



## DEVELOPMENT REVIEW COMMITTEE AGENDA

WEDNESDAY, OCTOBER 31, 2012

10:00 A.M.

1. Minutes: August 29 and October 16, 2012
  
2. Final Plat
  - a. **Legacy Farms**  
Applicant: Salisbury Development  
General Plan: Low Density Residential  
Zoning: R-1-12  
Location: approximately 2400 East 500 North
  
3. Construction Standards

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.



48 **SITE PLAN & CONDITIONAL USE**

49

50 **Haven Home for Girls**

51 Applicant: Myrna Dalton

52 General Plan: High Density Residential

53 Zoning: R-3

54 Location: 200 East 400 North

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56 Mr. Anderson explained that he felt that there was a level of comfort between the  
57 City and the applicant with the concept that had been presented and described.

58 He said that discussion needed to take place to make sure that it was done  
59 correctly. The detail will need to be black and white; so that nothing could be  
60 misunderstood. He further explained that he felt the City needed to get some  
61 more detail on the plans relative to aesthetics. He said that he felt comfortable  
62 with the plans that had been turned in for the facility to be retrofitted; for the use  
63 that the applicant would be conducting there. He also said that currently the  
64 landscape that is adjacent to the public streets was in very poor condition.

65

66 Ms. Dalton explained that they would not be leaving it in its current condition.

67

68 Discussion was held regarding the asphalt portion of the site and whether or not it  
69 would remain asphalt. Mr. Jeffs concurred that it would remain asphalt with fifty  
70 percent green landscaping.

71

72 Mr. Anderson said that there was not quite fifty-percent and that it would need to  
73 be adjusted.

74

75 Discussion was held regarding the location of the masonry wall, landscape and the  
76 location of the current chain link fence.

77

78 Mr. Baker made the suggestion that the asphalt, all through the back of the  
79 property, was in bad shape and that the applicant might want to look at replacing  
80 the asphalt with green landscape or some kind of new hard surface. He said that  
81 one of the issues this summer, relative to the property, was weed abatement and  
82 complaints from neighbors.

83

84 Mr. Baker asked if the City's parking requirement was going to be met.

85

86 Ms. Dalton said that at their highest shift they would have a staff of 10. It was  
87 determined that there was sufficient parking.

88

89 Mr. Anderson talked through conditions that would be relative to the conditional  
90 use permit such as: 16 being the maximum number of clients and the clients not  
91 being adjudicated.

92 Mr. Anderson **moved** to recommend that the Planning Commission **approve** the  
93 Haven Home for Girls Conditional Use Permit subject to the following conditions:

94

95 **Conditions:**

- 96
- 97 1. That the applicant modifies the Site plan to include additional detail to
  - 98 describe property improvements.
  - 99 2. That the facility houses no more than 16 clients between the ages of 12
  - 100 and 18.
  - 101 3. That none of the clients are adjudicated girls through the juvenile court
  - 102 system.
  - 103 4. That the building is updated, retrofitted, and modified to meet the
  - 104 International Building Code and Fire code.
  - 105 5. That the applicant must maintain an active license with the State of Utah.
  - 106 6. That the applicant may be able to allow up to 9 non-residents for school.
  - 107

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

109

110 Discussion was held regarding the Site Plan.

111

112 Mr. Jarvis asked for detail on the fire hydrants and for the applicant to show on

113 the plans the FDC on the building. He also said that they would need access to

114 the back of the building.

115

116 Mr. Peterson explained that the existing overhead lines would need to be removed

117 and brought to present code. He said that his Department was still waiting on the

118 load sheets.

119

120 Mr. Anderson asked about a break in the curb along 200 East. Mr. Johnson

121 explained that it was an old irrigation structure.

122

123 Mr. Oyler explained to the applicant that the storm drain monthly fee was based

124 on the impervious area and that they might want to check into that.

125

126 Mr. Anderson made a **motion** to recommend that the Planning Commission

127 **approve** the Site Plan for the Haven Home for Girls subject to the following

128 conditions:

129

130 **Conditions:**

- 131
- 132 1. That the applicant provides a load sheet to the City's Power Department.
  - 133 That the electrical plans are approved and that they make any
  - 134 improvements called out by the City's Power Department.
  - 135 2. That the City's Fire Department review and approve the need and
  - 136 placement of any additional hydrants and connections.
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138 Mr. Baker **seconded** and the motion **passed** all in favor.

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141 **ZONE CHANGE**

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**Efren Bedolla**

Applicant: Efren Bedolla  
General Plan: General Commercial  
Zoning: Shopping Center existing, Commercial 2 proposed  
Location: approximately 900 North Expressway Lane

Mr. Anderson explained that the proposal was to take the property, which used to be the Primrose Retreat, from the Shopping Center zone to the C-2 zone. The purpose for the change is to accommodate the building to be used as a church.

Mr. Baker **moved** to recommend that the Planning Commission **approve** the Efren Bedolla Zone Change. Mr. Oyler **seconded** and the motion **passed** all in favor.

**PRELIMINARY PLAT**

**Skyline**

Applicant: Mark Sperry  
General Plan: Light Industrial  
Zoning: Industrial-1  
Location: approximately 3400 North Main Street

Mr. Anderson explained that the properties had been subdivided and that Mr. Sperry had interest in constructing a building on lot one. Mr. Anderson sent letters to all of the property owners that have property within the plat.

Mr. Anderson **moved** to recommend that the Planning Commission **approve** the Skyline Preliminary Plat subject to the following condition:

**Condition:**

1. That the applicant modifies the plat as needed to include any planned right-of-way along the western boundary.

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

Mr. Peterson explained what the applicant would be responsible for relative to getting power to the property.

**TEXT AMENDMENT**

**Title 15**

Applicant: Chris Thompson  
General Plan: City-wide  
Zoning: City-wide

189 Location: City-wide  
190  
191 Mr. Johnson explained the changes required for development along the Spanish  
192 Fork River.  
193  
194 Discussion was held regarding a 50-foot river access trail easement.  
195  
196 Mr. Johnson explained that the current ordinance precludes property owners from  
197 building anything within 60 feet of the top of the river bank.  
198  
199 Discussion was held regarding an equestrian trail east of Main Street but not west  
200 of Main Street.  
201  
202 *\*Mr. Oyler excused himself and Mr. Perrins arrived at 11:05 a.m.*  
203  
204 Mr. Johnson **moved** to recommend that the Planning Commission **approve** the  
205 amendments to Title 15; per the discussion. Mr. Anderson **seconded** and the  
206 motion **passed** all in favor.  
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208  
209 **OTHER BUSINESS**  
210  
211 **Development Agreement**  
212  
213 Discussion was held regarding Wasatch Pallet's Development Agreement.  
214  
215 Mr. Baker **moved** to **adjourn**. Mr. Peterson **seconded** and the motion **passed** all in  
216 favor at 11:21 a.m.  
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218 **Adopted:**  
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Shelley Hendrickson, Planning Secretary  
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**Draft Minutes**  
**Spanish Fork City Development Review Committee**  
**October 16, 2012**

**Staff Members Present:** Dave Oyler, City Manager; S. Junior Baker, City Attorney; Chris Thompson, Public Works Director; Dave Anderson, Community Development Director; Shelley Hendrickson, Planning Secretary; Kelly Peterson, Electric Superintendent; Shawn Beecher, GIS Administrator; Cory Pierce, Staff Engineer; Chris Swenson, Chief Building Official; Bart Morrill, Parks & Recreation Supervisor.

**Citizens Present:** None present.

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

**MINUTES**

Mr. Anderson **moved** to **continue** the minutes of August 29, 2012. Mr. Oyler **seconded** and the motion **passed** all in favor.

**FINAL PLAT**

**Legacy Farms**

Applicant: Salisbury Development

General Plan: Low Density Residential

Zoning: R-1-12

Location: approximately 2400 East 500 North

Mr. Anderson explained that there was one change to the plat regarding a pedestrian access and that the phasing plan would need to continue to be followed.

Discussion was held regarding pedestrian access to the Nebo School District property.

Discussion was had about the Legacy Farms Development being presented as a pedestrian walkable neighborhood and that the pedestrian access to the school property was a good idea.

Mr. Baker asked if the escrow account had been re-evaluated.

Mr. Johnson said that the account had not been updated.

46 Mr. Baker said that the escrow estimates would need to be updated before this  
47 plat is recorded.

48  
49 Mr. Baker **moved** to **approve** the Legacy Farms Final Plat 1A2 subject to the  
50 following conditions:

- 51
- 52 1. That the applicant re-drafts the Final Plat to show a pedestrian walkway to
  - 53 the Nebo School District property.
  - 54 2. That the escrow spreadsheet is updated and the sum is paid.
  - 55 3. That the applicant meets the City's Construction Standards.
- 56

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

58  
59 Mr. Baker **moved** to **adjourn**. Mr. Peterson **seconded** and the motion **passed** all in  
60 favor at 10:30 a.m.

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62 **Adopted:**

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Shelley Hendrickson, Planning Secretary