



**Wednesday, November 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. Approval of Minutes

Subject A. October 31, 2019

Meeting Nov 20, 2019 - Development Review Committee

Category 1. Approval of Minutes

Access Public

Type Action, Minutes

Subject B. November 6, 2019

Meeting Nov 20, 2019 - Development Review Committee

Category 1. Approval of Minutes

Access Public

Type

2. New Development Applications

Subject A. New Development Applications

Meeting Nov 20, 2019 - Development Review Committee

Category 2. New Development Applications

Access Public

Type Discussion

3. Minor Plat Amendment

Subject A. Oakridge Cove Plat E

Meeting Nov 20, 2019 - Development Review Committee

Category 3. Minor Plat Amendment

Access Public

Type Action, Discussion

File Attachments
[report.drc.oakridgecoveE.11-20-19.pdf \(330 KB\)](#)

4. Site Plan

Subject **A. Premier Striping**

Meeting Nov 20, 2019 - Development Review Committee

Category 4. Site Plan

Access Public

Type Action, Discussion

File Attachments
[report.drc.premierstriping.11-20-2019.pdf \(1,832 KB\)](#)

5. Conditional Use Permit

Subject **A. Lowe's Outdoor Storage**

Meeting Nov 20, 2019 - Development Review Committee

Category 5. Conditional Use Permit

Access Public

Type Action, Discussion

File Attachments
[report.drc.lowesoutdoorstorage.11-20-2019.pdf \(420 KB\)](#)

6. Preliminary Plat

Subject **A. CDL Commercial Subdivision**

Meeting Nov 20, 2019 - Development Review Committee

Category 6. Preliminary Plat

Access Public

Type Action, Discussion

File Attachments
[report.drc.cdlcommercial.11-20-2019.pdf \(977 KB\)](#)

7. Zone Change and Preliminary Plat

Subject **A. River Run Townhomes**

Meeting	Nov 20, 2019 - Development Review Committee
Category	7. Zone Change and Preliminary Plat
Access	Public
Type	Action, Discussion

File Attachments
[report.drc.riverrun.11-20-19.pdf \(6,633 KB\)](#)

Subject **B. Ridgeline Parkway Community**

Meeting	Nov 20, 2019 - Development Review Committee
Category	7. Zone Change and Preliminary Plat
Access	Public
Type	Action, Discussion

8. Other Business

9. Adjourn



Oakridge Cove Plat E Minor Plat Amendment Approval Request

November 20, 2019, Development Review Committee.

Located at 3195 East Hawk Drive, including 0.90 acres.

The subject property is zoned R-1-30.

The applicant has requested that a Minor Plat Amendment be approved.

Key Issues

1. Setback issues.
2. Can both lots be built on?
3. Are there utility issues?

Recommendation

That the proposed Minor Plat Amendment be approved based on the following finding and subject to the following condition:

Finding

1. That the application conforms to the City's General Plan Designation and Zoning Map.

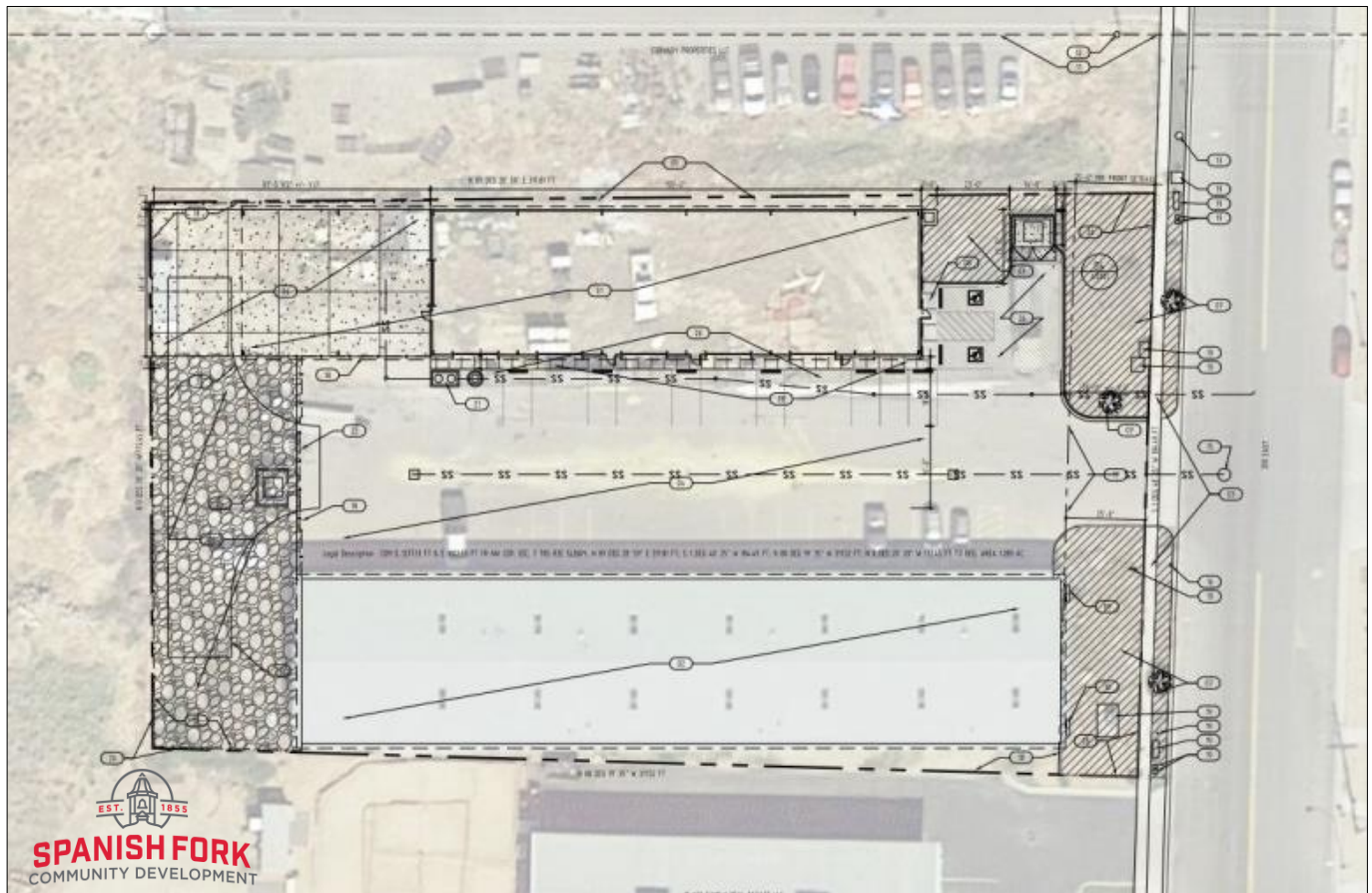
Condition

1. That the applicant meet the City's Zoning requirements and Construction Standards.

Exhibits

1. Proposed Plat.

August 20, 2019



Premiere Striping Site Plan Approval Request

November 20, 2019, Development Review Committee.

Located at 2391 North 200 East including 1.289 acres.

The subject property is zoned I-1.

The applicant has requested that a Site Plan be approved.

Recommendation

That the proposed site plan be approved based on the following finding and subject to the following condition:

Finding

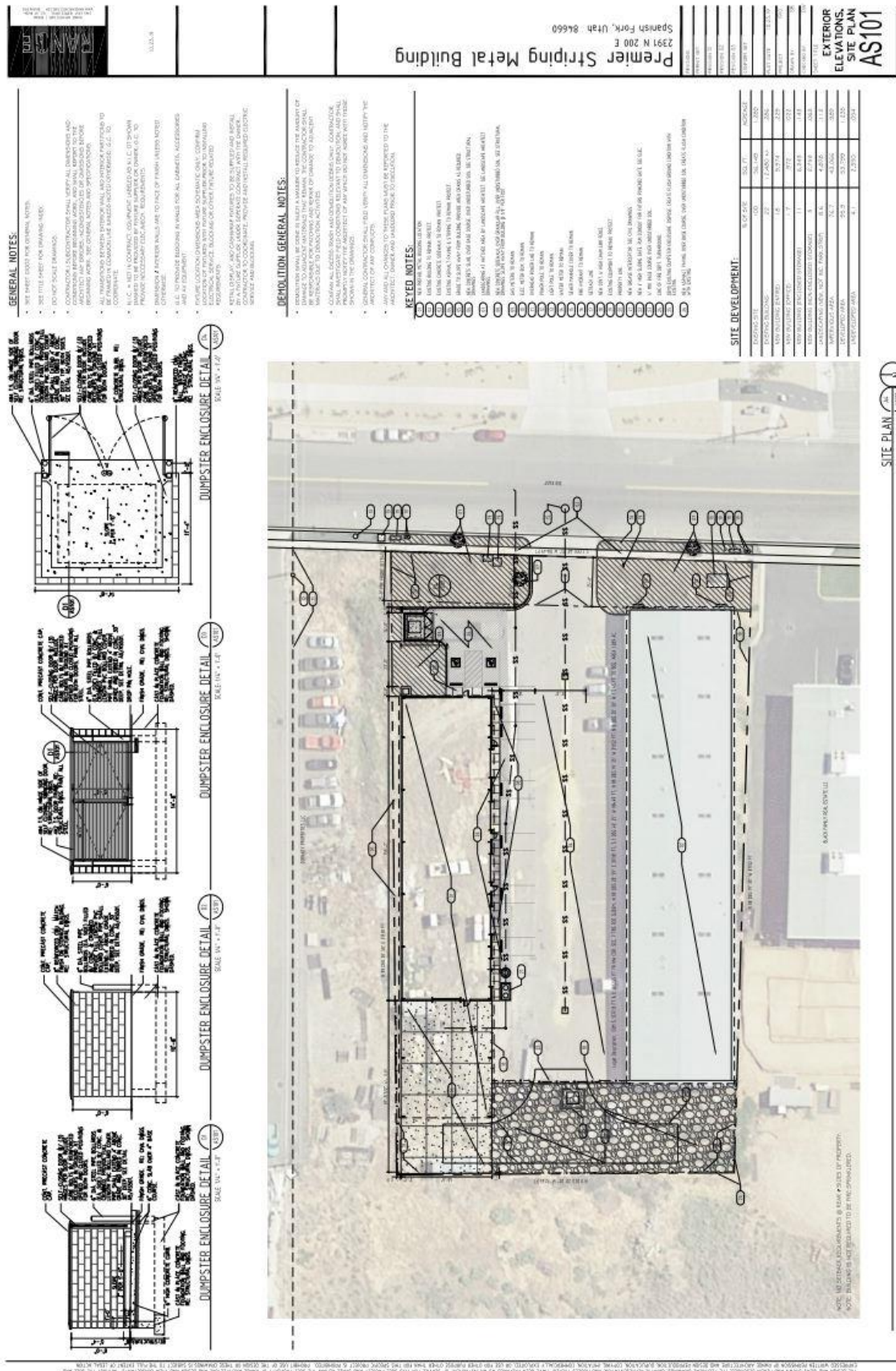
1. That the application conforms to the City's General Plan Designation and Zoning Map.

Key Issues

1. Utilities.
2. Access.
3. Outdoor storage.

Exhibits

1. Proposed Site Plan.
2. Proposed Elevations & Landscaping Plan.
3. Site Photos.

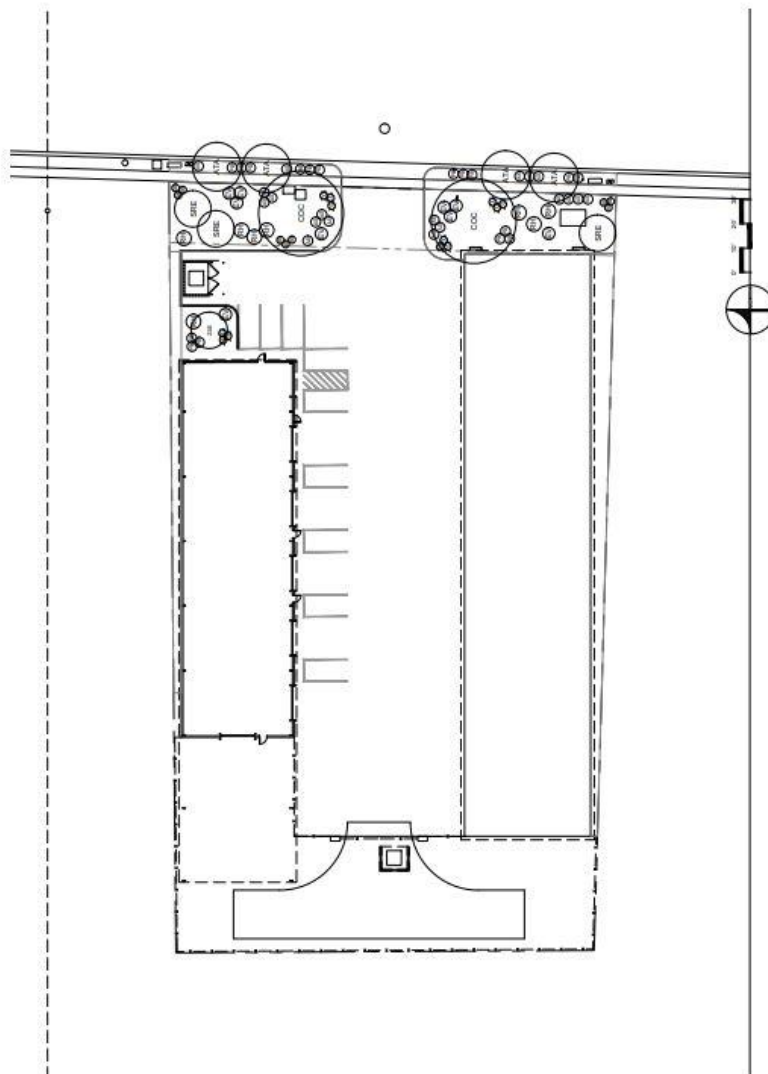


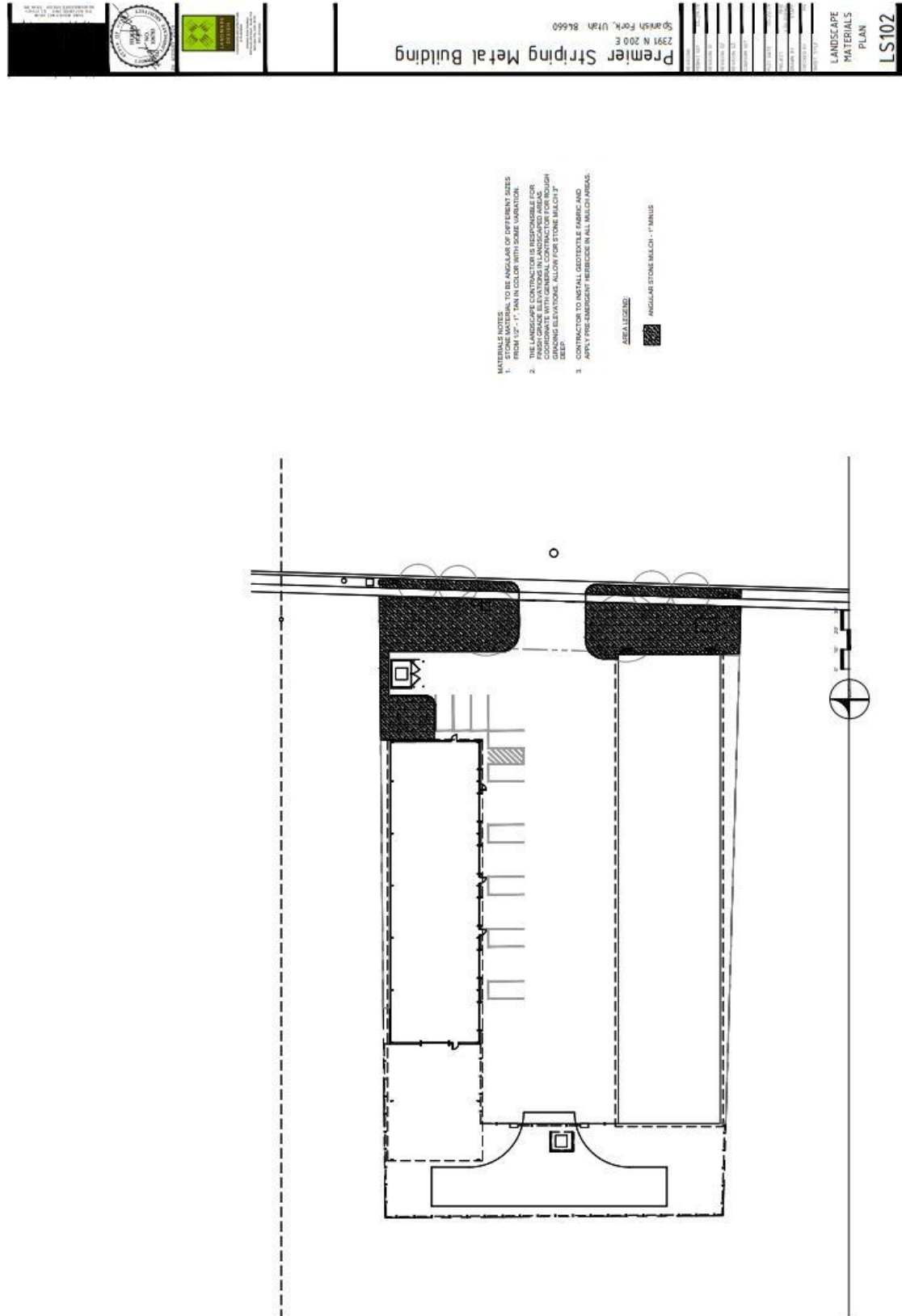
Premier Striping Metal Building
2391 N 200 E
Spanish Fork, Utah 84660

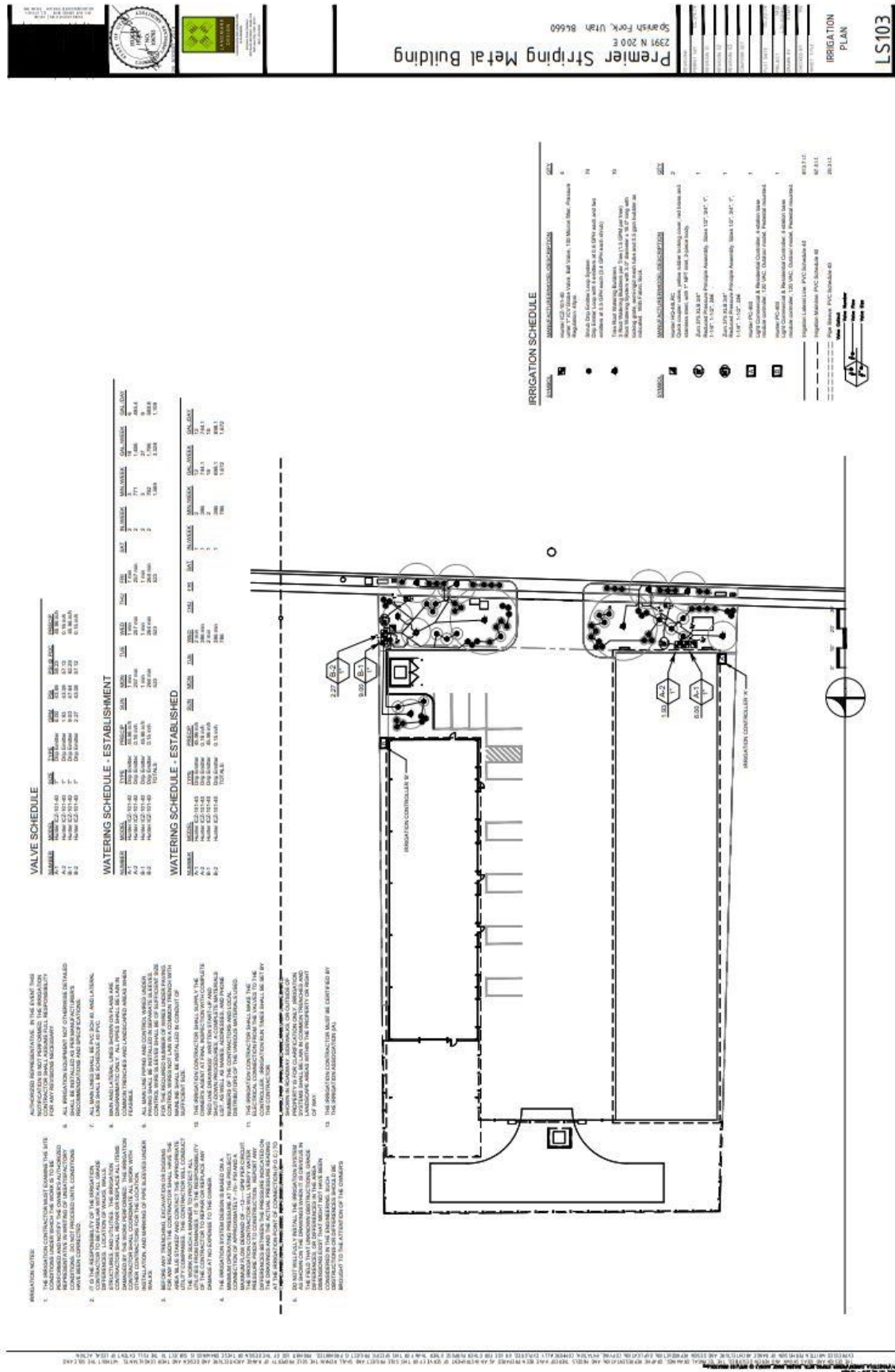
LANDSCAPE PLAN
LS101

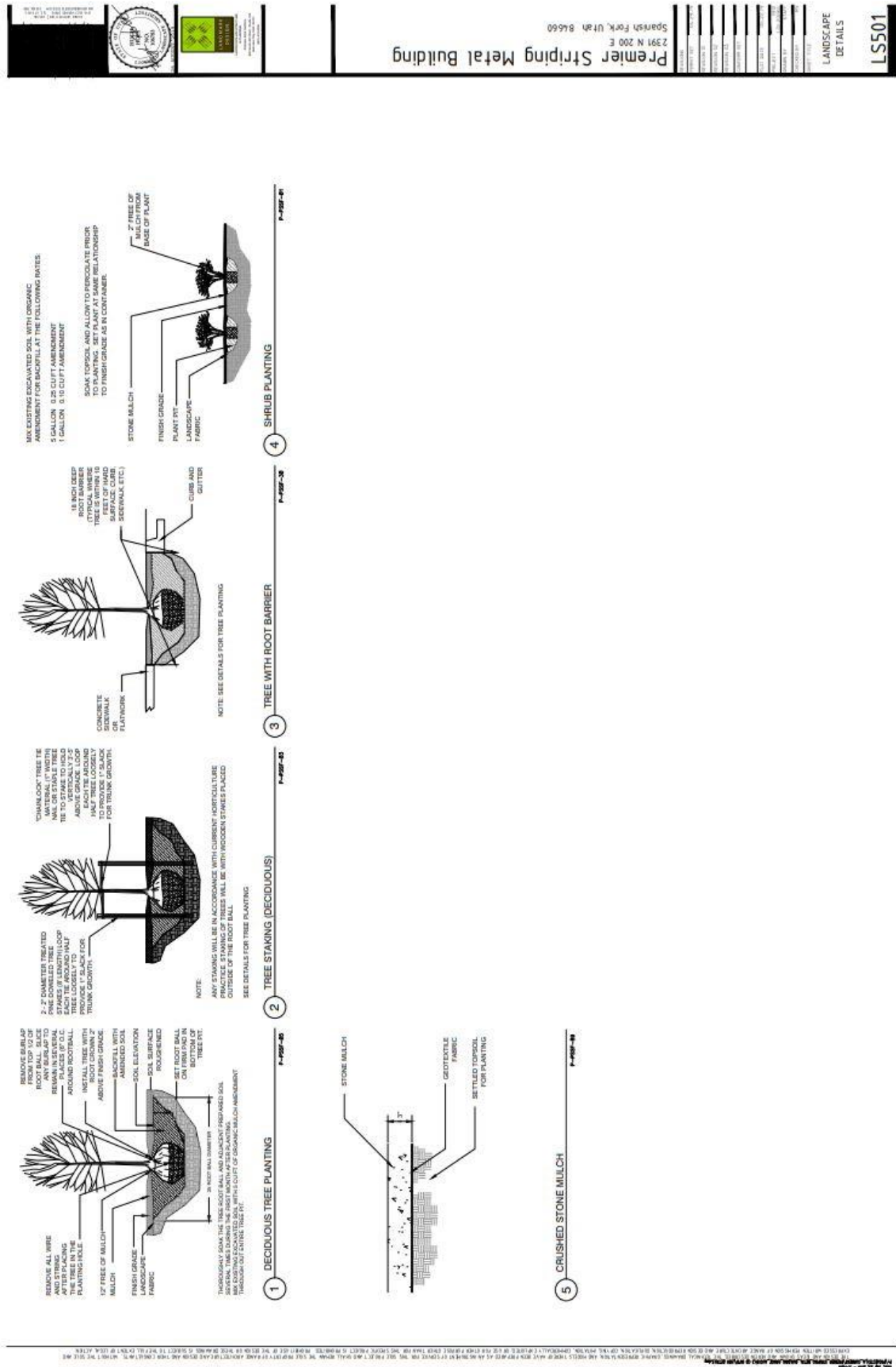
- LANDSCAPE NOTES:**
1. THE LANDSCAPE CONTRACTOR MUST EXAMINE THE SITE CONDITIONS UNDER WHICH THE WORK IS TO BE COMPLETED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ANY UNSATISFACTORY CONDITIONS DO NOT PROCEED UNTIL CONDITIONS HAVE BEEN CORRECTED.
 2. BEFORE ANY PLANTING, THE CONTRACTOR SHALL CONSULT WITH THE UTILITY COMPANIES AND NOTIFY APPROPRIATE UTILITY COMPANIES, AND COORDINATE WITH THE GENERAL CONTRACTOR FOR THE LOCATION OF ALL UTILITIES.
 3. THE LANDSCAPE CONTRACTOR MUST COORDINATE WITH ALL OTHER ASSOCIATED TRADES TO BEST FACILITATE PROGRESS ON THE JOB.
 4. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND FOR COORDINATING WITH THE GENERAL CONTRACTOR FOR ROUGH GRADING ELEVATIONS ALLOW FOR 4" OF MULCH.
 5. ALL PLANT MATERIALS MUST MEET SIZES INDICATED IN SCHEDULES. THE OWNER'S AUTHORIZED REPRESENTATIVE SHALL VERIFY THE QUALITY OF ALL PLANT MATERIALS WHICH DO NOT MEET THE QUALITY REQUIRED OF THE PROJECT.
 6. ANY PLANT QUANTITIES SHOWN ARE FOR THE CONTRACTOR TO VERIFY ALL PLANT QUANTITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE THE PLANTING.
 7. TOPSOIL IS REQUIRED, IT MINIMUM DEPTH IN TURF AREAS AND 12" MINIMUM DEPTH IN ALL SHRUB, PERENNIAL, AND ANNUAL AREAS. THE CONTRACTOR SHALL SUBMIT A TOPSOIL SOIL REPORT INDICATING A CONSTRUCTION SUBMITTAL.
 8. THE PERIMETER AREA BETWEEN THE BACK OF CURB OF ROAD AND THE SIDEWALK SHALL BE PLANTED WITH TURF GRASS AND THE 2' TALL BURN TO BE IN THE LANA AREAS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPRESENTATIVE TO PROVIDE APPROVAL PRIOR TO FINAL IRRIGATION AND PLANTING.
 9. CONTRACTOR TO PROVIDE AND PLACE BOLLIGERS, BOLLIGERS, AND BOLLIGERS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PHOTOGRAPHING OF PLANT BOLLIGERS PRIOR TO PLANTING FOR APPROVAL BY OWNER'S AUTHORIZED REPRESENTATIVE.
 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PHOTOGRAPHING OF PLANT BOLLIGERS PRIOR TO PLANTING FOR APPROVAL BY OWNER'S AUTHORIZED REPRESENTATIVE.
 11. SEE SHEET L102 MATERIALS PLAN FOR BERM GRADING. CONTRACTOR TO APPLY PRE-EMERGENT HERBICIDE IN ALL MULCH AREAS.

PLANT SCHEDULE			
PLANT	QUANTITY	PLANT NAME	REMARKS
1	1	Plum Tree	Plum Tree
2	1	Plum Tree	Plum Tree
3	1	Plum Tree	Plum Tree
4	1	Plum Tree	Plum Tree
5	1	Plum Tree	Plum Tree
6	1	Plum Tree	Plum Tree
7	1	Plum Tree	Plum Tree
8	1	Plum Tree	Plum Tree
9	1	Plum Tree	Plum Tree
10	1	Plum Tree	Plum Tree
11	1	Plum Tree	Plum Tree
12	1	Plum Tree	Plum Tree
13	1	Plum Tree	Plum Tree









1 POINT OF CONNECTION SCHEMATIC *P-1001-01*

2 STOP AND WASTE VALVE *P-1001-02*

3 RP BACKFLOW *P-1001-03*

4 QUICK COUPLER *P-1001-04*

5 TYPICAL TRENCHING *P-1001-05*

6 TYPICAL SLEEVING *P-1001-06*

7 SLEEVING REQUIREMENTS *P-1001-07*

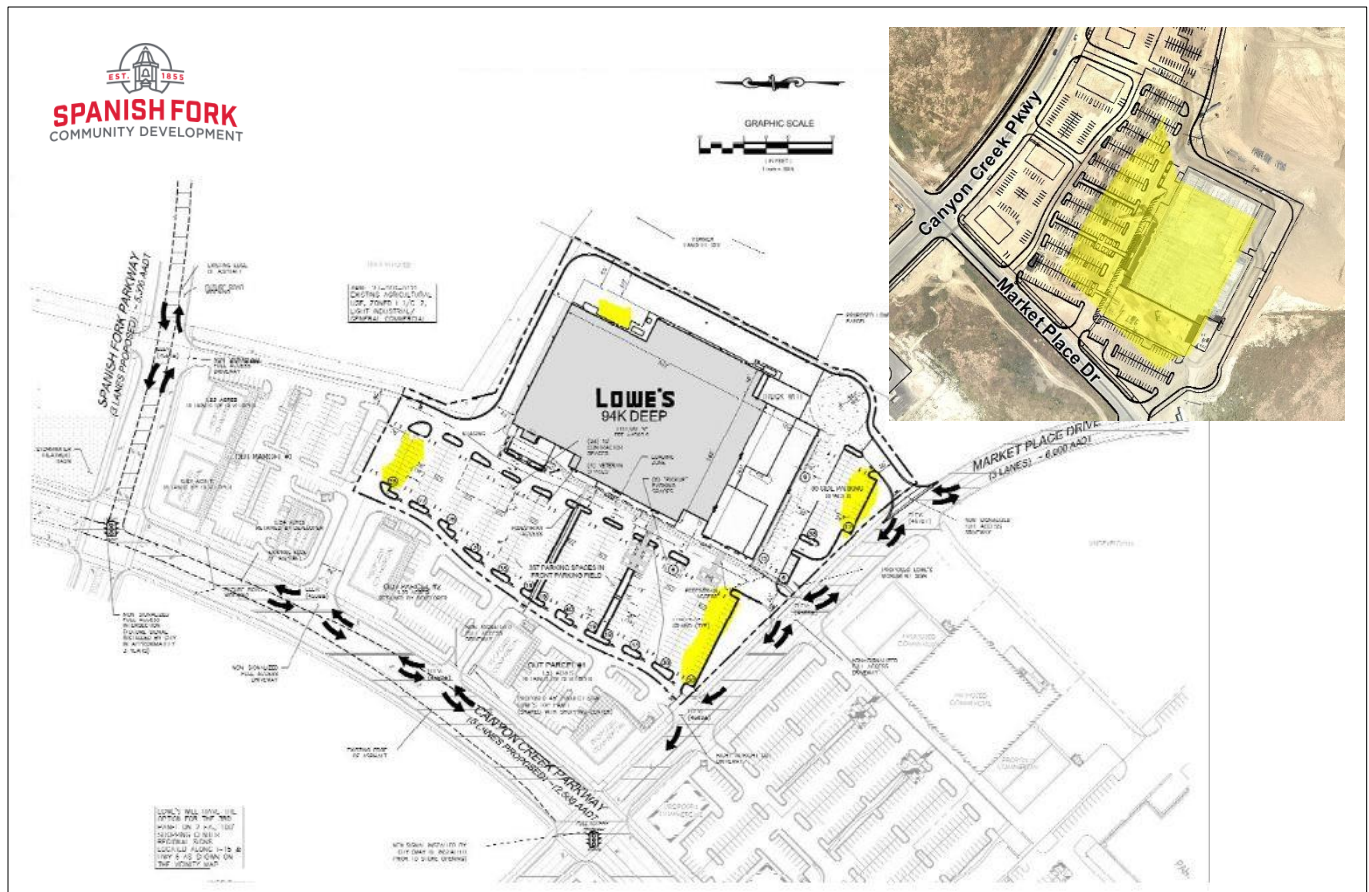
NUMBER OF WIRES	MIN. CONDUIT SIZE
1-2	1"
3-4	1 1/2"
5-6	2"
7-8	2 1/2"
9-10	3"
11-12	3 1/2"
13-14	4"
15-16	4 1/2"
17-18	5"
19-20	5 1/2"
21-22	6"
23-24	6 1/2"
25-26	7"
27-28	7 1/2"
29-30	8"
31-32	8 1/2"
33-34	9"
35-36	9 1/2"
37-38	10"
39-40	10 1/2"
41-42	11"
43-44	11 1/2"
45-46	12"
47-48	12 1/2"
49-50	13"
51-52	13 1/2"
53-54	14"
55-56	14 1/2"
57-58	15"
59-60	15 1/2"
61-62	16"
63-64	16 1/2"
65-66	17"
67-68	17 1/2"
69-70	18"
71-72	18 1/2"
73-74	19"
75-76	19 1/2"
77-78	20"
79-80	20 1/2"
81-82	21"
83-84	21 1/2"
85-86	22"
87-88	22 1/2"
89-90	23"
91-92	23 1/2"
93-94	24"
95-96	24 1/2"
97-98	25"
99-100	25 1/2"
101-102	26"
103-104	26 1/2"
105-106	27"
107-108	27 1/2"
109-110	28"
111-112	28 1/2"
113-114	29"
115-116	29 1/2"
117-118	30"
119-120	30 1/2"
121-122	31"
123-124	31 1/2"
125-126	32"
127-128	32 1/2"
129-130	33"
131-132	33 1/2"
133-134	34"
135-136	34 1/2"
137-138	35"
139-140	35 1/2"
141-142	36"
143-144	36 1/2"
145-146	37"
147-148	37 1/2"
149-150	38"
151-152	38 1/2"
153-154	39"
155-156	39 1/2"
157-158	40"
159-160	40 1/2"
161-162	41"
163-164	41 1/2"
165-166	42"
167-168	42 1/2"
169-170	43"
171-172	43 1/2"
173-174	44"
175-176	44 1/2"
177-178	45"
179-180	45 1/2"
181-182	46"
183-184	46 1/2"
185-186	47"
187-188	47 1/2"
189-190	48"
191-192	48 1/2"
193-194	49"
195-196	49 1/2"
197-198	50"
199-200	50 1/2"
201-202	51"
203-204	51 1/2"
205-206	52"
207-208	52 1/2"
209-210	53"
211-212	53 1/2"
213-214	54"
215-216	54 1/2"
217-218	55"
219-220	55 1/2"
221-222	56"
223-224	56 1/2"
225-226	57"
227-228	57 1/2"
229-230	58"
231-232	58 1/2"
233-234	59"
235-236	59 1/2"
237-238	60"
239-240	60 1/2"

[illegible]









Lowes Outdoor Storage Conditional Use Approval Request

November 20, 2019, Development Review Committee.

Located at 1386 North Canyon Creek Parkway, including 10.34 acres.

The subject property is zoned C-2.

The applicant has requested that a Conditional Use be approved.

Key Issues

1. How many parking spaces will be impacted?

Recommendation

Staff recommends that the proposed Conditional Use be approved based on the following finding and subject to the following condition:

Finding

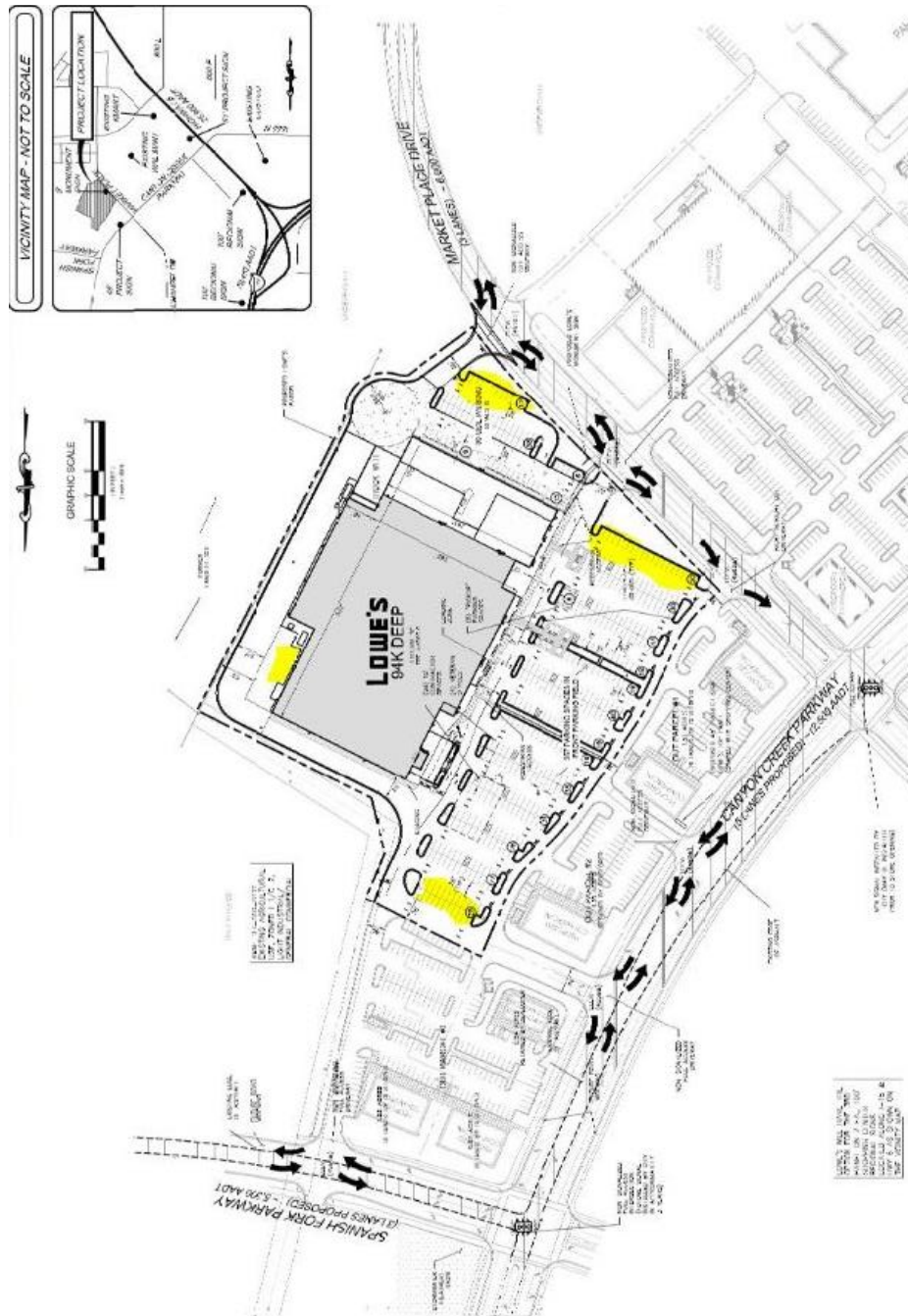
1. That the project conforms to the City's General Plan, Zoning Code, and Construction Standards.

Condition

1. That the applicant meet any conditions imposed by the Development Review Committee.

Exhibits

1. Proposed Site Plan.





C.D.L. COMMERCIAL SUBDIVISION

PRELIMINARY PLAT

SEPTEMBER 2019

GENERAL

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS AND/OR REQUIREMENTS OF THE SPANISH FORK CITY PUBLIC WORKS DEPARTMENT.
2. A PRE CONSTRUCTION CONFERENCE WILL BE HELD A MINIMUM OF 3 WORKING DAYS PRIOR TO START OF WORK. ALL CONTRACTORS, SUBCONTRACTORS AND/OR UTILITY CONTRACTORS, SPANISH FORK CITY PUBLIC WORKS AND CITY'S ENGINEER SHOULD BE PRESENT.
3. ALL LOT DIMENSIONS, EASEMENTS AND CERTAIN OFF SITE EASEMENTS ARE TO BE TAKEN FROM THE SITE PLAN AND UTILITY SHEET.
4. ALL CONSTRUCTION STAKES MUST BE REQUESTED A MINIMUM OF THREE (3) WORKING DAYS PRIOR TO PLANNED USE.
5. CERTAIN CONTROL POINTS WILL BE SET BY THE ENGINEER, OR HIS REPRESENTATIVE, WHICH ARE CRITICAL TO THE CONSTRUCTION STAKING OF THE PROJECT. THESE POINTS WILL BE SET BY THE ENGINEER, OR HIS REPRESENTATIVE, AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR THESE POINTS BY THE CONTRACTOR OR HIS SUBCONTRACTORS SHALL BE RESPONSIBLE FOR CHANGING THE CONTRACTOR FOR REESTABLISHING SAID POINTS.

ROADWAY/STORM DRAIN

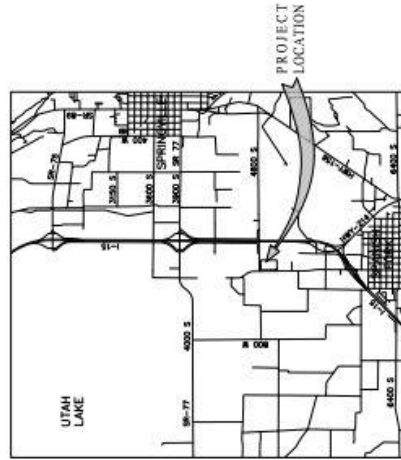
1. ALL ROADWAY CONSTRUCTION SHALL MEET THE MINIMUM REQUIREMENTS OF SPANISH FORK CITY'S TECHNICAL SPECIFICATIONS OR AS APPROVED IN THE PLANS HEREIN.
2. WHEN DISCREPANCIES OCCUR BETWEEN PLANS AND SPECIFICATIONS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER. UNTIMELY NOTIFICATION SHALL NEGATE ANY CONTRACTOR'S CLAIM FOR ADDITIONAL COMPENSATION.
3. ALL STORM DRAIN PIPES TO BE REINFORCED CONCRETE PIPE (RCP) CLASS II OR APPROVED EQUAL UNLESS OTHERWISE NOTED.
4. CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL CLEANOUT/ACCESS LOCATIONS MEET SPANISH FORK IRRIGATION COMPANY SPECIFICATIONS AND ARE COMPLETED UNDER THE DIRECTION OF SPANISH FORK IRRIGATION COMPANY.
5. ALL IRRIGATION CORNERS (ANGLE POINTS) SHALL HAVE A PRECAST - REINFORCED CONCRETE MANHOLE WITH A WATER TIGHT SOLID MANHOLE COVER.
6. ALL STORM DRAIN INLET BOXES TO MEET SPANISH FORK CITY STANDARD DRAWING 002 WITH 1" SEDIMENT TRAP.

SEWER

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST SPANISH FORK CITY DESIGN STANDARDS AND PUBLIC IMPROVEMENT SPECIFICATIONS DRAWINGS OF SPANISH FORK CITY.
2. FINAL APPROVAL AND ACCEPTANCE OF ALL SEWER CONSTRUCTION WILL BE BY SPANISH FORK CITY.
3. HORIZONTAL AND VERTICAL SEPARATION OF CULINARY WATER AND SEWER SHALL BE IN COMPLIANCE WITH SPANISH FORK CITY STANDARDS.

WATER

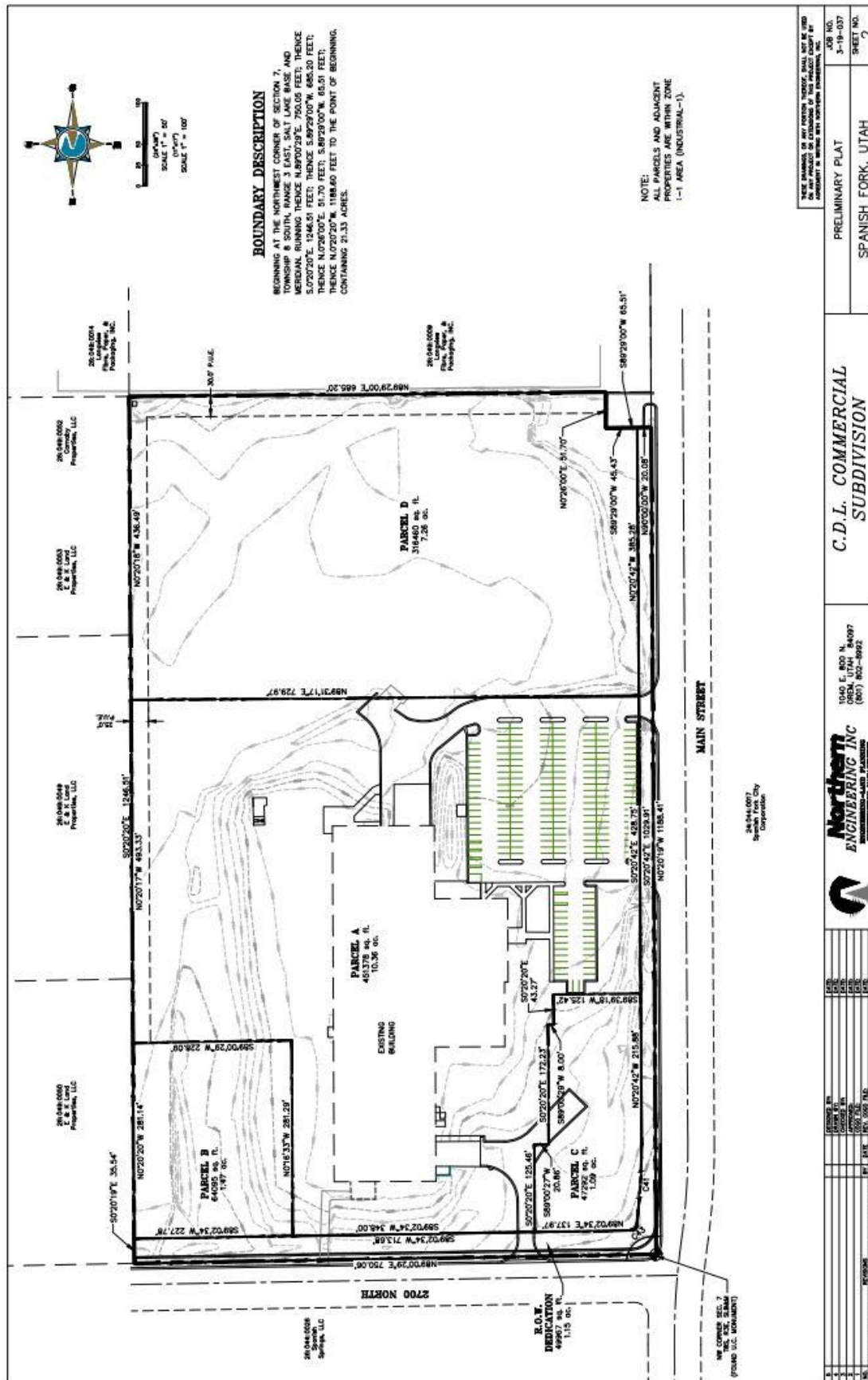
1. THE WATER SYSTEM SHALL BE CONSTRUCTED TO CONFORM WITH THE STANDARDS SET FORTH IN THE "UTAH REGULATIONS FOR PUBLIC DRINKING WATER SYSTEMS", AND THE SPANISH FORK CITY PUBLIC WORKS DEPARTMENT STANDARD SPECIFICATIONS AND DRAWINGS.
2. CONTRACTOR SHALL NOTIFY NOTERSON ENGINEERING INC. THREE (3) WORKING DAYS PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR SHALL ALSO REQUEST SPANISH FORK CITY WATER DEPARTMENT INSPECTION OF WATER LINES AND APPURTENANCES TWENTY-FOUR (24) HOURS IN ADVANCE OF BACKFILLING.
3. CONTRACTOR TO FIELD VERIFY ALL VALVE BOX LID ELEVATIONS TO ASSURE THAT SAID LID ELEVATIONS MATCH FINAL STREET GRADE, AND ALL METER LID ELEVATIONS TO MATCH AN EXTENSION OF THE SIDEWALK GRADE.
4. WATER VALVE LIDS ARE TO BE LABELED "WATER" FOR CULINARY VALVES.
5. HORIZONTAL AND VERTICAL SEPARATION OF CULINARY WATER AND SEWER SHALL BE IN COMPLIANCE WITH SPANISH FORK CITY STANDARDS.
6. WATERLINES TO BE REISED IN GRANULAR MATERIAL A MIN. OF 8" COVER OVER TOPS OF PIPE IS REQUIRED TO AVOID PENETRATION OF SUN GRADE FROM ABOVE.
7. ALL CULINARY WATERLINES, REGARDLESS OF SIZE, SHALL BE PVC C-900.

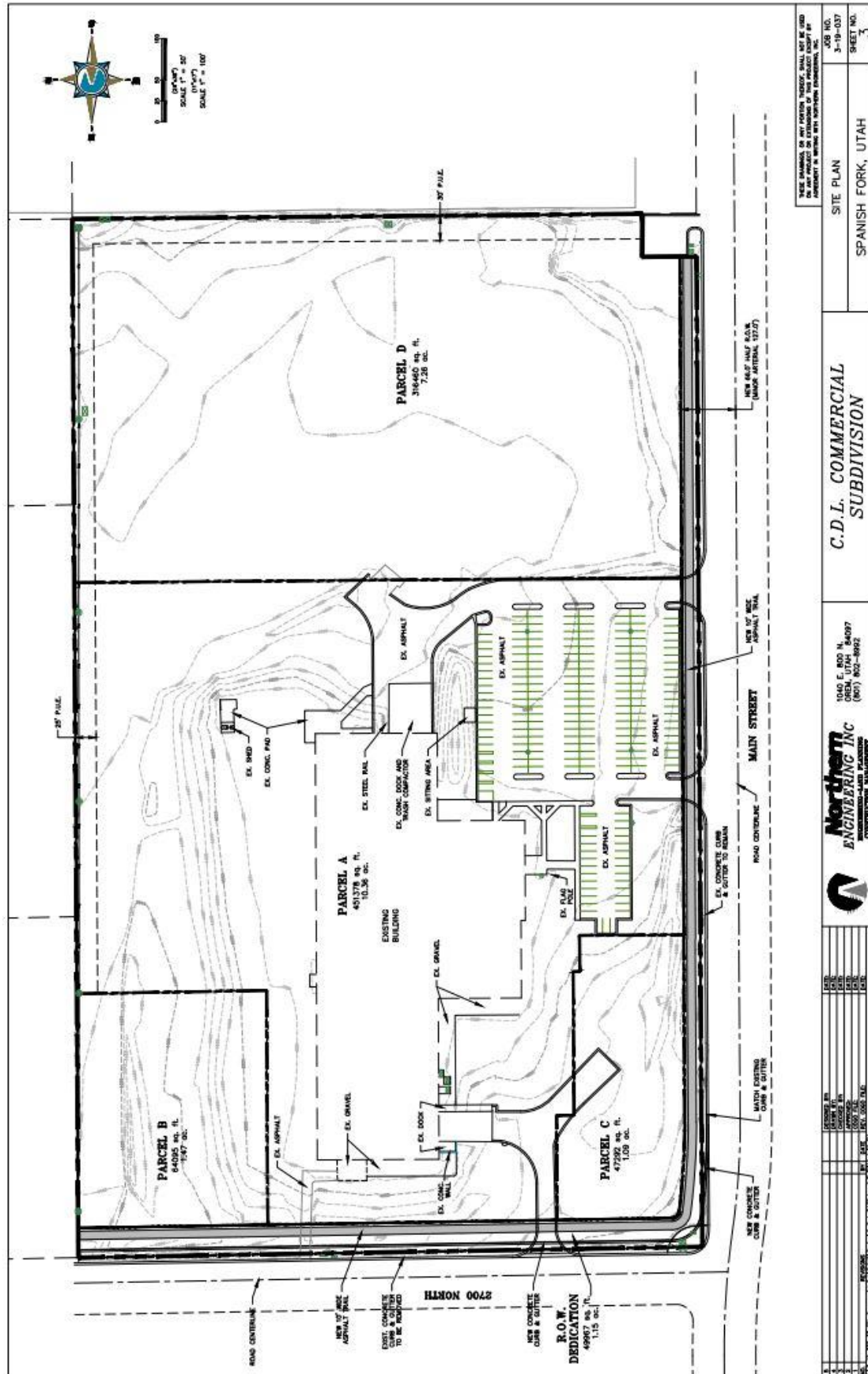


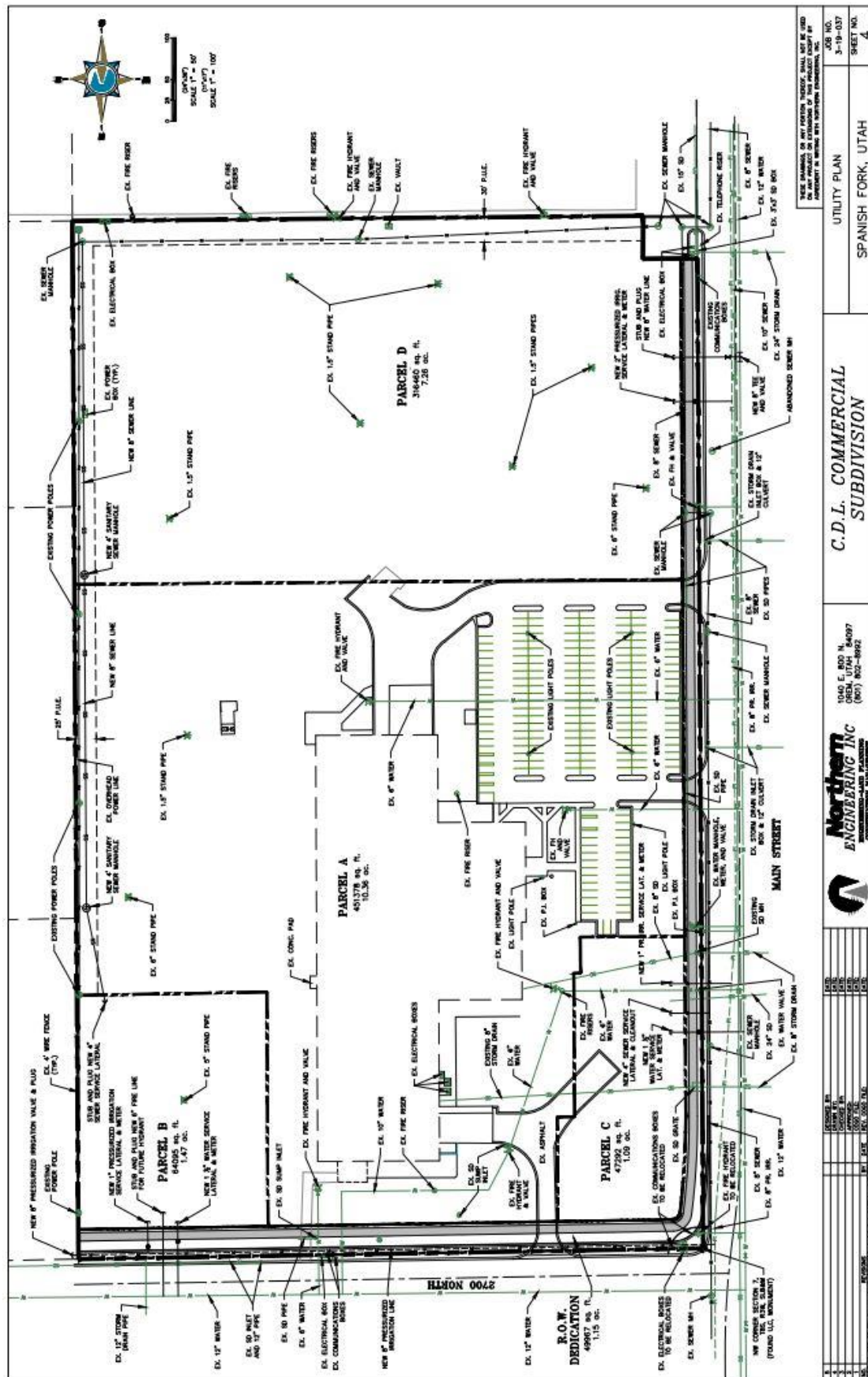
VICINITY MAP
-NTS-

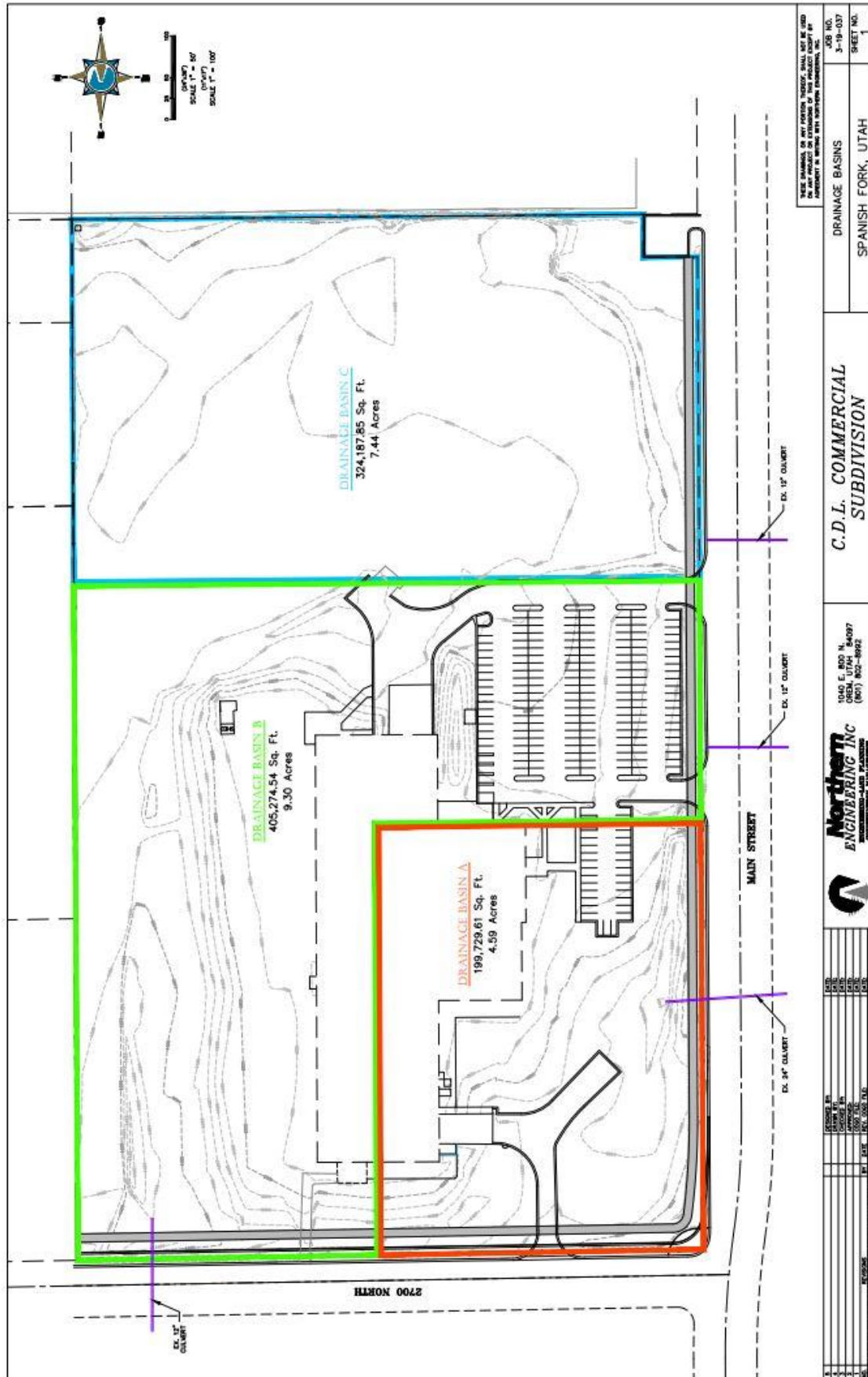


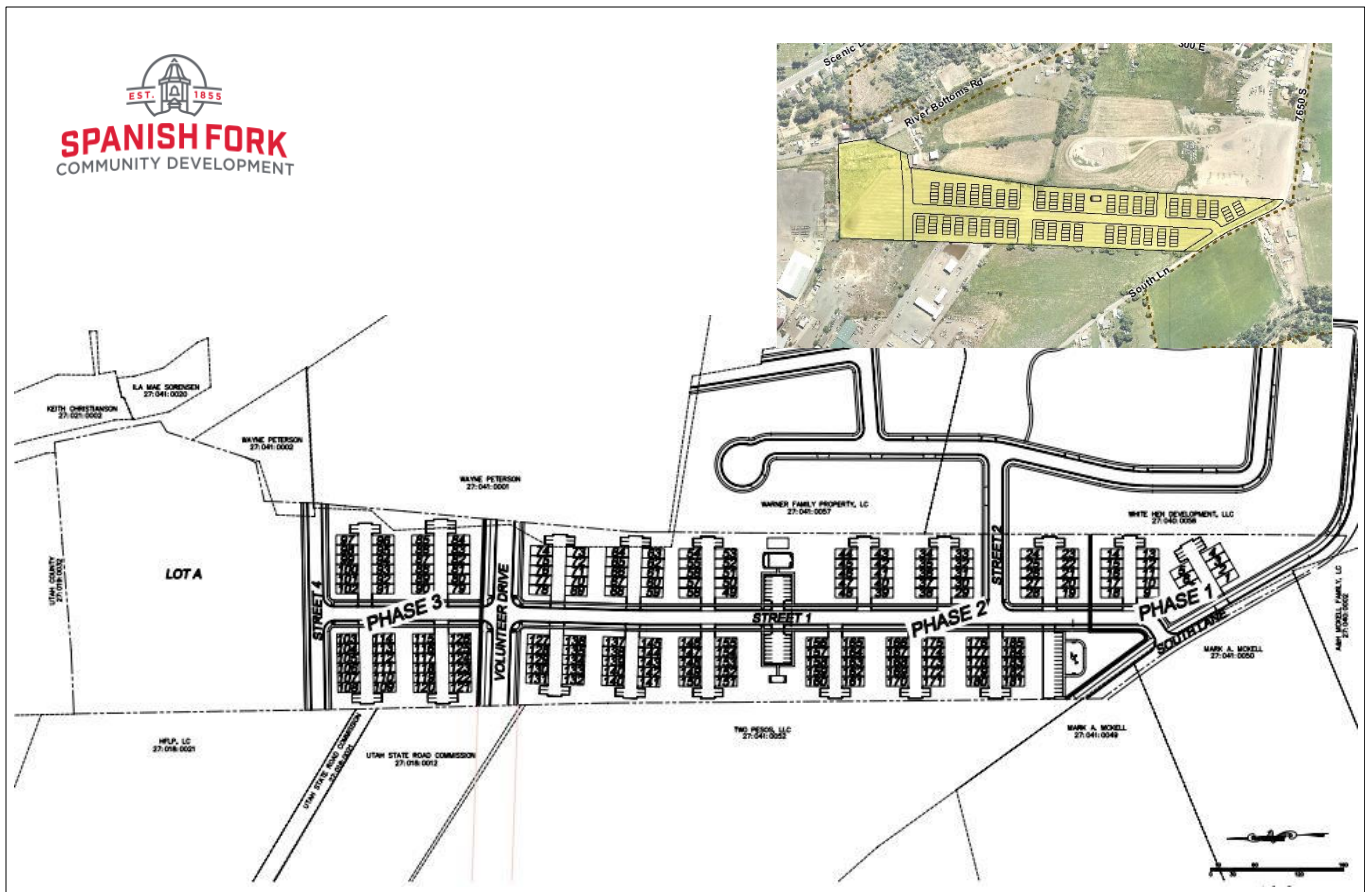
THESE DRAWINGS OR ANY PORTION THEREOF SHALL NOT BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF THE ENGINEER.		COVER SHEET		JOB NO. 3-19-037
C.D.L. COMMERCIAL SUBDIVISION		SPANISH FORK, UTAH		SHEET NO. 1
Northern ENGINEERING INC. CONSTRUCTION MANAGEMENT		1000 E. 800 N., SUITE 100 (MOT) 802-8982		
DATE 10/1/2019	DRAWN BY J. L. LARSEN	CHECKED BY J. L. LARSEN	IN CHARGE J. L. LARSEN	SCALE AS SHOWN
PROJECT LOCATION: 1000 E. 800 N., SUITE 100, SPANISH FORK, UT 84407				











River Run Townhomes Zone Change and Preliminary Plat Approval Request

November 20, 2019, Development Review Committee.

Located on South Lane west of River Bottoms Road,
including 26.21 acres.

The subject property is zoned R-R

The applicant has requested a Zone Change to R-3 and Preliminary Plat approval for a 185-home Master Planned Development.

Key Issues

1. Fairgrounds expansion.
2. Trail location.
3. Parking.
4. Project phasing.
5. Development access.

Recommendation

Staff recommends that the proposed Zone Change be approved, and that the proposed Preliminary Plat be approved based on the following finding and conditions:

Finding:

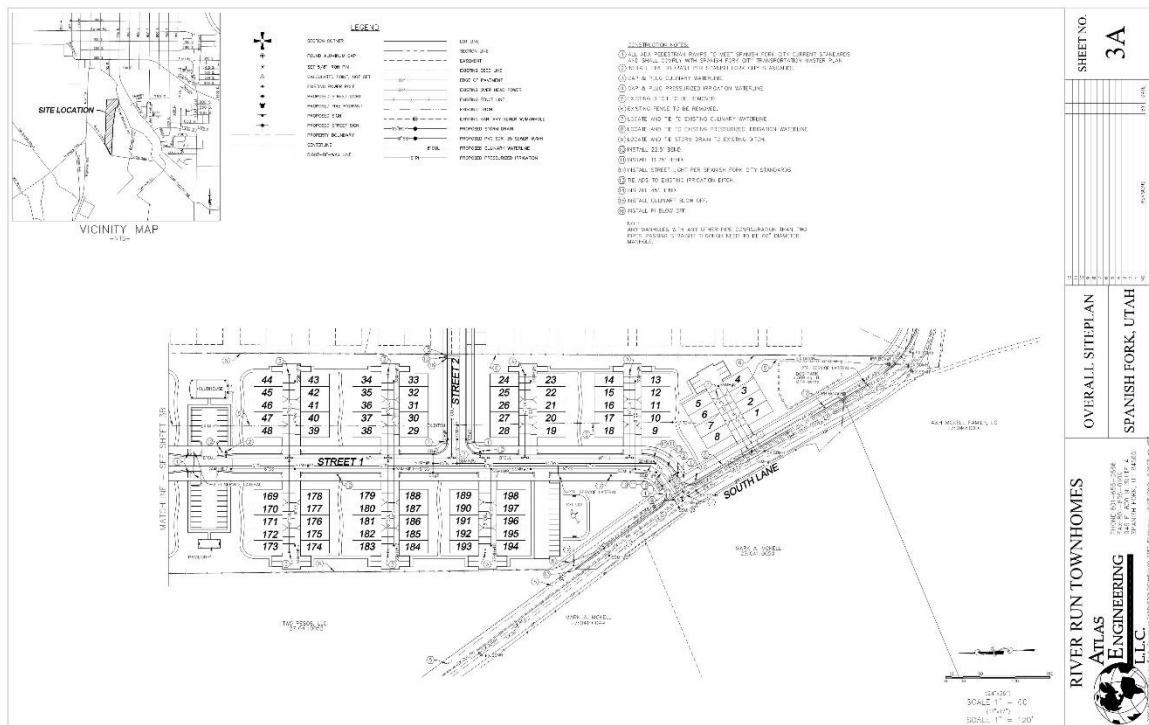
1. That the applicant conforms to the City's General Plan Designation and Zoning Map.

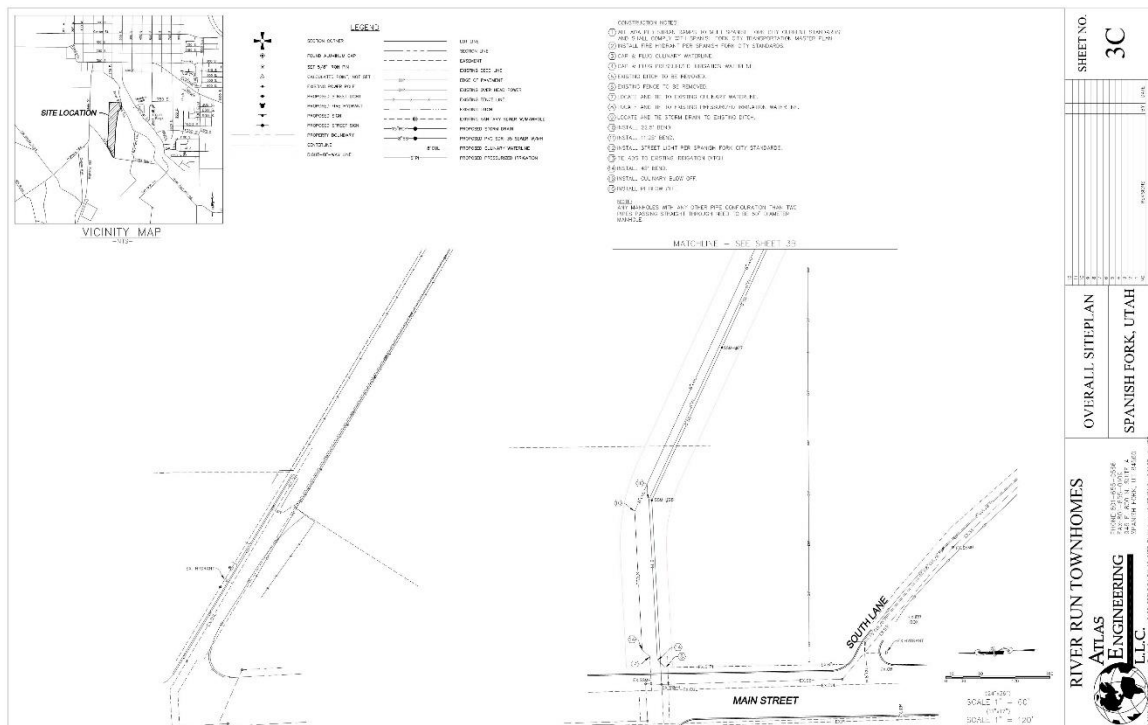
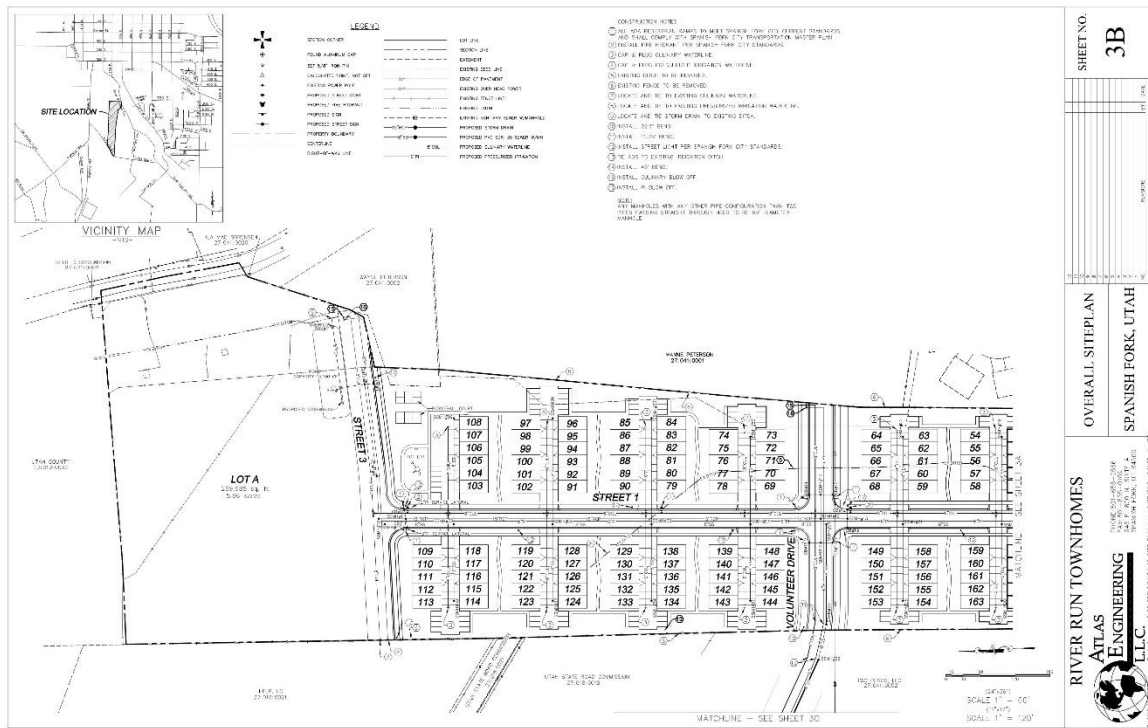
Conditions

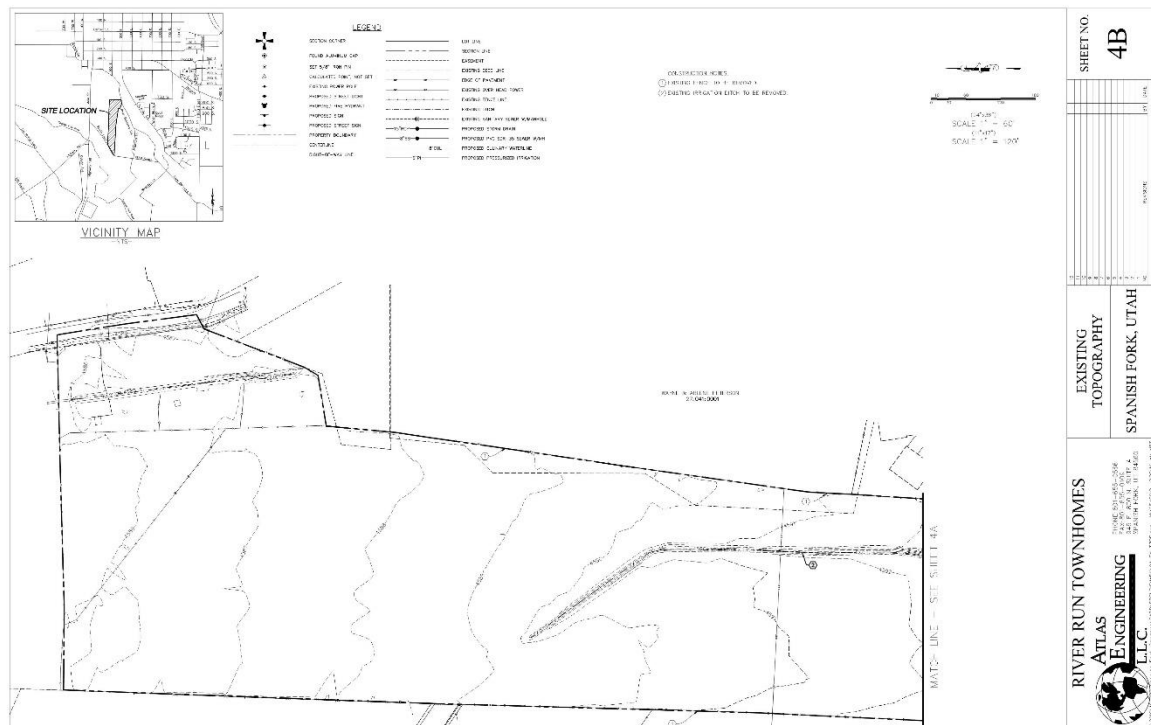
1. That the applicant address any outstanding redlines.
2. That the applicant enter into a development agreement.

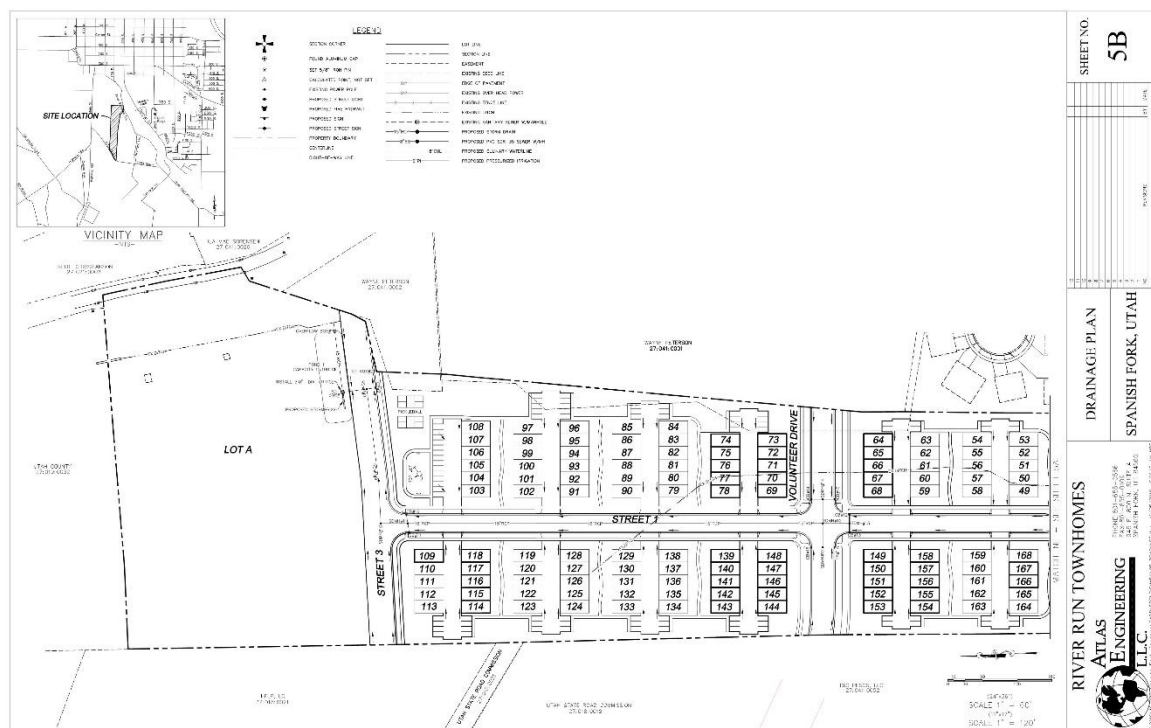
Exhibits

1. Proposed Preliminary Plan Set.
2. Proposed Landscaping Plan.
3. Proposed Building Elevations.
4. Site Photos.

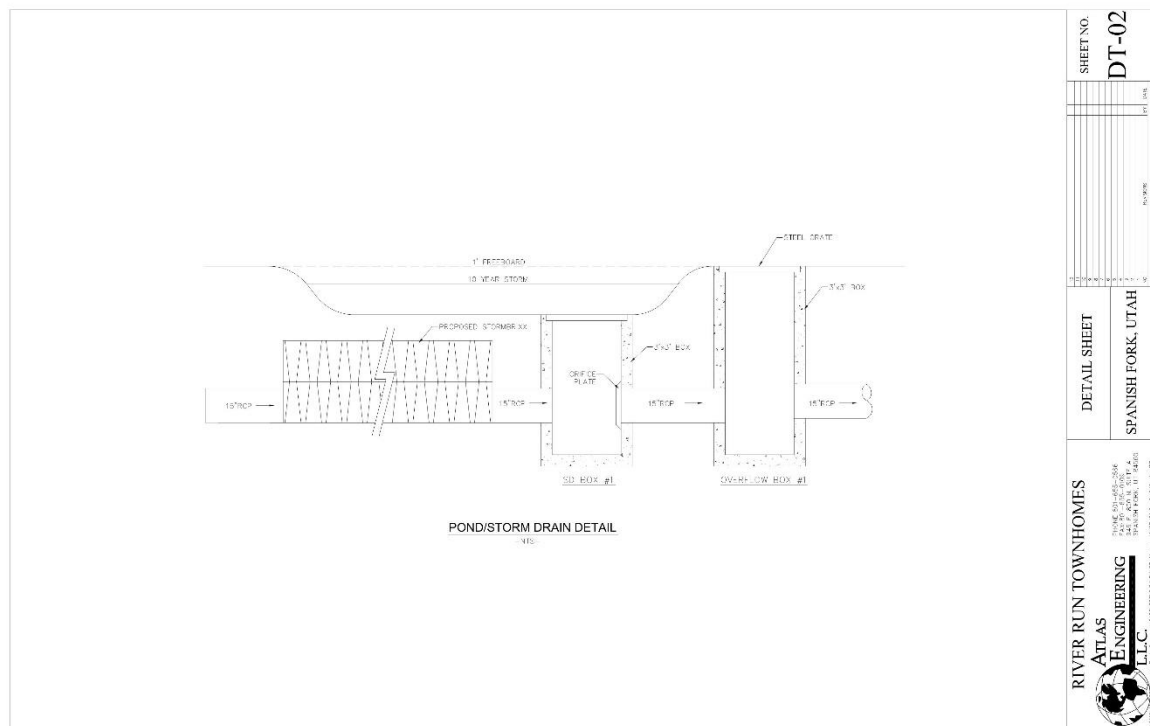
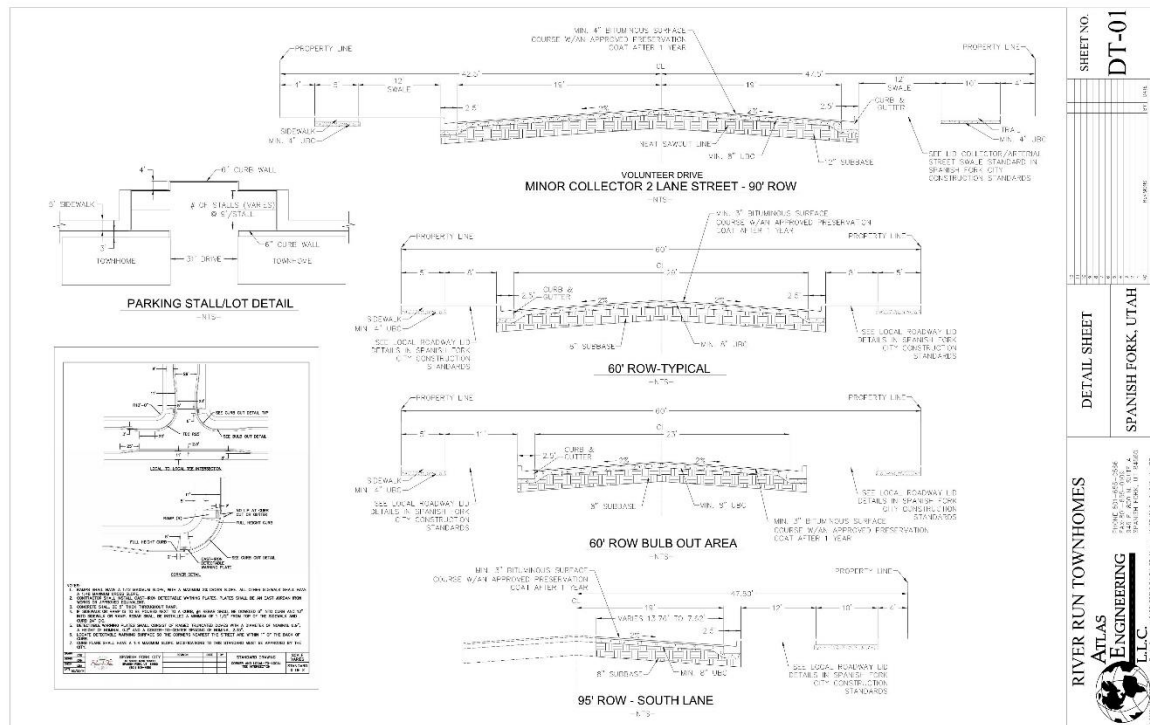


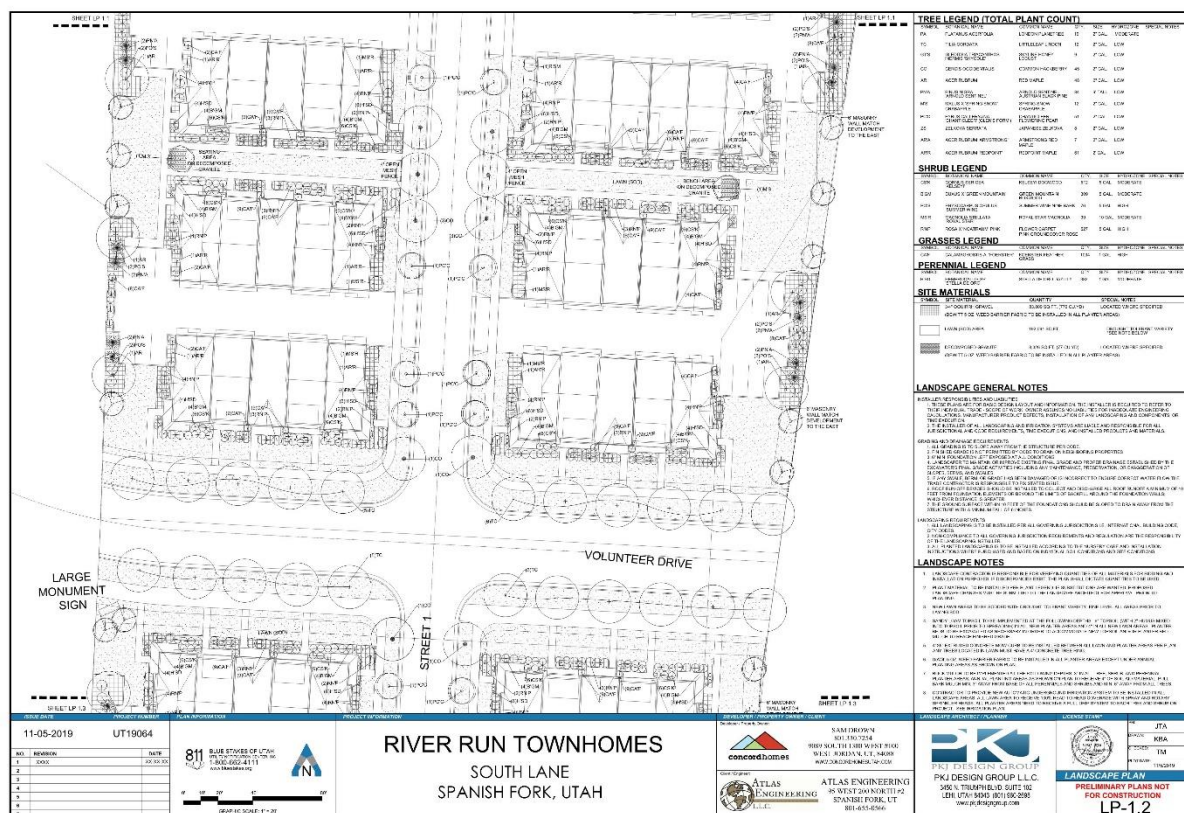
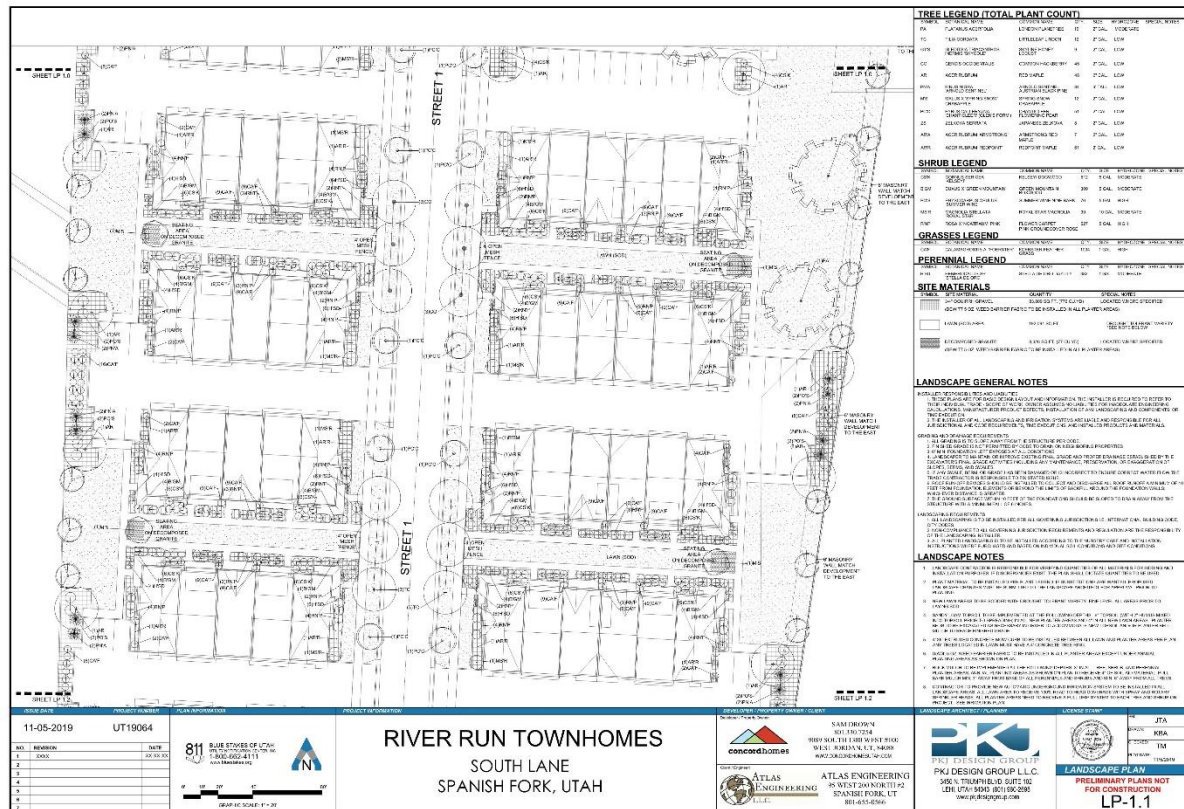


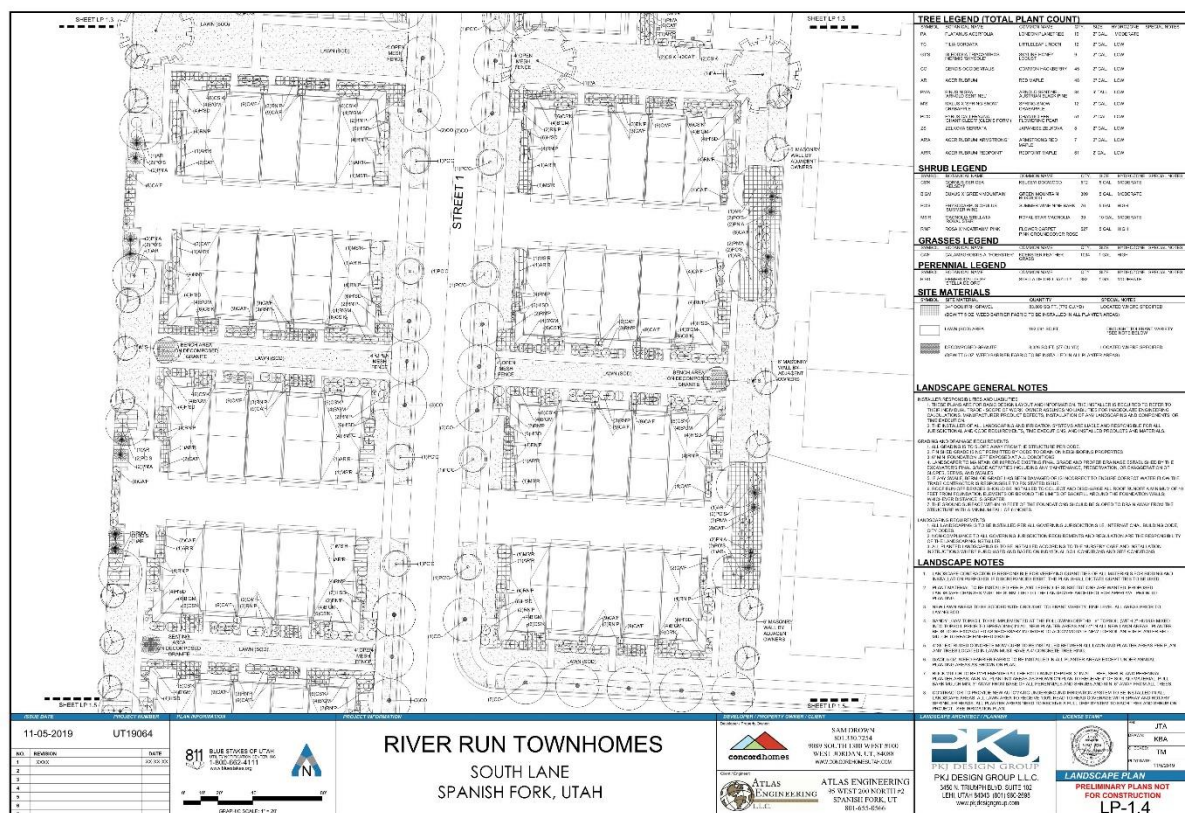
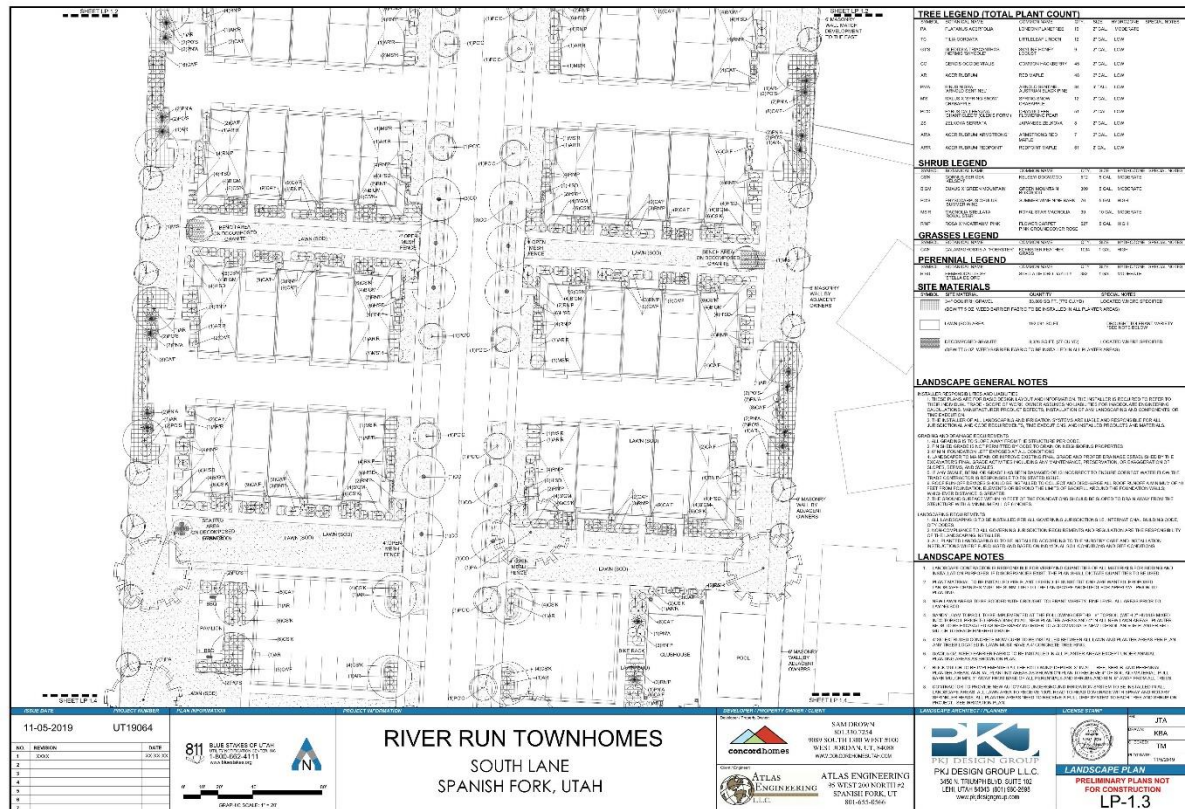


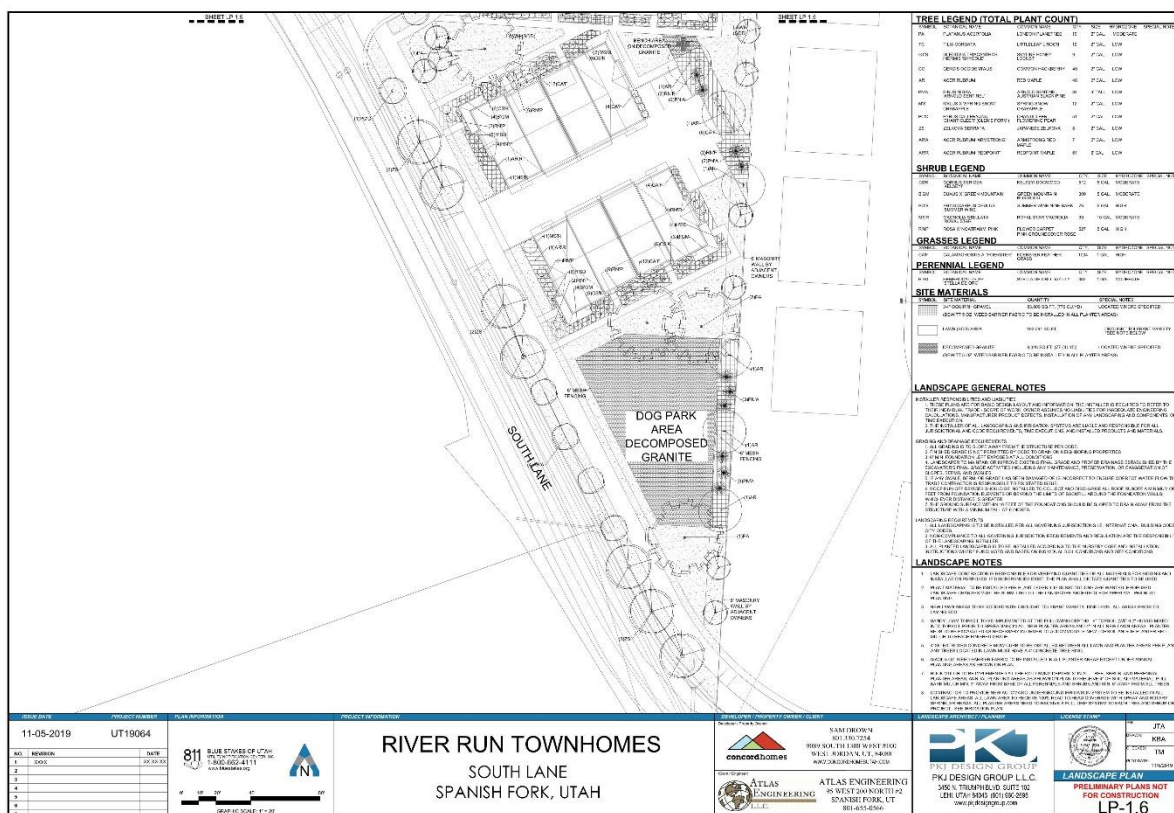
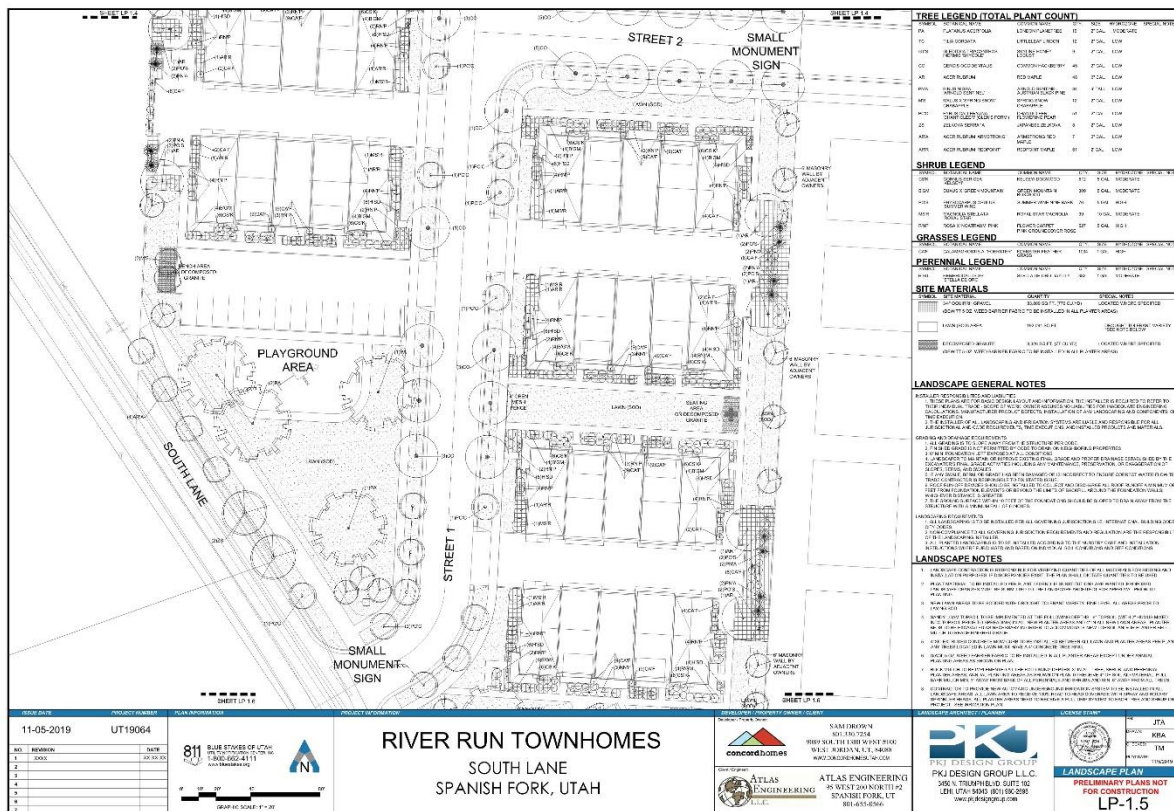


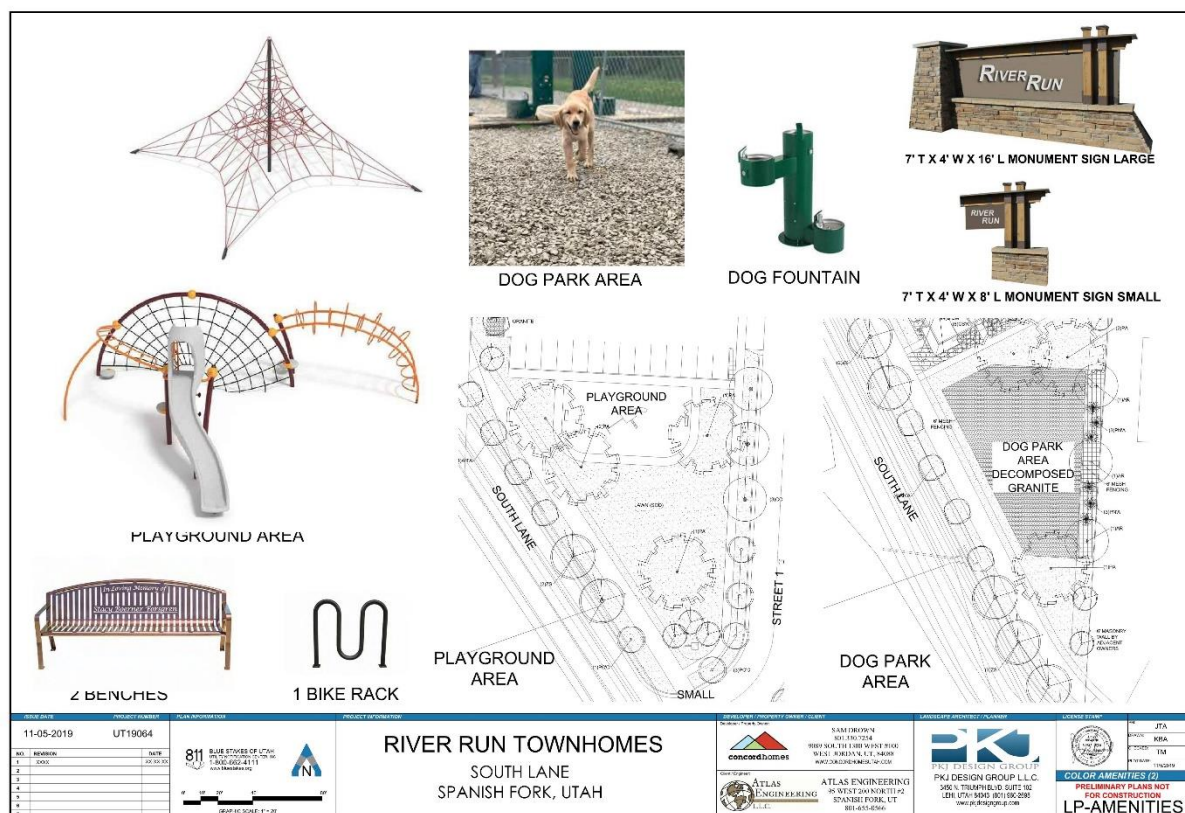


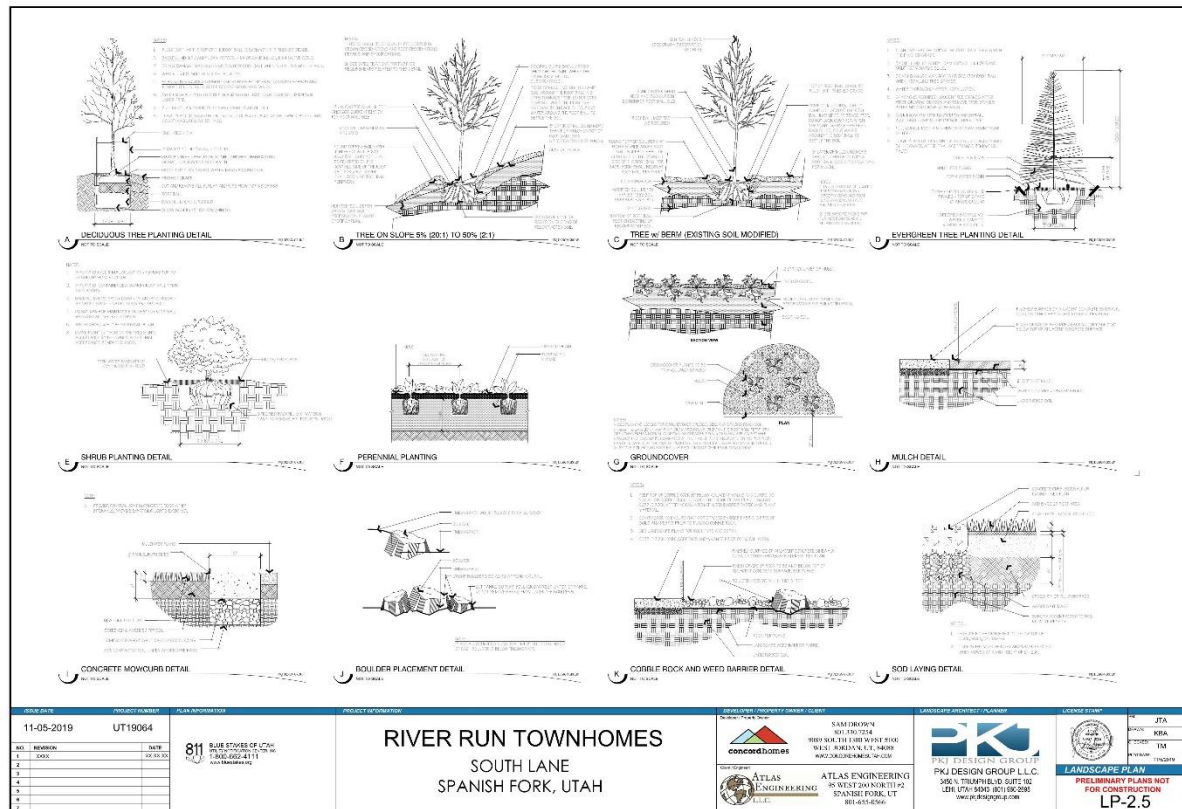


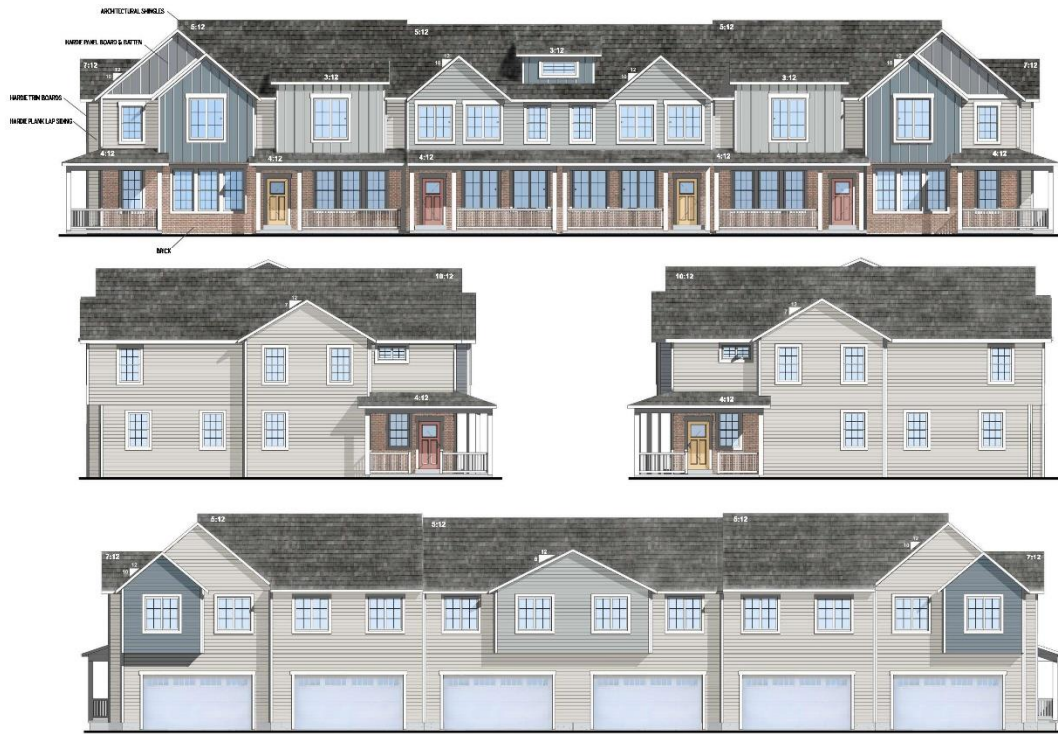




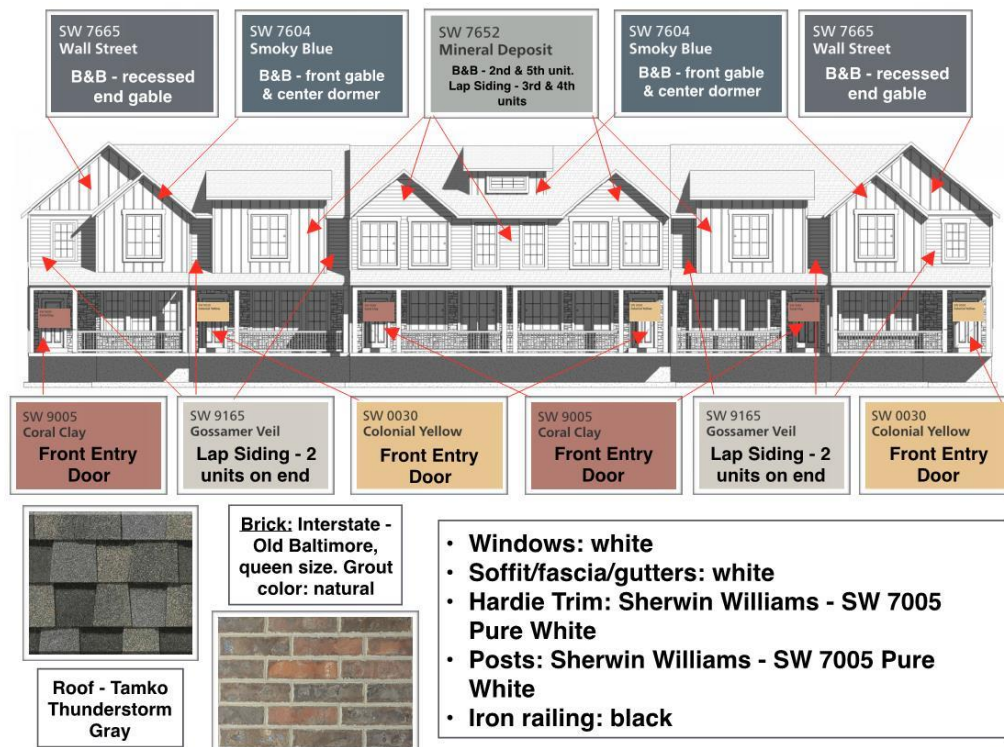


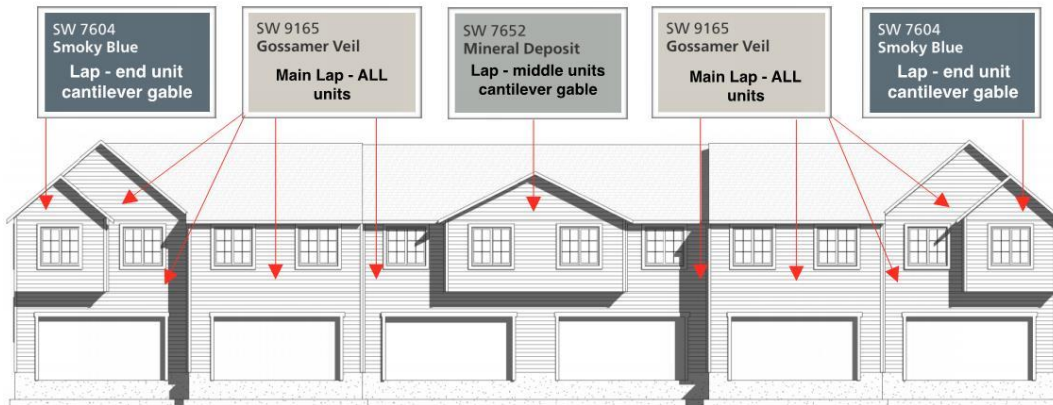






SPANISH FORK TOWNHOUSE - FRONT ELEVATION



SPANISH FORK TOWNHOUSE - REAR ELEVATION

- **Windows: white**
- **Soffit/fascia/gutters: white**
- **Hardie Trim: Sherwin Williams - SW 7005 Pure White**
- **Garage Doors: white, long panel**
- **Lap Siding; side elevations: Sherwin Williams - SW 9165 Gossamer Veil**

Concord - Spanish Fork Townhomes



