



DEVELOPMENT REVIEW COMMITTEE AGENDA

WEDNESDAY, OCTOBER 1, 2014

10:00 A.M.

1. Approval of Minutes:

September 3, 2014

2. Minor Plat Amendment

a. Expressway Square Shopping Center

Applicant: LEI

General Plan: Commercial

Zoning: C-2

Location: 1200 North 800 East

3. Preliminary Plat

a. Spanish Trails

Applicant: LEI

General Plan: Medium Density Residential

Zoning: R-1-8

Location: 430 South Spanish Trails Boulevard

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
September 3, 2014

Staff Members Present: Chris Thompson, Public Works Director; Dave Anderson, Community Development Director; Dave Oyler, City Manager; Dave Oyler, City Manager; Kelly Peterson, Electric Superintendent; Junior Baker, City Attorney; Cory Pierce, Staff Engineering; Jered Johnson, Engineering Division Manager; Steve Adams, Public Safety Director; Joe Jarvis, Fire Marshall; Bart Morrill, Parks Maintenance Supervisor; Kimberly Brenneman, Community Development Secretary.

Citizens Present: Scott Peterson, Mark Willison

Chris Thompson called the meeting to order at 10:03 a.m.

MINUTES

August 27, 2014

Junior Baker **moved** to **approve** the minutes of August 27, 2014, with the changes noted in an earlier e-mail from Junior Baker to Kimberly Brenneman and the DRC members.
Dave Anderson **seconded** and the motion **passed** all in favor.

Minor Subdivision Plat

Mark Willison

Applicant: Country Wide Builder

General Plan: Medium Density Residential

Zoning: R-1-6

Location: 774 North 300 West

The two proposed lots meet the lot size and set back requirements. Utilities have not been stubbed. A new water line was placed in there and it is going to be overlaid. Chris Thompson would like to coordinate with the applicant for stubbing in utilities. The applicant will need to check with the Engineering Department to when the overlay will be completed. The applicant needs to have a service lateral easement for power.

Dave Oyler entered the meeting at 10:11 a.m.

Junior asked if there was a way to pull power from a different location than the original property.

Junior Baker **moved** to approve the Mark Willison Minor Subdivision Plat, located at 774 North 300 West subject to the following conditions:

- 47 1. That the applicant meet the current Construction Standards required by the City;
48 2. Subject to the applicant providing an electric easement for the electric line.
49 Tom Peterson **seconded** and the motion **passed** all in favor.

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52 Preliminary Plat

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54 **Trailside Subdivision**

55 **Applicant:** Atlas Engineering

56 **General Plan:** Medium Density Residential

57 **Zoning:** R-1-8

58 **Location:** 335 West 100 South

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60 The original approval for the project has lapsed and the applicant has reapplied. There is a
61 landscape strip between the driveway and the trail. There will be some large rocks to help
62 prevent vehicles passing onto the trail. There needs to be a two-rail fence placed on the
63 property line.

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65 With an In-Fill Overlay application the approving body is able to impose conditions regarding
66 architecture. The trail needs to be dedicated to the City. Junior Baker feels the fence and the
67 boulders are redundant. Scott Peterson said he liked the idea of the fence instead of the
68 boulders as a more definitive barrier between the trail and the drive. Chris Thompson
69 addressed how the storm drain should be drawn on the plat. Dale Robinson said he is fine with
70 a two rail fence as long as there is a delineation between the trail and the drive way. There
71 needs to be a vinyl fence placed around the two properties from the rest of the neighborhood.
72 Chris Thompson stated that the public utility easement be placed on the drive.

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74 Junior Baker left the meeting at 10:30 a.m.

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76 Dave Anderson **moved** to recommend approval to City Council of the Trailside Subdivision
77 Preliminary Plat as an In-Fill Overlay development based on the following findings and
78 conditions:

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80 Findings

- 81 1. That the two lots do not exceed the density of the General Plan.
82 2. That the project meets the City's In-Fill Overlay ordinance.

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84 Conditions

- 85 1. That the applicant dedicate the trail to the City.
86 2. That the applicant make changes to the plans relative to fencing as discussed.
87 3. That the applicant make changes to the plans relative to storm drain system as
88 discussed.
89 4. That the applicant indicate the driveway be a public utility easement.

90 Dale Robinson **seconded** and the motion **passed** all in favor.

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93 Other Business

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95 No other business was discussed.

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97 Tom Cooper moved to adjourn meeting at 10:46 a.m.

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100 Adopted:

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Kimberly Brenneman
Community Development Division Secretary

DRAFT

