

**Adopted Minutes  
Spanish Fork City Development Review Committee  
May 29, 2013**

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

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

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

**MINUTES**

**May 8, 2013**

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

**May 15, 2013**

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

**FINAL PLATS**

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

Applicant: Lew Bankhead

General Plan: Medium Density Residential

Zoning: R-1-6

Location: 800 North State Road 51

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

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

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. Oyler **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.

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

**Conditions**

1. That the applicant meets the City's Construction Standards.
2. That the well is capped prior to the issuance of a Building Permit.

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

**Spanish Highlands Plat C**

Applicant: Ivory Homes  
General Plan: Low Density Residential  
Zoning: R-1-12  
Location: 500 South 2100 East

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

**Condition**

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

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

**Legacy Farms Plat 1A2**

Applicant: Salisbury Homes  
General Plan: Low Density Residential  
Zoning: R-1-12  
Location: 2000 East 600 North

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

Discussion was held regarding bonding and the escrow account.

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

**Conditions**

1. That the applicant meets the City's Construction Standards.
2. That that applicant pays the escrow amount for each lot.

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

### **Canyon Creek**

Applicant: Woodbury Corporation  
General Plan: General Commercial  
Zoning: Commercial 2  
Location: 1100 North 800 East

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

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

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

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

#### **Condition**

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

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

### **Muhlestein**

Applicant: Dean Ingram  
General Plan: Low Density Residential  
Zoning: Rural Residential existing, R-1-12 proposed  
Location: 1300 South Mill Road

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

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

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

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

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

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

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

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

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

Finding

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

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

Discussion was held regarding the current construction on Mill Road.

## **SITE PLAN**

### **American Family Insurance**

Applicant: Tim Shanto

General Plan: Mixed Use

Zoning: Residential Office

Location: 700 North Main

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

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

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

Discussion was held regarding the parking.

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

### **Trailside**

Applicant: Stevan Davis

General Plan: Medium Density Residential

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

Location: 300 West 100 South

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

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

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

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

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

### **Conditions**

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

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

## **ORDINANCE AMENDMENT**

### **Title 15**

Applicant: Spanish Fork City

General Plan: City-wide

Zoning: City-wide

Location: City-wide

No discussion.

## **ADJOURNMENT**

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

**Adopted: June 12, 2013**

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Shelley Hendrickson, Secretary