



Wednesday, June 19, 2024
Development Review Committee

DEVELOPMENT REVIEW COMMITTEE AGENDA

PUBLIC NOTICE is hereby given that the Development Review Committee of Spanish Fork, Utah, will hold a regular meeting at the City Council Chambers at Library Hall, 80 South Main Street, Second Floor, Spanish Fork, Utah, commencing at 10:00 a.m. This meeting is not available to attend virtually.

1. Zone Change

A. POTTS RE-ZONE. This proposal involves the rezone of a lot located at 3235 East Hawk Drive.

2. Concept Review

A. CARR SUBDIVISION CONCEPT.

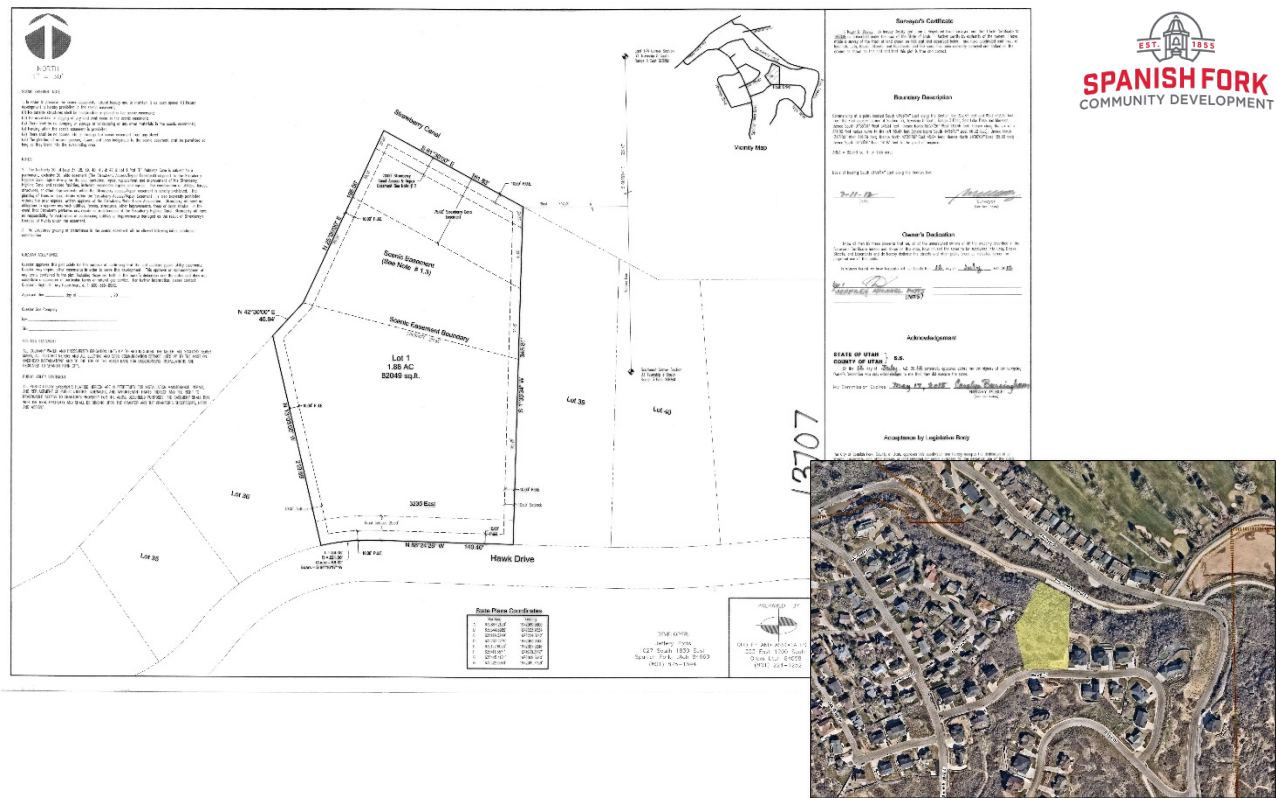
3. Discussion

A. LEISURE VILLAS DISCUSSION.

B. DENALI CONCRETE DISCUSSION.

C. OTHER DEVELOPMENT ISSUES.

4. Adjourn



Potts Zone Change Approval Request

June 19, 2024, Development Review Committee.

Located at 3235 East Hawk Drive, including 1.88 acres.

The subject parcel is currently zoned R-1-30.

The applicant has requested that a Zone Change to the R-1-15 Zone with the Master Planned Development Overlay be approved in order to recreate two lots.

Key Issues

1. Master Planned Development Standards
2. Hillside Development
3. Buildable Area
4. Setbacks

Recommendation

That the proposed Zone Change be recommended for approval based on the following findings and subject to the following conditions:

Findings

1. That the proposal is consistent with the City's General Plan Land Use Map Designation.
2. That the lot when subdivided could meet the requirements of the R-1-15 zone.

Conditions:

1. That the applicant meets the City's Zoning requirements and Construction Standards.
2. That the applicant addresses any red-lines.
3. That the applicant provides a slope analysis.
4. That the applicant applies for and provides a Minor Subdivision Plat.

Exhibits

1. Plat 2007
2. Plat 2012
3. Applicant's Request



Jeffrey Potts
3195 E Hawk Dr
Spanish Fork, UT 84660

May 30, 2024

Spanish Fork Community Development
40 S Main St.
Spanish Fork, UT 84660

To Whom It May Concern:

I am writing to request that the property 3235 East Hawk Dr in Spanish Fork (Oakridge Cove Plat B, Lot 1), be split back into the 2 lots as originally created under Oakridge Cove Plat A, Lots 37 and 38.

Returning the lot back into its two original lots will create a more uniform neighborhood as designed under Oakridge Cove Plat A. The two lots created by returning them to their original size will still be two of the largest lots in the neighborhood with a square footage of 44,930 and 37,118.

The two vacant lots are already stubbed for water, sewer, and power from the original development.

Splitting the lots back to how they were originally created will also provide the city and county with additional property taxes.

Returning the lots to their original size will benefit the community and neighborhood with an additional family home while still maintaining two of the largest lots in the neighborhood. This will create a more uniform neighborhood and homes that align with the other surrounding properties.

Thank you,

Jeffrey Potts

A handwritten signature in black ink, appearing to be 'JP' with a large loop, positioned over the printed name 'Jeffrey Potts'.

June 19, 2024