



DEVELOPMENT REVIEW COMMITTEE AGENDA

WEDNESDAY, AUGUST 13, 2014

10:00 A.M.

1. Approval of Minutes:

July 30, 2014

2. Final Plat

a. River Cove E, G and H

Applicant: LEI

General Plan: Low Density Residential

Zoning: R-1-12

Location: 926 South Sandbar Way

3. Conditional Use Permit

a. Verizon Antenna Modifications

Applicant: Technology Associates

General Plan: Mixed Use

Zoning: I-1

Location: 140 West 500 South

4. Zone Change Amendment

a. SUVSWD

Applicant: Chris Thompson

General Plan: Industrial current; Public Facility
Proposed

Zoning: I-1, existing, P-F Proposed

Location: 3300 North 800 West

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) 804-4536

Draft Minutes
Spanish Fork City Development Review Committee
August 6, 2014

Staff Members Present: Chris Thompson, Public Works Director; Dave Anderson, Community Development Director; Dave Oyler, City Manager; Seth Perrins, Assistant City Manager; Kelly Peterson, Electric Superintendent; Junior Baker, City Attorney; Cory Pierce, Staff Engineering; Jered Johnson, Engineering Division Manager; John Little, Official Building Inspector; Steve Adams, Public Safety Director; Kimberly Brenneman, Community Development Division Secretary; Cody Hill, Intern.

Citizens Present: John Smiley, Kevin Olson.

Chris Thompson called the meeting to order at 10:19 a.m.

MINUTES

July 30, 2014

Junior Baker **moved** to **approve** the minutes of July 30, 2014, with the changes noted in an earlier e-mail.

Dave Anderson **seconded** and the motion **passed** all in favor.

Other Business

Discussion about Century Link ensued until Dave Oyler entered the meeting.

Dave Oyler entered the meeting at 10:23 a.m.

Discussion of the Townhomes at Maggie's Bend ensued regarding the 12 driveways accessing 1100 East as well as the landscaping plan that was resubmitted.

Dave Anderson pointed out that the wall around the development must be a masonry wall. There needs to be a 10 foot landscaping buffer between the residential district and the multi-family development, where the parallel parking is. There needs to be more detail of the landscaping for the storm drain. The engineer has finished his report and John Smiley said he would submit that report soon.

Some day down the road 1100 East may develop a large amount of traffic depending on the type of development on the west side of 1100 East. Discussion continued about where traffic may travel along the new roads created by Canyon Creek. Already today, people use 1100 East as a cut through for those residents to the southeast. Dave Anderson would like to take a bit of a more conservative approach that 1100 East may end up with a bit more traffic than he initially thought. The site is spatially constrained and there are restrictions of what can and

47 cannot be done with the layout. Dave Oyler stated that in the past the City has been very
48 consistent about not having so many driveways so close together. Dave Oyler stated his
49 concern about the traffic is not as high as the aesthetics. Dave Anderson said there are two
50 sides to look at. Dave Oyler said it is about staying consistent. Chris Thompson stated that
51 depending on the commercial development on the west side of 1100 East there could be a lot
52 of traffic on 1100 East. 1100 East is classified as a Local Commercial Street not a Residential
53 Street. There was comparison of the Townhomes at Maggie's Bend to Canyon Glen. John
54 Smiley addressed the DRC that they do not wish to build an apartment complex; they want to
55 build a townhome community. It boils down to if the driveways fronting 1100 East are a bigger
56 issue than creating the sense of community by having the back yards backing up against each
57 other. Dave Oyler suggested that John Smiley propose two variations of the development, one
58 with the drive ways fronting 1100 East and one with the driveways in the back, to the Planning
59 Commission and City Council. Dave Anderson suggested that John Smiley could informally
60 address the Planning Commission tonight with the two different proposals to get some
61 feedback. Steve Adams does have the same concerns as Dave Oyler about parking and the
62 traffic pattern on 1100 East. He does like the sense of community that can be created with the
63 community back yard. Kelly Peterson would rather see the driveways front 1100 East to create
64 a large clearance from the buildings to the overhead power lines.

65
66 Kelly Peterson exited the meeting at 11:11 a.m.

67
68 Kelly Peterson entered the meeting at 11:12 a.m.

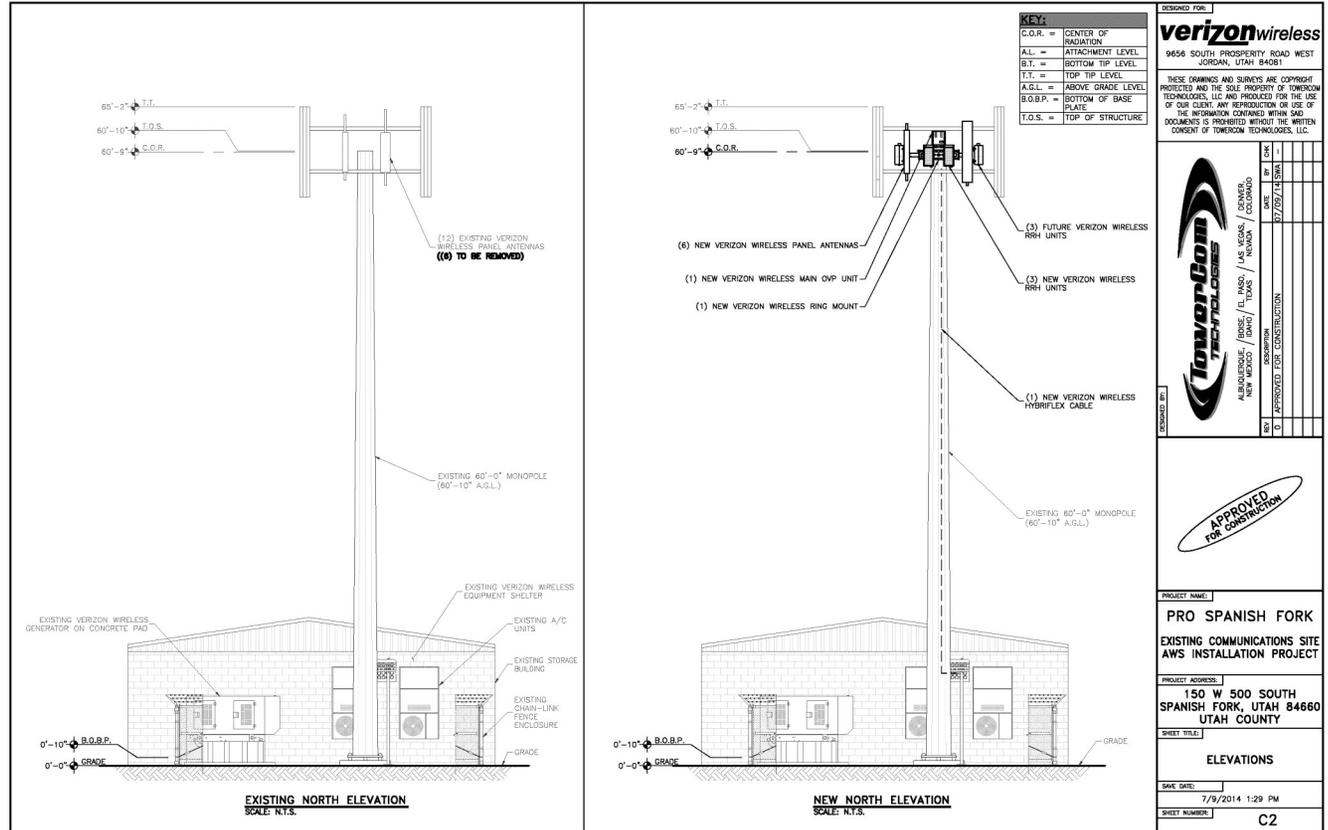
69
70 Junior Baker moved to adjourn meeting at 11:15 a.m.

71
72
73 Adopted:

Kimberly Brenneman
Community Development Division Secretary



Verizon Antenna Modifications



DESIGNED FOR: **verizonwireless**
 9656 SOUTH PROSPERITY ROAD WEST
 JORDAN, UTAH 84081

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DATE	BY	CHK
7/7/2014	LSM	

APPROVED FOR CONSTRUCTION

PROJECT NAME: **PRO SPANISH FORK**
 EXISTING COMMUNICATIONS SITE AWS INSTALLATION PROJECT

PROJECT ADDRESS: **150 W 500 SOUTH SPANISH FORK, UTAH 84660 UTAH COUNTY**

SHEET TITLE: **ELEVATIONS**

DATE: 7/7/2014 1:29 PM
 SHEET NUMBER: **C2**

File Name: Verizon Antenna Modifications

Applicant: Technology Associates

Number of Lots: Not Applicable

Address: 140 West 500 South

Conditional Use Permit

Not Applicable Acres

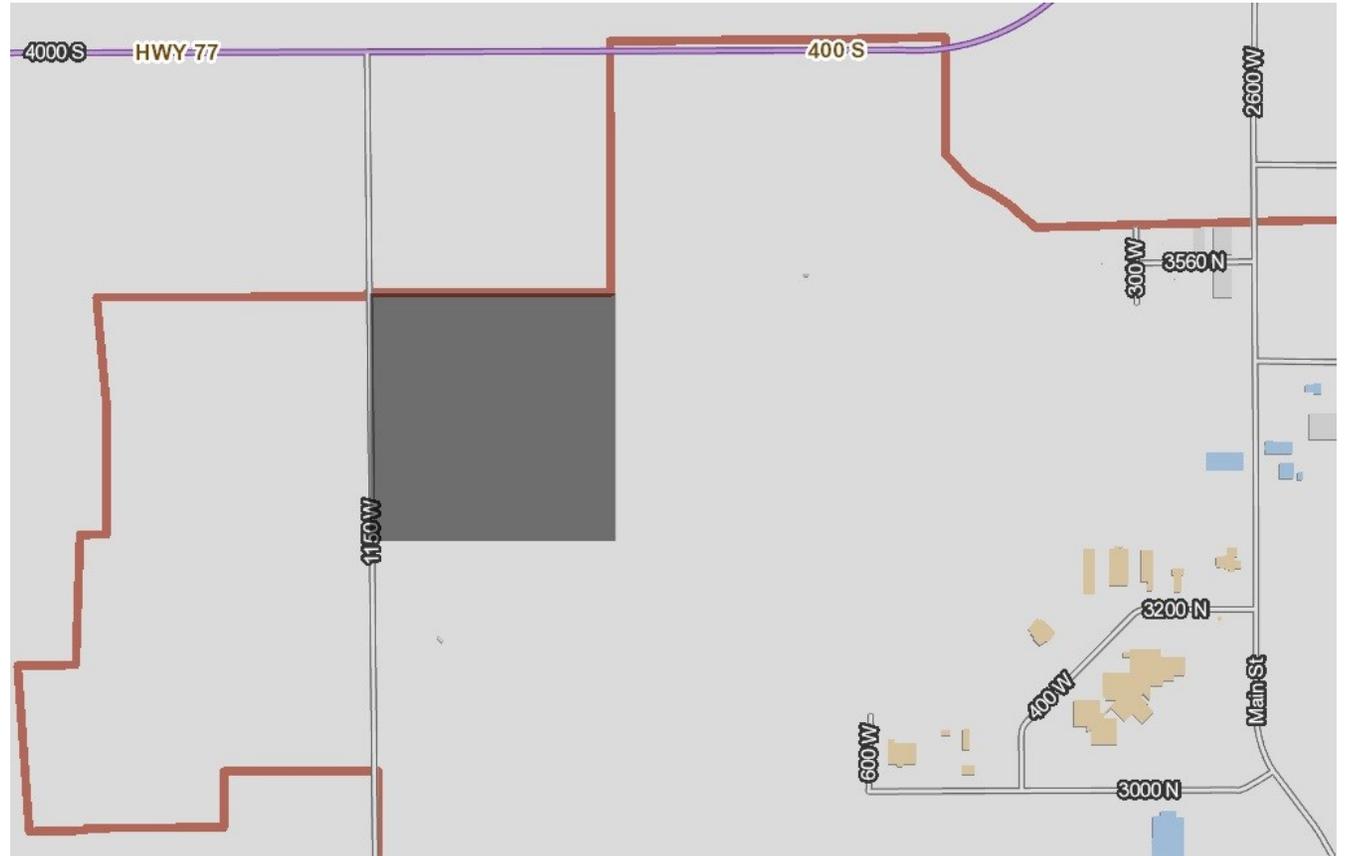
File #: 14-000580

Permit #: CUP14-000005





SUVSWD



File Name: SUVSWD

Applicant: Chris Thompson

Number of Lots: Not Applicable

Address: 3300 North 800 West

Zone Change Application

39.976 Acres

File #: 14-000576

Permit #: ZA14-000012

