



DEVELOPMENT REVIEW COMMITTEE AGENDA

WEDNESDAY, AUGUST 7, 2013

10:00 A.M.

1. **Approval of Minutes: July 31, 2013**

2. **Final Plats**
 - a. **Canyon Creek Phase 2**
Applicant: Woodbury Corporation
General Plan: General Commercial
Zoning: Commercial 2
Location: 700 East 900 North

 - b. **Canyon Creek Crossing Road Dedication**
Applicant: Woodbury Corporation
General Plan: General Commercial
Zoning: Commercial 2
Location: 700 East 1300 North

3. **Zoning Text Amendment**
 - a. **Walker Mortuary**
Applicant: Frank Lilywhite
General Plan: Citywide
Zoning: Citywide
Location: Citywide

4. **Other Business**

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
July 31, 2013

Staff Members Present: Dave Oyler, City Manager; S. Junior Baker, City Attorney; Dave Anderson, Community Development Director; Chris Thompson, Public Works Director; Kelly Peterson, Electric Superintendent; Shelley Hendrickson, Planning Secretary; Cory Pierce, Engineering Assistant, Jered Johnson, Engineering Division Manager; Shawn Beecher, GIS Administrator; Bart Morrill, Parks and Recreation Supervisor; Joe Jarvis, Fire Marshal; Steve Adams, Public Safety Director; Chris Swenson, Chief Building Official.

Citizens Present:

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

MINUTES

July 10, 2013

Mr. Baker **moved** to **approve** the minutes of July 10, 2013. Mr. Anderson **seconded** and the motion **passed** all in favor.

FINAL PLATS

Westgate Manor Plat E

Applicant: Jed Mitchell
General Plan: Low Density Residential
Zoning: R-1-8
Location: 400 North 400 West

Mr. Baker **moved** to **approve** Westgate Manor Plat E subject to meeting the City's Development Standards. Mr. Peterson **seconded** and the motion **passed** all in favor.

ZONE CHANGE

Stone Infill Overlay

Applicant: Dave Simpson
General Plan: High Density Residential
Zoning: R-3
Location: 800 East 600 North

45 Mr. Anderson explained that the property was currently zoned R-3 with a maximum
46 density of 12 units to the acre. The applicant would like to construct a three-unit
47 structure. Three units to the acre meets the density requirement of the Infill
48 Overlay zone.

49

50 Mr. Oyler asked if the Infill Overlay ordinance would require the applicant to
51 construct a playground.

52

53 Mr. Anderson explained that, with the way that the Infill Overlay ordinance is
54 written, you could require a playground. He expressed that he did not feel that a
55 playground was appropriate in this circumstance and that the property would need
56 to be fenced.

57

58 Discussion was held regarding architecture, landscaping and parking.

59

60 Mr. Thompson explained that the City has not allowed auxiliary parking to access a
61 City road.

62

63 Mr. Anderson expressed that he felt the layout, as proposed, was as good of a
64 layout as you could get with the property.

65

66 Discussion was held regarding the auxiliary parking stalls and that vehicles would
67 be backing out over the sidewalk.

68

69 Mr. Baker asked the applicant what he was planning on using for the exterior
70 materials.

71

72 Mr. Simpson said stucco and a wainscot of rock.

73

74 Discussion was held regarding the exterior materials on the adjacent structures
75 and fencing.

76

77 Mr. Thompson expressed that he felt the property could be constructed to appeal
78 to newly married couples with a young family.

79

80 Discussion was held regarding the criteria, in the Infill Overlay ordinance, for a twin
81 home versus a three-unit structure. Mr. Anderson read from the code.

82

83 Mr. Anderson explained what instigated the Infill Overlay zone and discussion was
84 held regarding the ordinance and what the objective of the ordinance is.

85

86 Mr. Anderson expressed that he felt the objective was to come up with the
87 appropriate density.

88

89 Mr. Oyler expressed that he felt the Infill Overlay zone was really subjective and
90 that if he lived nearby he would say that the density in the area is already high.
91 Mr. Thompson expressed that he felt the exterior materials would need to be
92 stucco and brick and each unit fenced individually.

93

94 Discussion was held regarding fencing and access to the back yards and common
95 areas versus limited common areas.

96

97 Mr. Baker **moved** to recommend **approval** of the Stone Infill Overlay.

98

99 **Conditions**

100

- 101 1. That no more than three units be permitted.
- 102 2. That the units are to be clad in stucco and brick wainscot.
- 103 3. That the minimum of a 5:12 pitch on roof.
- 104 4. That the applicant fence the exterior of the perimeter rather than the
105 individual lots.
- 106 5. That the space in the back of the units be open for the common use of the
107 residents in the building.
- 108 6. That the applicant completely landscape the entire premises.

109

110 Mr. Anderson **seconded** and the motion **passed** all in favor.

111

112 Mr. Anderson expressed that the entire parcel would need to be landscaped.

113

114 Mr. Oyler expressed that in the future the City should require that a Preliminary
115 Plat run concurrently with the In-Fill Overlay zone request.

116

117 Discussion was held regarding residential driveway widths.

118

119 **OTHER BUSINESS**

120

121 There was none.

122

123 **ADJOURNMENT**

124

125 Mr. Johnson **moved** to **adjourn**. Mr. Peterson **seconded** and the motion **passed** all
126 in favor at 10:56 a.m.

127

128 **Adopted:**

129

130

Shelley Hendrickson, Secretary