



## DEVELOPMENT REVIEW COMMITTEE AGENDA

WEDNESDAY, SEPTEMBER 3, 2014

10:00 A.M.

**1. Approval of Minutes:**

August 27, 2014

**2. Minor Subdivision Waiver**

**a. Mark Willison**

Applicant: Country Wide Builder

General Plan: Medium Density Residential

Zoning: R-1-6

Location: 774 North 300 West

**3. Preliminary Plat**

**b. Trailside Subdivision**

Applicant: Atlas Engineering

General Plan: Medium Density Residential

Zoning: R-1-8

Location: 335 West 100 South

**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  
August 27, 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:** None.

Chris Thompson called the meeting to order at 10:07 a.m.

**MINUTES**

**August 20, 2014**

Junior Baker **moved** to **approve** the minutes of August 20, 2014, with the changes noted in an earlier e-mail from Junior Baker to Kimberly Brenneman and the DRC members. Kelly Peterson **seconded** and the motion **passed** all in favor.

**Zone Text Amendment**

**Title 15**

**Applicant:** Spanish Fork City

**General Plan:** City Wide

**Zoning:** City Wide

**Location:** City Wide

Proposed Hillside Development Standards. Dave Anderson explained that part of the code covers slope. If a slope is greater than 10% it will trigger a special review. If a slope exceeds 30% it is to remain untouched. The code will make sure there is proper set back from slopes that are not buildable to the home pad. The code also covers re-vegetation, access concerns, and fire concerns that need to be addressed. The plans need to show the home pad with driveway access and access from the street to the driveway.

Dave Oyler exited the meeting at 10:12 a.m.

In a previous case, the retaining wall design proposed by the homeowner's geotech engineer and the geotech engineer used by the City were night and day different in what they felt was needed for safety. It took some time for the two engineers to agree on what would be appropriate.

47  
48 Chris Thompson asked that the City's geotech engineer review the proposed Hillside  
49 Development Standards to suggest any changes.

50  
51 Junior Baker would like to review Draper's Hillside Development Code to perhaps take some  
52 language to incorporate into our new proposed code, as USGS was quoted in the paper that  
53 Draper has the best hillside development regulations.

54  
55 There are also modifications to Billboard language and timelines with the Connectors  
56 Agreement proposed.

57  
58 Dave Anderson **moved** to approve the Title 15 changes based on the draft ordinance  
59 addressing the aforementioned items.

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

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62

63 **Other Business**

64

65 A family would like to annex two parcels just north of the City limits, up by the gravel pit, into  
66 the City. The proposed property would create a larger peninsula than what already exists. If  
67 they were to annex their property into the city they would have to annex the property to the  
68 south west to eliminate the resulting peninsula.

69

70 Dave Oyler returned to the meeting at 10:26 a.m.

71

72 Cory Pierce was approached by a person who would like to develop some property south of the  
73 gravel pit off Highway 6 next to the city's water tank property to construct a used car lot. The  
74 applicant must obtain approval from UDOT for an access onto Highway 6. The City Council  
75 would have to be willing to sell property, or issue an access easement to the applicant for  
76 access through the City's property as well as the adjoining property owner between the  
77 proposed development and the City's property. There is also concern of lining up Powerhouse  
78 Road with the proposed driveway.

79

80 Junior Baker moved to adjourn meeting at 10:46 a.m.

81

82

83 Adopted:

84

85

\_\_\_\_\_  
Kimberly Brenneman  
Community Development Division Secretary



# Mark Willison Subdivision Waiver



## BMC HOMES SUBDIVISION

### Spanish Fork City Subdivision

**NOTE:** CENTER LINE OF 300 WEST STREET IS BASED ON THE EXISTING IMPROVEMENTS FOR THE WEST LINE OF BLOCK 15 AT 30.00 FEET FROM LINE SHOWN AS CENTER LINE OF 300 WEST. THIS LINE WAS NOT ESTABLISHED ON THE ORIGINAL SPANISH FORK CITY SURVEY.

**NOTE:** NO RECORDED EASEMENTS WERE LISTED IN TITLE REPORT DATED MAY 14, 2007.

W N E

S

SCALE  
1"=40'

**LEGEND**

— FENCE LINE

• SET BACK REQUIREMENT

**SURVEYOR'S CERTIFICATE**

I, LARRY N. FRENDEL, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 24332-0274 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I HAD PERSONAL POSSESSION OF THE SUBJECT LAND AND DESCRIBED HEREON AND WERE SUBDIVISION MAP TRACT OF LAND INTO LOTS, BLOCKS, EASEMENTS AND TO BE SUBDIVIDED TO BE SUBMITTED INTO CITY RECORDS AND TO BE SUBJECT TO PUBLIC COMMENT TO APPEAR FROM CITY THAT NO BUILDINGS OR STRUCTURES SHALL BE DETECTED WITHIN SUCH EASEMENTS.

**BOUNDARY DESCRIPTION**

Beginning at the intersection of an existing fence line and the west of Block 16, each is S 0°22'00" W 62.34 Feet from the Northwest corner of Lot 2, Block 16, Span. Co. Subdiv. Plat No. 2002-0017, thence S 89°12'20" W along a Fence line 122.02' to a Fence corner, thence S 87°02'00" W along a Fence line 132.72' to a Fence corner, thence N 87°02'00" W along a Fence line 87.02' to the West line of said Block 16, thence N 89°32'57" W along said line 91.23 Feet to the West line of said Block 16, thence S 0°22'00" E 122.63 Feet to the point of beginning.

Containing 0.31 acres.

**DATE:** \_\_\_\_\_ **DARYL N. FRENDEL**  
SURVEYOR

**OWNERS' DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREOF AND SHOWN ON THIS MAP TO BE DEDICATED THE SAME TO BE SUBMITTED INTO CITY RECORDS AND TO BE SUBJECT TO PUBLIC COMMENT TO APPEAR FROM CITY THAT NO BUILDINGS OR STRUCTURES SHALL BE DETECTED WITHIN SUCH EASEMENTS.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_.

**ACKNOWLEDGMENT**

STATE OF UTAH } s. s.  
COUNTY OF KANE }

On the \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DECLARATION WHO DULY ACKNOWLEDGED TO ME THAT THEY SO DECLARE THE SAME.

BY MYSELF \_\_\_\_\_ **HENRY N. PUBLIC**  
BY \_\_\_\_\_ **DEB MCKENNA**

**ACCEPTANCE BY LEGISLATIVE BODY**

THE CITY OF SPANISH FORK APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_.

BY \_\_\_\_\_ **BY BOARD** \_\_\_\_\_ **BY BOARD**  
BY \_\_\_\_\_ **BY BOARD** \_\_\_\_\_ **BY BOARD**

APPROVED \_\_\_\_\_ **ATTEST** \_\_\_\_\_ **CLERK-RECORDS**  
BY \_\_\_\_\_ **DEB MCKENNA** BY \_\_\_\_\_ **DEB MCKENNA**

**BOARD OF HEALTH**

APPROVED SUBJECT TO THE FOLLOWING CONDITIONS \_\_\_\_\_

**CITY-COUNTY HEALTH DEPARTMENT**

**PLANNING COMMISSION APPROVAL**

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_ BY \_\_\_\_\_  
THE \_\_\_\_\_ PLANNING COMMISSION

**DIRECTOR SECRETARY** \_\_\_\_\_ **CHAIRMAN PLANNING COMMISSION** \_\_\_\_\_

**BMC HOMES**

SUBDIVISION

PART OF BLOCK 16A, PLAT NO. 2002-0017, SPANISH FORK CITY SUBDIVISION  
KANE COUNTY, STATE OF UTAH

APPROVED AS TO FORM			
CITY ATTORNEY	THIS _____ DAY OF _____ A.D. 20____		

15010N ENGINEERING & LAND SURVEYING 400 N. MAIN, NORTON, UTAH, PHONE 833-1397

File Name: Mark Willison Subdivision Waiver

Subdivision Waiver Application

Applicant: Mark Willison

.31 Acres

Number of Lots: 2

File #: 14-000321

Address: 774 North 300 West

Permit #: SD14-000001



