kelly Peterson,
8 Electric Superintendent; Shelley Hendrickson, Planning Secretary; Cory Pierce,
9 Engineering Assistant, Jered Johnson, Engineering Division Manager; Bart Morrill,
10 Parks and Recreation Supervisor; Shawn Beecher, GIS Administrator.

11
12 **Citizens Present:** Ben Tuckett, Dave Denison, Dave Scoville, Scott Peterson, Tim
13 Shanto, Joe Rich, Dawson Kent.

14
15 Dave Anderson called the meeting to order at 10:00 a.m.

16
17
18 **MINUTES**

19
20 **May 8, 2013**

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22 Mr. Johnson **moved** to **approve** the minutes of May 8, 2013. Mr. Peterson
23 **seconded** and the motion **passed** all in favor.

24
25 **May 15, 2013**

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27 Mr. Baker **moved** to **approve** the minutes of May 15, 2013 with the noted
28 corrections. Mr. Peterson **seconded** and the motion **passed** all in favor.

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31 **FINAL PLATS**

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33 **White Rail Plats A, B, and C**

34 Applicant: Lew Bankhead
35 General Plan: Medium Density Residential
36 Zoning: R-1-6
37 Location: 800 North State Road 51

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39 Mr. Anderson explained that the proposed plats had a previous approval that
40 expired. The plats have not changed and just need to be re-approved.

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42 Discussion was held regarding the City's standards that have changed and the
43 plats needing to meet the changes, whether or not the paperwork for the bonding
44 was done and that the plat would need to be updated before a Mylar is submitted.

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Mr. Baker **moved** to **re-approve** White Rail Final Plats A, B & C subject to the following conditions:

Conditions

1. That the applicant meets the conditions of the original approval.
2. That the applicant meets the City's Construction Standards.

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

***DRC Motion from original approval on January 23, 2013.*

Mr. Baker **moved** to **reopen** and **approve** the Final Plats for White Rail A and B subject to the following conditions:

Conditions

1. That the applicant plats and grants an access dedication and utility easement along lot 109.
2. That the applicant meets the City's Development Standards.
3. That the applicant works with the City Engineering Department to redesign lot 108; which may lead to a loss of a building lot.
4. That the applicant obtains UDOT approval for an access road to Highway 51.

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

***DRC Motion from original approval on March 06, 2013.*

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 to Plat C,
3. That the applicant includes the open space lot into the larger lot, or include it in next phase.

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

Maple Mountain Plat R

Applicant: Salisbury Homes
General Plan: Low Density Residential
Zoning: R-1-12
Location: 10 North 1800 East

Discussion was held regarding service laterals. The existing well will need to be abandoned and the homes connected to City water.

Mr. Salisbury explained that he had been working with the owners with regard to the abandonment of the well and connecting to City water.

93 Mr. Baker **moved** to **approve** the Maple Mountain Final Plat R subject to the
94 following conditions:

95

96 **Conditions**

97

98 1. That the applicant meets the City's Construction Standards.

99 2. That the well is capped prior to the issuance of a Building Permit.

100

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

102

103 **Spanish Highlands Plat C**

104 Applicant: Ivory Homes

105 General Plan: Low Density Residential

106 Zoning: R-1-12

107 Location: 500 South 2100 East

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109 Mr. Baker **moved** to **approve** the Spanish Highlands Plat C subject to the following
110 condition:

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112 **Condition**

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114 1. That the applicant meets the City's Construction Standards.

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

117

118 **Legacy Farms Plat 1A2**

119 Applicant: Salisbury Homes

120 General Plan: Low Density Residential

121 Zoning: R-1-12

122 Location: 2000 East 600 North

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124 Mr. Peterson said that he was still waiting on drawings from SESD.

125

126 Discussion was held regarding bonding and the escrow account.

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128 Mr. Baker **moved** to **approve** the Legacy Farms Final Plat 1A2 subject to the
129 following conditions:

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131 **Conditions**

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133 1. That the applicant meets the City's Construction Standards.

134 2. That that applicant pays the escrow amount for each lot.

135

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

137

138 **Canyon Creek**

139 Applicant: Woodbury Corporation

140 General Plan: General Commercial

141 Zoning: Commercial 2

142 Location: 1100 North 800 East

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144 Discussion was held regarding Chappel Drive, utilities and the vacation of Chappel
145 Drive.

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147 Mr. Anderson expressed that the City would need to be sensitive to the
148 businesses in the area and give them plenty of lead time before Chappel Drive is
149 vacated.

150

151 Mr. Pierce explained that the bond calculations would need to be re-calculated due
152 to the changes to the plat.

153

154 Mr. Baker **moved** to **approve** the Canyon Creek Final Plat subject to the following
155 condition:

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157 **Condition**

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159 1. That the applicant meets the City's Construction Standards.

160

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

162

163 **Muhlestein**

164 Applicant: Dean Ingram

165 General Plan: Low Density Residential

166 Zoning: Rural Residential existing, R-1-12 proposed

167 Location: 1300 South Mill Road

168

169 Mr. Anderson explained that the applicant would like to zone the property R-1-12.
170 The City's General Plan allows up to three units to the acre. He expressed that he
171 did not have any problem, from a land use perspective, with an R-1-12 zone. He
172 said that the neighbors in the area would probably disagree. The zoning is
173 consistent with the General Plan. Mr. Anderson asked what would happen with
174 the retention basins long term.

175

176 Mr. Pierce explained that the retention basins are meant to be used temporarily
177 until an outfall to a regional facility is available.

178

179 Mr. Johnson explained that it would be better if the basin in the Old Mill project
180 could be made bigger and this project could connect to it.

181

182 Discussion was held regarding the current home. The plan is that it will remain.
183 The out buildings will be demolished.

184

185 Mr. Pierce explained that the pressurized irrigation to the North would need to be
186 connected.

187

188 Mr. Anderson explained that this proposal was coming to the DRC early in an
189 attempt to make the June Planning Commission meeting.

190

191 Discussion was held regarding Mill Road and the changes to Mill Road that were
192 discussed with the approval of the addition to the American Leadership Academy.

193

194 Mr. Peterson explained that a 600 amp loop was planned for Mill Road and that
195 there would be some off-site costs in order to tie into it.

196

197 Mr. Baker **moved** to recommend **approval** of the Muhlestein Preliminary Plat with
198 the Zone Change request of R-1-12 with the following finding:

199

200 Finding

201

202 1. That the project does meet the General Plan for the density.

203

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

205

206 Discussion was held regarding the current construction on Mill Road.

207

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209 SITE PLAN

210

211 **American Family Insurance**

212 Applicant: Tim Shanto

213 General Plan: Mixed Use

214 Zoning: Residential Office

215 Location: 700 North Main

216

217 Mr. Anderson explained that a Site Plan had been approved but that the City
218 believes the parking should be changed so that cars are not backing over the
219 sidewalk. The applicant is willing to make the changes to the plat if the City is
220 willing to cover the difference in the cost between asphalt and concrete.

221

222 Mr. Anderson **moved** to **amend** the American Family Insurance Site Plan **approval**
223 to change the perpendicular parking to angle parking and move the sidewalk to the
224 nose end of the stalls, with the understanding that the City will work with the

225 applicant to install the improvements with no increase of cost to the applicant. The
226 City will provide the necessary design work and the applicant will provide an
227 easement or land dedication for the sidewalk.

228

229 Discussion was held regarding the parking.

230

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

232

233 **Trailside**

234 Applicant: Stevan Davis

235 General Plan: Medium Density Residential

236 Zoning: R-1-8 existing, R-3 proposed

237 Location: 300 West 100 South

238

239 Mr. Anderson explained that the applicant had addressed all redlines. The trail
240 would be dedicated to the City. The Zone Change is to go from R-1-8 to R-3 or R-
241 1-6 with the In-fill Overlay zone. He further explained that there were some
242 concerns raised, after the neighborhood meeting was held, with regard to traffic.
243 Mr. Anderson expressed that adding two lots would not affect the traffic very
244 much.

245

246 Mr. Morrill said that he would like a two-rail fence between the trail and the
247 driveway.

248

249 Mr. Anderson said that R-1-6 would be a better zone to go with. The density is
250 tied to the General Plan in the area and not zoning. The General Plan allows eight
251 units to the acre.

252

253 Mr. Pierce said that the applicant had met with UDOT.

254

255 Mr. Baker **moved** to recommend **approval** of the Trailside Preliminary Plat and R-1-
256 6 Zone Change with the accompanying In-Fill Overlay Zone subject to the
257 following conditions:

258

259 **Conditions**

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- 261 1. That the applicant meets the City's Construction Standards.
- 262 2. That the applicant obtains an UDOT permit for access to 100 South.

263

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

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269 **ORDINANCE AMENDMENT**

270

271 **Title 15**

272 Applicant: Spanish Fork City

273 General Plan: City-wide

274 Zoning: City-wide

275 Location: City-wide

276

277 No discussion.

278

279 **ADJOURNMENT**

280

281 Mr. Anderson **moved** to **adjourn**. Mr. Johnson **seconded** and the motion **passed** all
282 in favor at 10:54 a.m.

283

284 **Adopted:**

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286

Shelley Hendrickson, Secretary

DRAFT