



DEVELOPMENT REVIEW COMMITTEE AGENDA

WEDNESDAY, JULY 23, 2014

10:00 A.M.

1. Approval of Minutes:

July 9, 2014

2. Preliminary Plat

a. White Rail Subdivision

Applicant: LEI

General Plan: High Density Residential

Zoning: R-1-6

Location: 980 South Highway 51

3. Final Plat

a. Mayfield

Applicant: Edge Homes

General Plan: Low Density Residential

Zoning: R-1-12

Location: 175 North 2550 East

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) 804-4536

Draft Minutes
Spanish Fork City Development Review Committee
July 9, 2014

Staff Members Present: Dave Anderson, Community Development Director; Dave Oyler, City Manager; Kelly Peterson, Electric Superintendent; Junior Baker, City Attorney; Cory Pierce, Staff Engineering; Shawn Beecher, GIS Administrator; Dale Robinson, Parks and Recreation Director; Joe Jarvis, Fire Marshall; Steve Adams, Public Safety Director; John Little, Chief Building Inspector; Kimberly Brenneman, Community Development Division Secretary.

Citizens Present: Kyle Robinson, Janala Semersheim, Ben Tuckett.

Dave Anderson called the meeting to order at 10:06 a.m.

MINUTES

July 2, 2014

Kelly Peterson **moved** to **approve** the minutes of July 2, 2014.
Steve Adams **seconded** and the motion **passed** all in favor.

Minor Plat Amendment

Maple Heights Plat B

Applicant: LEI

General Plan: Low Density Residential

Zoning: R-1-15

Location: 400 North Slant Road

The boundary is being adjusted, which is a fairly simple process, until the properties become part of a subdivision.

Cory said there are a few things on the plat that need to be adjusted prior to a Mylar being printed and recorded with the County. The staff comments have been uploaded to Citizenseve.

Junior Baker **moved** to approve the Maple Heights Plat B Minor Plat Amendment, located at 400 North Slant Road subject to the following conditions:

1. To the Applicant meeting the redline comments uploaded to Citizenseve submitted by the Engineering Department.

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

Sermersheim

47 **Applicant:** Todd Sermersheim
48 **General Plan:** Low Density Residential
49 **Zoning:** R-1-9
50 **Location:** 850 East 900 South

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52 The applicant is purchasing some property from their neighbor to the south in order to be able
53 to add onto their existing home. There are a couple of items on the plat that need to be
54 adjusted.

55
56 Dave Oyler arrived at 10:09 a.m.

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58 Junior Baker **moved** to approve the Green Acres Plat E Minor Plat Amendment, located at 850
59 East 900 South subject to the following conditions:

- 60 1. To the Applicant meeting the redline comments uploaded to Citizenserve submitted by
61 the Engineering Department.
- 62 2. Prior to the Building Permit meeting the Power Departments clearance requirements.

63 Jered Johnson **seconded** and the motion **passed** all in favor.

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65 John Little arrived at 10:13 a.m.

66

67 Zone Map Amendment

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69 **Holdaway Zone Change**

70 **Applicant:** Jeff Holdaway

71 **General Plan:** Mixed Use

72 **Zoning:** C-1 currently, C-2 proposed

73 **Location:** 3490 East Canyon Road

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75 Back 10+ years ago there were some log cabins that were put in place. The Company built 2
76 cabins, one for a model home and the second for an office, with the intent of them being broken
77 down and relocated to another location. At the time of building there were no site
78 improvements imposed by the City. The applicant is proposing the change the zone and
79 buildings to allow for an ATV dealership. Dave Anderson does not have any concerns about the
80 Zone Change as well as the use of the property; however, he is concerned regarding the site
81 and improvements of the property. Cory Pierce has a meeting on Monday, July 14th at 11:00
82 a.m. with the Applicant. Dave Anderson and John Little will attend the meeting as well.

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84 Kelly Peterson has spoken with the Applicant regarding the Power and as long as it operates as
85 one business there is no need to make any power adjustments.

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87 Dave Oyler **moved** to recommend tabling the Holdaway Zone Map Amendment, located at
88 3490 East Canyon Road until next week.

89 Junior Baker **seconded** and the motion **passed** all in favor.

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92 Zone Text Amendment

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Title 15 Height Restriction

Applicant: Kyle Robinson
General Plan: City Wide
Zoning: City Wide
Location: City Wide

Dave Anderson stated in March the definition of how a building height of a residential home was measured was changed. Due to the change residential homes are not allowed to be built as tall as they have been allowed prior. The height trend for the Utah Valley Communities is 35'; therefore, it would make sense to change the text of Title 15. Junior Baker disagrees with Dave Anderson in that we do not need to conform with the neighboring communities, as we are own City and can regulate residential building height as the City sees fit. Dave Anderson stated the purpose of trying to be uniform is for large developers who build homes throughout do not have to modify their house plans for Spanish Fork City's height restriction.

There was discussion on the height restriction of the walls for accessory buildings.

Dave Oyler **moved** to recommend the City Council approve the Title 15 Height Restriction Zone Text Amendment from 30' to 35' in all residential zones as well as modifying the chart in Title 15 for accessory structure height to 20' per the text. Junior Baker **seconded** and the motion **passed** all in favor.

Other Business

Legacy Farms Fence discussion. Jason Stipes called Kimberly Brenneman on July 8th inquiring if there is a time line to when the masonry wall will be installed. Salisbury removed the wrought iron fence about 3 weeks ago and has yet to install the masonry wall. He has children in the home and his home backs 400 North and he has a concern for safety. Per Dave Oyler, Cory Pierce will contact Chris Salisbury to complete the masonry wall on 400 North.

There was discussion of the standard of fence for the City to require developers to utilize.

John Little stepped out 10:47 p.m.

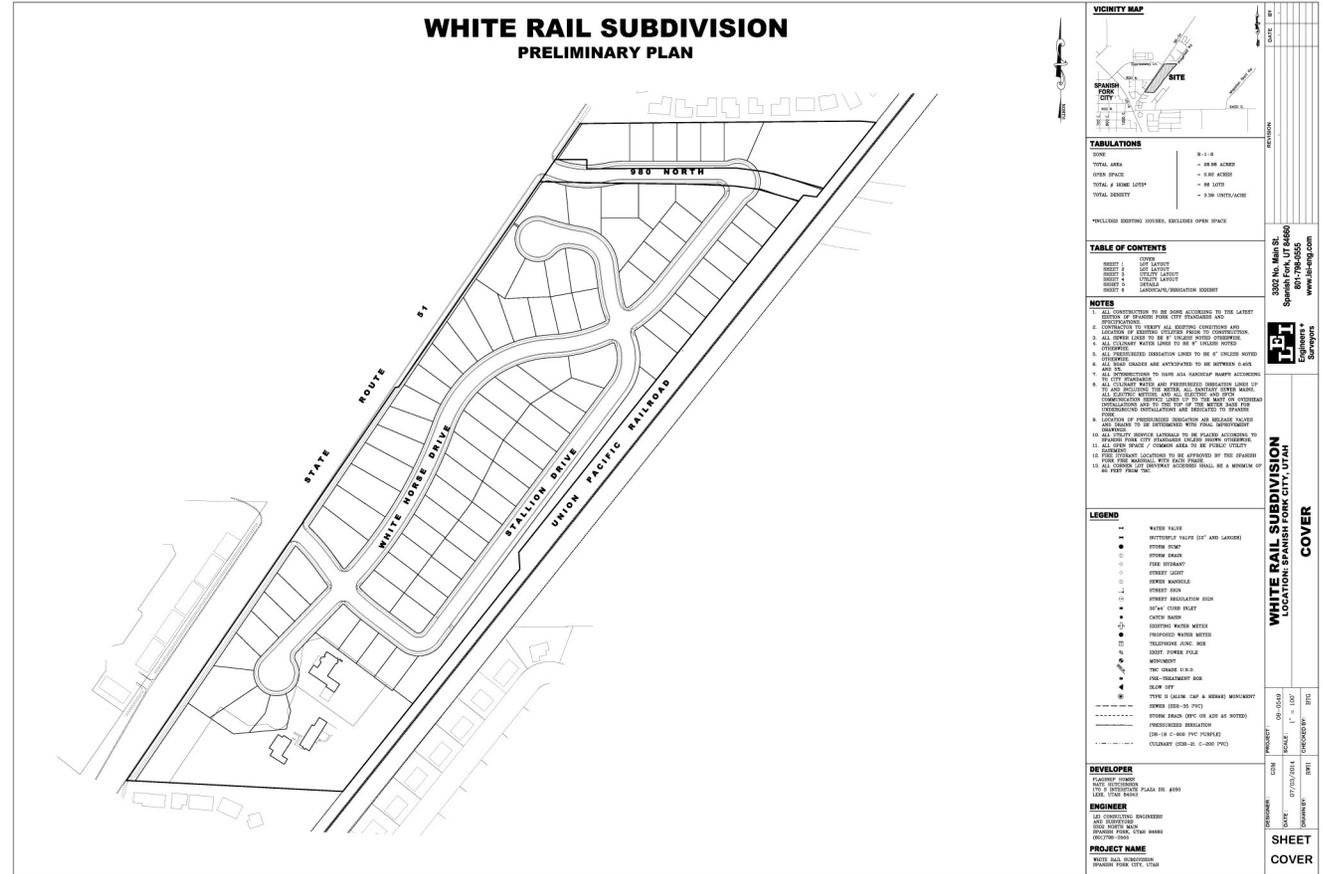
Junior Baker moved to adjourn meeting at 10:48 a.m.

Adopted:

Kimberly Brenneman
Community Development Division Secretary



White Rail Subdivision



File Name: White Rail Subdivision

Applicant: LEI

Number of Lots: 86

Address: 980 South Highway 51

Preliminary Plat Application

26.88 Acres

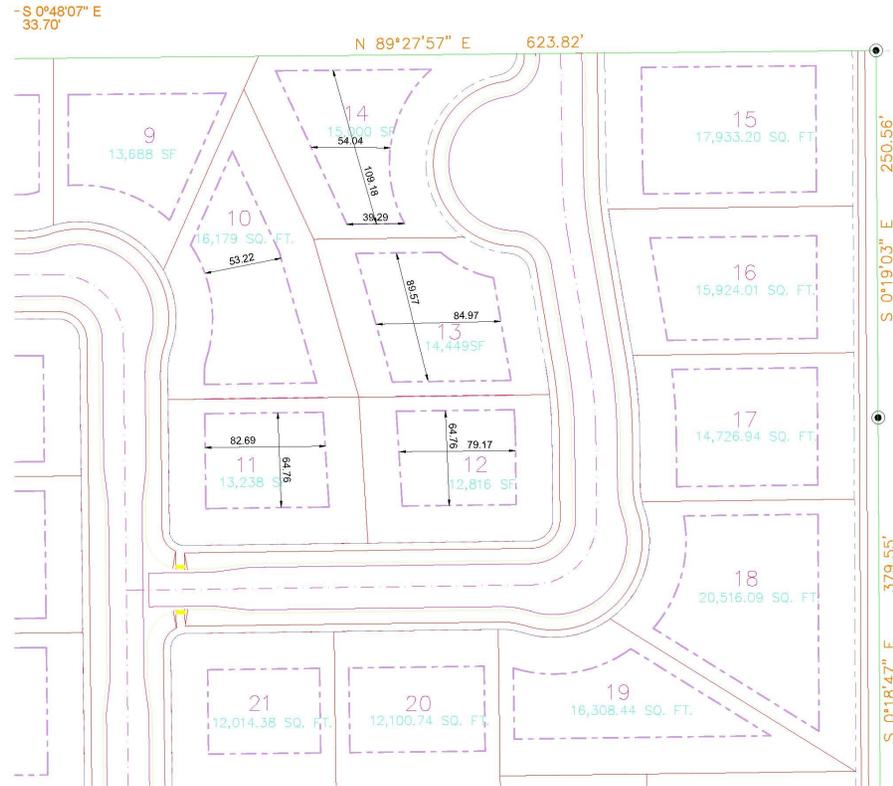
File #: 14-000514

Permit #: PP14-000010





Mayfield



File Name: Mayfield

Final Plat

Applicant: Edge Homes

13.804 Acres

Number of Lots: 25

File #: 13-000886

Address: 175 North 2550 East

Permit #: FP14-000007

Application Date: 04/28/2014

Application Complete: 05/21/2014

