



## DEVELOPMENT REVIEW COMMITTEE AGENDA

WEDNESDAY, NOVEMBER 6, 2013

10:00 A.M.

1. **Approval of Minutes: October 23, 2013**
  
2. **Final Plat**
  - a. **Larsen**  
Applicant: Dave Simpson  
General Plan: High Density Residential  
Zoning: R-3  
Location: 880 East 600 North
  
3. **Site Plan**
  - a. **Southwest Management**  
Applicant: Mike Olson  
General Plan: Mixed Use  
Zoning: R-O  
Location: 400 North 100 West
  
4. **Preliminary Plat**
  - a. **Skyhawk Condominiums**  
Applicant: Kevin Pritchett  
General Plan: Mixed Use  
Zoning: CD  
Location: 300 North Main Street
  
5. **Other Business**
  
6. **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  
October 23, 2013

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

**Citizens Present:** Richard Edwards, Gary Carter.

**MINUTES**

**October 2, 2013**

Mr. Baker **moved** to **approve** the minutes of October 2, 2013. Mr. Robinson **seconded** and the motion **passed** all in favor.

**PRELIMINARY PLATS & INFILL OVERLAY ZONE**

**Ludlow Subdivision**

Applicant: Richard Edwards  
General Plan: Mixed Use  
Zoning: R-3  
Location: 475 West 100 South

Discussion was held regarding elevations for the buildings. Mr. Anderson told the applicant that an elevation plan would need to be submitted before the November Planning Commission meeting.

Discussion was held regarding the sidewalk, handicap ramps and driveway space. It was determined that the applicant would need to construct the sidewalk around the inside of the entire circumference of the cul-de-sac. The curb will need to be a mountable curb and gutter.

Mr. Anderson explained that the City will require trees to be planted along 100 South. They will need to be an ornamental tree so as not to interfere with the overhead power lines. One tree for every 30 feet of street frontage is required.

46 Mr. Richard Edwards expressed that they intend to put a fence along 100 South  
47 and asked how it would affect the City trail and if the trail would remain.  
48  
49 Mr. Anderson explained that the trail would remain where it is.  
50  
51 Mr. Robinson said that the Parks and Recreation Department requested that a  
52 landscape plan be submitted.  
53  
54 Mr. Anderson expressed that he did not feel that the City needed a landscape plan  
55 as much as an understanding of who would maintain it.  
56  
57 Mr. Pierce explained that all of the green space within the project was common  
58 area and that they would have an HOA.  
59  
60 Mr. Anderson explained that the applicant would need to maintain the space along  
61 100 South and that they would need to let the City know how they are going to  
62 maintain the area.  
63  
64 Discussion was held regarding maintaining frontage and the standards that need  
65 to be followed.  
66  
67 Mr. Thompson explained that he would like to require as large of a detention area  
68 as possible. He would like the detention area to have two sumps and an outlet for  
69 the overflow into the City's storm drain.  
70  
71 Discussion was held regarding the detention area and storm drain.  
72  
73 Mr. Anderson told the applicant that it would be good for them to be ready to tell  
74 the Planning Commission what kind of fence they are proposing to put up.  
75 Pictures are helpful. He asked the applicant if they would like the City to work  
76 with their Engineer or with them. It was determined that the City would work with  
77 the Engineer and the applicant.  
78  
79 Mr. Thompson expressed that he would like to see a swale along 100 South. Mr.  
80 Pierce explained that it could be possible. Mr. Anderson expressed that it could be  
81 addressed with the Final Plat.  
82  
83 Discussion was held regarding a swale along 100 South and minimizing what goes  
84 into the City's storm drain.  
85  
86 Mr. Peterson explained where the applicant would tie into the City's power.  
87  
88 Mr. Anderson **moved to approve** the Ludlow Subdivision Preliminary Plat as an  
89 InFill Overlay project based on the finding and subject to the conditions:  
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91 **Finding**

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1. That the proposed density is allowed in the R-3 zone with the Infill Overlay approval.

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96 **Conditions**

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1. That the applicant modify the design for the sidewalk to show it running around the inside edge of the proposed cul-de-sac.

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2. That the applicant provide a detention basin south of the cul-de-sac.

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3. That the applicant provide a design for a swale along 100 South with their Final Plat submittal.

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4. That the applicant provide some type of a landscape plan for the park strip on 100 South with their Final Plat submittal.

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5. That the applicant provide elevations for the proposed twinhome buildings for the Planning Commission.

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108 Mr. Baker **seconded** and the motion **passed** all in favor.

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111 **OTHER BUSINESS**

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113 Mr. Baker **moved** to **adjourn**. Mr. Swenson **seconded** and the motion **passed** all in favor at 10:25 a.m.

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116 **Adopted:**

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Shelley Hendrickson, Secretary