



DEVELOPMENT REVIEW COMMITTEE AGENDA

WEDNESDAY, JUNE 6, 2012

10:00 A.M.

1. **Minutes: May 23, 2012**

2. **Final Plats**
 - a. **Spanish Trails**
Applicant: Edge Homes
Zoning: R-1-8
General Plan: Medium Density Residential
Location: 430 South 460 West

 - b. **Hawk Landing**
Applicant: Gordon Dawe
General Plan: Medium Density Residential
Zoning: R-1-8
Location: approximately 2300 East Canyon Road

3. **Other Business**

4. **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) 804-4531.

Draft Minutes
Spanish Fork City Development Review Committee
May 23, 2012

Staff Members Present: Chris Thompson, Public Works Director; Dave Oyler, City Manager; Junior "Cyber-Sleuth" Baker, City Attorney; Shelley Hendrickson, Planning Secretary; Tom Cooper, Electric Utility Planner; Trapper Burdick, Assistant City Engineer; Jered Johnson, Surveyor; Shawn Beecher, GIS Specialist - GISP; Bart Morrill, Parks and Recreation Supervisor; Joe Jarvis, Fire Marshall.

Citizens Present: Rick Salisbury, Chris Salisbury, Brad Mackay, Greg Magleby.

Mr. Thompson called the meeting to order at 10:04 a.m.

MINUTES

Mr. Baker **moved** to **approve** the minutes of May 16, 2012 with the noted corrections. Mr. Burdick **seconded** and the motion **passed** all in favor.

PRELIMINARY PLAT

Maple Mountain

Applicant: Salisbury Homes

General Plan: R-1-12

Zoning: Low Density Residential

Location: approximately 200 North 1900 East

Mr. Thompson asked if Dave Anderson had any concerns with the plat.

Mr. Baker explained that he felt Mr. Anderson's only concern was with the phasing plan. He explained that with the first phase that the park and detention basin would be dedicated and 130 North would be built. He identified on the plat the point in which the improvements to 130 North would need to be done. Questions were raised regarding the Haycock piece and the amount of dedication. It will actually be a little less than the original approval. We are deviating from the current standard on the storm drain relative to the townhomes because they are partially built and the storm drain will not work. The storm drain will follow what was originally approved when construction began.

Mr. Oyler asked where the final agreement was. Mr. Baker said that it was in his office and that it would be ready to go for the Planning Commission to review in June.

Chris Salisbury explained that the only outstanding item on the agreement was with the Haycock property. Mr. Haycock would like verbiage in the agreement that spells out how much footage he would need to dedicate.

Mr. Oyler asked about the neighborhood meeting. Mr. Chris Salisbury explained how the meeting went. Mr. Oyler asked if they had concerns with the phasing. Mr. Salisbury said that he did not get into that with them since the agreement was still being drafted and that there was potential for change.

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Mr. Cooper said that the SESD buyout still needs to be resolved. Mr. Salisbury said that he had talked to Ryan Bagley at SESD and that Mr. Bagley would be drafting a letter.

Mr. Baker **moved** to recommend that the Planning Commission **approve** the Maple Mountain Preliminary Plat subject to the following conditions:

Conditions

1. That the applicant meets the City’s Construction standards.
2. That the applicant pay their share of the SESD buyout back to the City.
3. Existing Grotgut and Haycock homes power switched to underground.

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

Mr. Oyler asked what the developers responsibility was on the storm drain. Mr. Baker explained that the applicant would dedicate the land to the City upon the Preliminary Plat being approved. When they construct the first phase they will build the road with it (curb, gutter & sidewalk) and the City will be responsible for all of the interior construction of the basin. The City is doing all of the storm drain with impact fees.

FINAL PLAT

Spanish Highlands

Applicant: Ivory Homes
Zoning: R-1-12
General Plan: Low Density Residential
Location: 1400 East Center

Jered Johnson explained that if the Maple Mountain development does not proceed that Ivory Homes will have to improve 130 North.

Discussion was held regarding the improvements of 130 North and the single-phase power connection through Ivory’s Development.

Discussion was held regarding an easement through the Spanish Highlands development regarding power.

Mr. Cooper explained that it was his understanding that there were two homes remaining with a three-phase transformer along with a well. He said that the three-phase would need to be removed.

Mr. Thompson **moved** to **approve** the Spanish Highlands Final Plat B subject to the following conditions:

1. That the applicant dedicate easement for storm drain.
2. That future electric east and west through area connect the Salisbury pieces.
3. That this plat include all adjacent improvements to 130 North.

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

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104 **Hawk Landing**

105 Applicant: Gordon Dawe

106 Zoning: R-1-8

107 General Plan: Medium Density Residential

108 Location: approximately 2300 East Canyon Road

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110 Mr. Baker **moved** to **continue** Hawk Landing for one week. Mr. Burdick **seconded** and the
111 motion **passed** all in favor.

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114 **GENERAL PLAN**

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116 **Transportation and Traffic Circulation Element**

117 Applicant: Spanish Fork City

118 Zoning: City-wide

119 General Plan: City-wide

120 Location: City-wide

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122 Mr. Thompson said that this revision is to update the 10-year Capital Facilities Plan.

123 Discussion was held regarding the update.

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125 Mr. Oyler **recommended** that the Planning Commission **approve** the amended plan. Mr.

126 Burdick **seconded** and the motion **passed** all in favor.

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129 **OTHER BUSINESS**

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131 There was none.

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133 The meeting adjourned at 10:35 a.m.

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135 **Adopted:**

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Shelley Hendrickson, Planning Secretary