

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38  
39  
40  
41  
42  
43  
44  
45  
46

Adopted Minutes  
Spanish Fork City Development Review Committee  
February 19, 2014

**Staff Members Present:** Dave Anderson, Community Development Director; Dave Oyler, City Manager; Junior Baker, City Attorney; Kelly Peterson, Electric Superintendent; Shawn Beecher, GIS Administrator; Jered Johnson, Engineering Division Manager; Dale Robinson, Parks & Recreation Director; Bart Morrill, Parks Supervisor; Cory Pierce, Staff Engineering; Joe Jarvis, Fire Marshal; Chris Swenson, Building Official; Angie Warner, Deputy Recorder.

**Citizens Present:** Gary Carter, Scott Peterson.

Mr. Johnson called the meeting to order at 10:00 a.m.

**FINAL PLATS**

**Muhlstein Meadows Plat A**

**Applicant:** Dean Ingram

**General Plan:** Low Density Residential

**Zoning:** R-1-15

**Location:** approximately 1300 South Mill Road

Mr. Anderson said that staff has worked through the concerns.

Mr. Peterson said they still would like to work with the excavator and the electrician when they do the offsite plans and would like to get it done as soon as possible so it does not go into the next budget year.

Mr. Baker **moved** to **approve** the Muhlestein Meadows Final Plat A subject to the applicant meeting the Spanish Fork City Construction Standards.

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

**Stone Subdivision**

**Applicant:** Vicki Stone

**General Plan:** High Density Residential

**Zoning:** R-3

**Location:** 600 North 880 East

Mr. Anderson said this is the 3-plex located south of Fresh Market and the deadline has passed. This is a request to have an extension on the final plat.

Mr. Pierce said there is a bond for the curb, gutter and sidewalk.

Mr. Baker **moved** to **approve** a 90 day extension on the Stone Subdivision Final Plat.

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

47 Ludlow Farms  
48 Applicant: Richard Edwards  
49 General Plan: Mixed Use  
50 Zoning: R-3  
51 Location: 100 South 475 West  
52

53 Mr. Anderson reviewed the concerns that have been addressed.  
54

55 Mr. Pierce said there are some comments on the plat and some adjustments to the storm drain  
56 that the applicant received today.  
57

58 Mr. Peterson said the design is done but the fees are not ready.  
59

60 Mr. Pierce believes it is ready to go contingent on the few things that are left.  
61

62 Mr. Morrill asked who will be maintaining the right-of-way park strip landscaping on 100 South,  
63 the City or the HOA? Also, when it is designed, the PI water tap and irrigation controller for  
64 the right-of-way park strip should be separate from the rest of the property.  
65

66 Mr. Anderson said this issue has not been addressed.  
67

68 Gary Carter said there will be a concrete wall along 100 South and does not have an opinion of  
69 who takes care of it, either way is fine.  
70

71 Mr. Robinson agrees with the proposal to have the separate connection and controller and have  
72 the HOA maintain the park strip.  
73

74 Gary Carter asked what is required for landscaping?  
75

76 Mr. Pierce said it would be grass and trees.  
77

78 Mr. Anderson **moved** to **approve** the Ludlow Farms Final Plat subject to the following  
79 conditions:

- 80 1. The applicants meets all redlines from the Engineering Department
- 81 2. Make changes required by the Power Department
- 82 3. Prepare the right-of-way park strip construction design along 100 South with the  
83 assistance of the Parks Department, including separate water connection and separate  
84 controllers for the water.
- 85 4. The right-of-way park strip along 100 South will be maintained by the HOA

86 Mr. Peterson **seconded** and the motion **passed** all in favor.  
87

### 88 OTHER BUSINESS

89 Mr. Anderson said Mr. Carter and Mr. Peterson are here to discuss a concept for another  
90 location.  
91

92 Gary Carter pointed out the location east of Wendy's and would like to get some feedback  
93 before moving forward. Mr. Carter presented the concept and reviewed their ideas for the  
94 townhomes.

95  
96 Mr. Oyler asked what the zoning is.

97  
98 Mr. Anderson said R-3.

99  
100 Discussion took place about the streets plans.

101  
102 *Bart Morrill left at 10:23am.*

103  
104 Gary Carter said that they are still not set if they are going to have these as 4-plex rentals or  
105 townhomes.

106  
107 Mr. Anderson said the Planning Commission is going to want to see an amenity for the families.

108 Mr. Anderson also pointed out that the last 3-plex was approved with the infill overlay zone.

109  
110 Mr. Anderson would like to see the design for exterior and landscaping.

111  
112 **Proposed Ordinance Amendments**

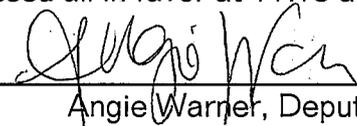
113 Mr. Anderson reviewed proposed ordinance amendments related to the following:

- 114 1. Driveway Slopes
- 115 2. Pedestrian Connections
- 116 3. Impact fees for existing lots/structures
- 117 4. Minor Plat Amendment Process
- 118 5. Master Planned Developments
- 119 6. Subdivision Waiver
- 120 7. Two Points of access
- 121 8. Dedication of corridor next to river
- 122 9. Local street connectivity
- 123 10. Hearing Requirement
- 124 11. Agricultural Sales
- 125 12. Definitions
- 126 13. Notices

127  
128 Mr. Baker moved to **adjourn**.

129 Mr. Johnson **seconded** and the motion **passed** all in favor at 11:13 a.m.

130  
131 Adopted:

132  
  
Angie Warner, Deputy Recorder