



**Wednesday, February 20, 2019
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 in the Council Chambers in the City Office Building, 40 South Main Street, Spanish Fork, Utah, commencing at 10:00 a.m.

1. Preliminary Plat and Zone Change

Subject	A. Cottages on 4th
Meeting	Feb 20, 2019 - Development Review Committee
Category	1. Preliminary Plat and Zone Change
Access	Public
Type	Action, Discussion

File Attachments
[report.cottageson4th.2-20-2019.pdf \(4,794 KB\)](#)

2. Zone Change

Subject	A. Nick Dart
Meeting	Feb 20, 2019 - Development Review Committee
Category	2. Zone Change
Access	Public
Type	Action, Discussion

File Attachments
[report.nickdart.2-20-2019.pdf \(1,534 KB\)](#)

3. General Plan

Subject	A. Greg Bird
Meeting	Feb 20, 2019 - Development Review Committee
Category	3. General Plan

Access	Public
Type	Action, Discussion

File Attachments report.gregbird.2-20-2019.pdf (165 KB)
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4. Title 15 Amendment

Subject	A. Title 15 Amendment
Meeting	Feb 20, 2019 - Development Review Committee
Category	4. Title 15 Amendment
Access	Public
Type	Action, Discussion

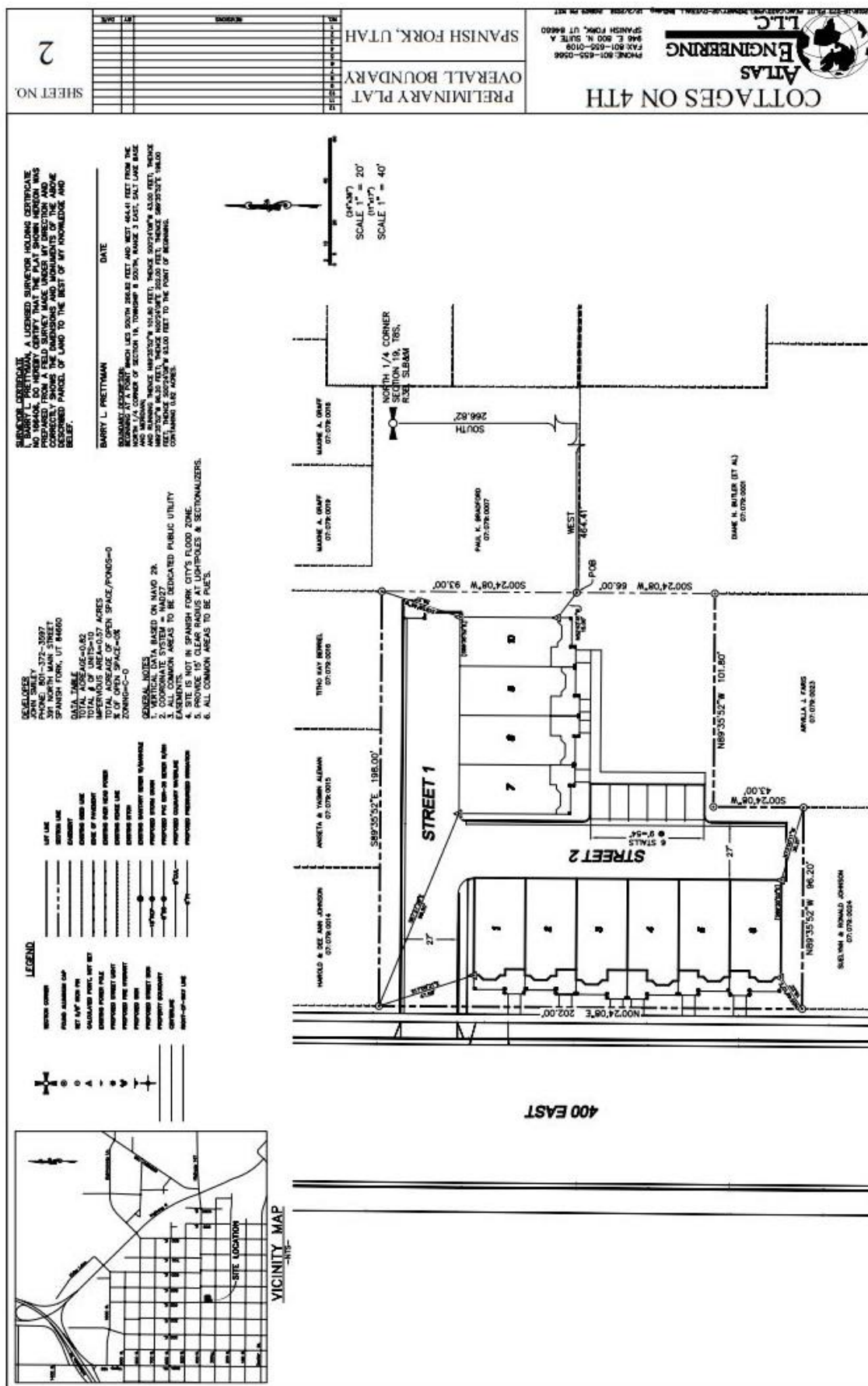
15.4.04.140 Commencement/Completion Time Frame

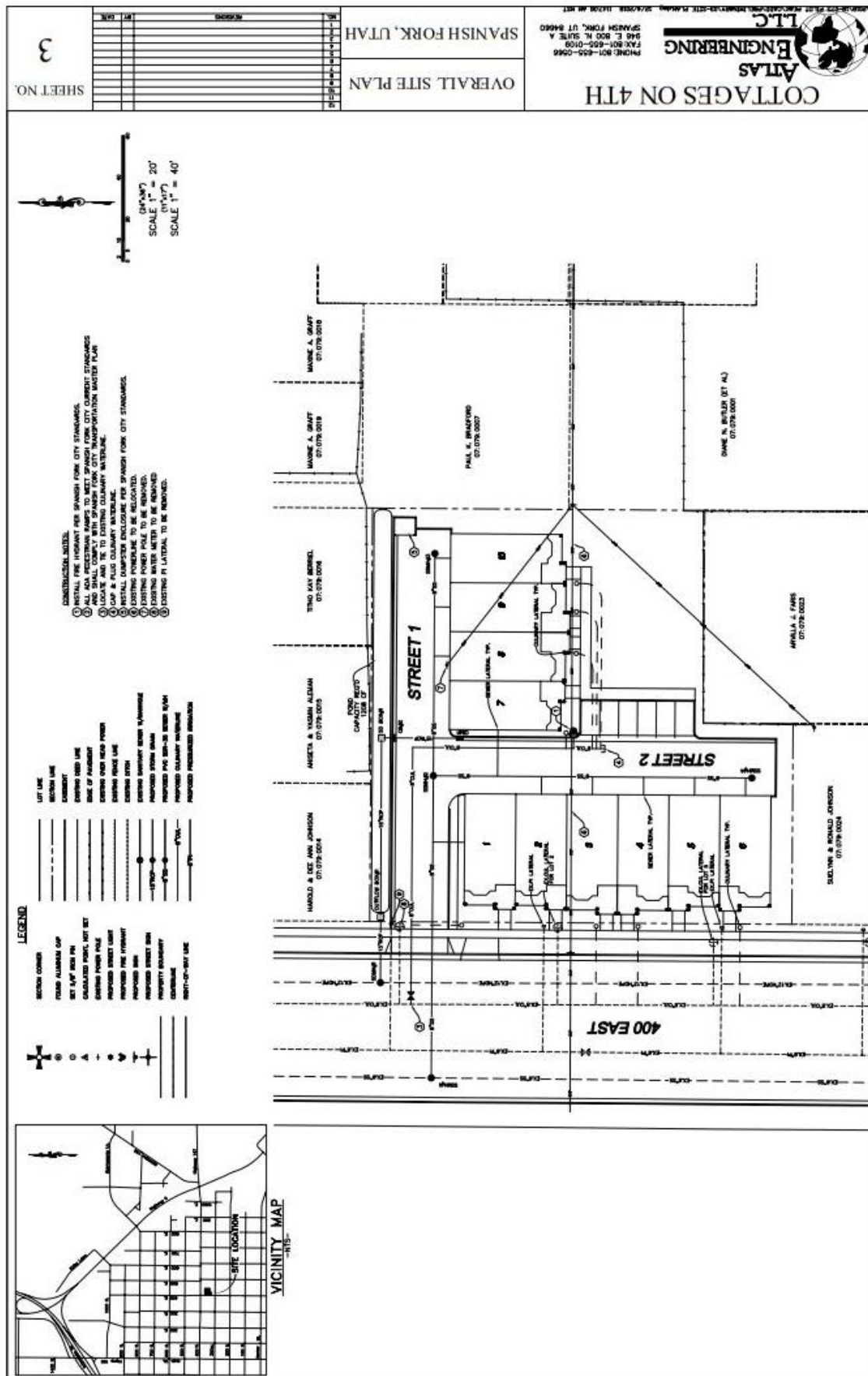
C. One Year Warranty period begins when the final inspection punch list is completed and signed off by the City. One Year Warranty continues until the One Year Warranty inspection punch list is completed and signed off by the City. Landscaping shall be maintained by the Developer until the One Year Warranty inspection punch list is completed and signed off by the City. Additional punch list items may be added until all punch list items are completed and signed off by the City.

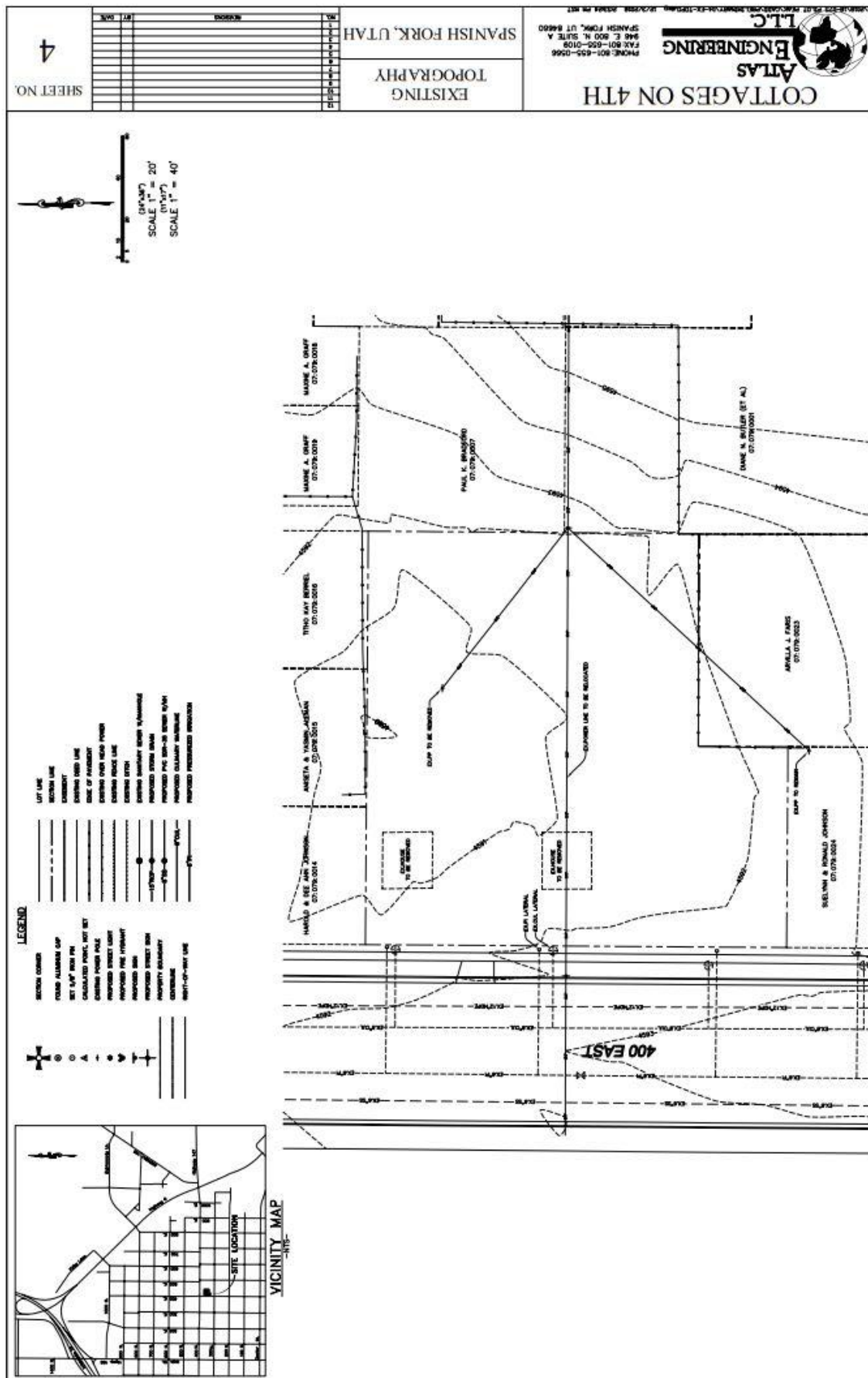
5. Other Business

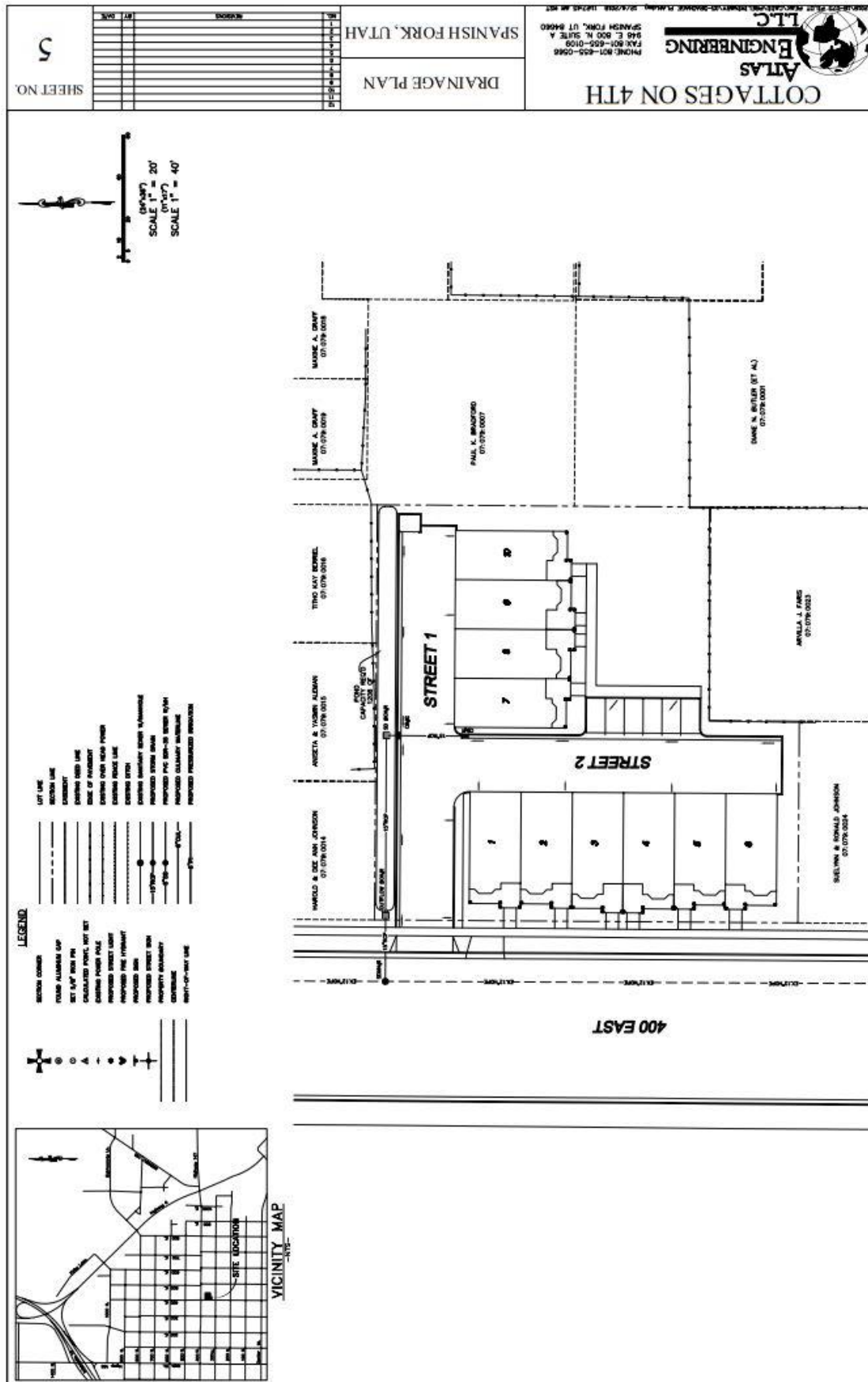
6. Adjourn

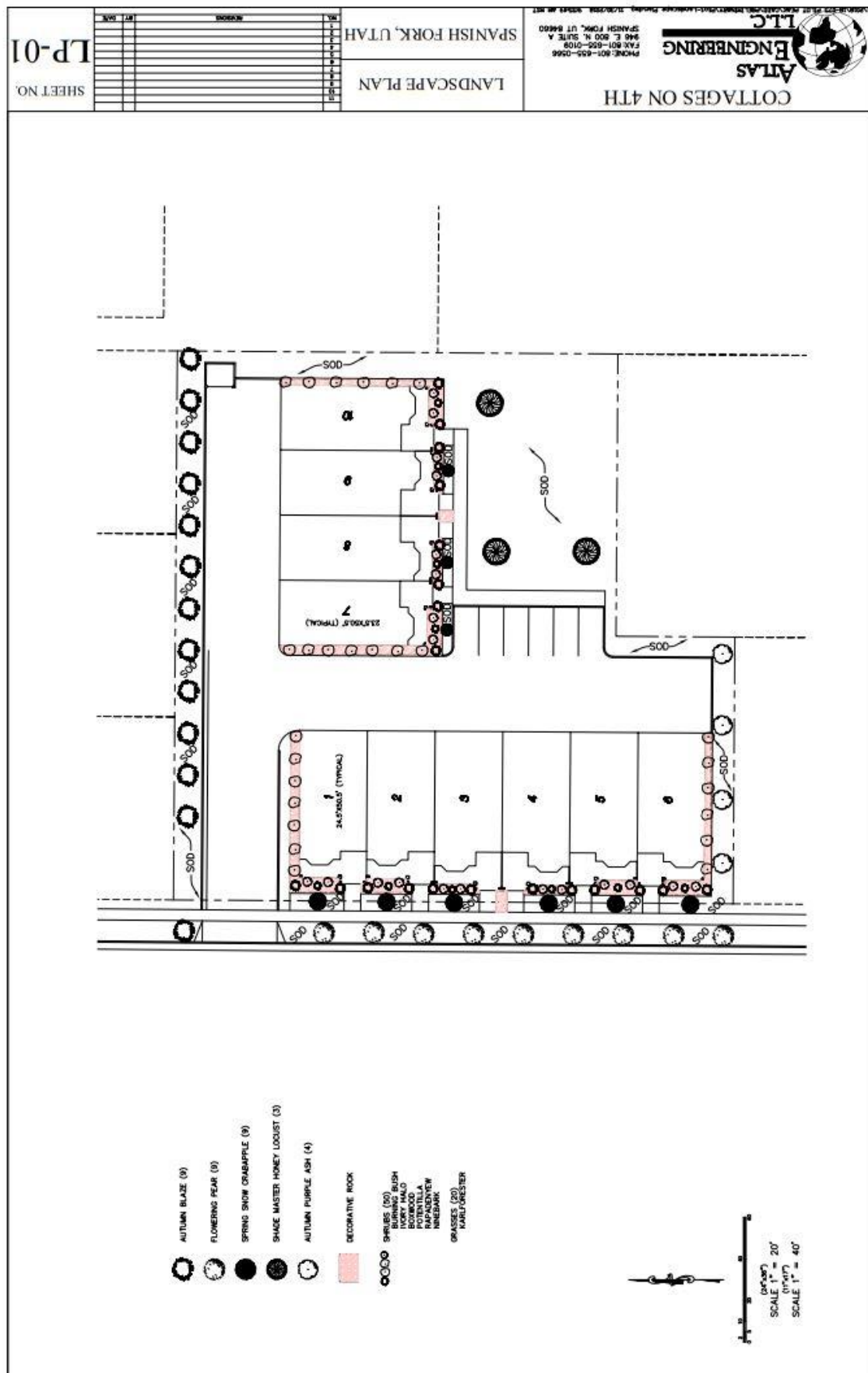














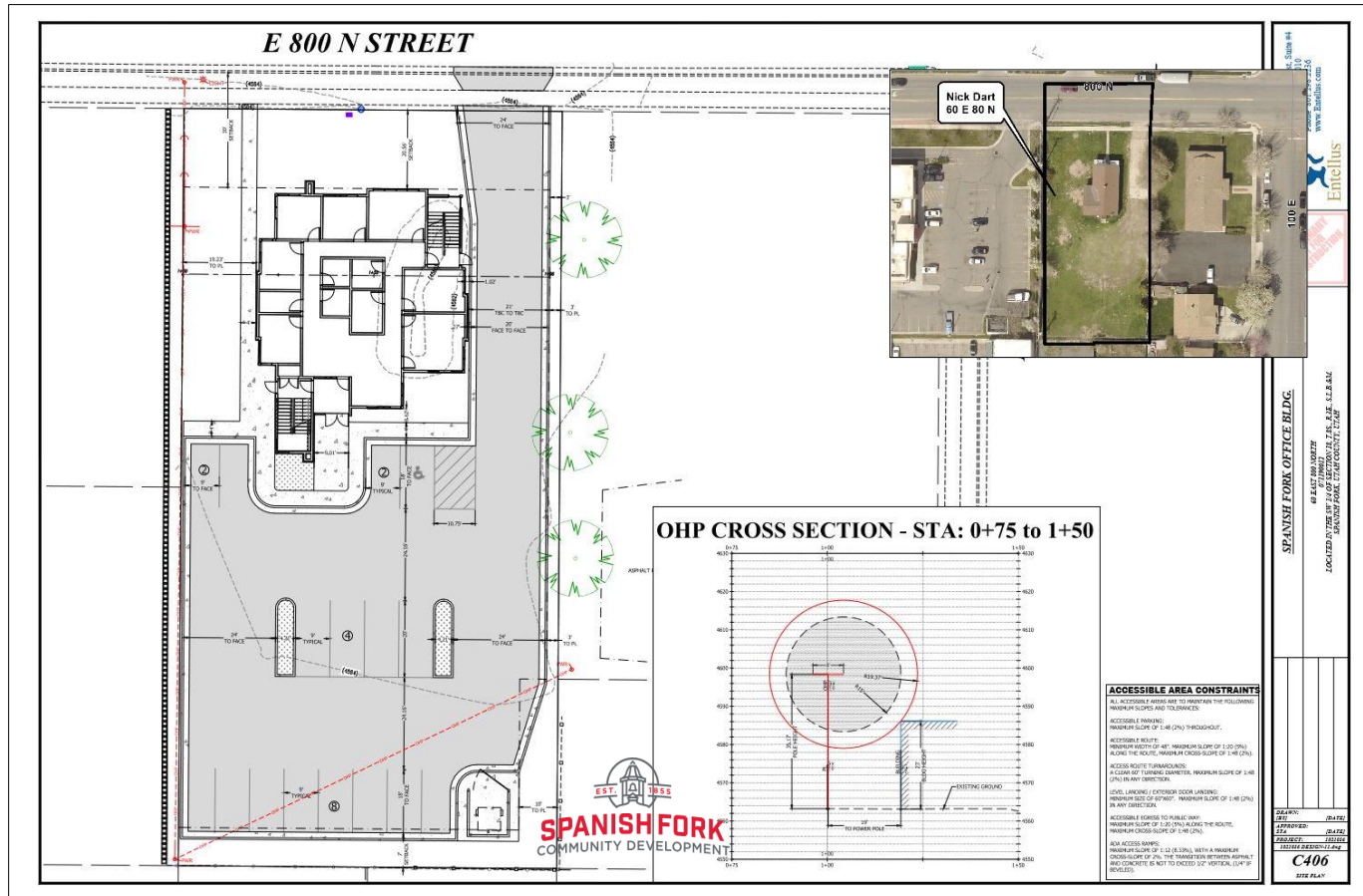












Nick Dart Zone Change Approval Request

February 20, 2019, Development Review Committee.

Located at 60 East 800 North, including 0.45 acres.

The subject property is zoned C-2.

The applicant has requested a Zone Change to C-O be approved.

Key Issues

1. Uses permitted in the C-O zone.
2. Current zoning.
3. General Plan designation.

Recommendation

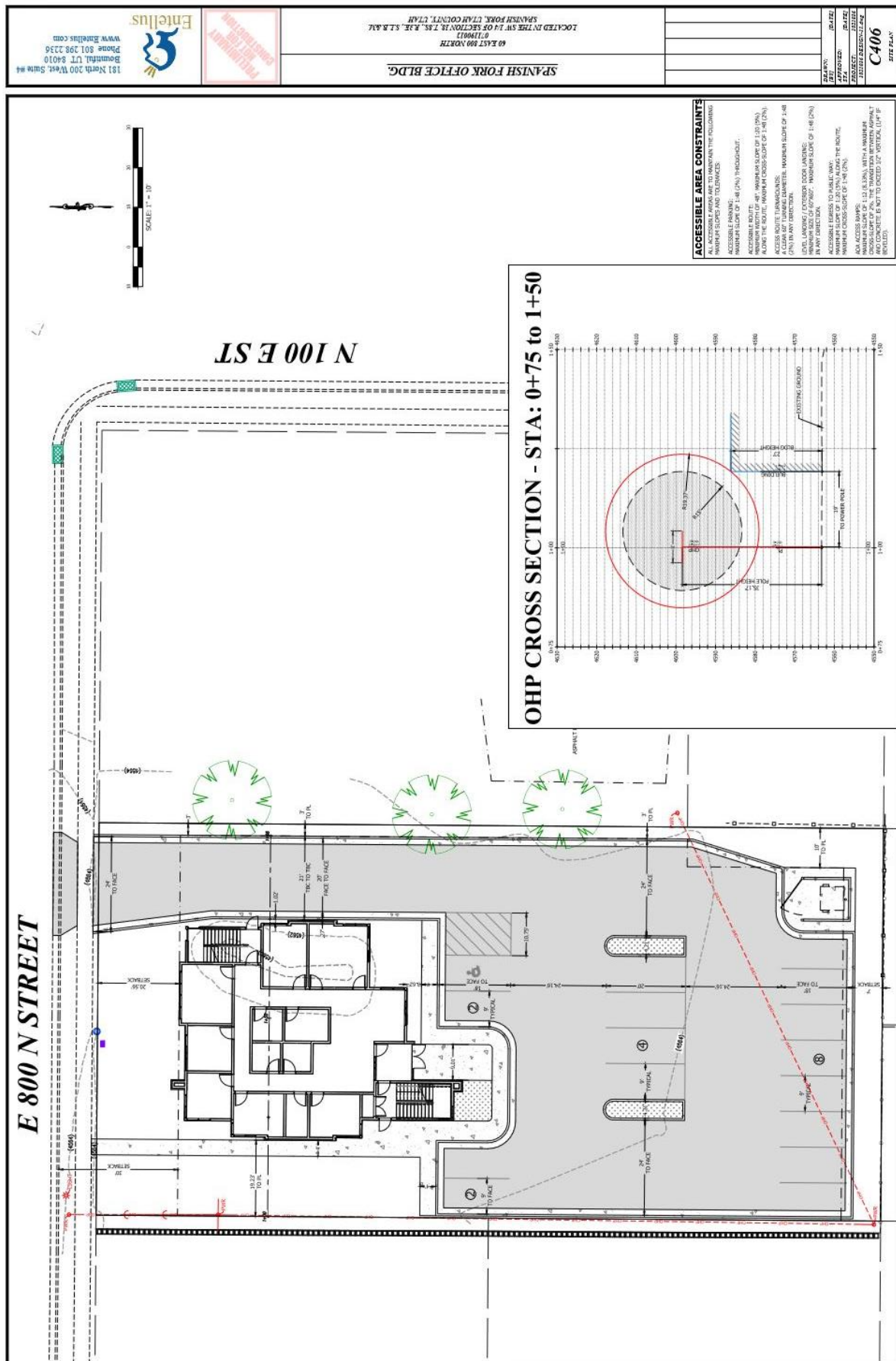
Staff recommends that the proposed Zone Change be approved based on the following findings:

Findings

1. That the proposal conforms to the City's General Plan.
2. That the applicant can employ sufficient measures to mitigate any adverse, noise or lighting impacts that would affect neighboring properties.

Exhibits

1. Site Plan.
2. Site Photos.





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Greg Bird General Plan Amendment Approval Request

February 20, 2019, Development Review Committee.

315 South 2550 East, including 8.77 acres.

The current General Plan designation is Low Density Residential.

The applicant requests a designation of Medium Density Residential.

Recommendation

Staff recommends that the proposed General Plan Amendment be denied. Staff also recommends that, if the Planning Commission is inclined to recommend that the proposal be approved, the Commission direct staff to prepare alternatives that would involve a larger area than what is included in the current proposal.

Key Issues

1. Proposed project density.
2. Appropriate General Plan designation.

Exhibits

None.