



Wednesday, August 21, 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. Approval of Minutes

Subject A. July 31, 2019

Meeting Aug 21, 2019 - Development Review Committee

Category 1. Approval of Minutes

Access Public

Type Action, Minutes

Subject B. August 7, 2019

Meeting Aug 21, 2019 - Development Review Committee

Category 1. Approval of Minutes

Access Public

Type

Subject C. August 14, 2019

Meeting Aug 21, 2019 - Development Review Committee

Category 1. Approval of Minutes

Access Public

Type

2. Minor Plat Amendment

Subject A. River Cove Plat G

Meeting Aug 21, 2019 - Development Review Committee

Category 2. Minor Plat Amendment

Access Public

Type Action, Discussion

File Attachments
[report.drc.rivercoveplatg.8-21-2019.pdf \(630 KB\)](#)

3. Final Plat

Subject **A. Canyon Gate Pad C**

Meeting Aug 21, 2019 - Development Review Committee

Category 3. Final Plat

Access Public

Type Action, Discussion

File Attachments
[report.drc.canyongatepadc.8-21-2019.pdf \(1,810 KB\)](#)

4. Annexation

Subject **A. DAC-Swenson Annexation**

Meeting Aug 21, 2019 - Development Review Committee

Category 4. Annexation

Access Public

Type Action, Discussion

File Attachments
[report.drc.dac-swenson.8-21-2019.pdf \(592 KB\)](#)

5. Site Plan

Subject **A. Cemetery Shop**

Meeting Aug 21, 2019 - Development Review Committee

Category 5. Site Plan

Access Public

Type Action, Discussion

File Attachments
[report.drc.cemeteryshop.8-21-2019.pdf \(7,505 KB\)](#)

6. Other Business

7. Adjourn

40 SOUTH MAIN STREET | SPANISH FORK, UT 84660 | SPANISHFORK.ORG

SURVEYOR'S CERTIFICATE

I, SURVEYOR, CERTIFY THAT THIS SURVEY WAS MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED SURVEYOR IN THE STATE OF ARIZONA. I HAVE BEEN ADVISED BY THE OWNER THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT. I HAVE BEEN ADVISED BY THE OWNER THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT.

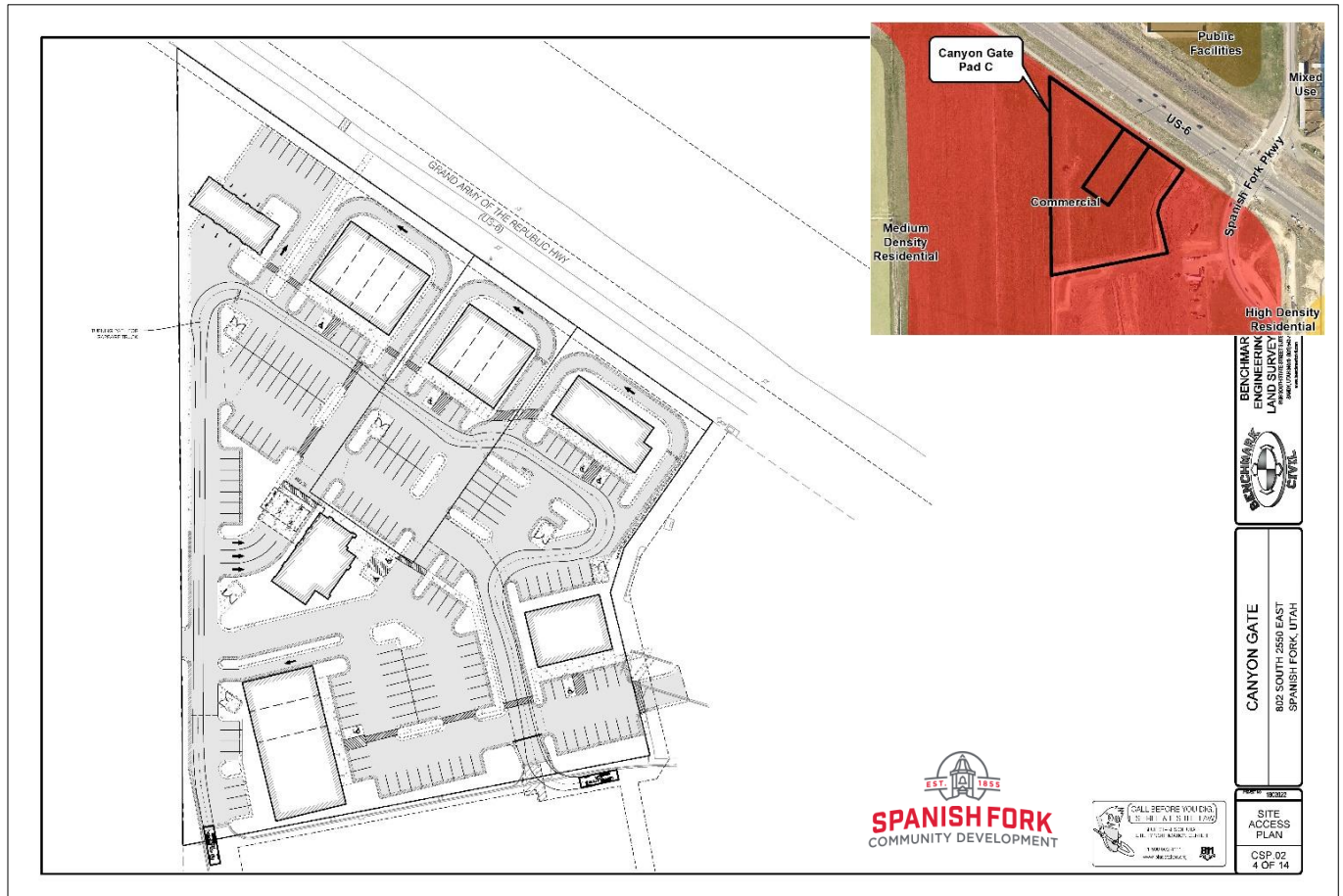
DATE: _____

PROJECT: RIVER COVE SUBDIVISION

OWNER: RIVER COVE SUBDIVISION

BOUNDARY DESCRIPTION

Lot 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 81



Canyon Gate Subdivision, Final Plat Approval Request

August 21, 2019, Development Review Committee.

Located at 802 South Spanish Fork Parkway, including 4.299 acres.

The subject property is zoned C-2.

The applicant has requested a Final Plat be approved for a commercial subdivision.

Key Issues

1. Is the proposed plat consistent with the Preliminary Plat?

Recommendation

That the proposed Final Plat be approved based on the following finding and subject to the following conditions:

Finding

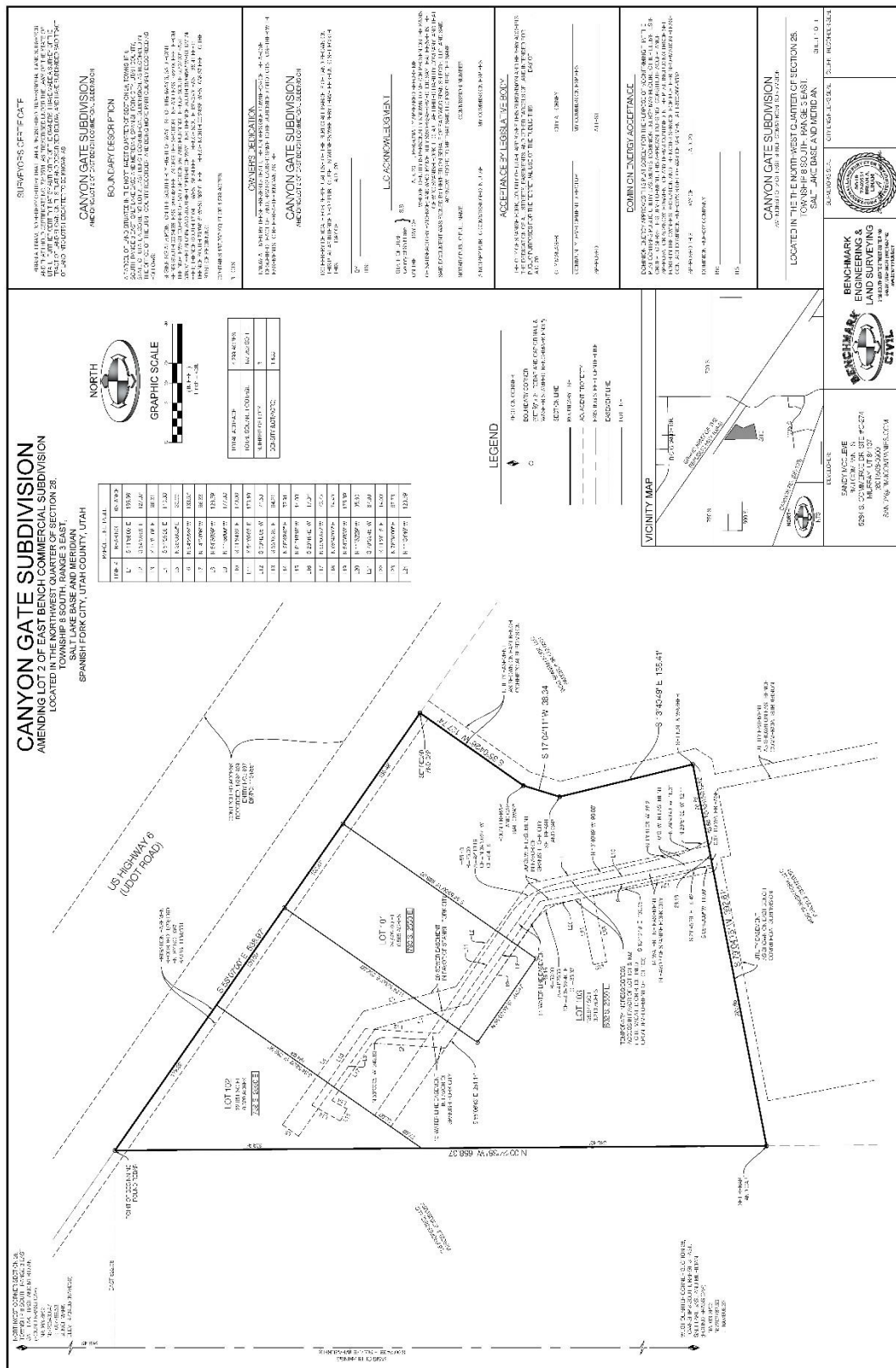
1. That the project conforms to the City's General Plan, Zoning Code, and Construction Standards.

Conditions

1. That the applicant meets any conditions imposed by the DRC or Planning Commission for Preliminary Plat approval or prior to the plat being recorded.
2. That the applicant follows the City's Construction and Development Standards.

Exhibits

1. Proposed Final Plat.
2. Overall Layout and Landscape Plans.
3. Site Photos.

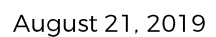


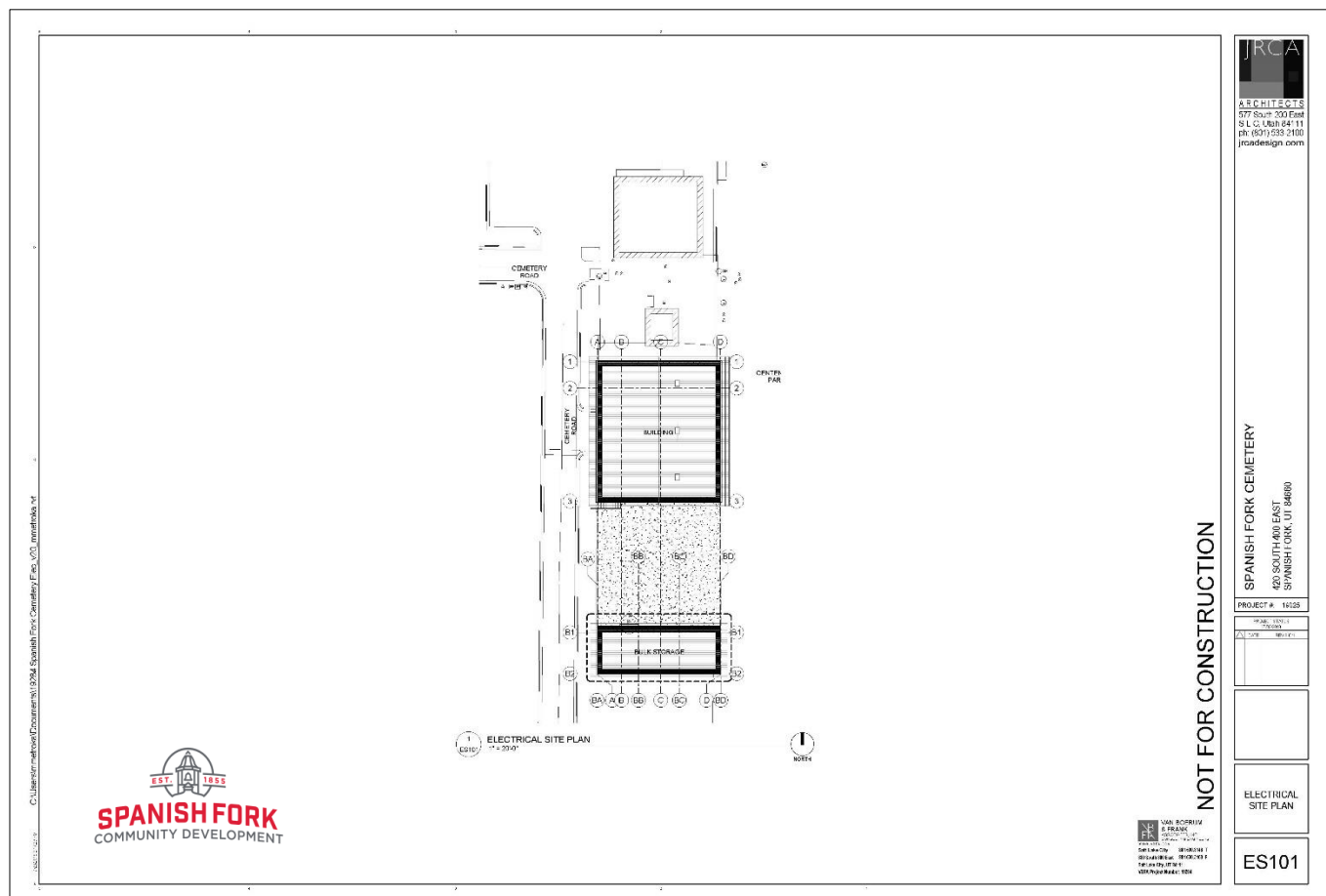












Cemetery Shop Site Plan Approval Request

August 21, 2019, Development Review Committee.

Located at 532 East 500 South, including 0.3 acres.

The subject property is zoned P-F.

The applicant has requested Site Plan approval.

Key Issues

1. Building code analysis.
2. Electrical load sheet.
3. Building Permit for 8' wall.
4. Detailed Landscape Plan.

Recommendation

That the proposed Site Plan be approved based on the following finding and subject to the following conditions:

Finding

1. That the project conforms to the City's General Plan, Zoning Code, and Construction Standards.

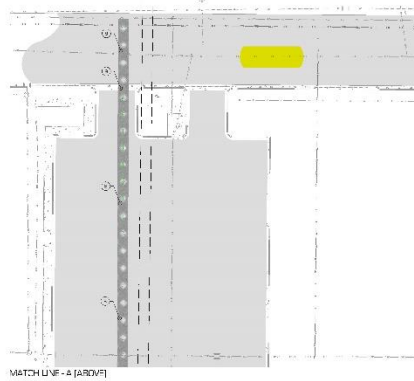
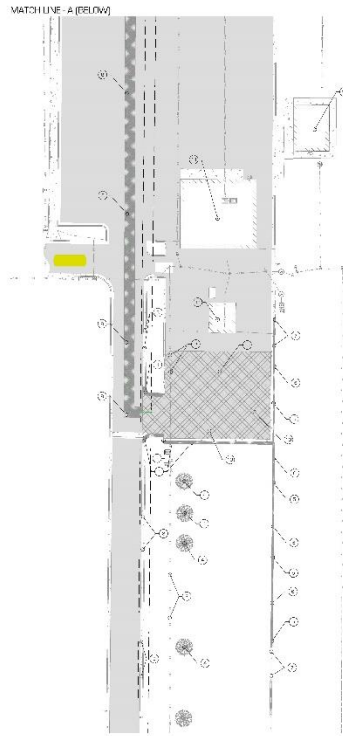
Conditions

1. That the applicant address any pending redline comments.
2. That the applicant meet the City's Development and Construction Standards.

Exhibits

1. Site Plan.
2. Elevations.

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Check Notes:

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General Notes:

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10. General Notes



SPANISH FORK CEMETERY
435 SOUTH 400 EAST
SPANISH FORK, UT 84603

PROJECT # 1623

DATE 10/1/18

BY JRC

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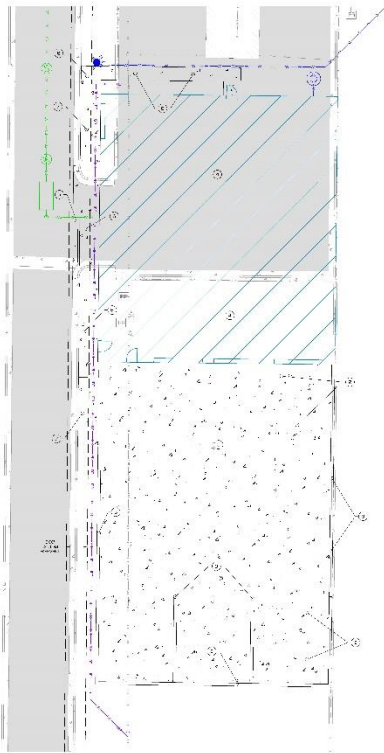
BY JRC

DATE 10/1/18

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BY JRC



Check Notes:

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General Notes:

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10. General Notes



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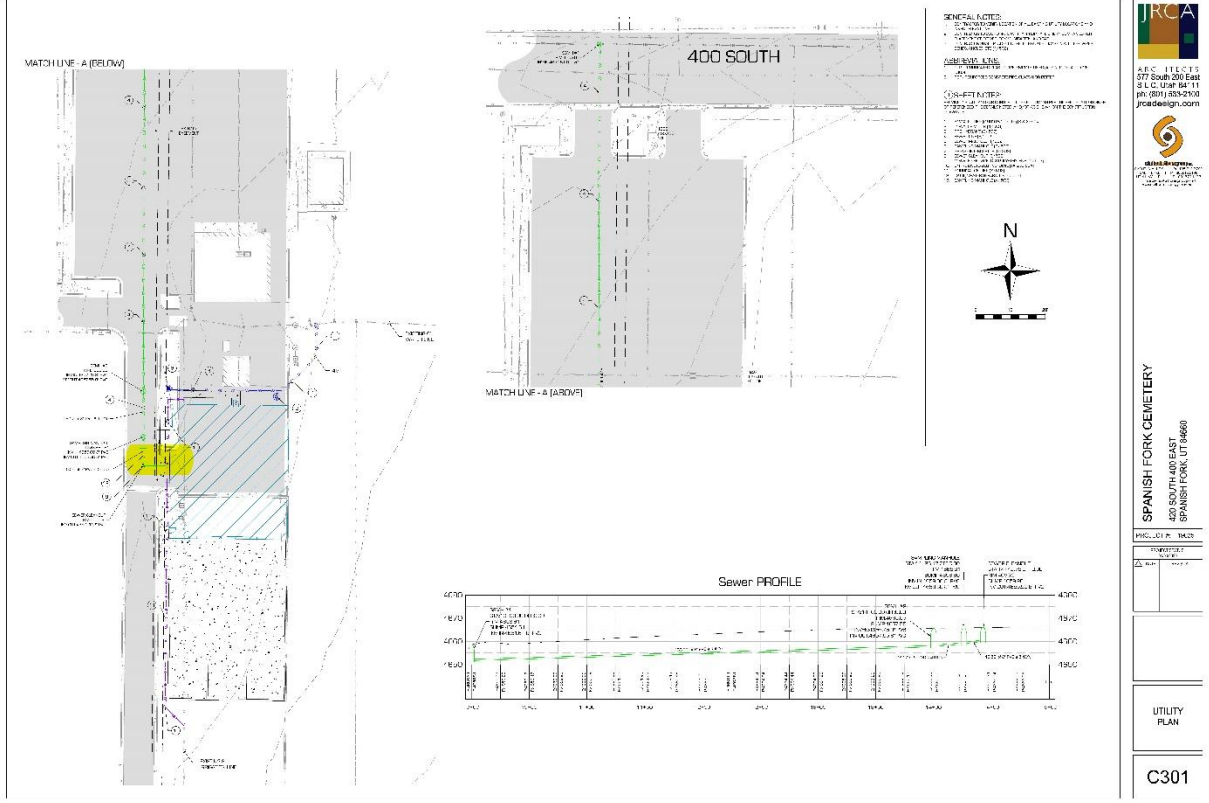
BY JRC

DATE 10/1/18

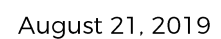
BY JRC

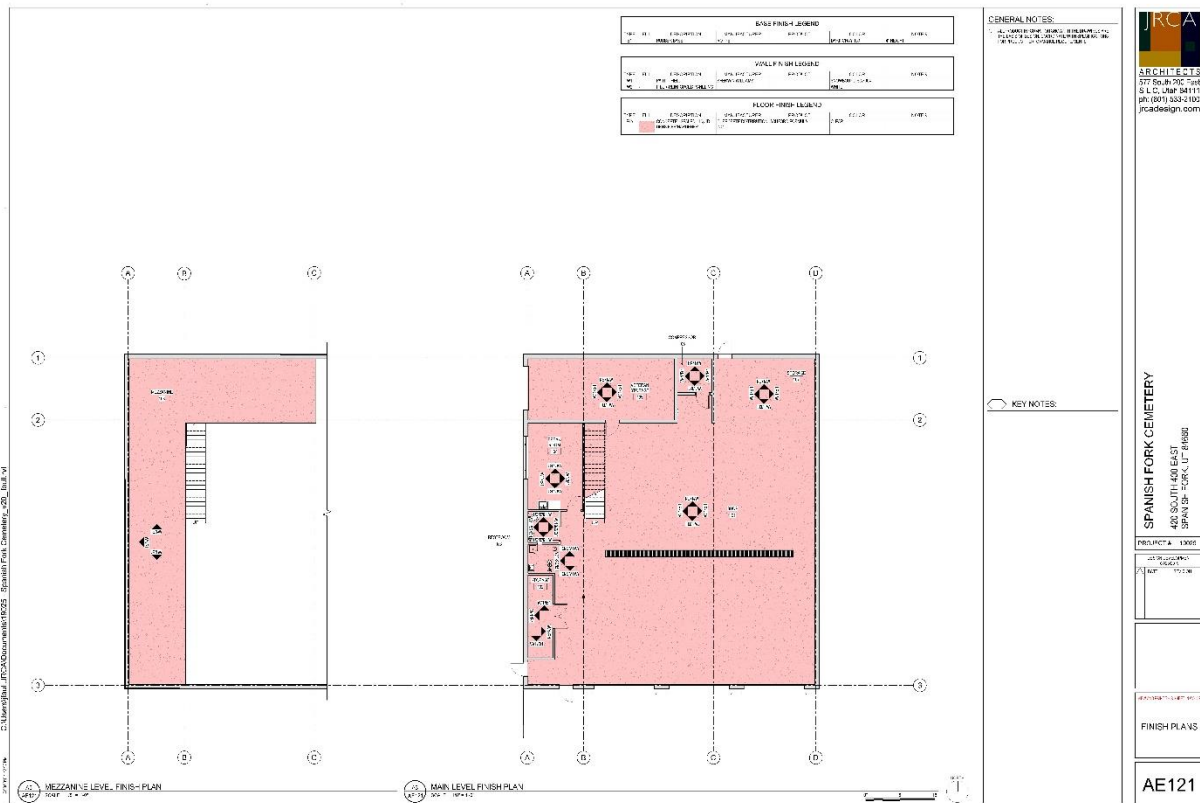
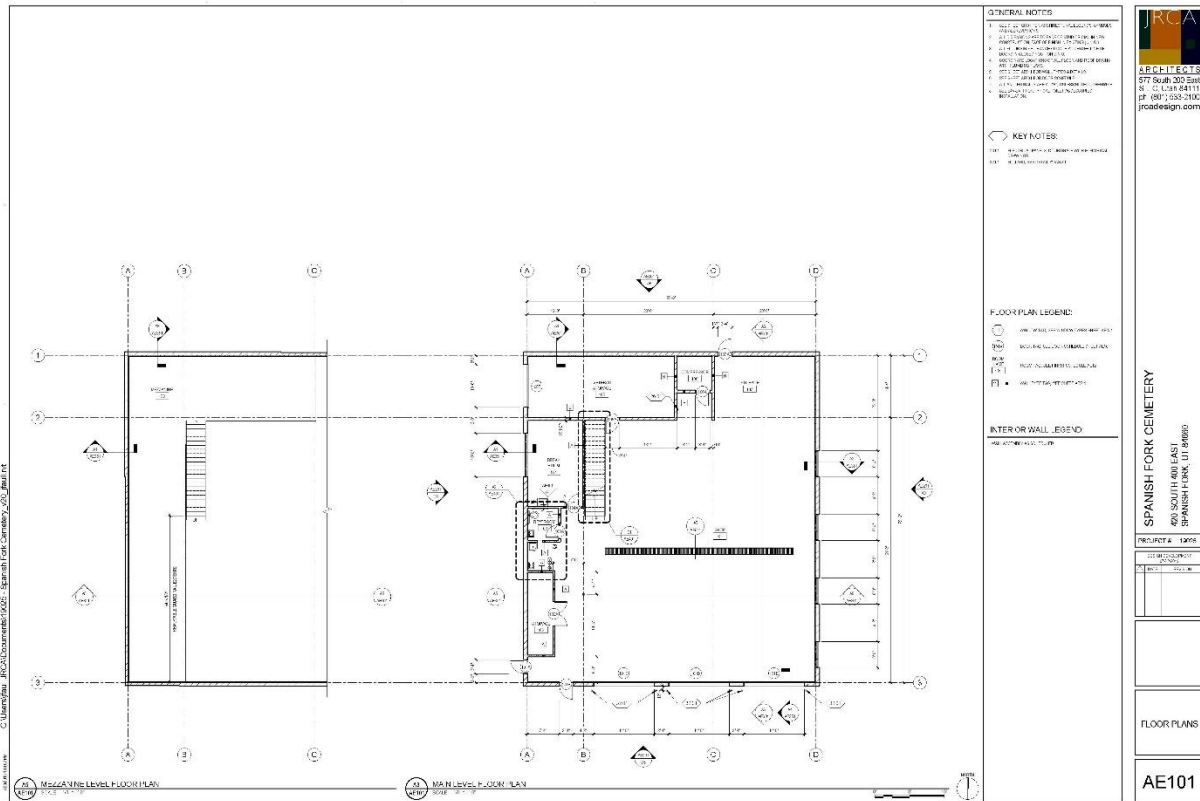
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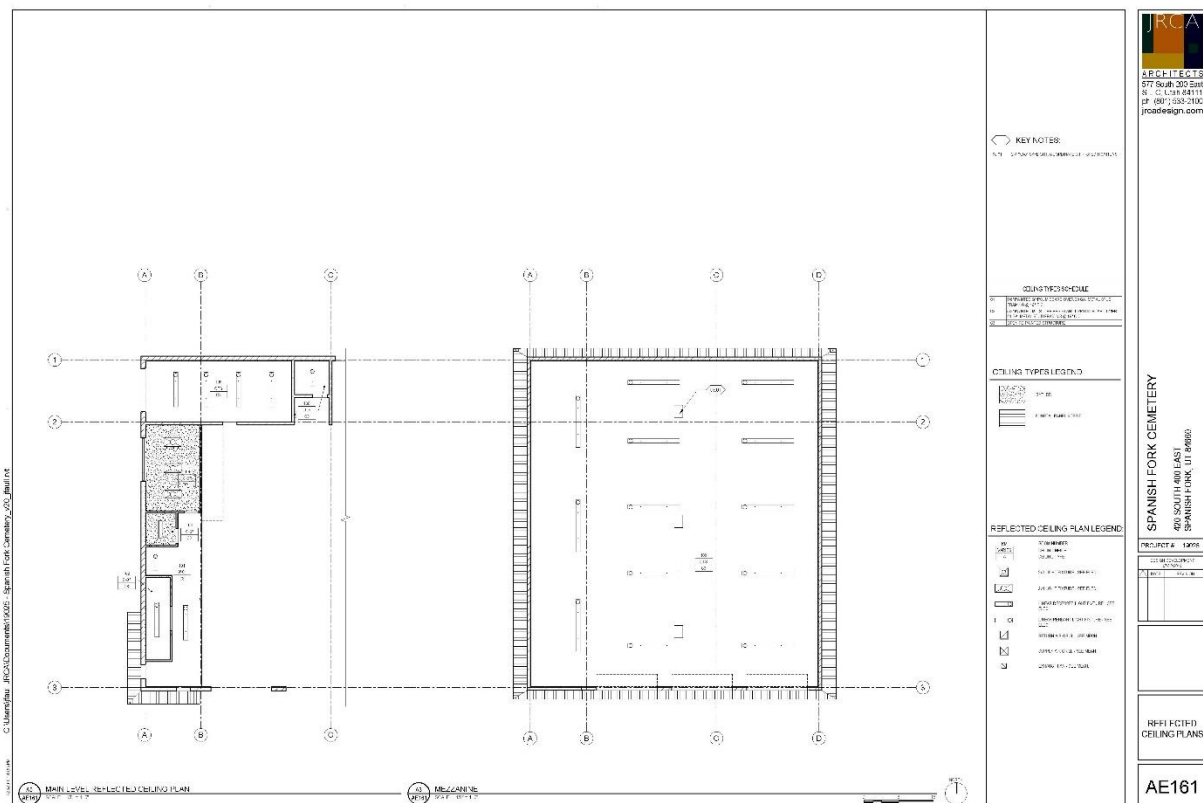
BY JRC

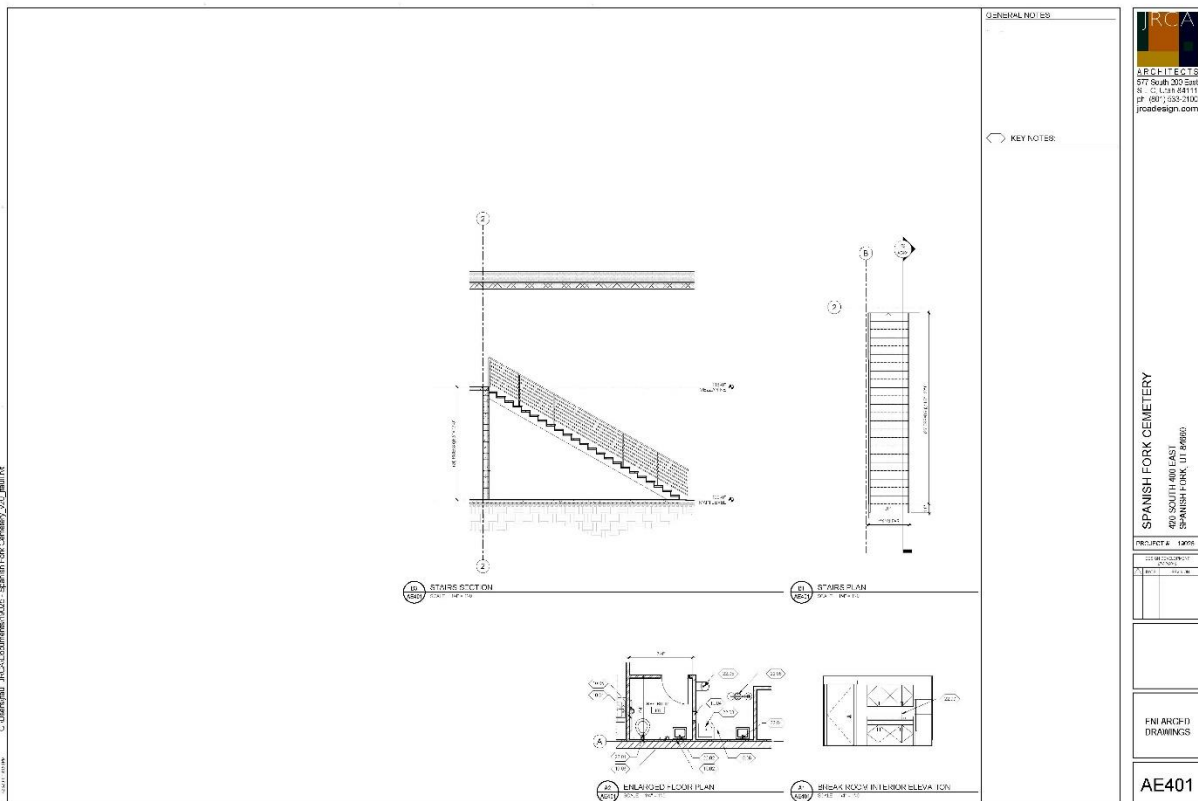
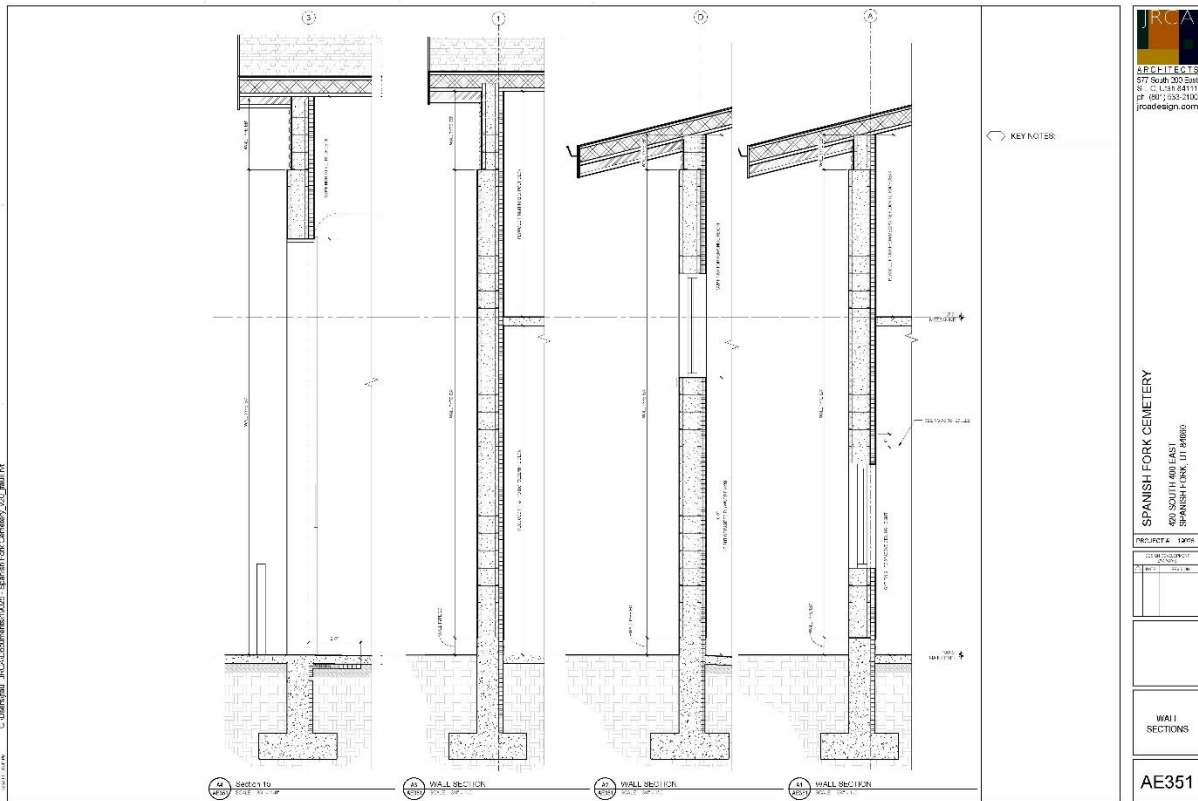


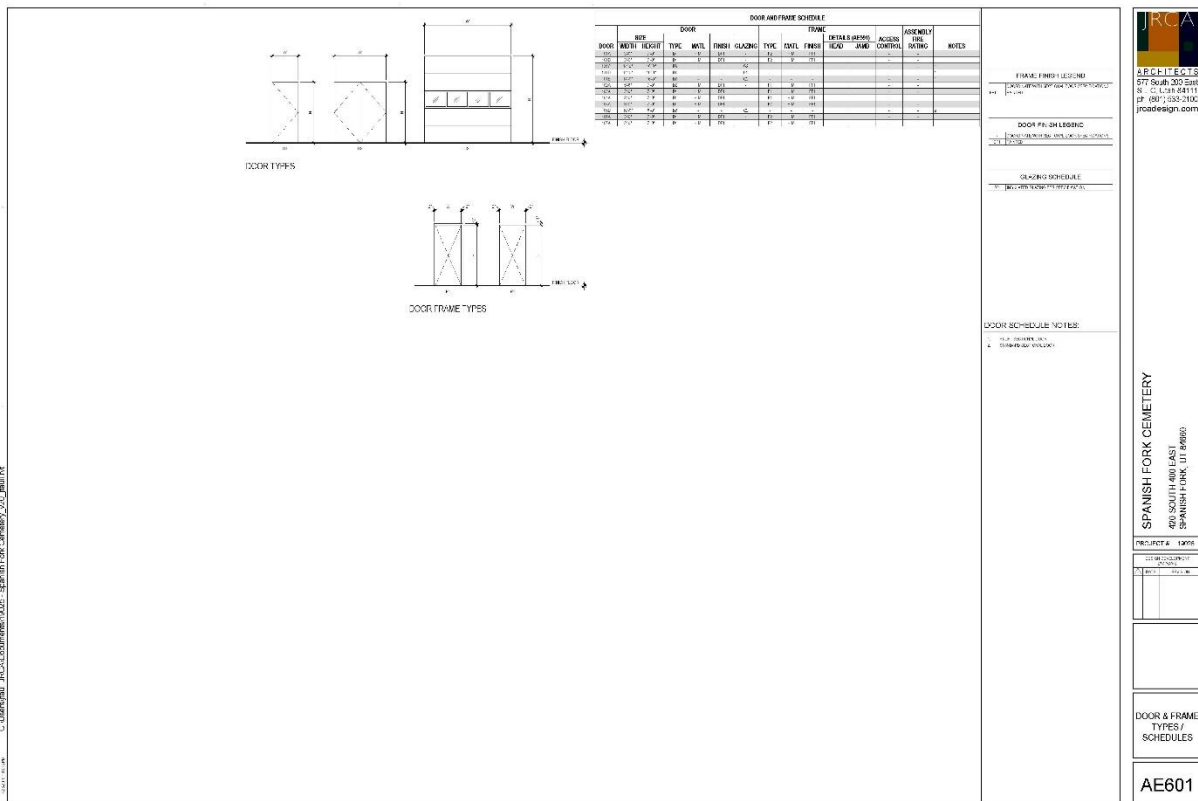
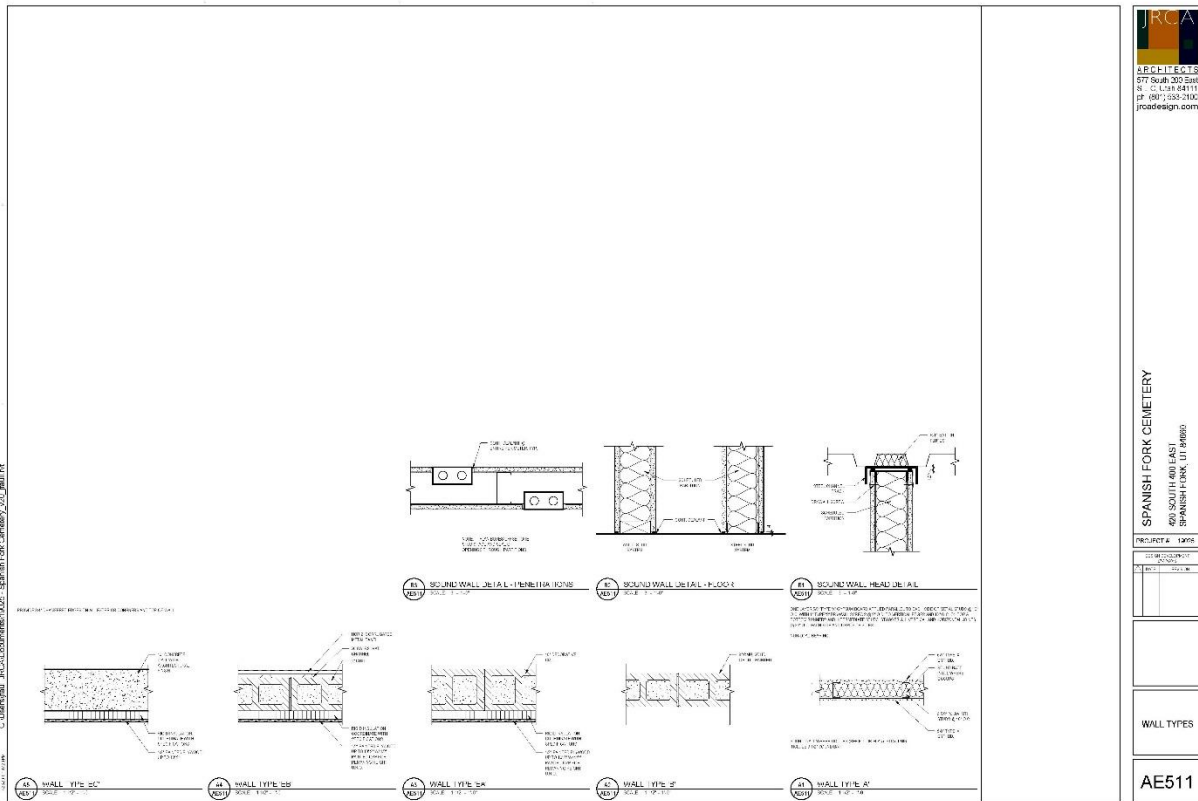


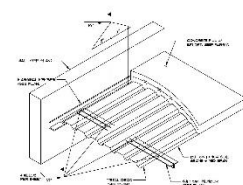




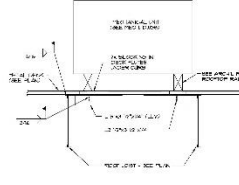




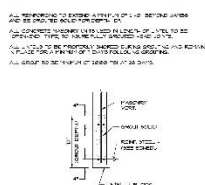




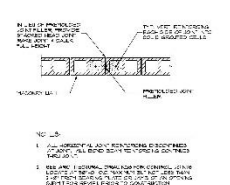
10 METAL FLOOR DECK WELDING PATTERN



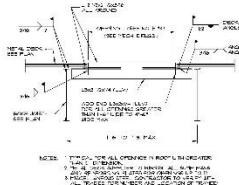
11 TYPICAL MECHANICAL UNIT SUPPORT



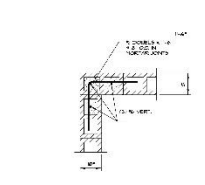
12 MASONRY LINTEL SCHEDULE



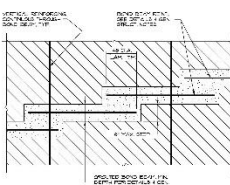
13 TYPICAL MASONRY WALL CONTROL JOINT



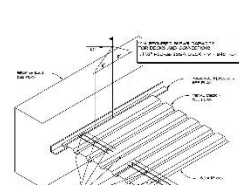
14 TYPICAL FRAMING - ROOF OPENING



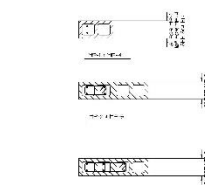
15 TYP. MASONRY PIER - CORNER OF WALL



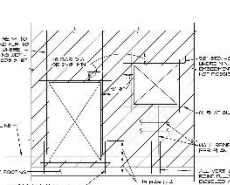
16 TYPICAL STEPPED BOND BEAM



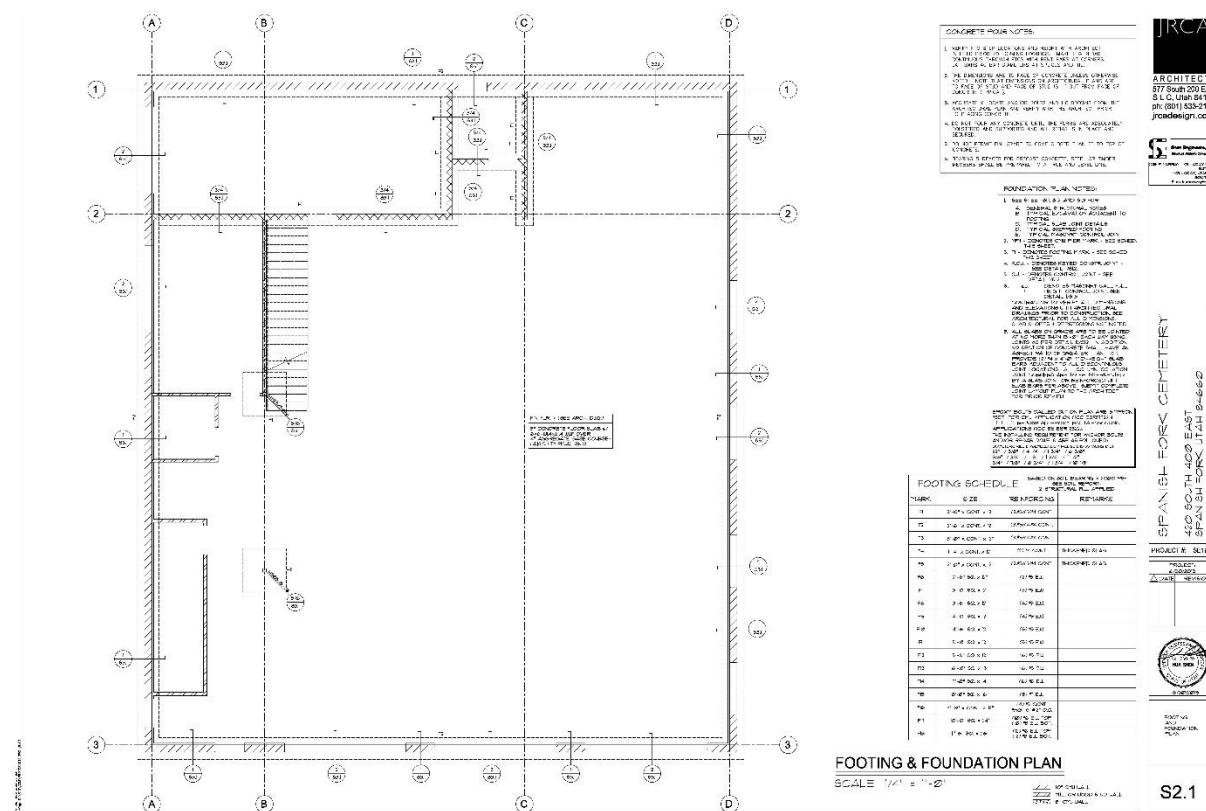
17 METAL ROOF DECK WELDING PATTERN

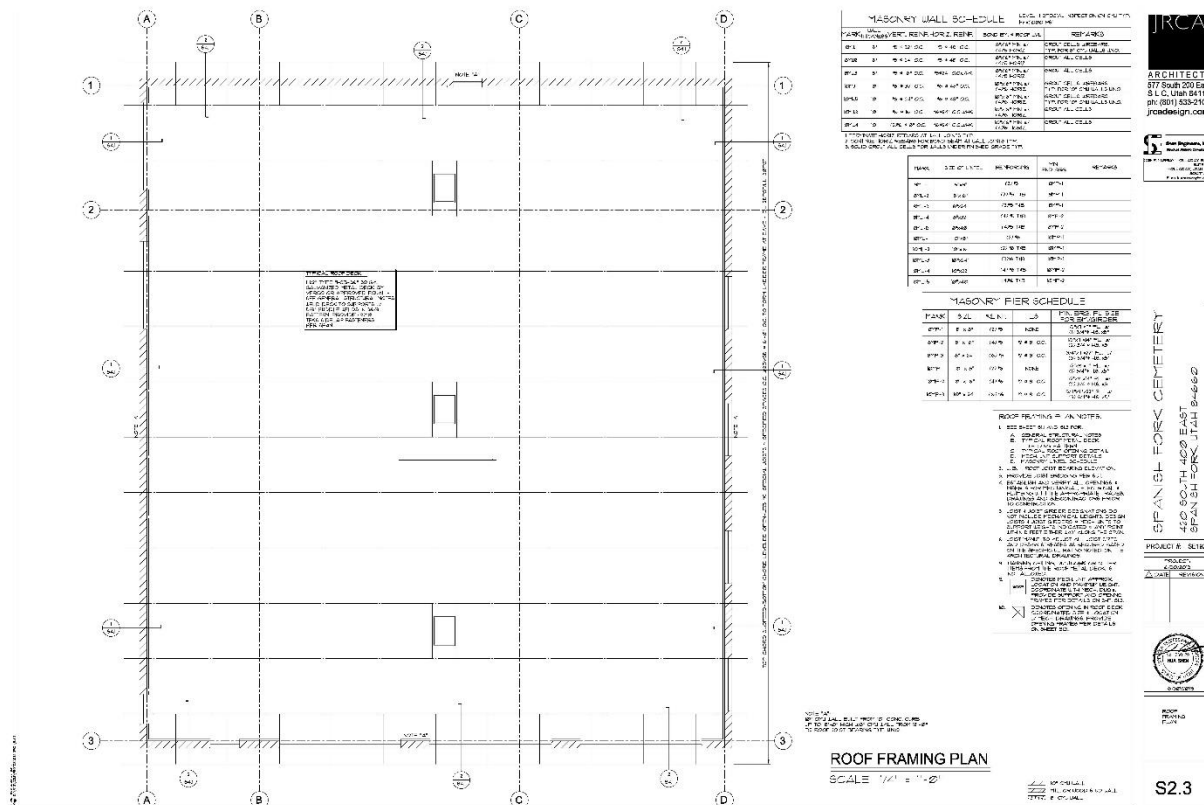
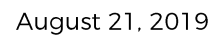


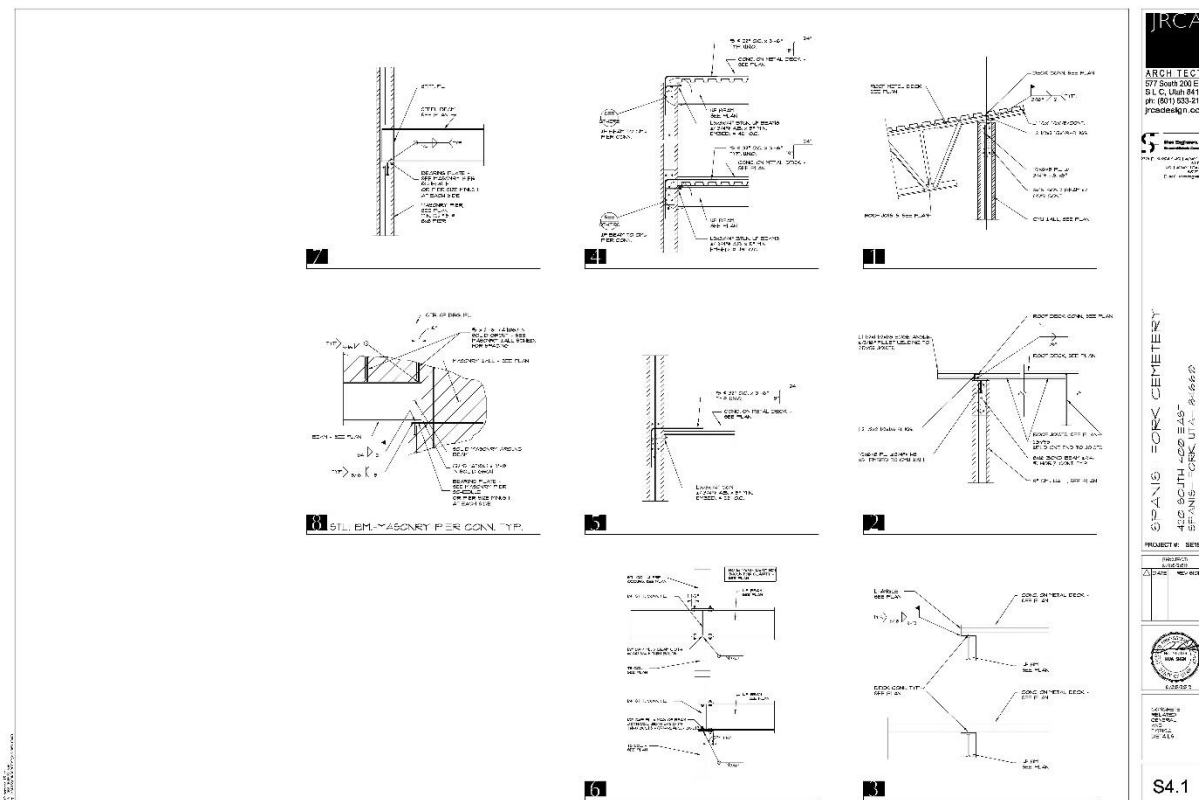
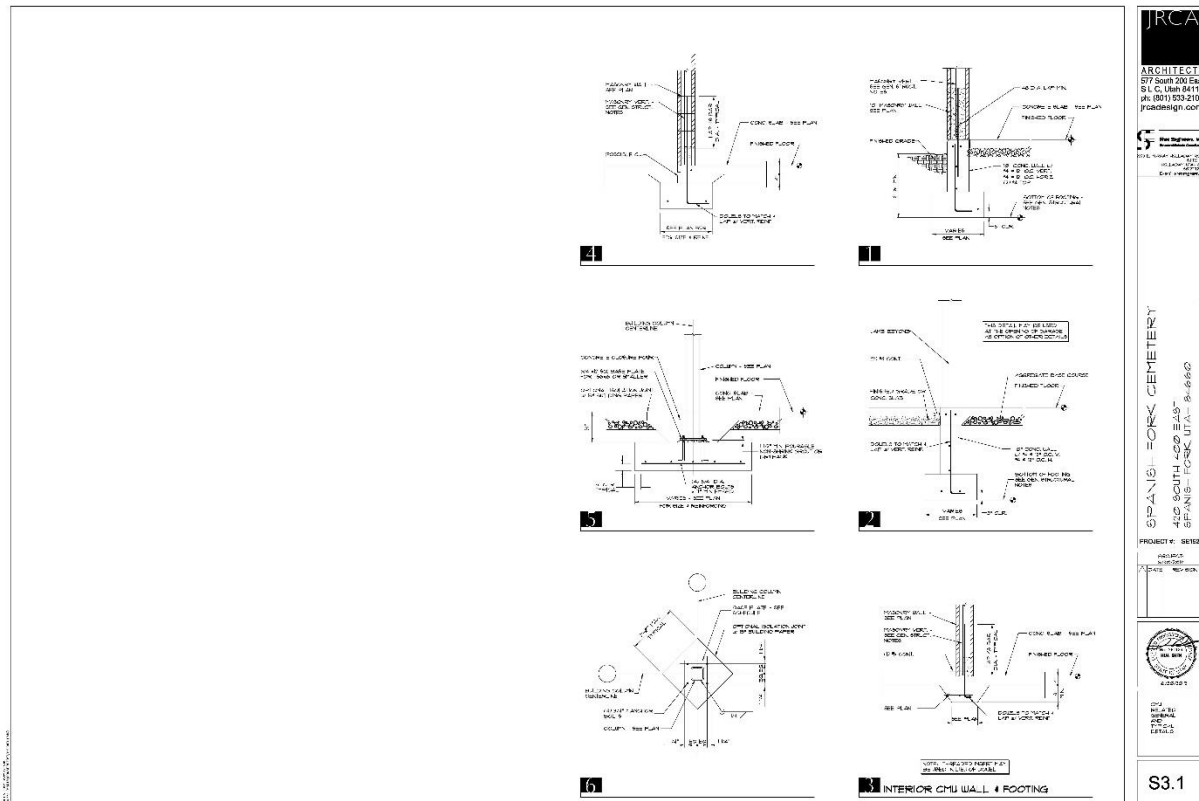
18 MASONRY PIER CONFIGURATION

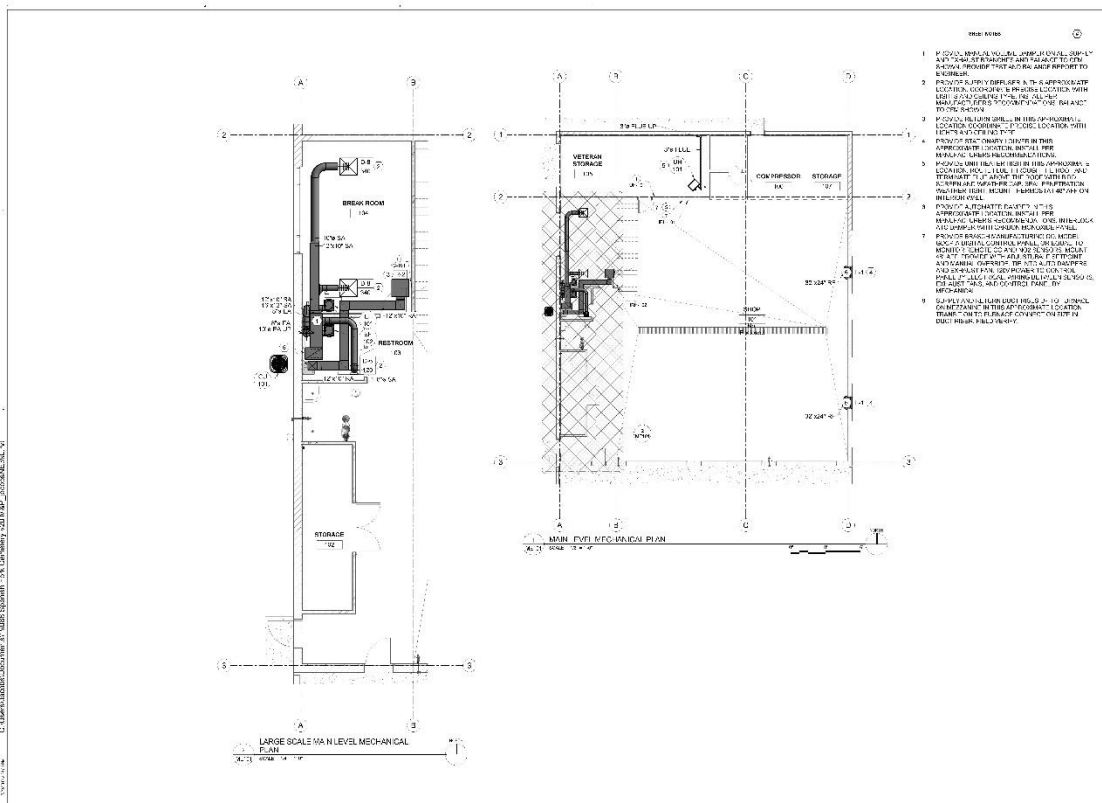


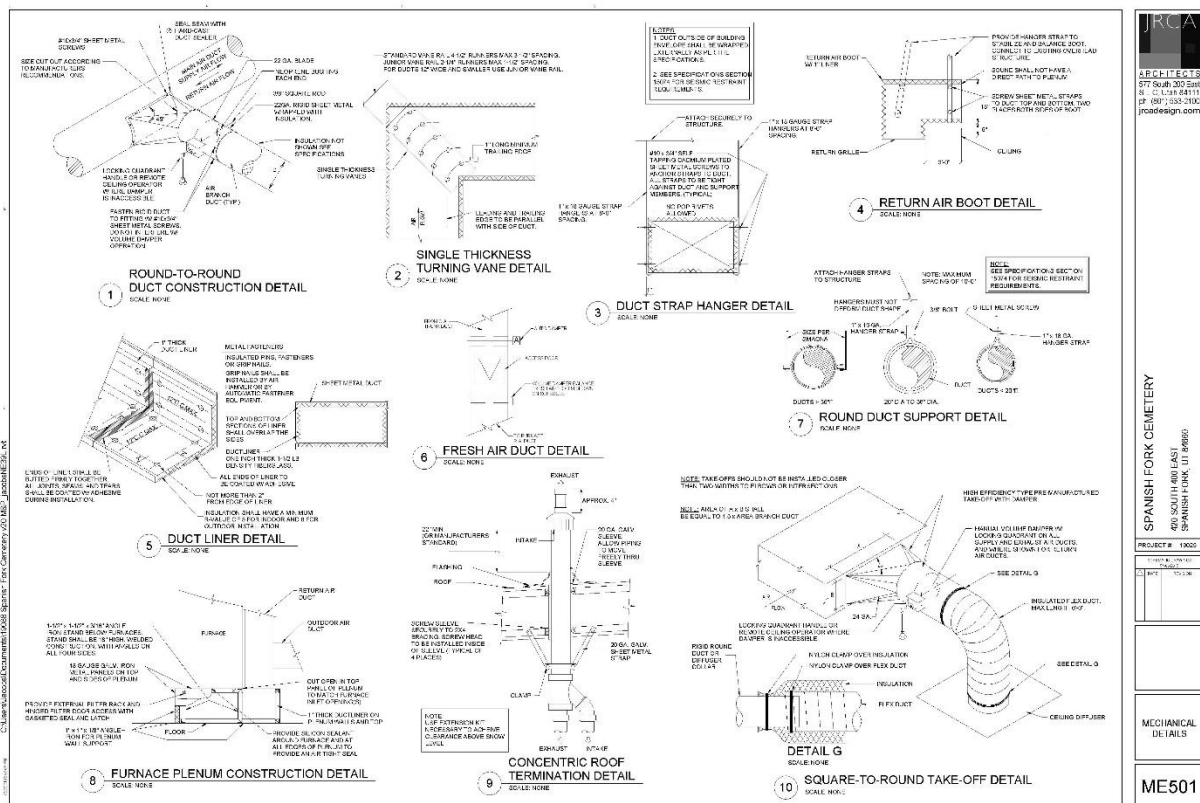
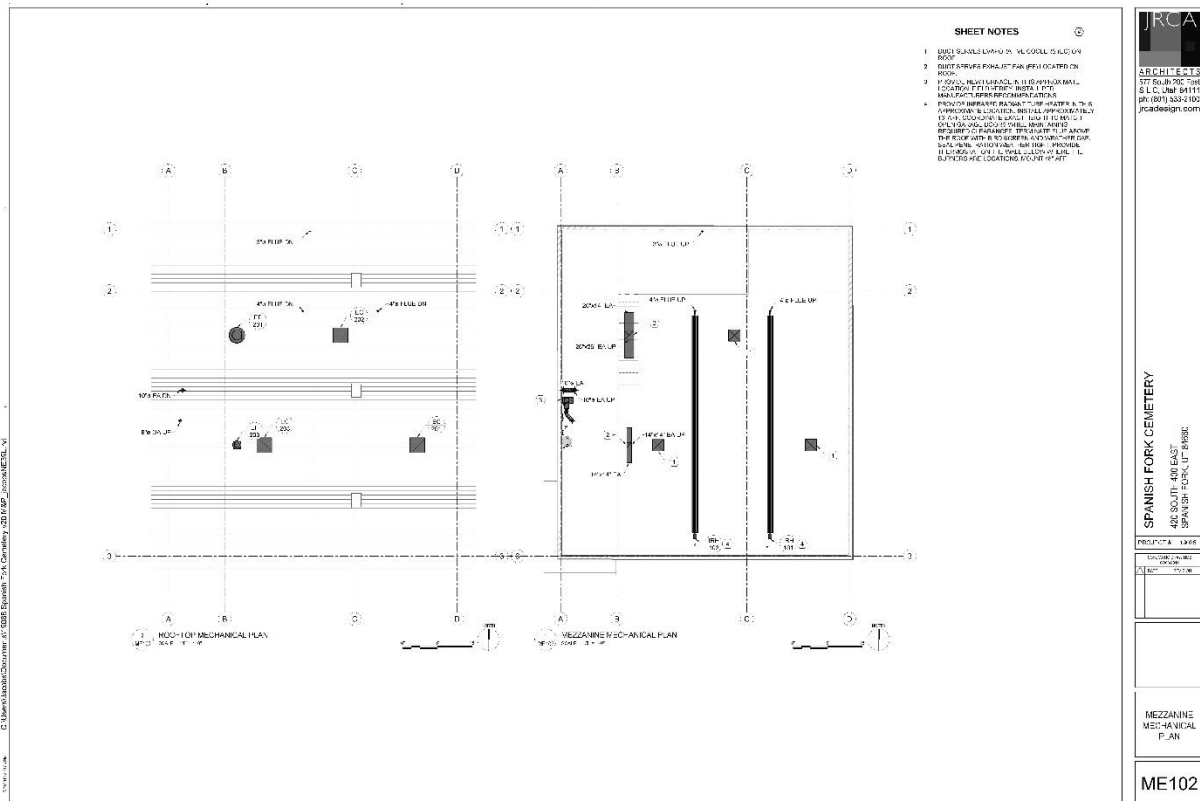
19 TYPICAL MASONRY WALL CONSTRUCTION

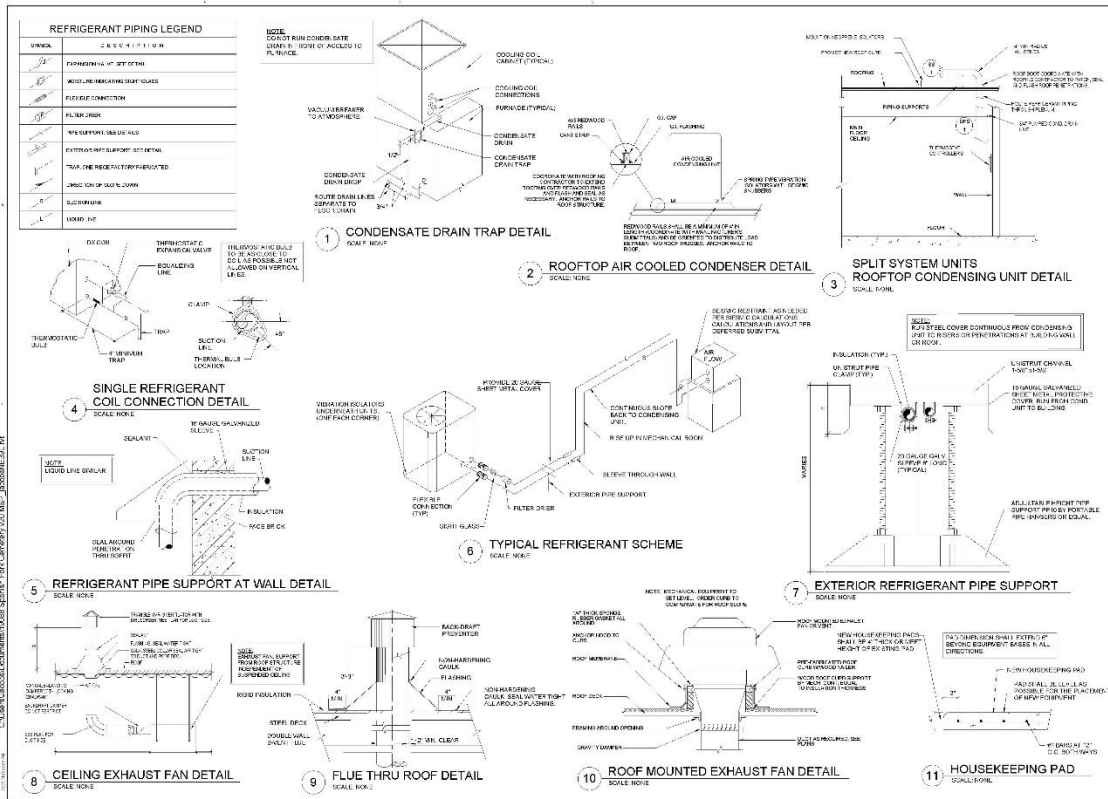






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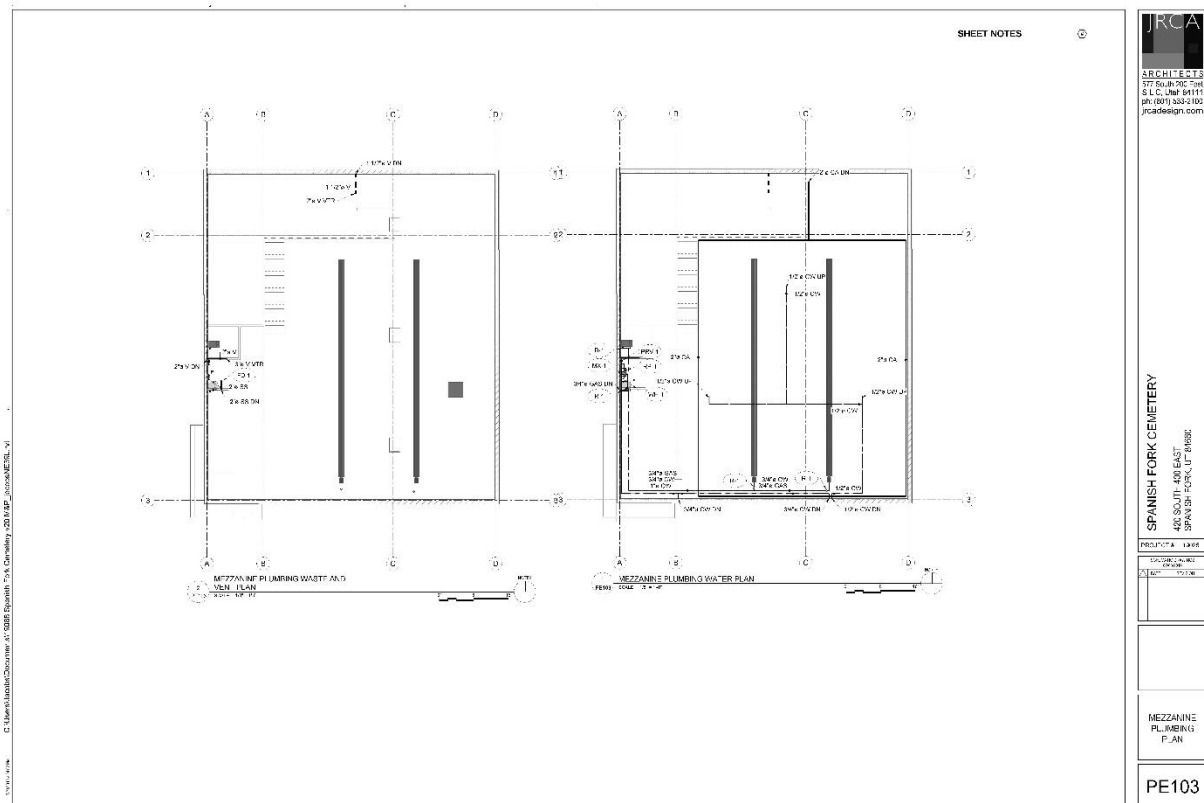
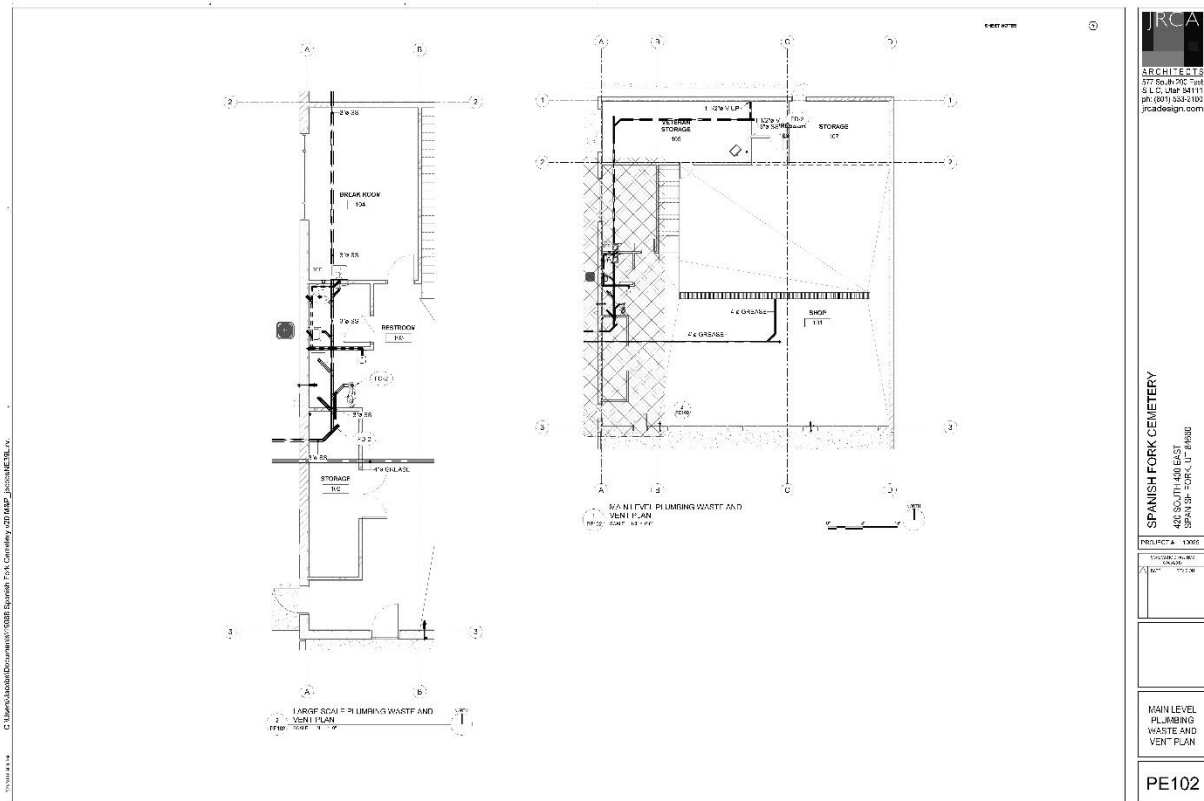


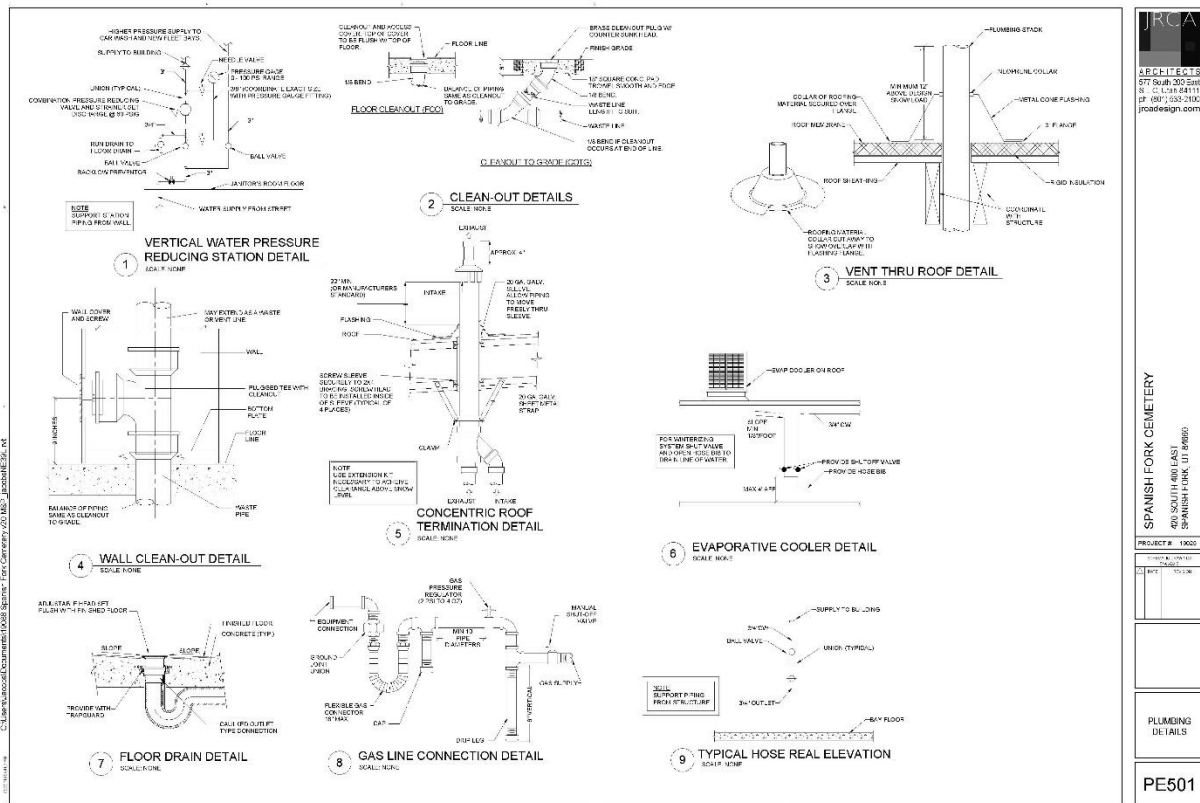
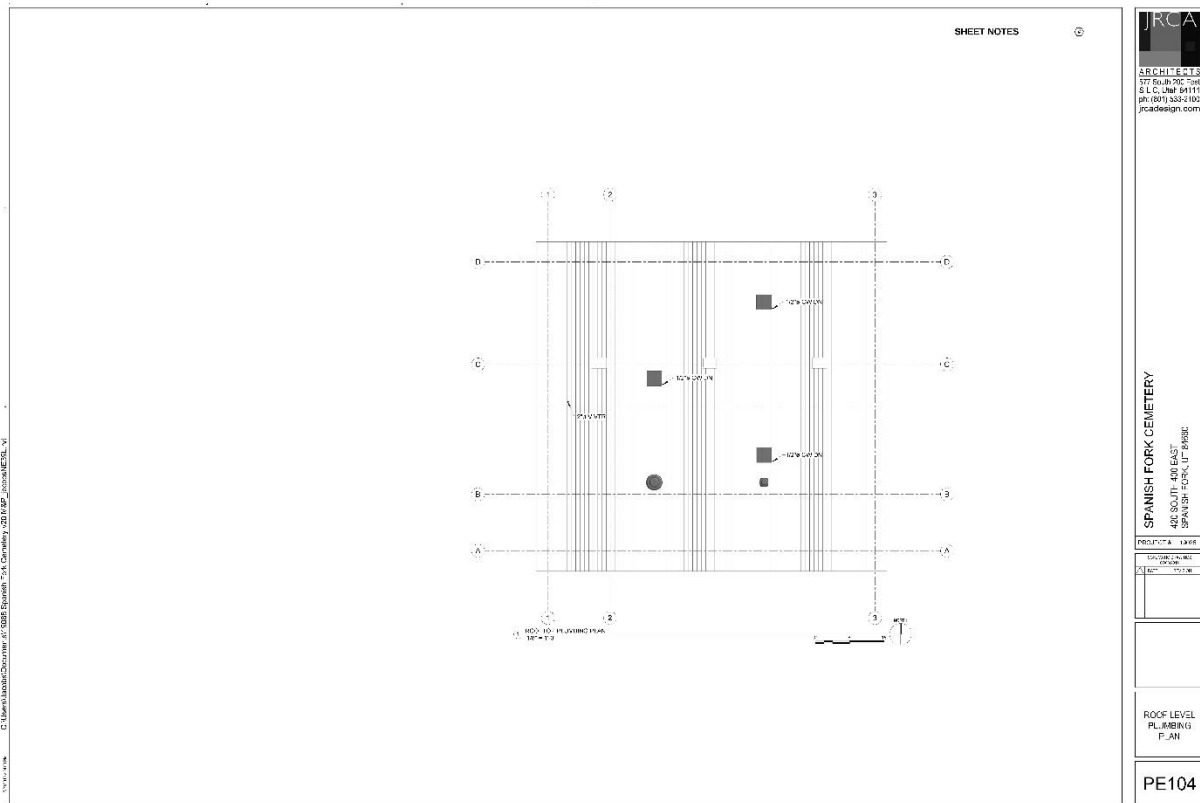
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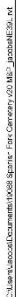
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 PLUMBING
 LEGEND AND
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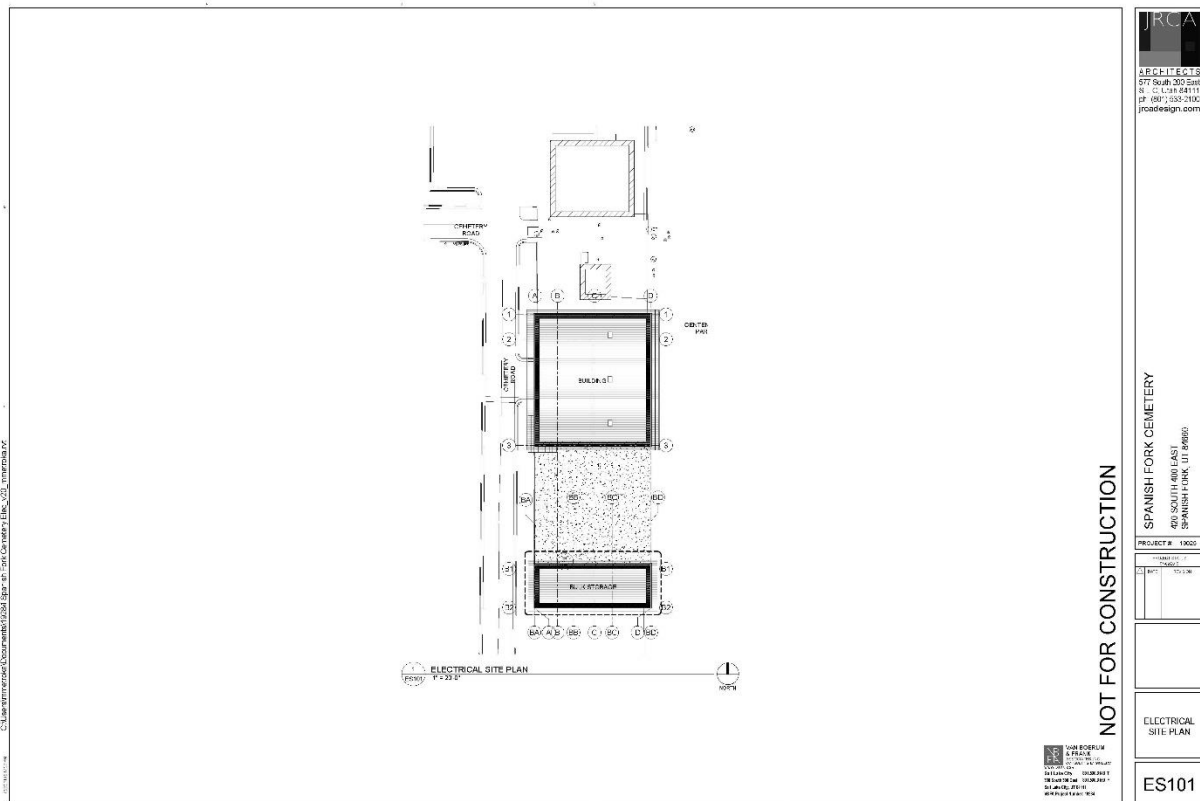


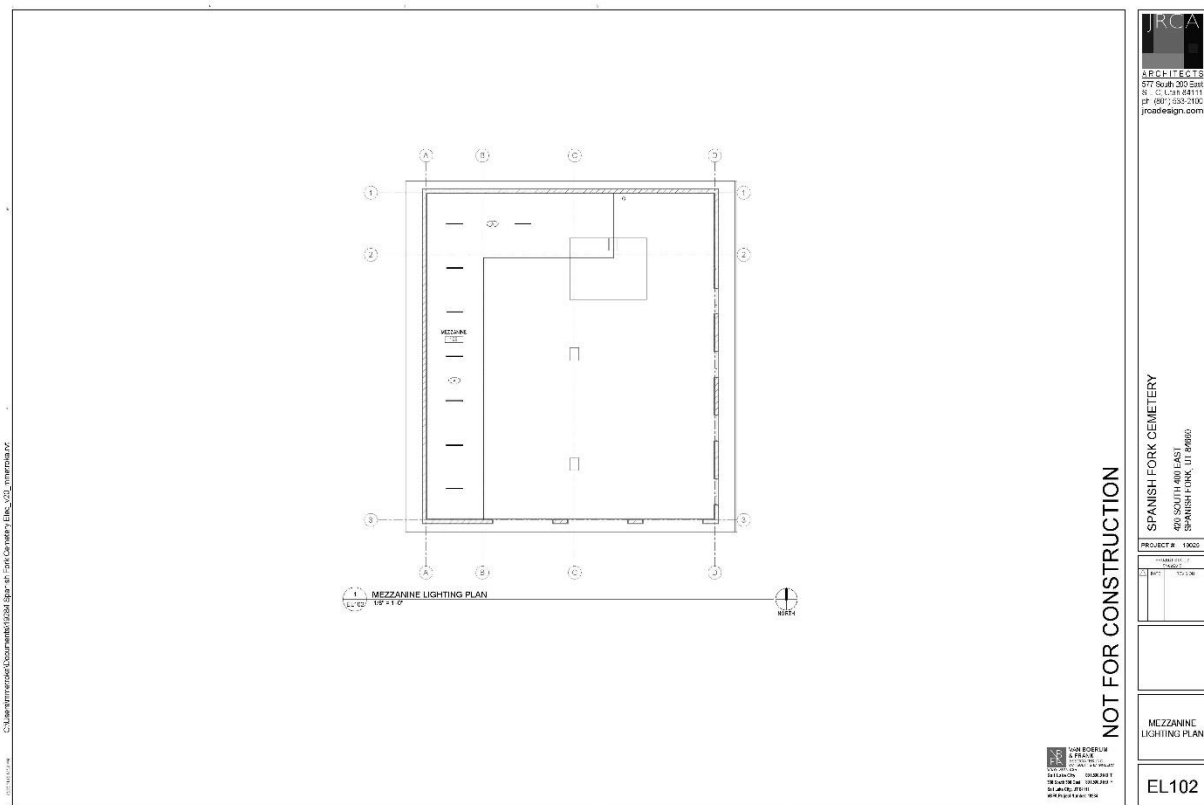
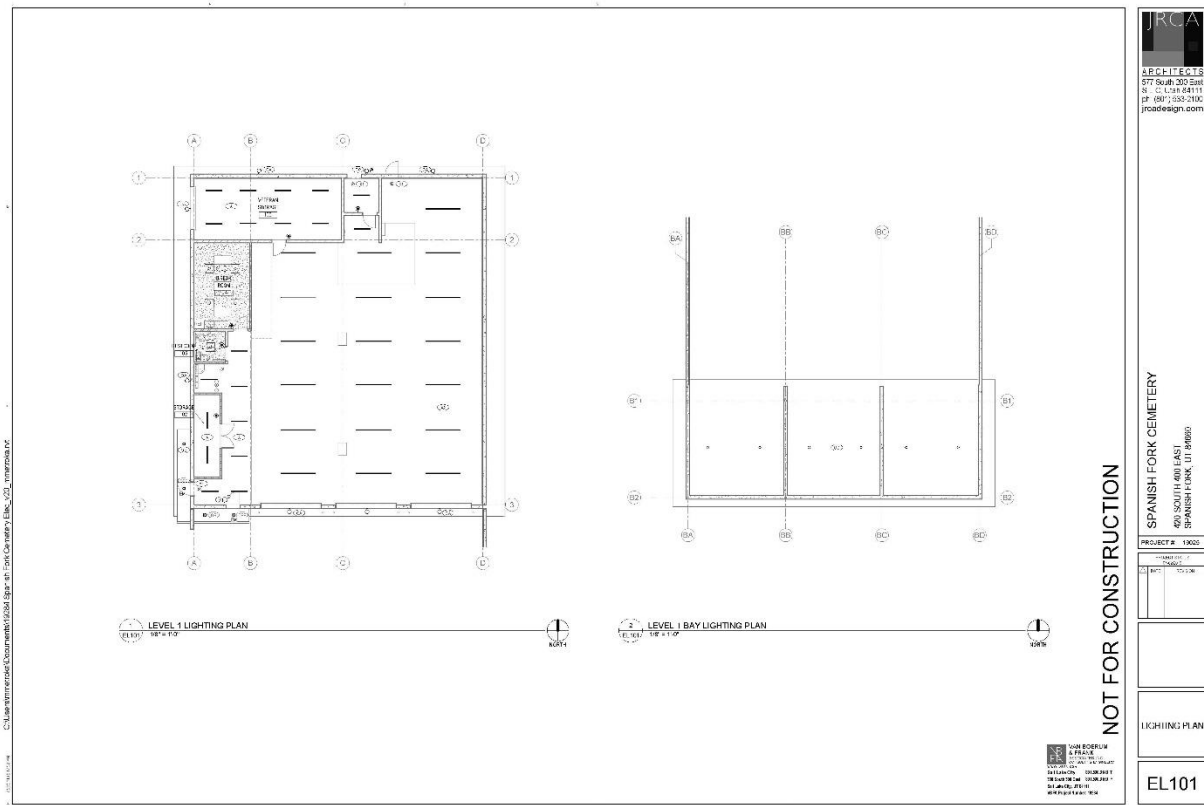


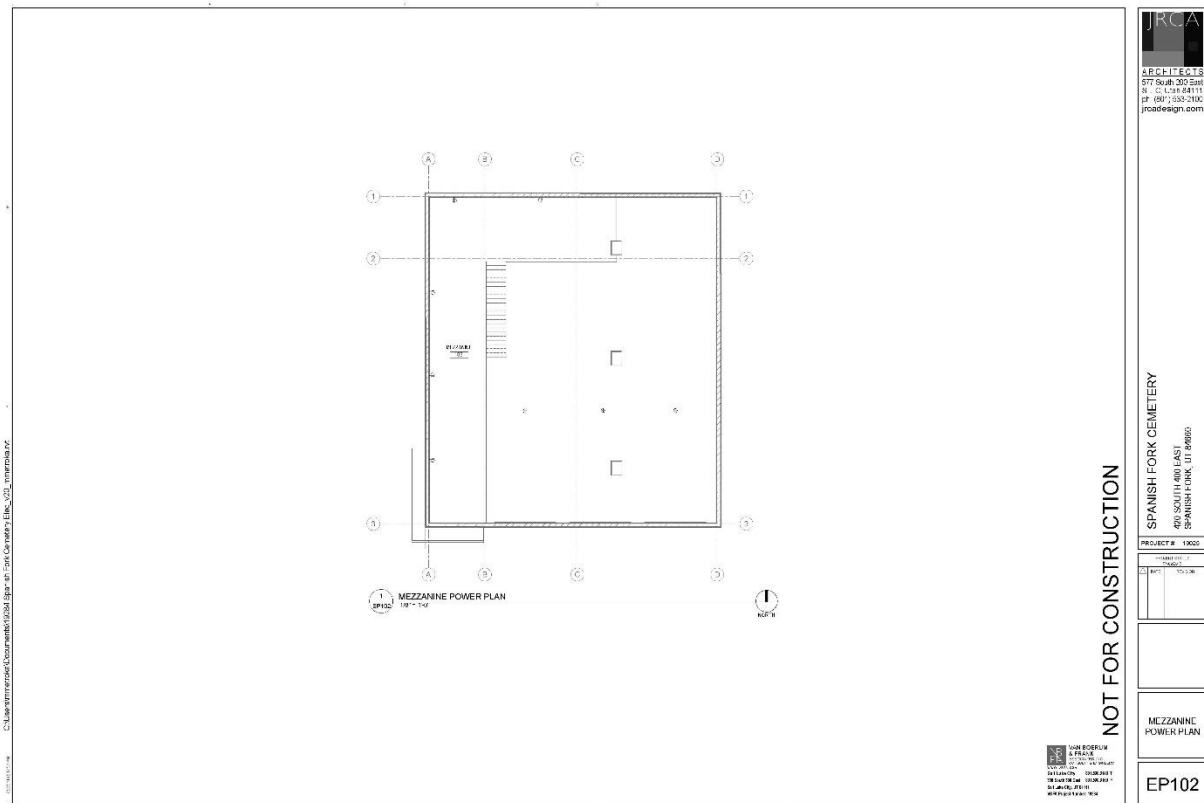
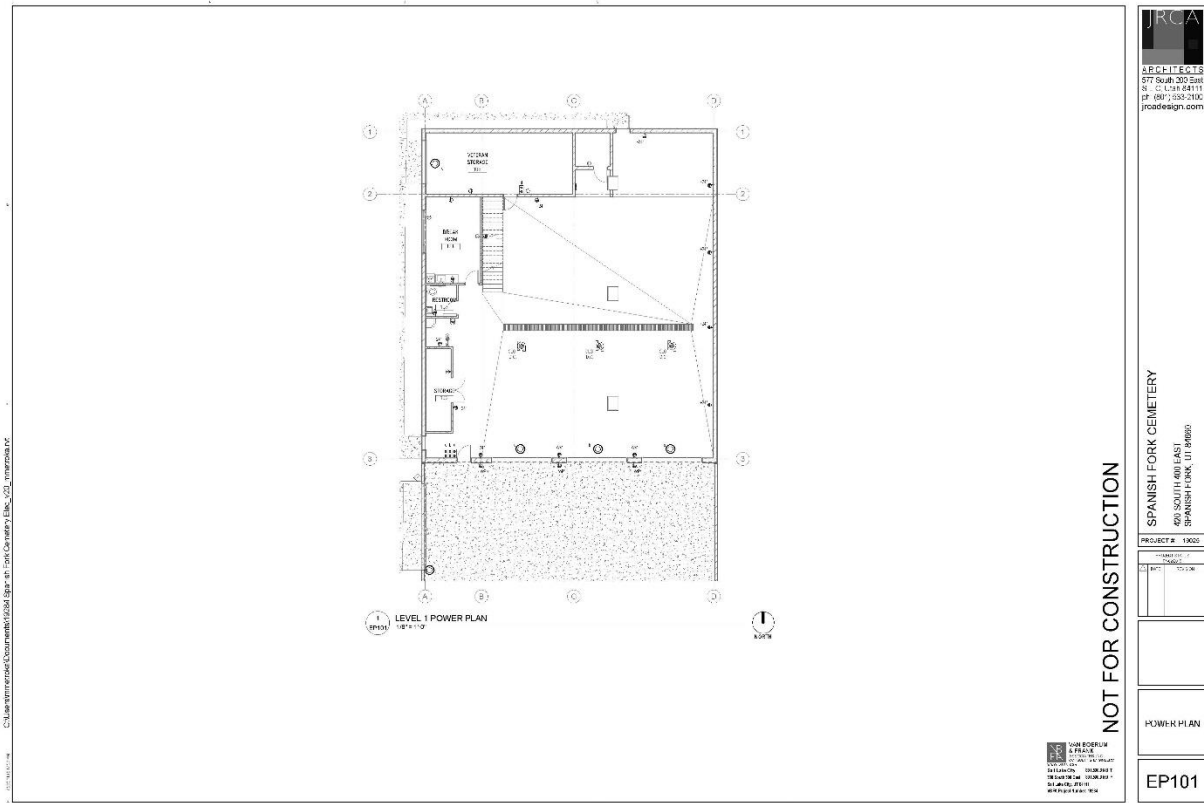


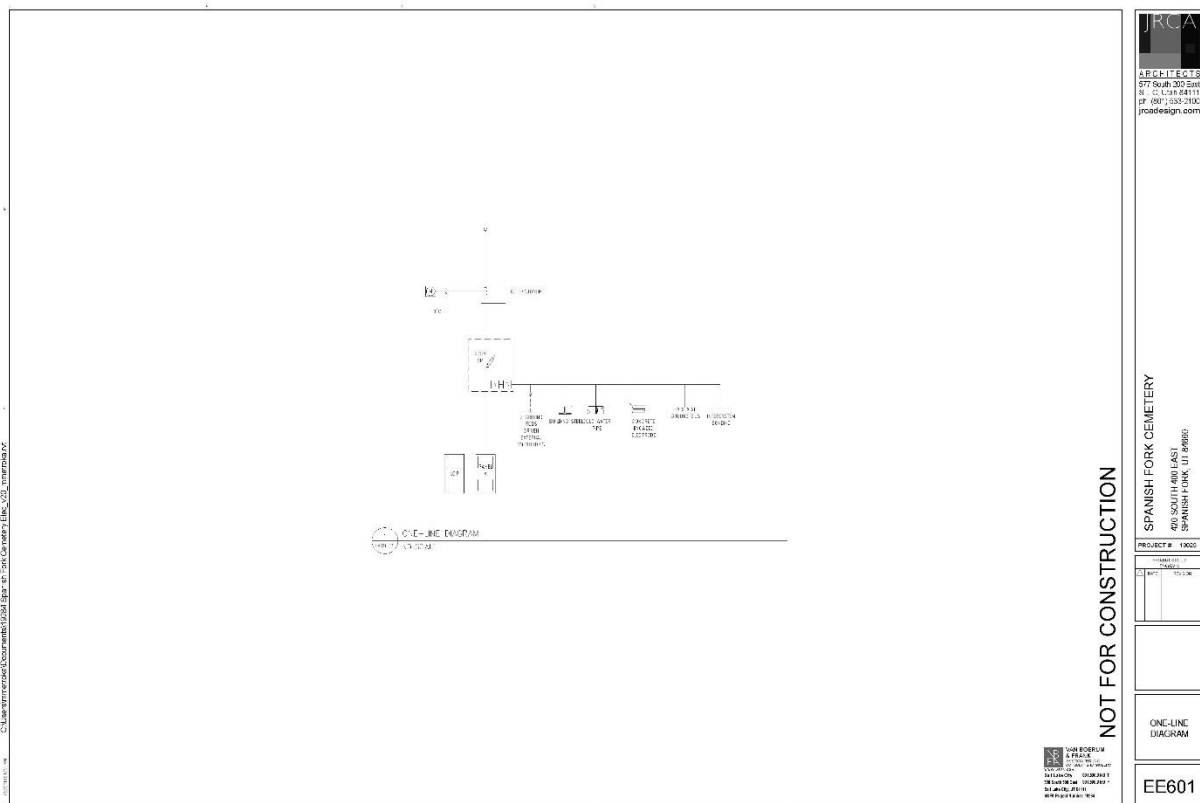
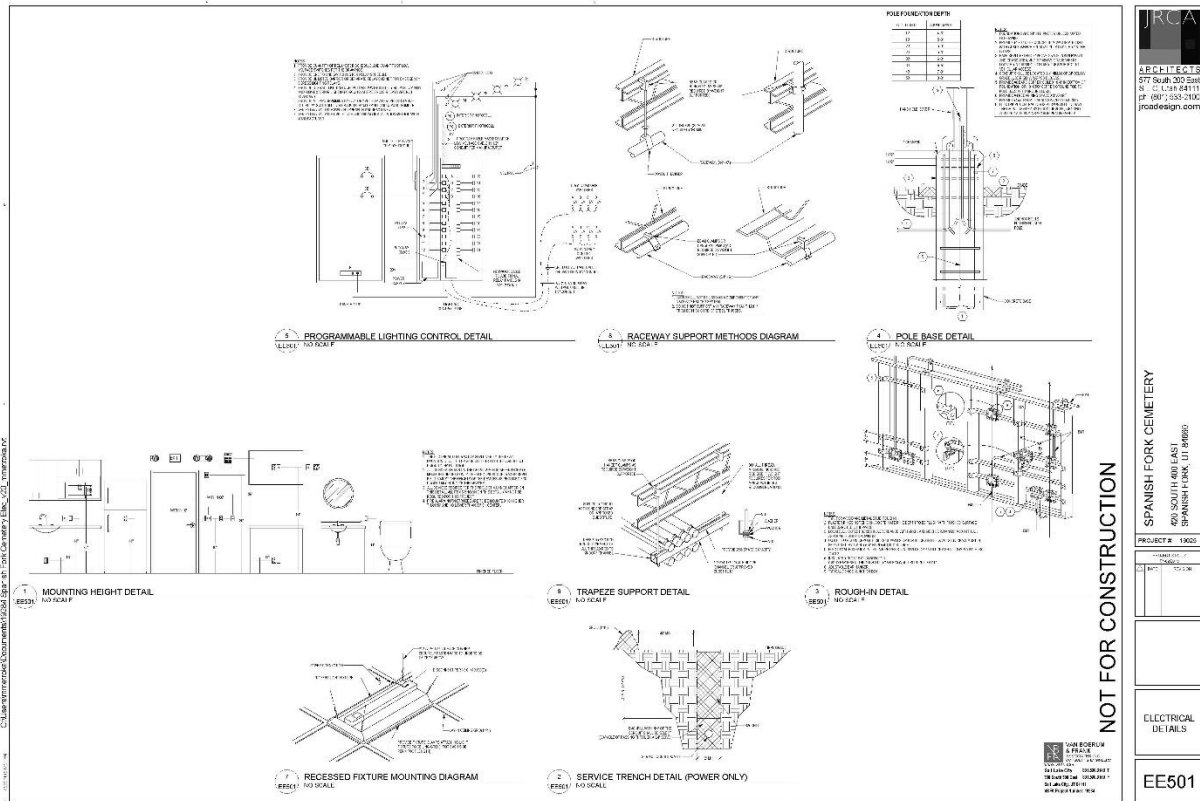


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