



Wednesday, November 27, 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 9:00 a.m.

1. Zone Change and Preliminary Plat

Subject A. Ridgeline Parkway Community

Meeting Nov 27, 2019 - Development Review Committee

Category 1. Zone Change and Preliminary Plat

Access Public

Type Action, Discussion

File Attachments
[report.drc.ridgelineparkway.11-27-2019.pdf \(4,225 KB\)](#)

Subject B. River Run Townhomes

Meeting Nov 27, 2019 - Development Review Committee

Category 1. Zone Change and Preliminary Plat

Access Public

Type Action, Discussion

File Attachments
[report.drc.riverrun.11-27-19.pdf \(9,190 KB\)](#)

2. Title 15 Amendments

Subject A. Title 15 Amendments

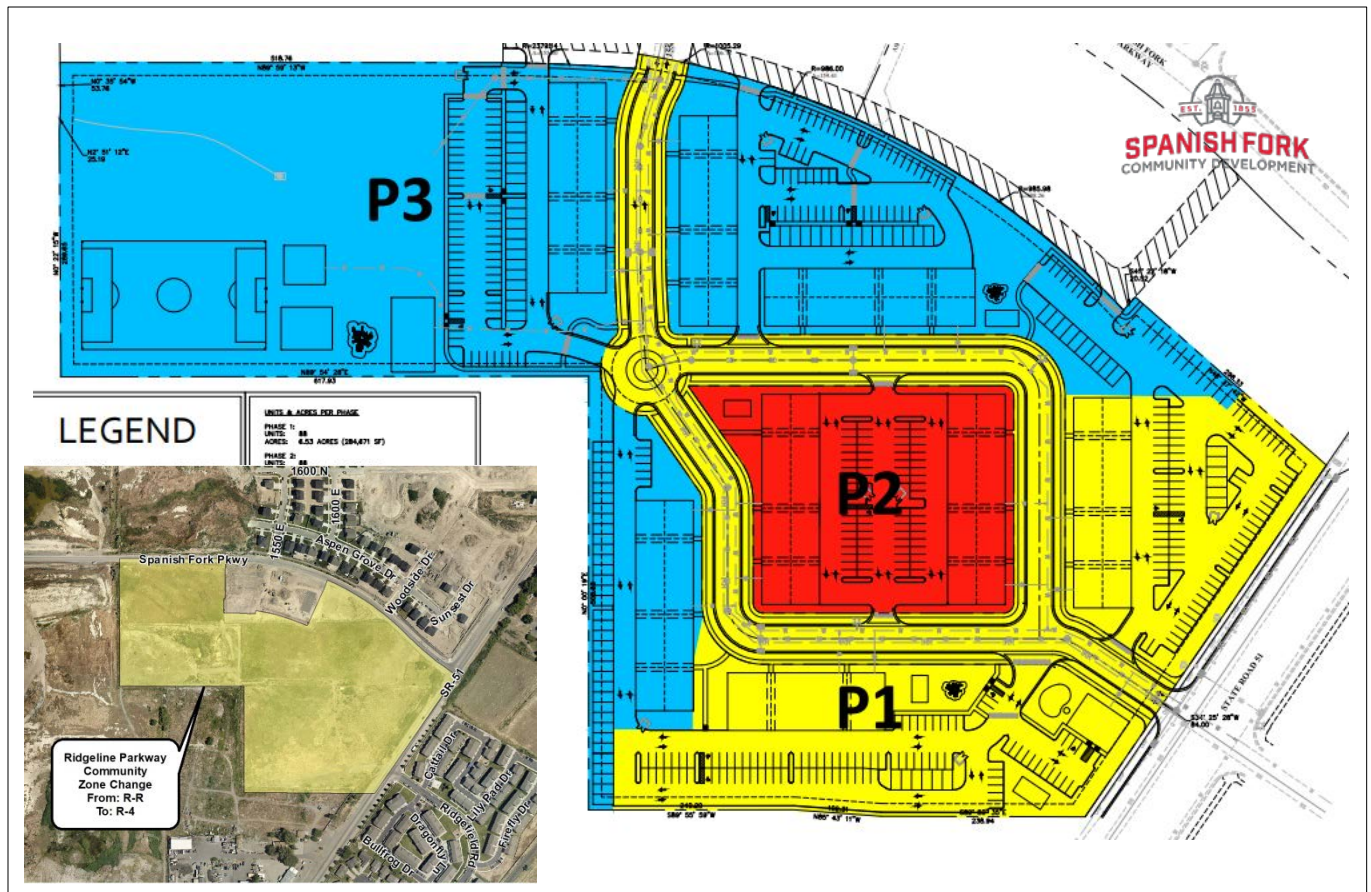
Meeting Nov 27, 2019 - Development Review Committee

Category 2. Title 15 Amendments

Access Public

Type Action, Discussion

3. Adjourn



Ridgeline Parkway Community Zone Change and Preliminary Plat Approval Request

November 27, 2019, Development Review Committee.

Located at 1295 North State Road 51, including 18 acres.

The subject property is zoned R-R.

The applicant has requested a Zone Change to R-4 and Preliminary Plat approval.

Key Issues

1. Parking.
2. Building design.
3. Proposed amenities.
4. Project phasing.
5. Conformity with R-4 Zone.
6. Adjacent land uses.
7. Access to transportation.
8. Access to nonresidential uses.

Recommendation

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

Findings:

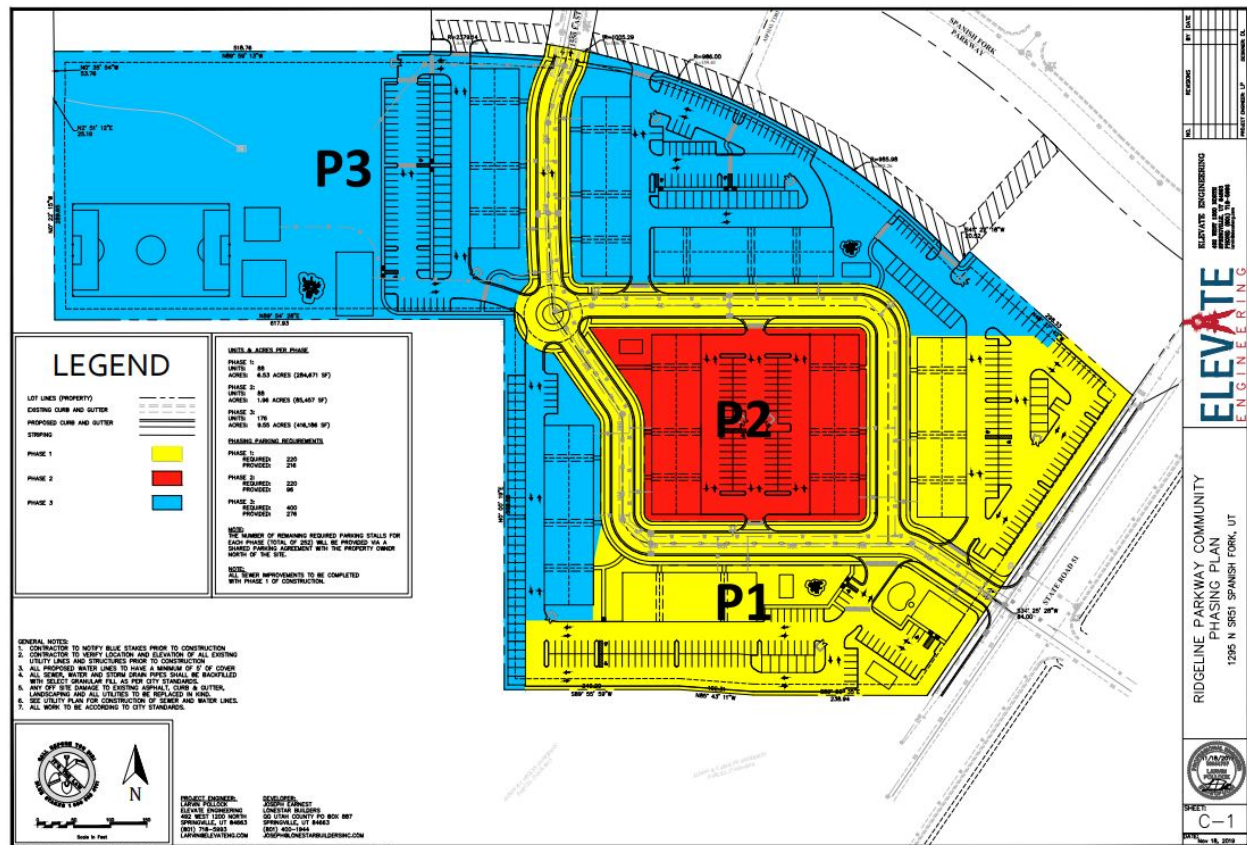
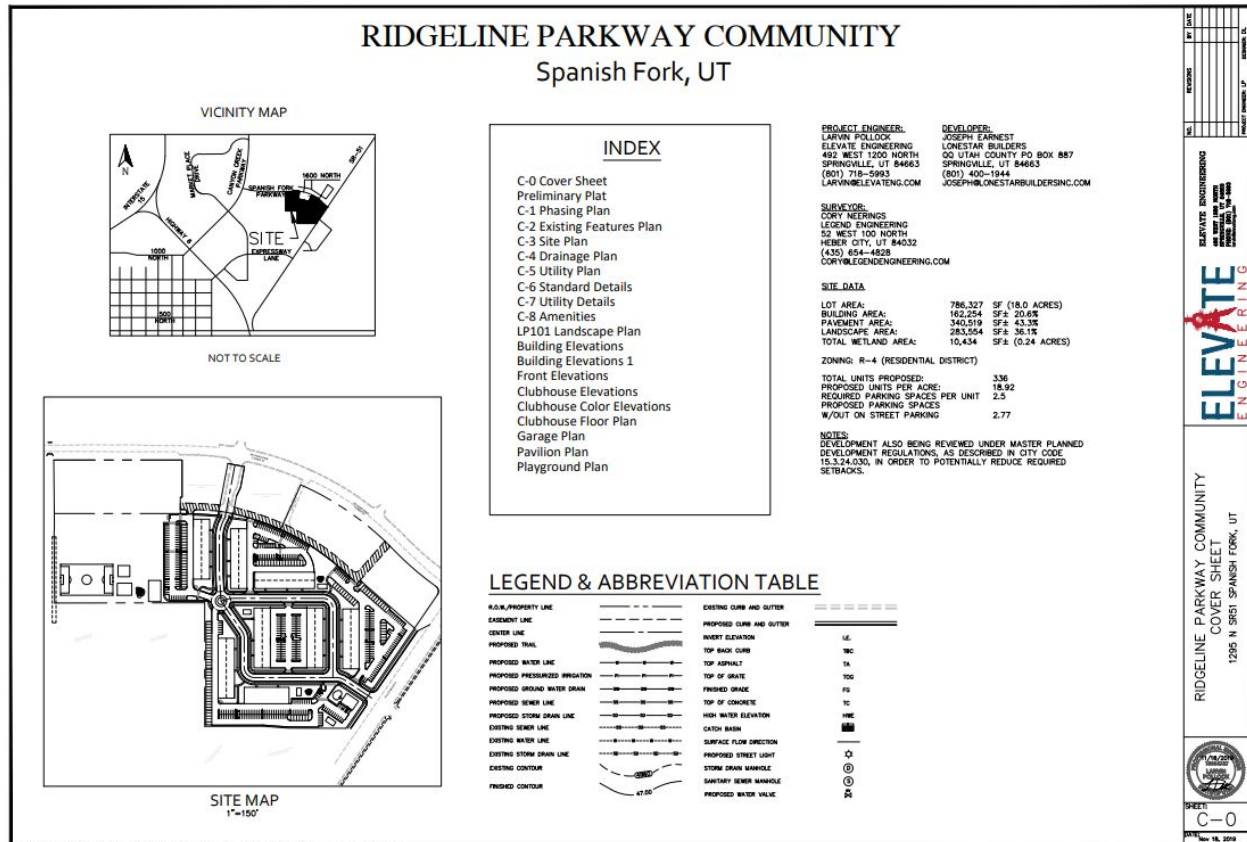
1. That the subject property is well suited to meet the unique needs of a dense residential development.

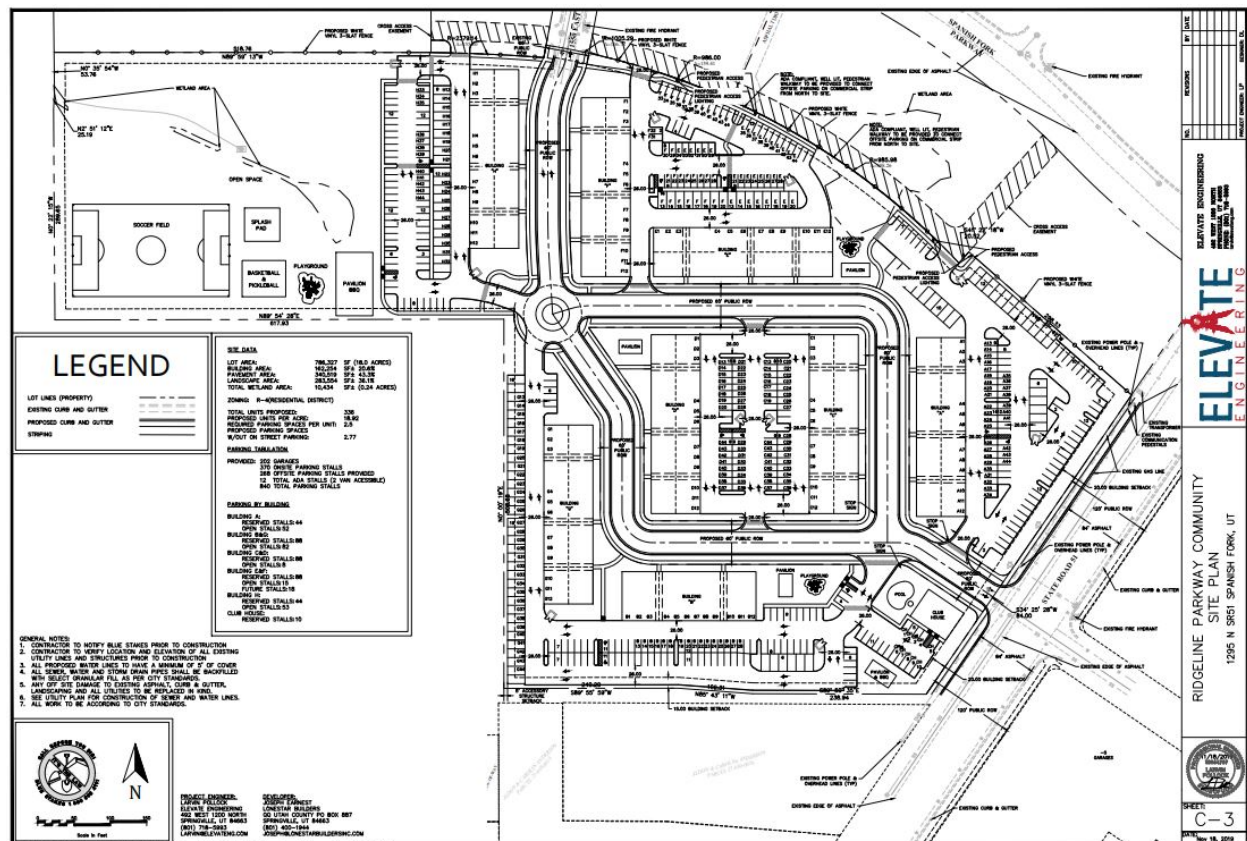
Conditions:

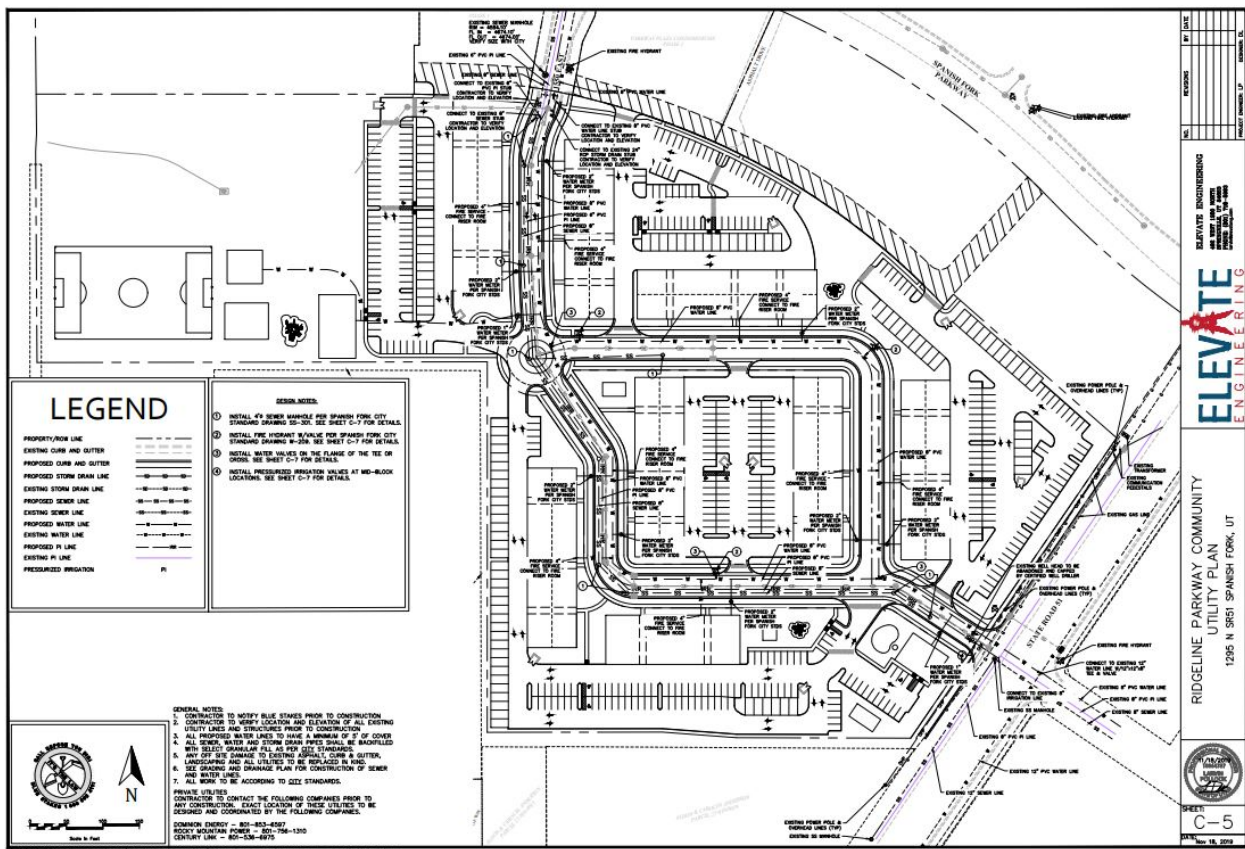
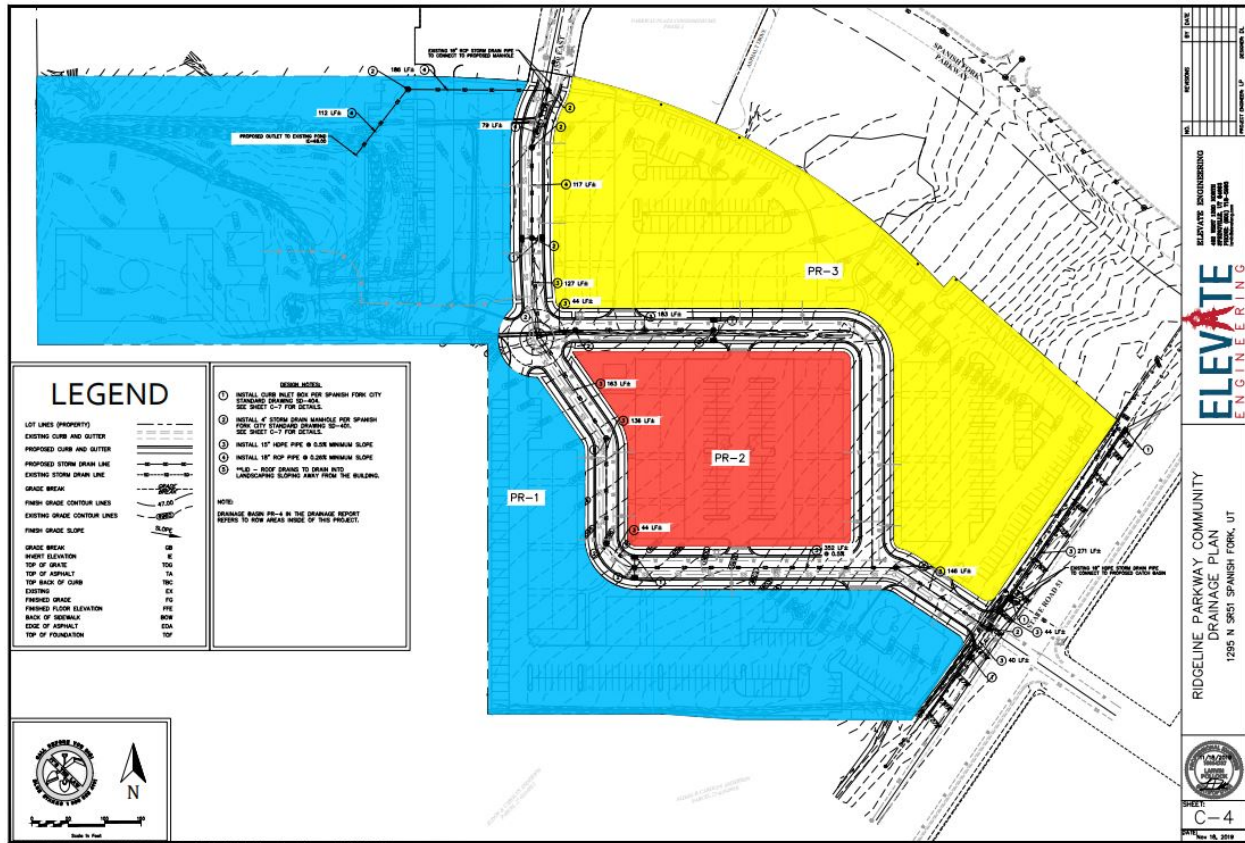
1. That the proposed changes to the R-4 Zone are approved.
2. That the applicant address any redline comments.
3. That the applicant meet any conditions imposed by the DRC.
4. That the applicant enter into a Development Agreement.

Exhibits

1. Proposed Preliminary Plat.
2. Building Elevations.









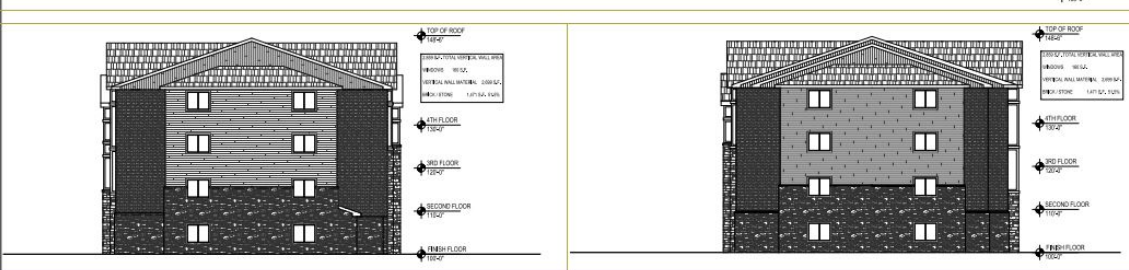
AMENITIES WILL BE SIMILAR BUT NOT NECESSARILY THE SAME AS THOSE SHOWN ON THIS SHEET.



PLAYGROUNDS



SPLASH PAD





ASCE
American Society of
Civil Engineers



Seal of the State of Utah



ELEVATE
ENGINEERING

RIDGELINE PARKWAY COMMUNITY AMENITIES

1205 N. 5651 SPANISH FORK, UT

DATE: 11/1/2019

PROJECT NO: C-08

PROJECT NAME: RIDGELINE PARKWAY COMMUNITY AMENITIES

PROJECT NUMBER: 08

PROJECT DATE: 11/1/2019

PROJECT LOCATION: 1205 N. 5651 SPANISH FORK, UT

PROJECT OWNER: RIDGELINE PARKWAY COMMUNITY AMENITIES

PROJECT CONTACT: 1205 N. 5651 SPANISH FORK, UT

PROJECT PHONE: 1205 N. 5651 SPANISH FORK, UT

PROJECT FAX: 1205 N. 5651 SPANISH FORK, UT

PROJECT EMAIL: 1205 N. 5651 SPANISH FORK, UT

PROJECT WEBSITE: 1205 N. 5651 SPANISH FORK, UT

PROJECT ADDRESS: 1205 N. 5651 SPANISH FORK, UT

PROJECT CITY: 1205 N. 5651 SPANISH FORK, UT

PROJECT STATE: 1205 N. 5651 SPANISH FORK, UT

PROJECT ZIP: 1205 N. 5651 SPANISH FORK, UT

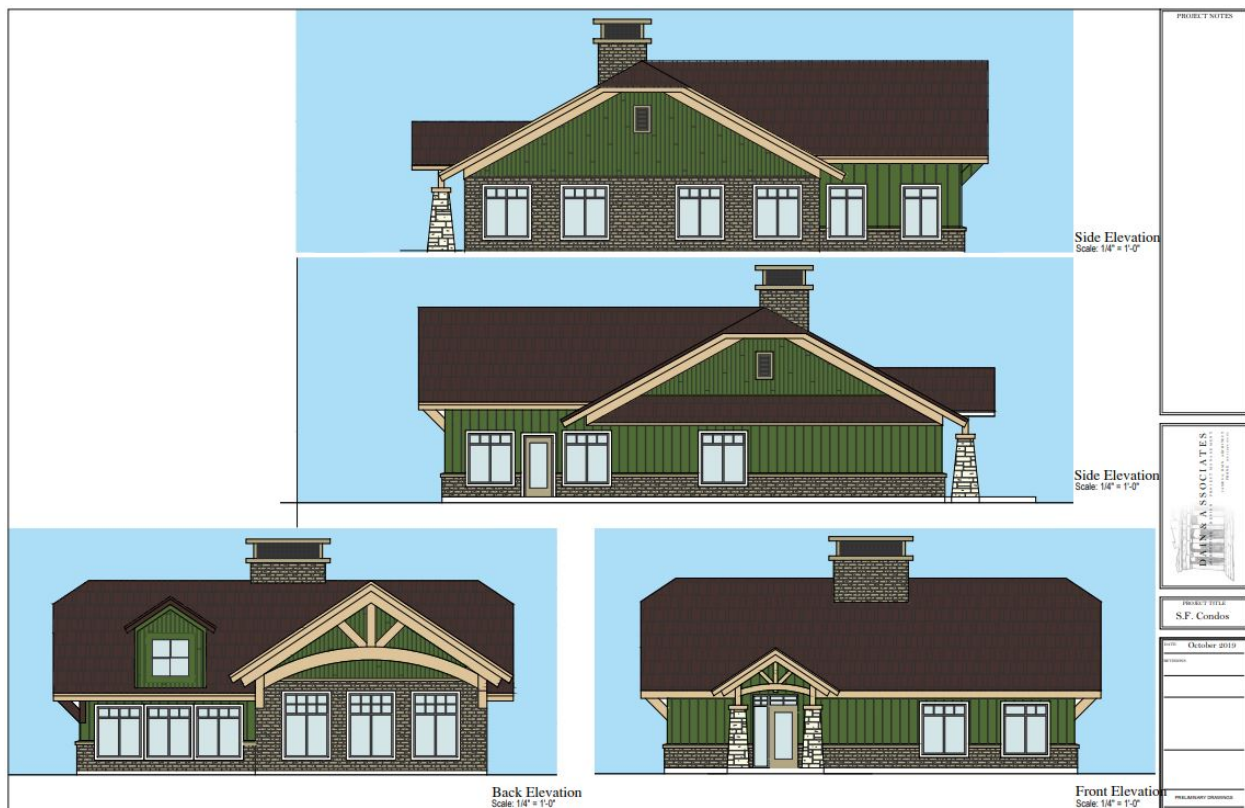
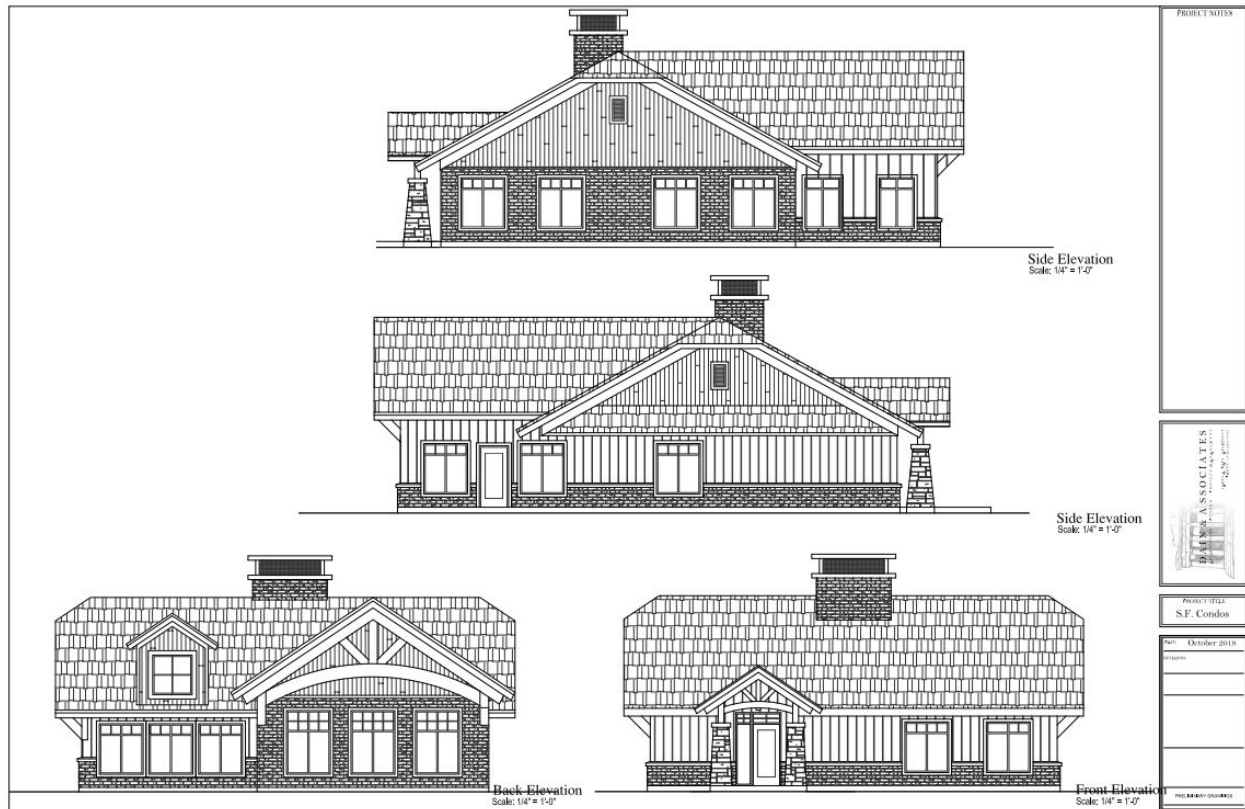
PROJECT COUNTY: 1205 N. 5651 SPANISH FORK, UT

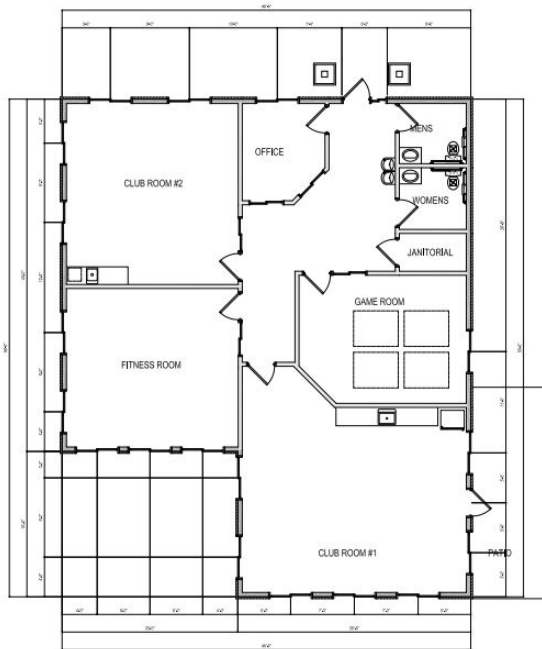
PROJECT COUNTRY: 1205 N. 5651 SPANISH FORK, UT

PROJECT NOTES	
	
PROJECT TITLE	S.F. Condos
DATE	October 2010
BY/VERSION	
REVISION/REVISION DATE	









Main Floor Plan
Scale: 1/4" = 1'-0"

PROJECT NOTES



PROJECT TITLE
S.F. Condos

DATE
October 2010

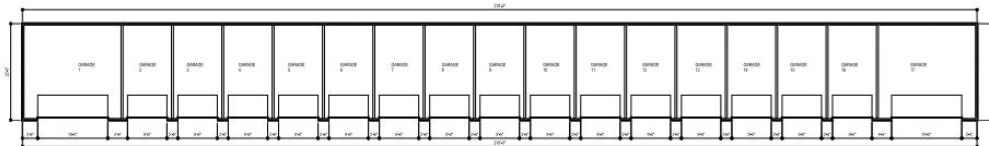
REVISIONS

NO.

DATE

DESCRIPTION

PREPARED BY (DESIGNER)



Garage Floor Plans Scale: 1/8" = 1'-0"



Garage Front Elevation Scale: 1/8" = 1'-0"



Garage Left Side Elevation Scale: 1/8" = 1'-0"



Garage Right Side Elevation Scale: 1/8" = 1'-0"

PROJECT NOTES



PROJECT TITLE
S.F. Condos

DATE
October 2010

REVISIONS

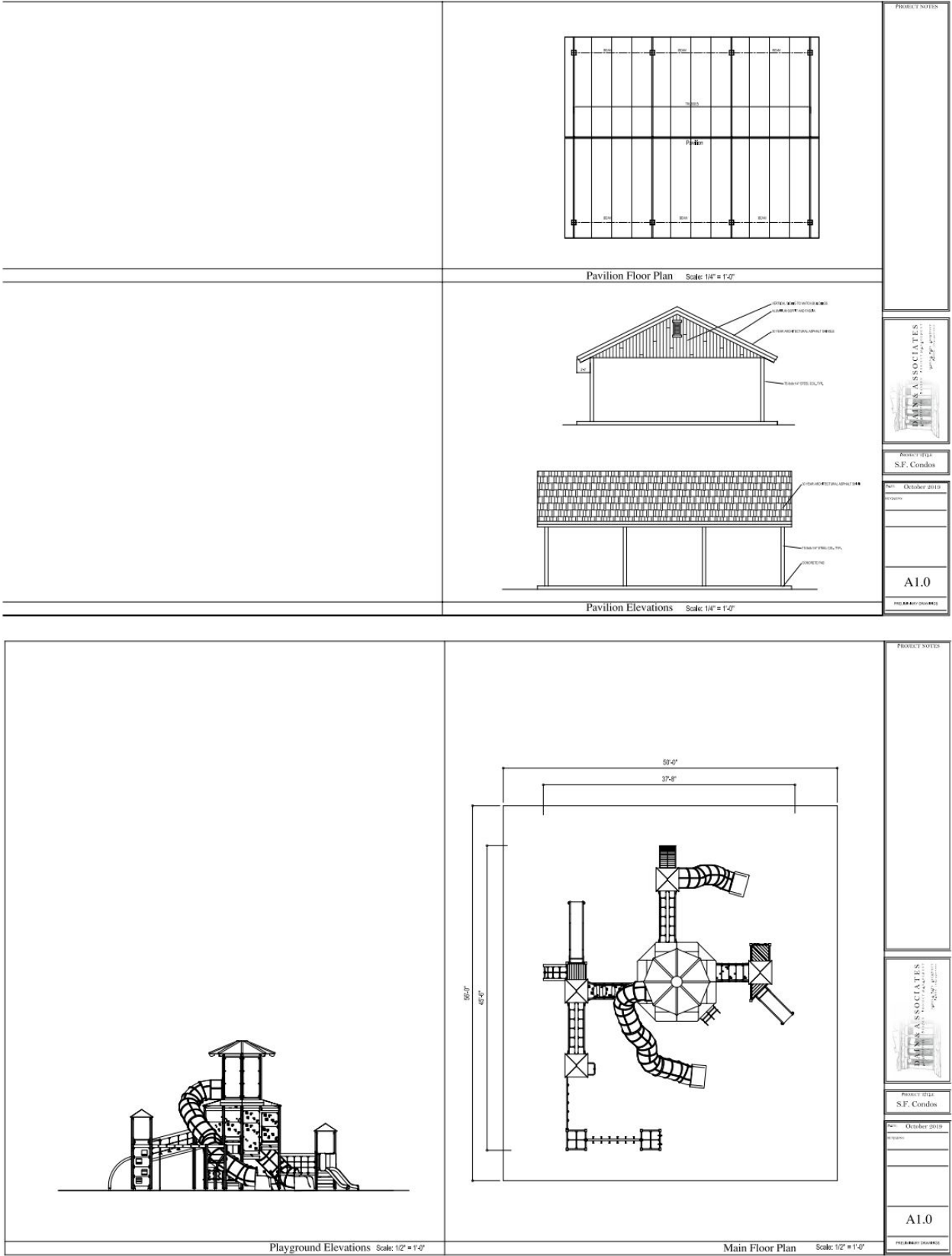
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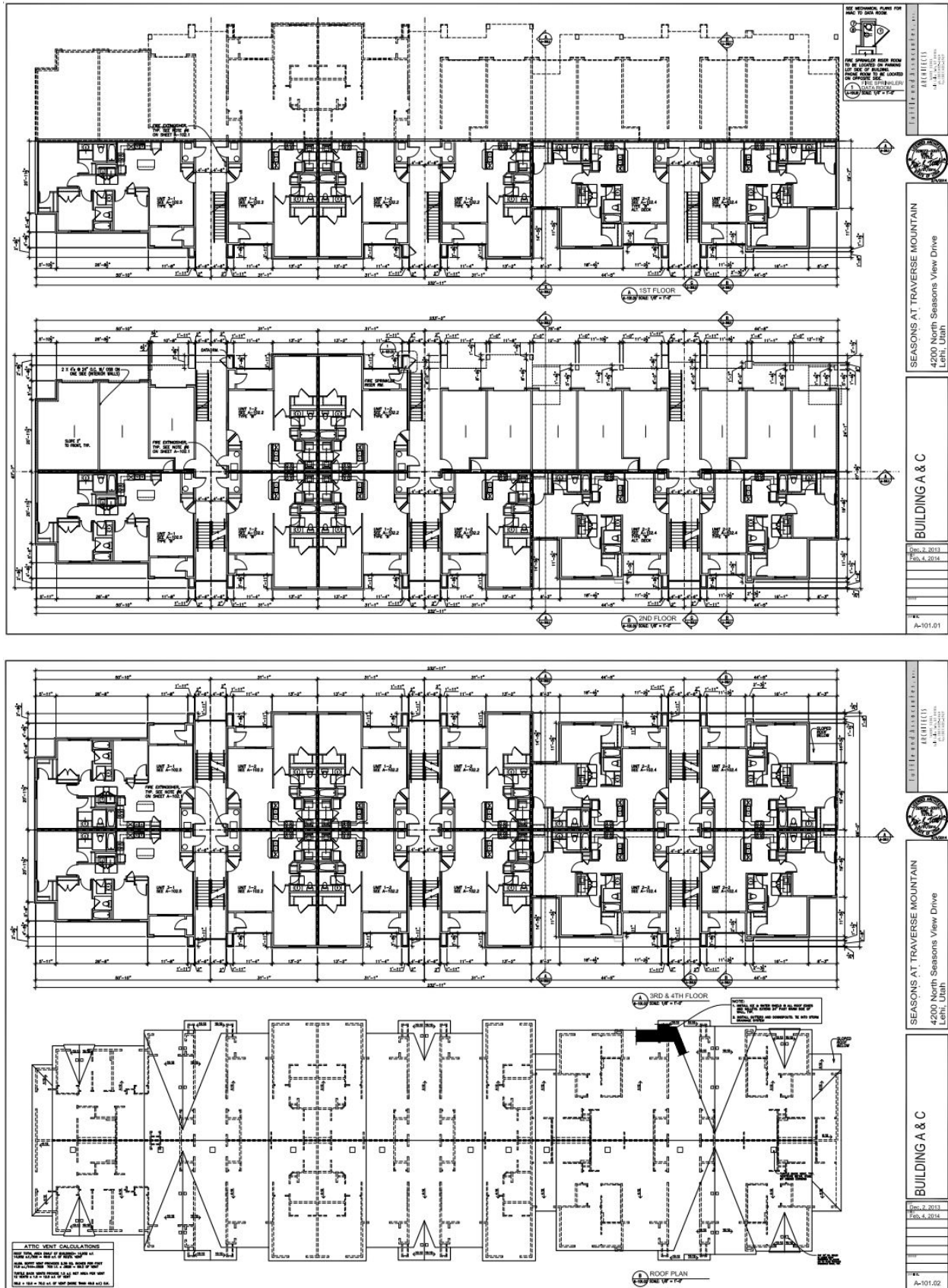
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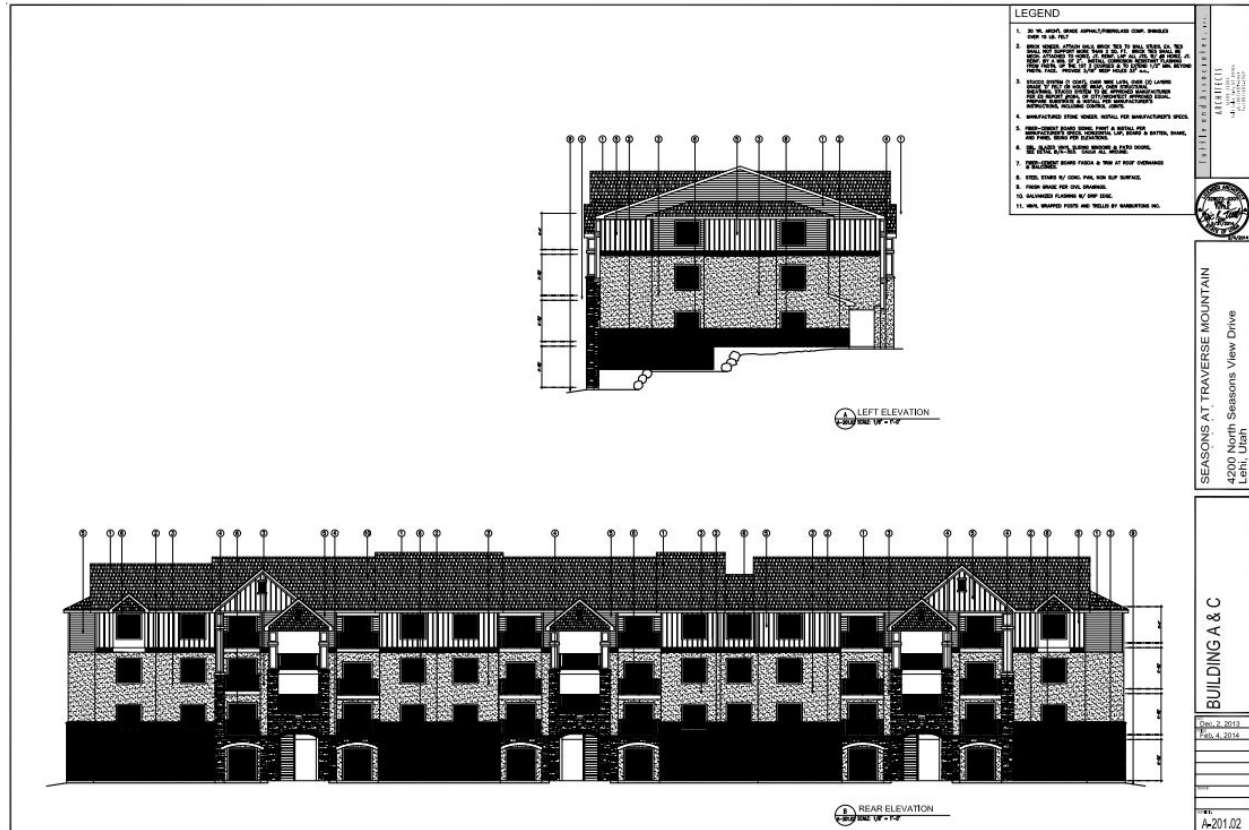
DESCRIPTION

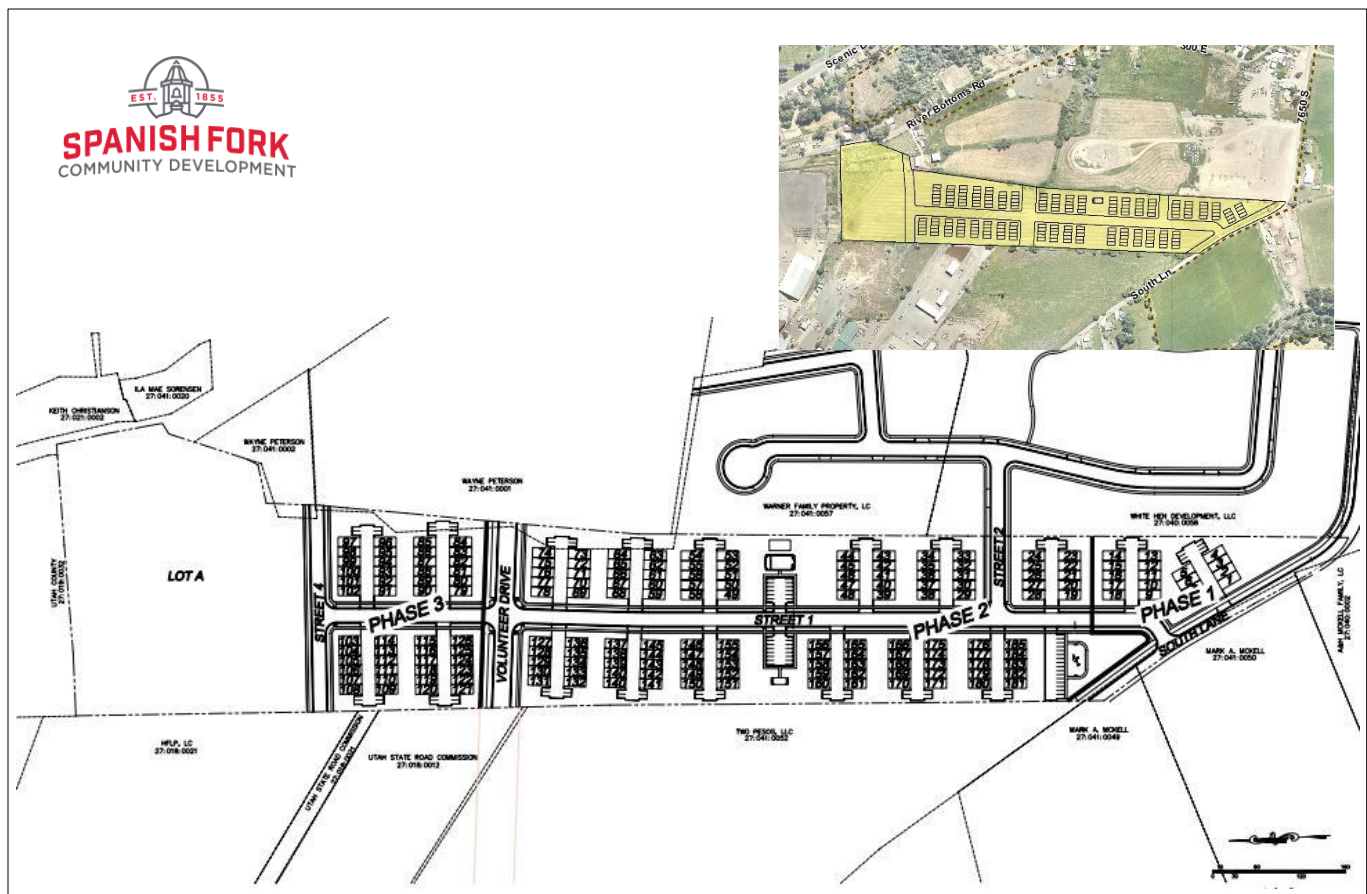
PREPARED BY (DESIGNER)











River Run Townhomes Zone Change and Preliminary Plat Approval Request

November 27, 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.

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.

Key Issues

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

Exhibits

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

RIVER RUN TOWNHOMES

A RESIDENTIAL SUBDIVISION

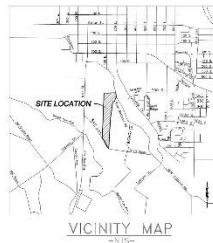
SPANISH FORK, UTAH

PRELIMINARY PLAN SET

-SHEET INDEX-

SHEET	SHEET NAME
1	COVER
2A	OVERALL BOUNDARY
2B	OVERALL BOUNDARY
3A	OVERALL SITE PLAN
3B	OVERALL SITE PLAN
3C	OVERALL SITE PLAN
4A	EXISTING TOPOGRAPHY
4B	EXISTING TOPOGRAPHY
5A	DRAINAGE PLAN
5B	DRAINAGE PLAN
6	PHASING PLAN
7	RECORD OF SURVEY (BY OTHERS)
DT-01	DETAILS
DT-02	DETAILS

GENERAL NOTES:
 1. ALL CONSTRUCTION WILL CONFORM TO SPANISH FORK CITY STANDARDS.
 2. ELECTRICAL SYSTEM TO BE INSTALLED AS PER SPANISH FORK CITY ELECTRICAL DESIGN AND STANDARDS. ANY ELECTRICAL CHANGES AS PER ARCHITECT/DEVELOPER DRAWING SHALL BE SUPERSEDED BY CITY DESIGN.
 3. ALL ELECTRICAL IMPROVEMENTS SHALL BE INSTALLED TO THE MOST CURRENT VERSION OF THE SPANISH FORK CITY CONSTRUCTION STANDARDS.
 4. IF A MORE RECENT VERSION OF STANDARDS IS RELEASED DURING PROJECT THE PROJECT SHALL BE COMPLETED USING STANDARDS VERSION THAT WERE ISSUED AT PRE-CONSTRUCTION MEETING.
 5. ANY EXISTING FACILITIES AFFECTED BY THE DEVELOPMENT MUST BE RELOCATED, REDESIGNED, REPAIRED, AND/OR REPLACED AS PER SPANISH FORK CITY STANDARDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SPANISH FORK, UTAH.
 6. CONTRACTOR TO MAINTAIN EXISTING UTILITIES AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND REPORT ANY DISCREPANCIES TO THE ENGINEER.
 7. ANY AND ALL DISCREPANCIES IN THESE PLANS ARE TO BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO COMMENCEMENT OF CONSTRUCTION.
 8. BEFORE PROCEEDING WITH THIS WORK, THE CONTRACTOR SHALL CAREFULLY CHECK AND VERIFY ALL CONDITIONS, QUANTITIES, DIMENSIONS, AND GRADE ELEVATIONS, AND SHALL REPORT ALL DISCREPANCIES TO THE ENGINEER.

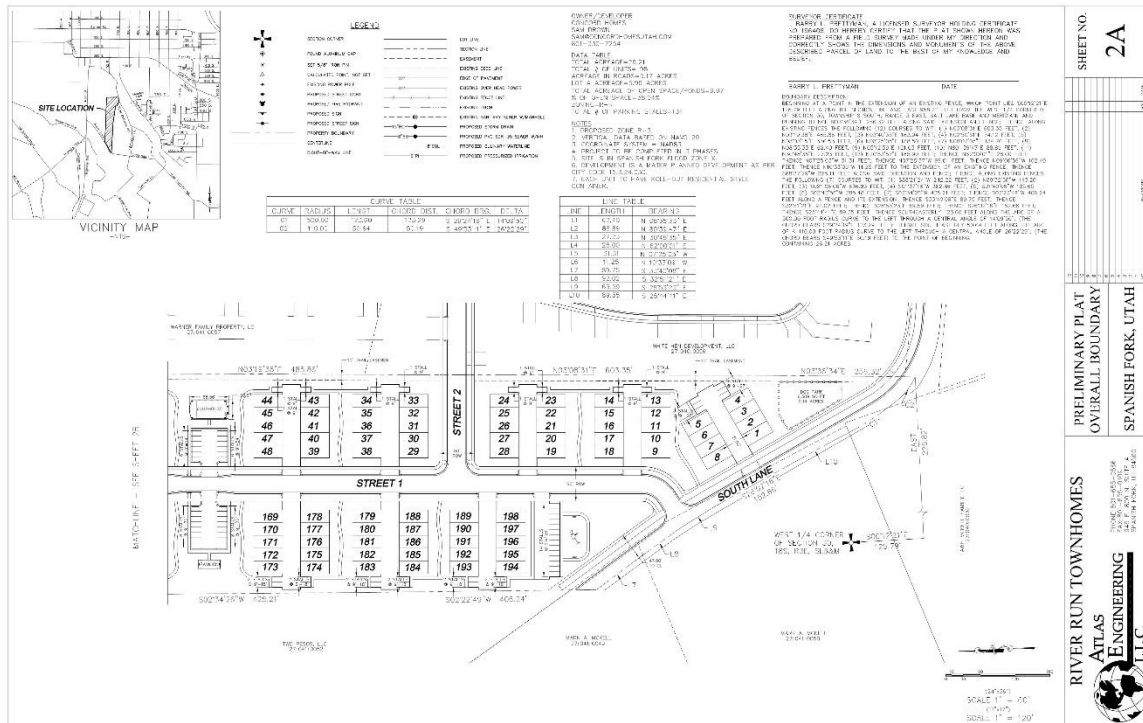


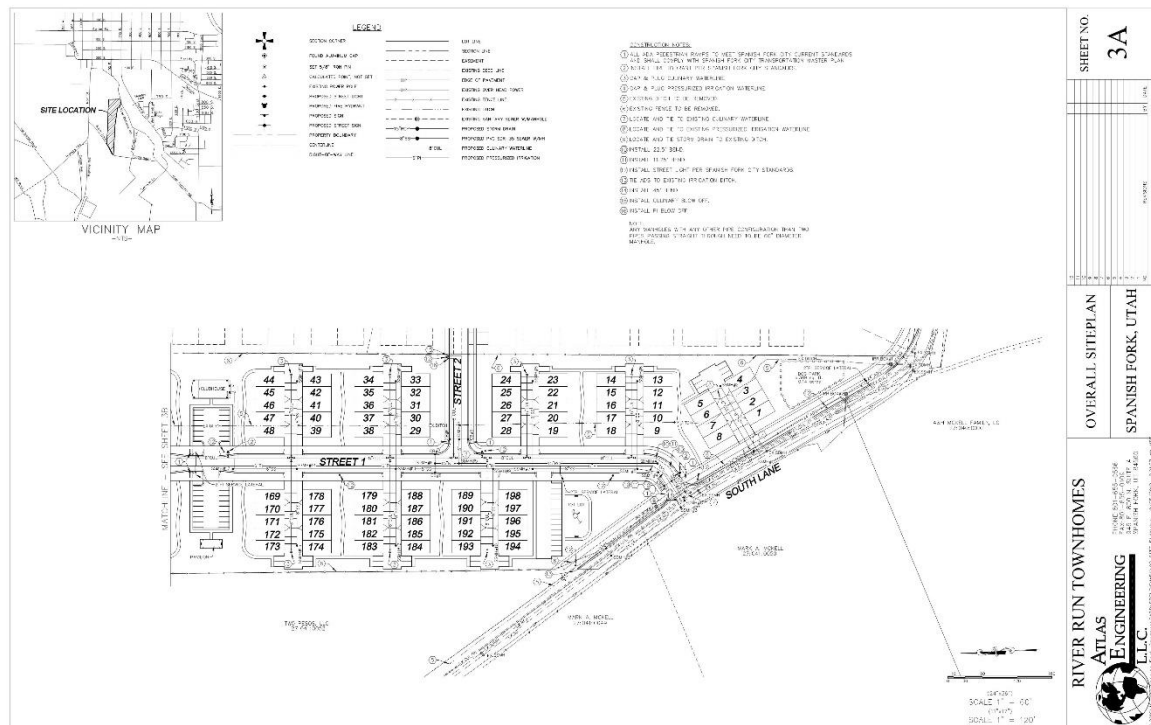
RIVER RUN TOWNHOMES

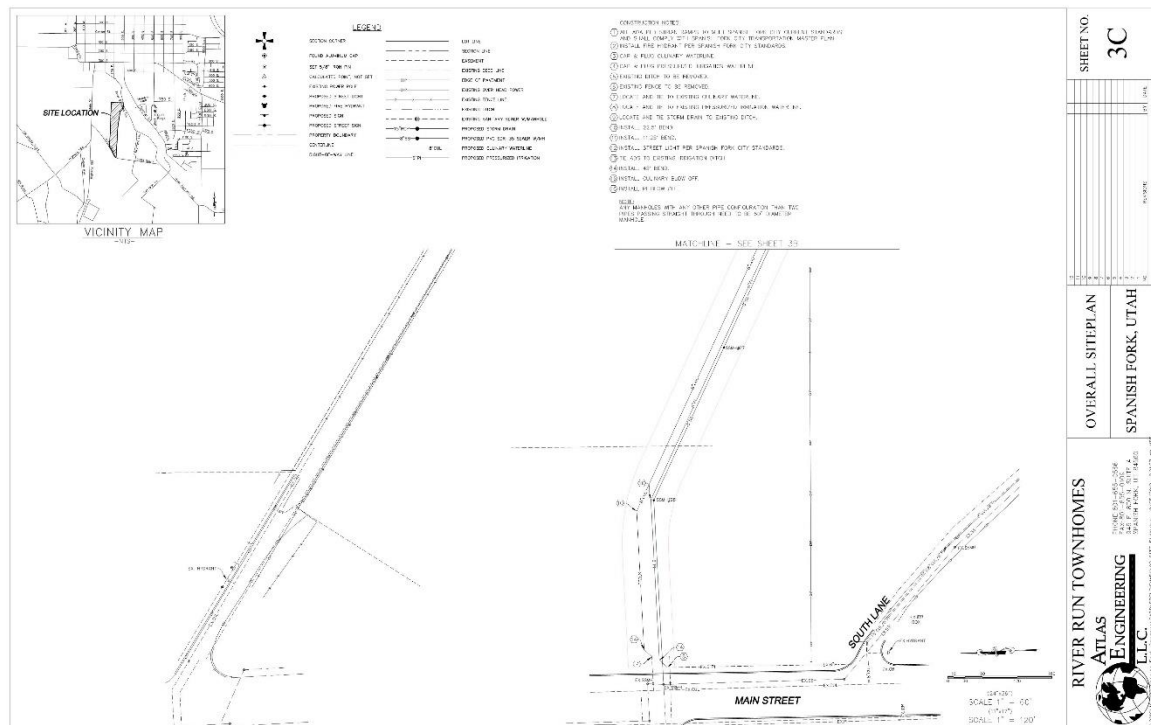


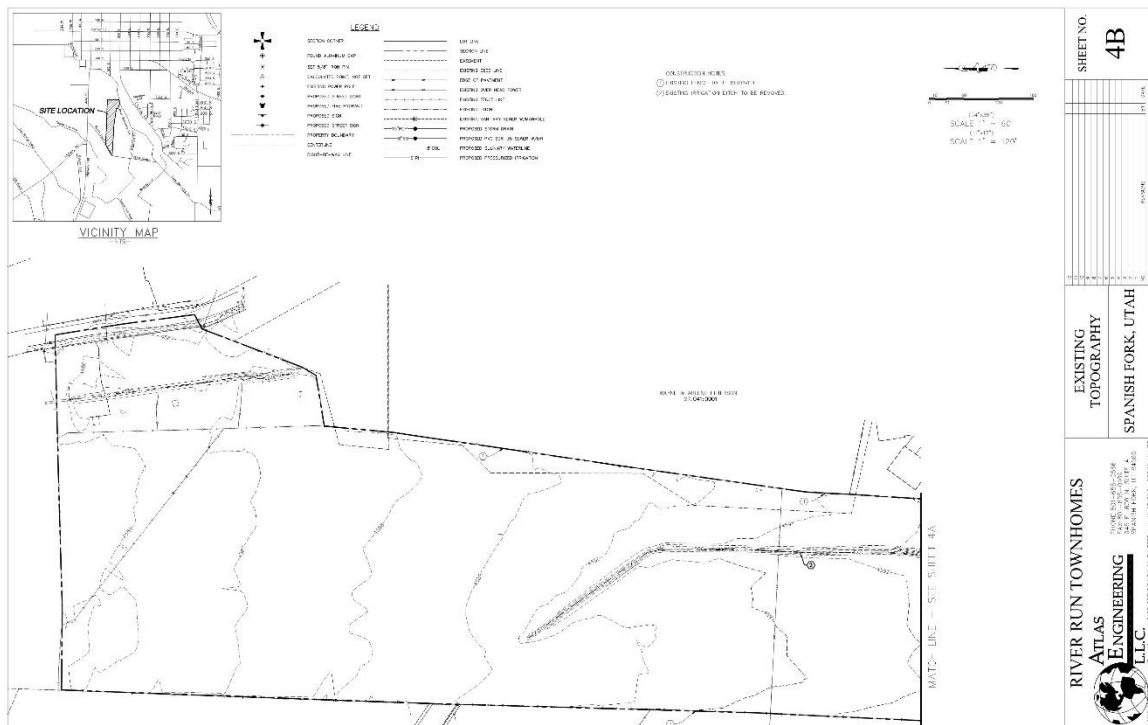
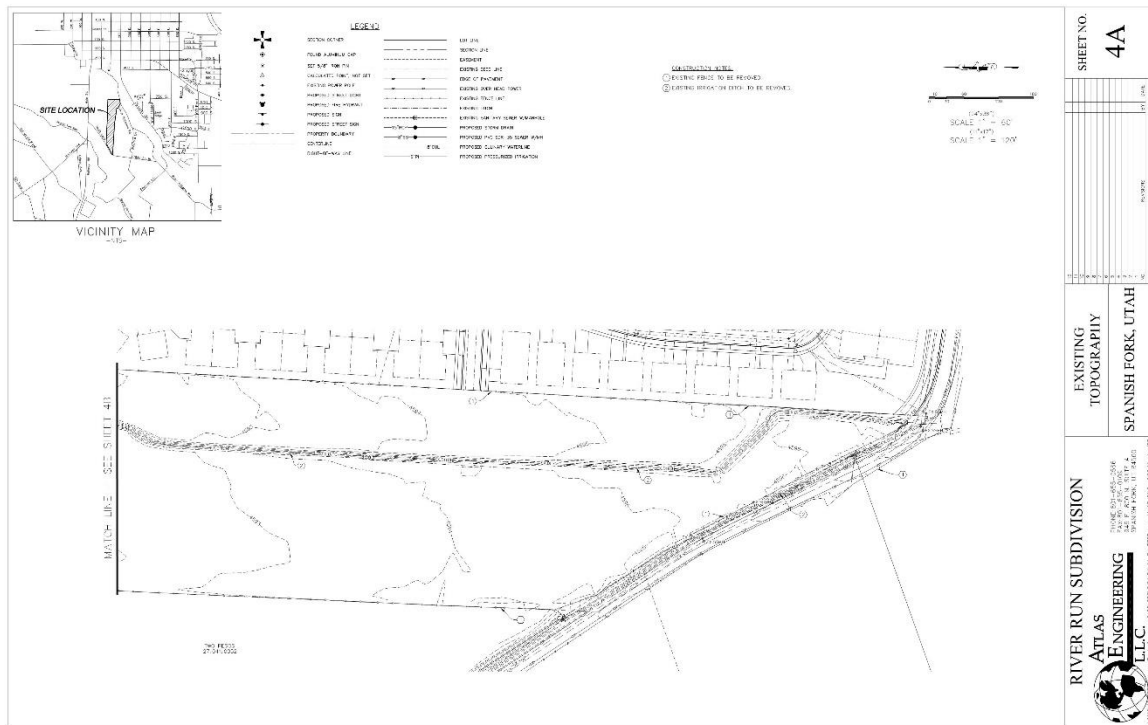
PHONE: 435.468.0268
 FAX: 435.468.0269
 175 E. 400 N. SUITE 1
 SPANISH FORK, UT 84303

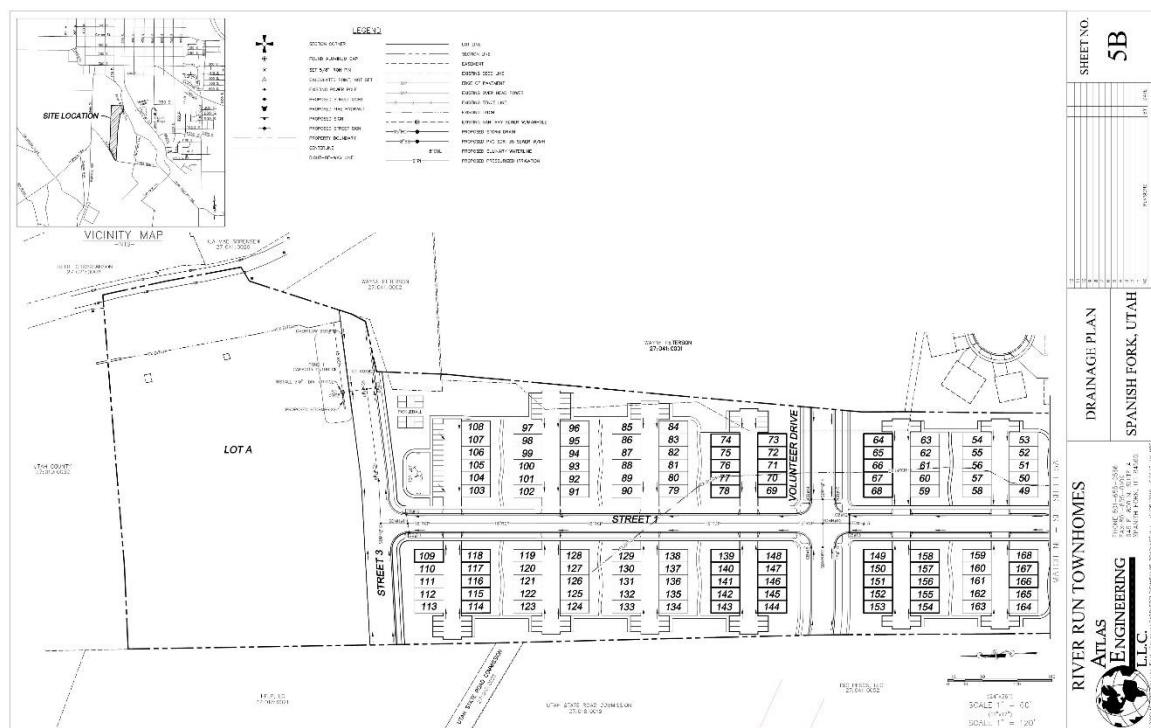
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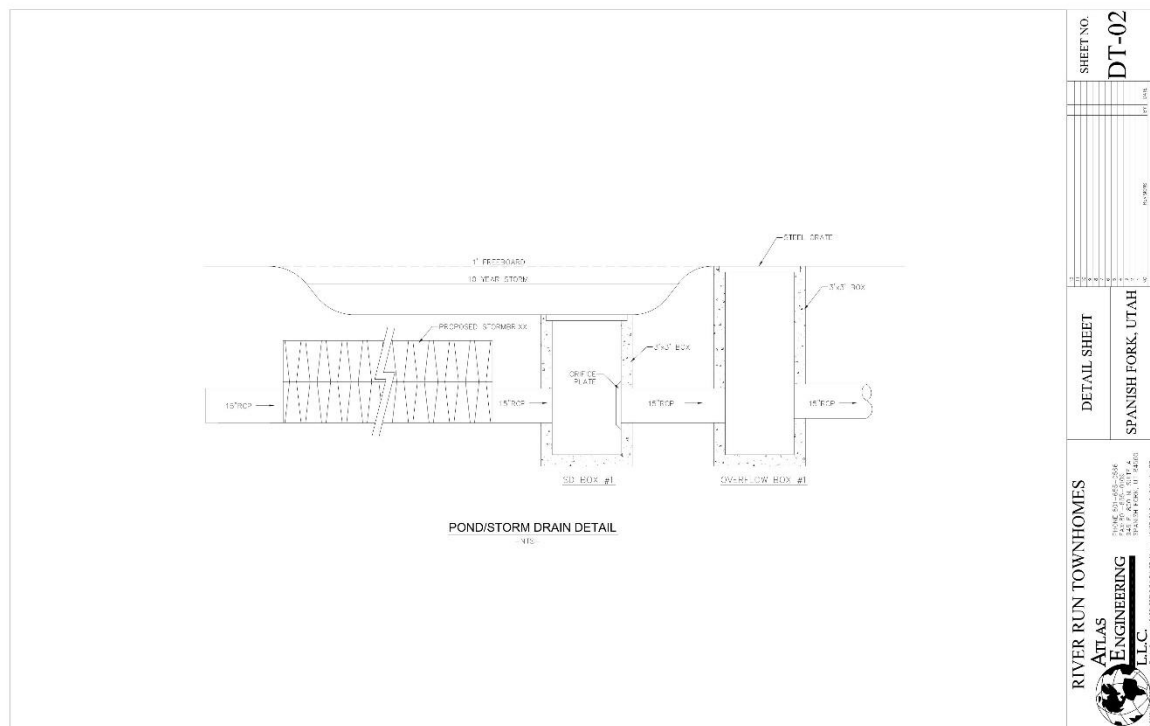
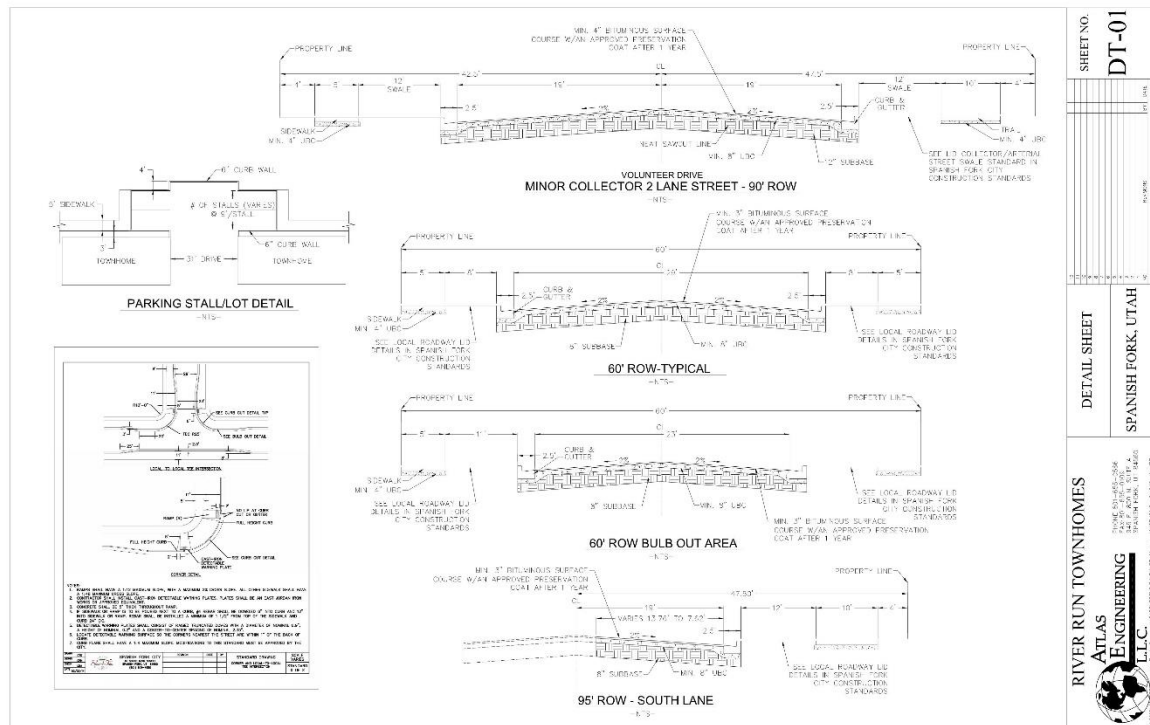


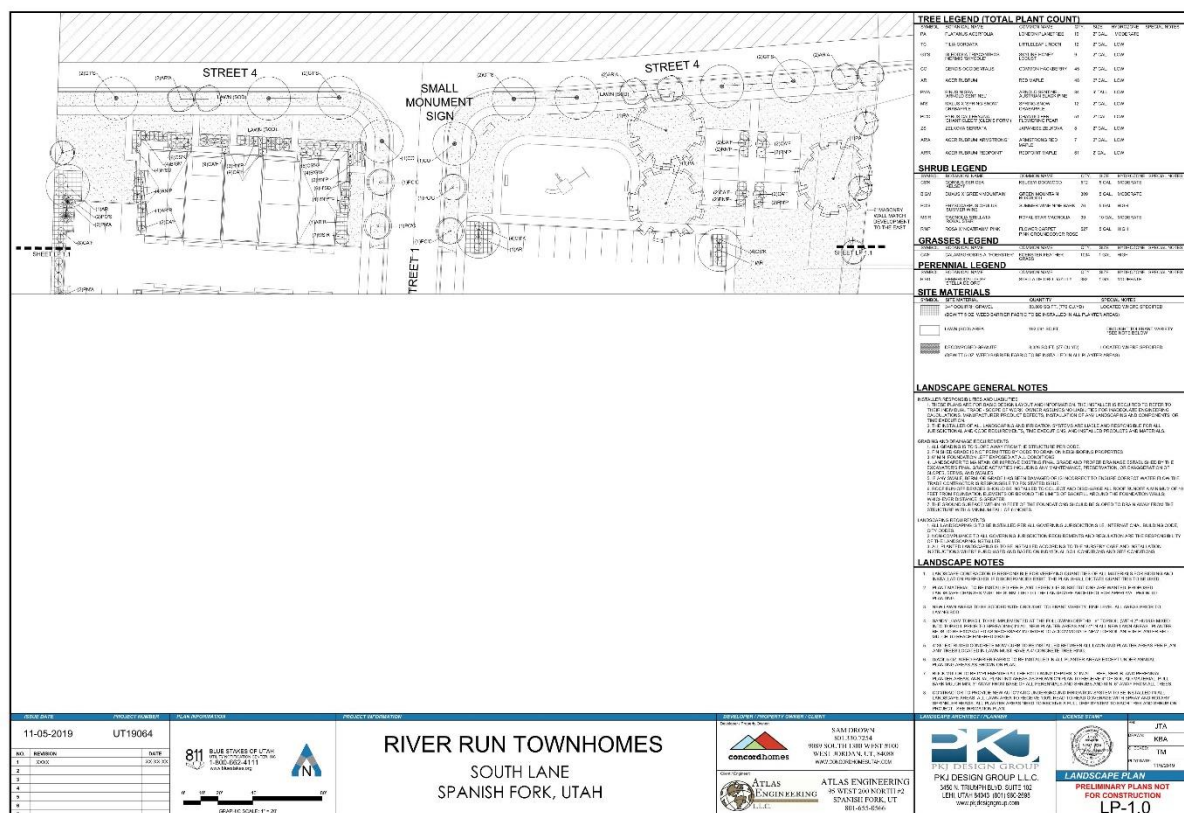
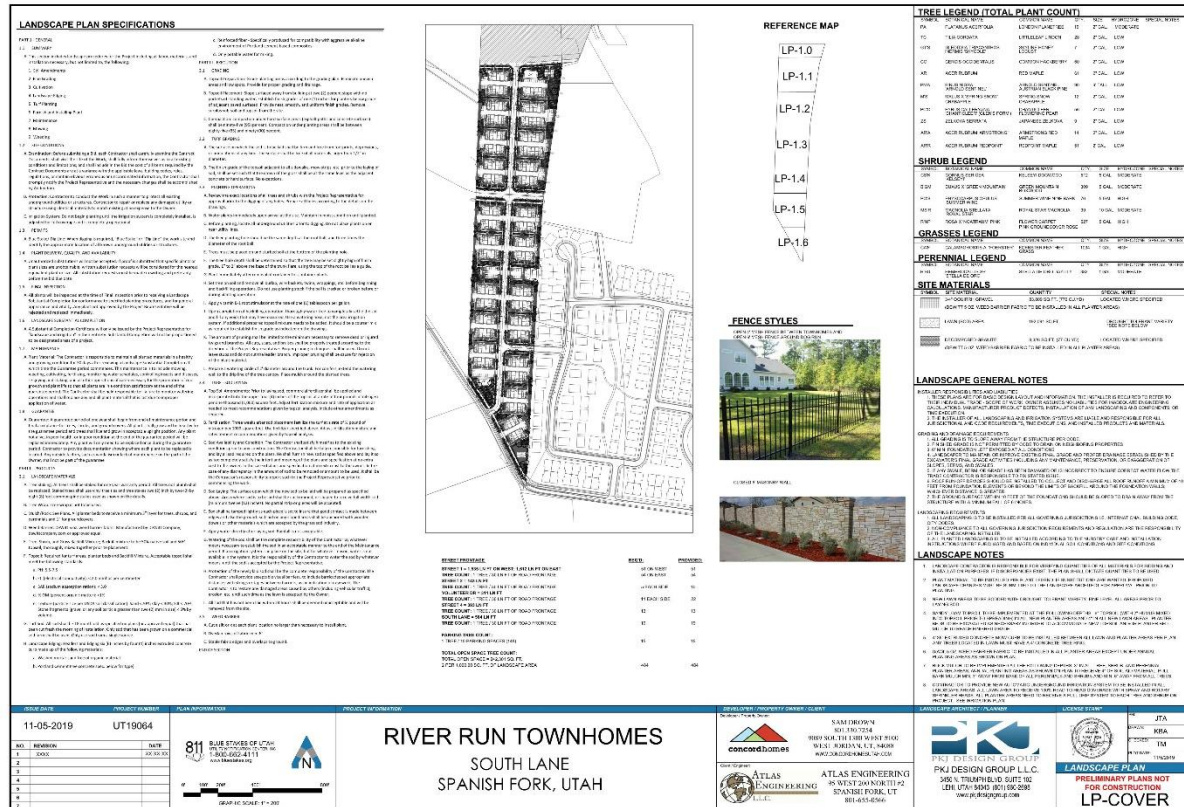


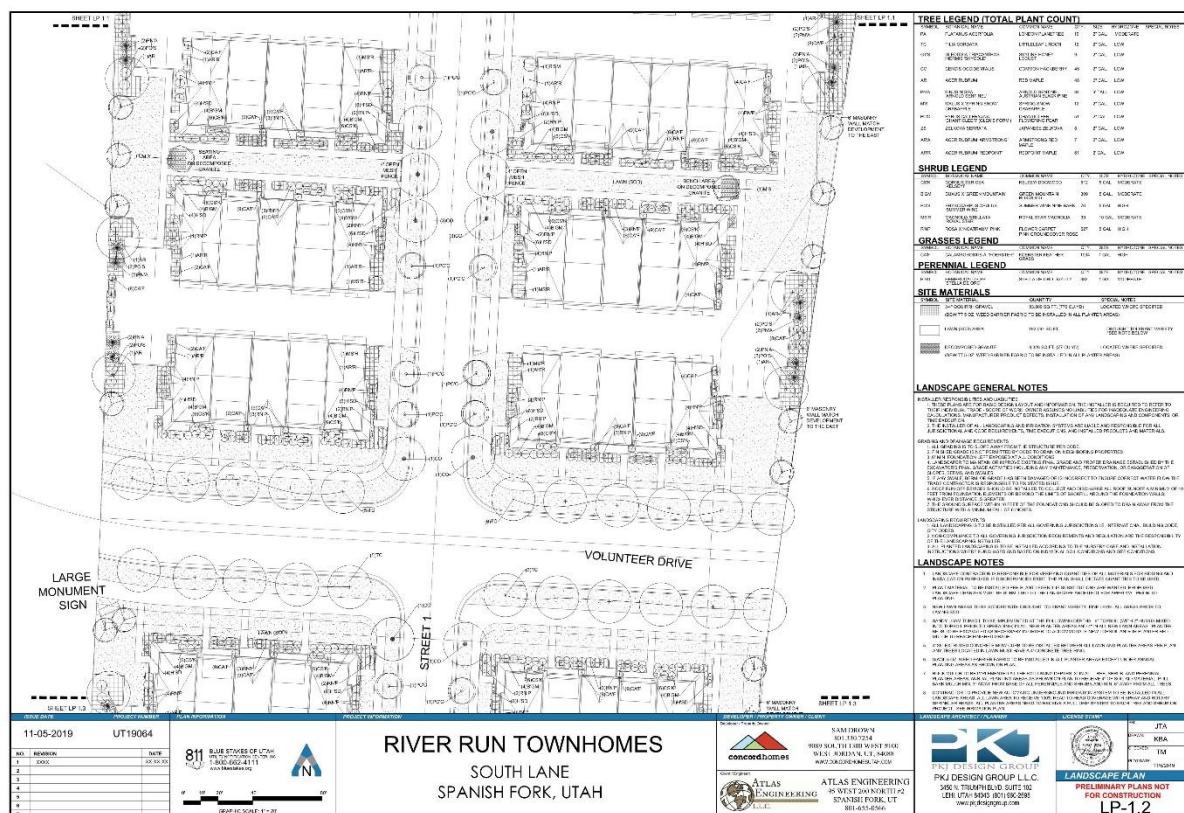
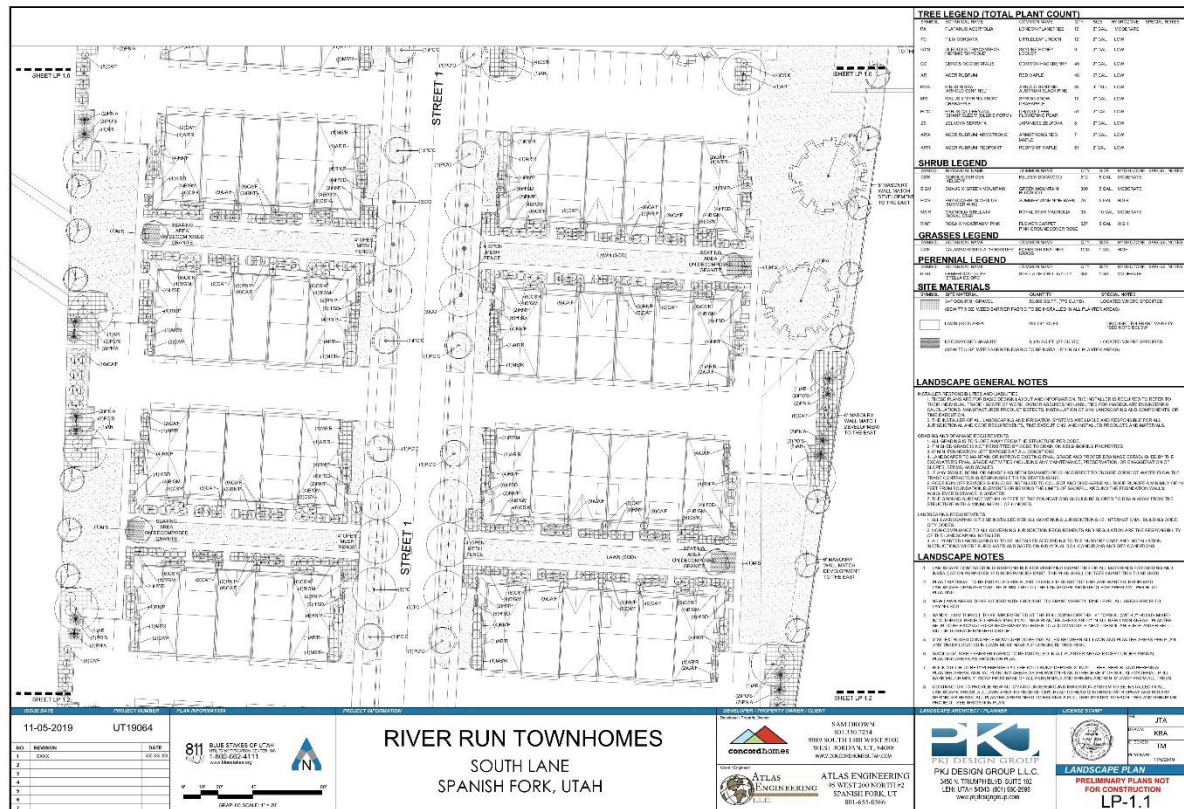


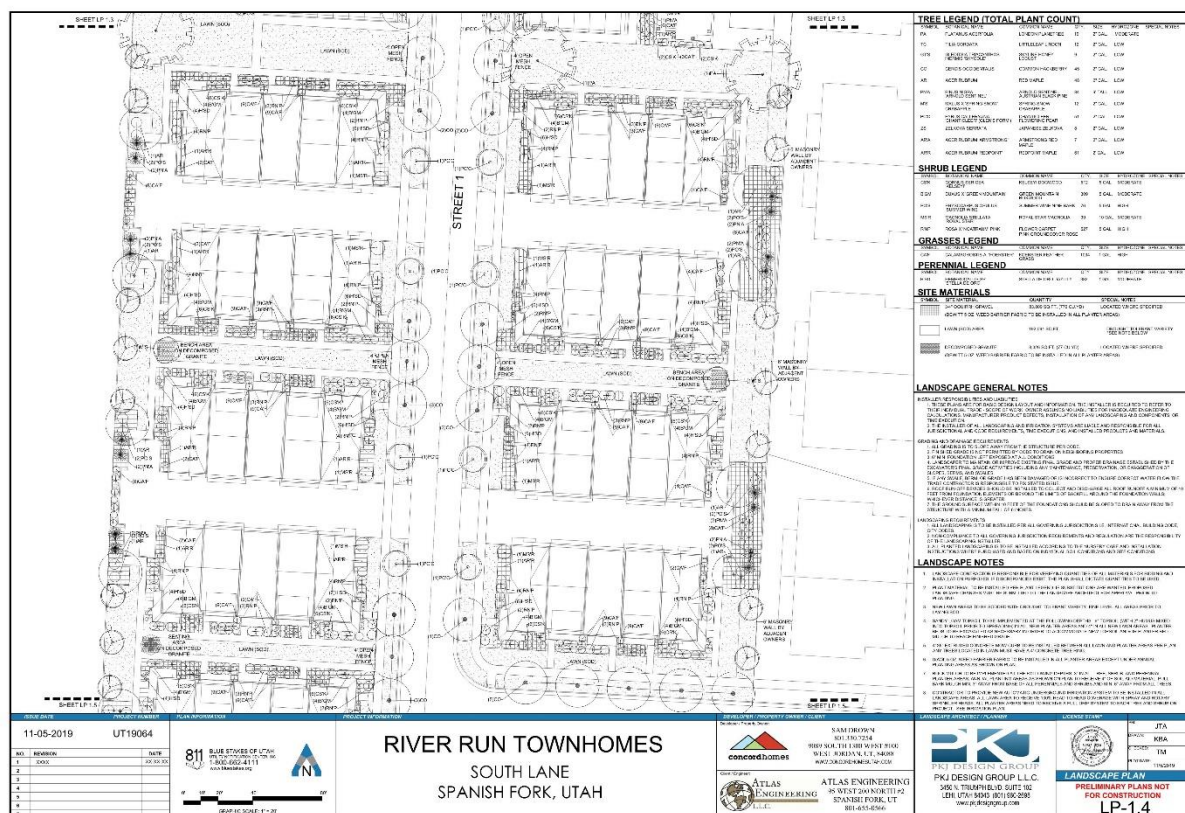
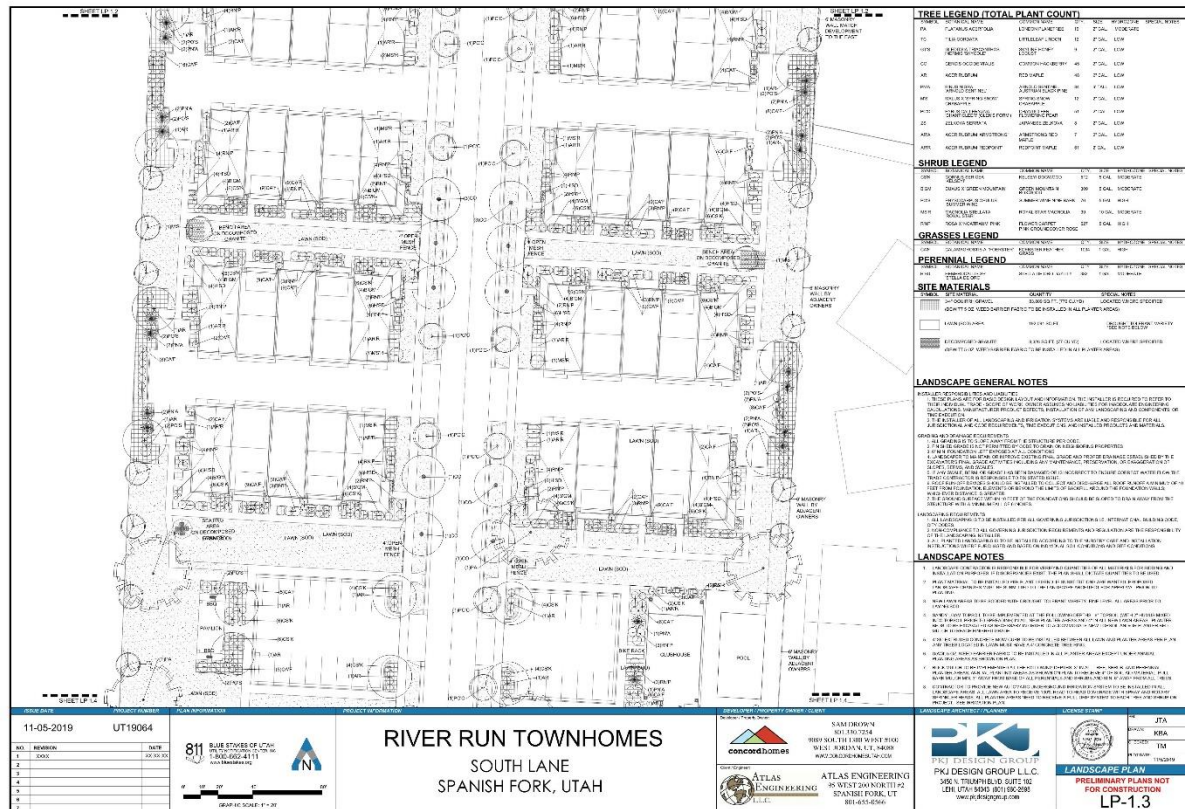


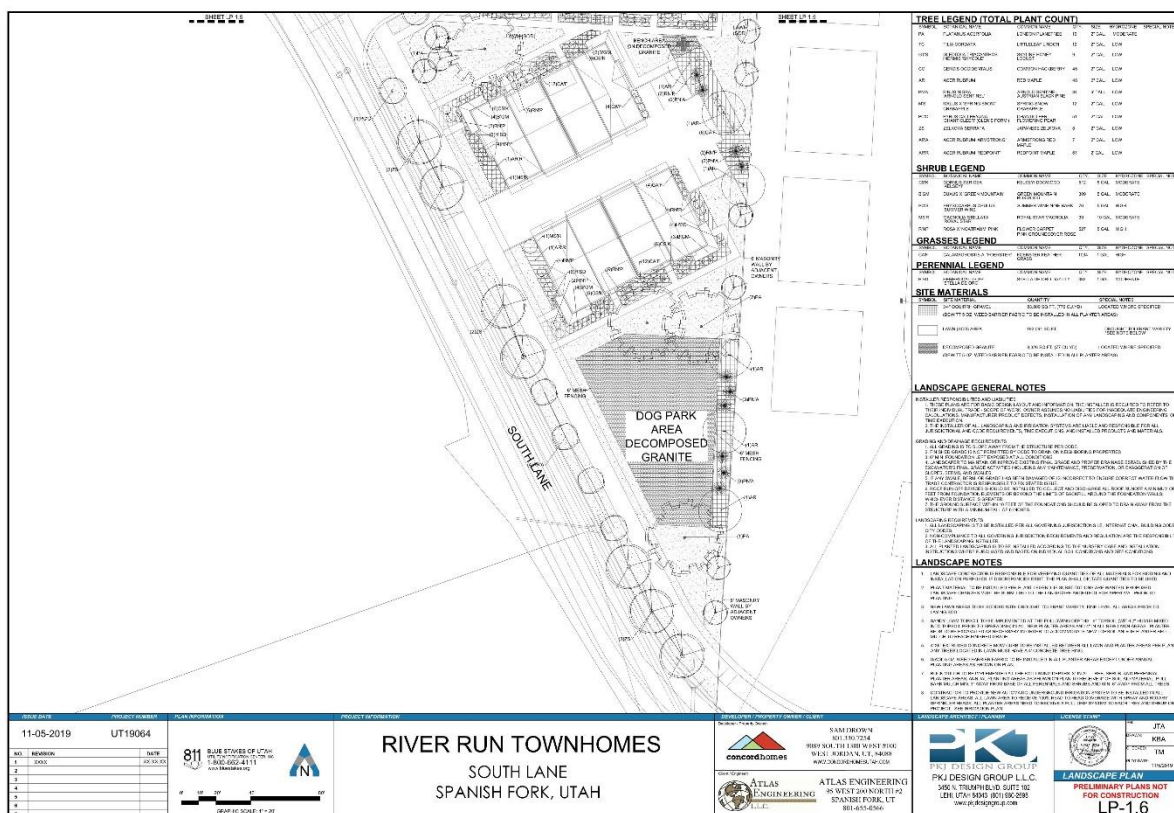
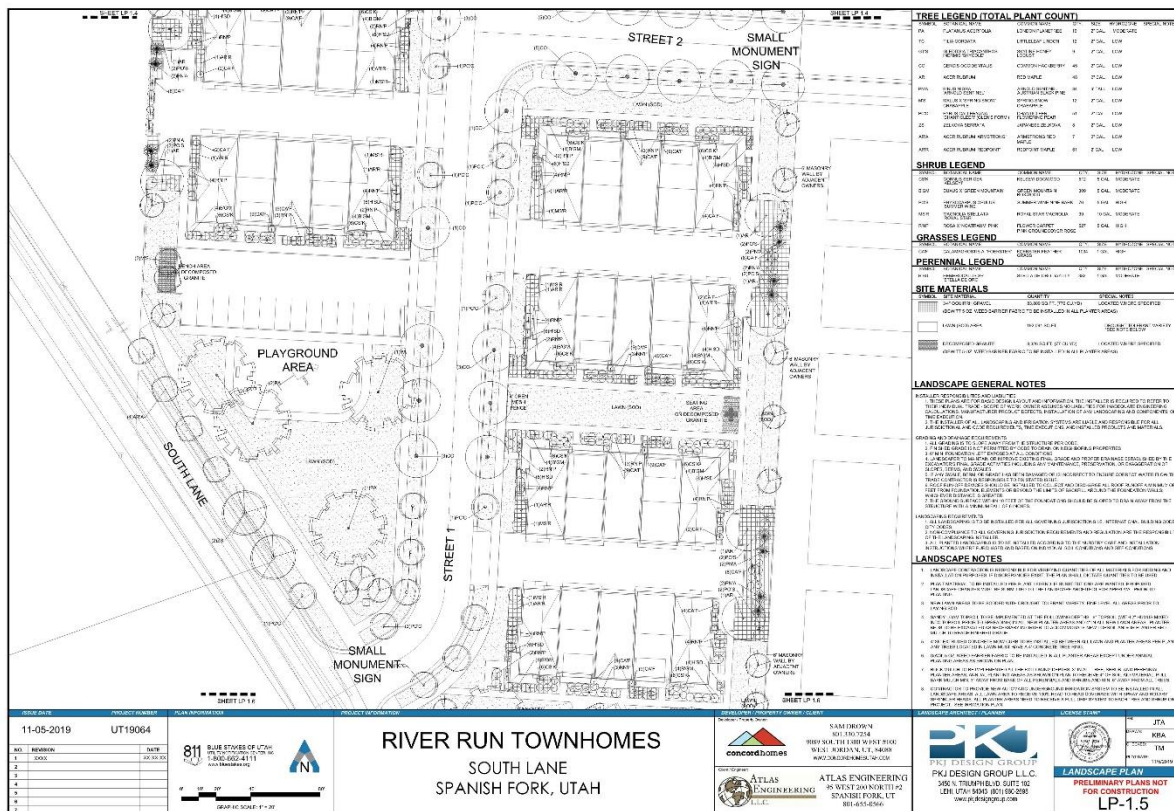












PLAYGROUND AREA

DOG PARK AREA

DOG FOUNTAIN

7' T X 4' W X 16' L MONUMENT SIGN LARGE

7' T X 4' W X 8' L MONUMENT SIGN SMALL

PLAYGROUND AREA

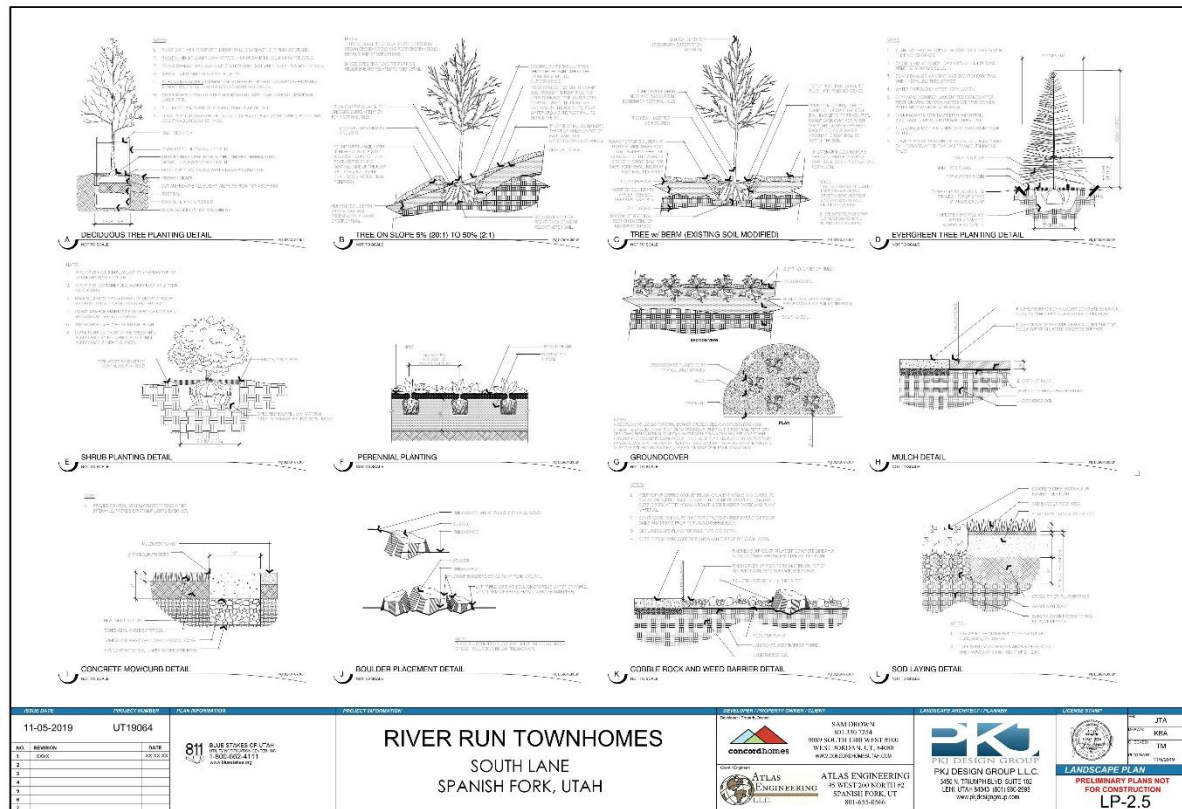
2 BENCHES

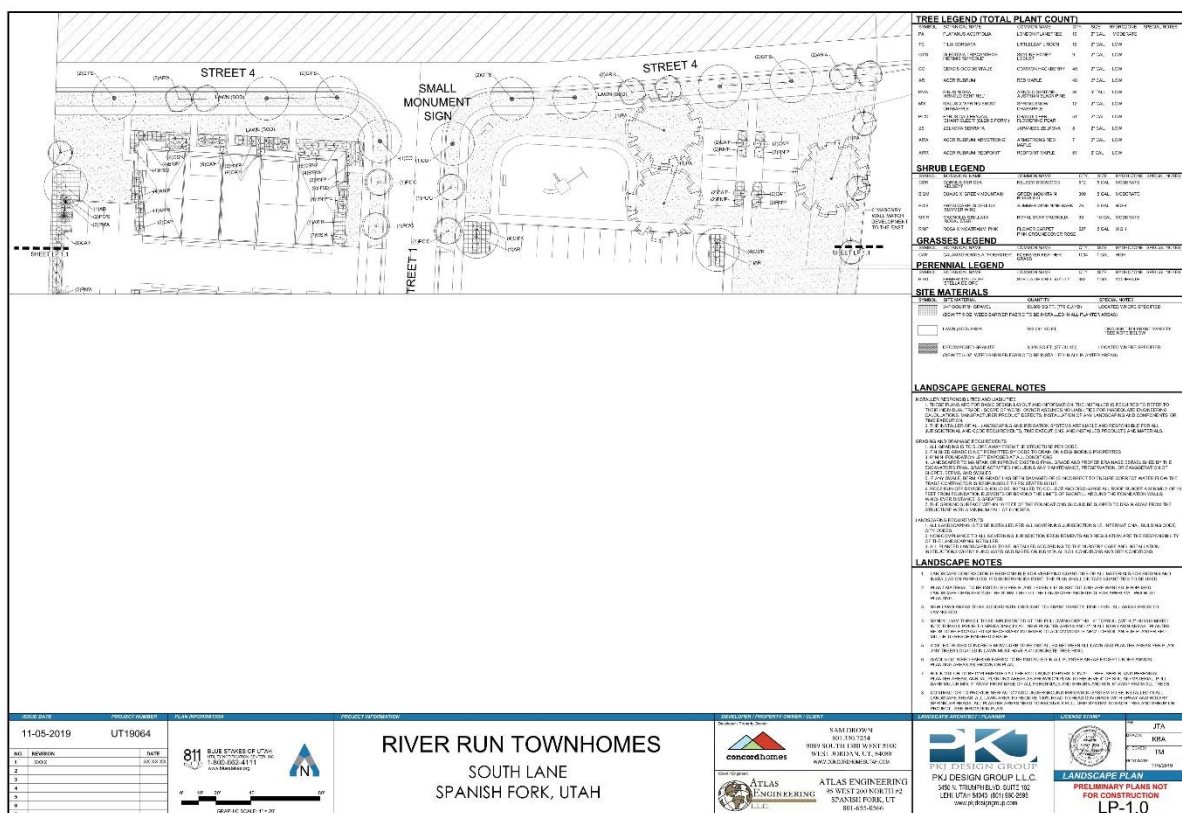
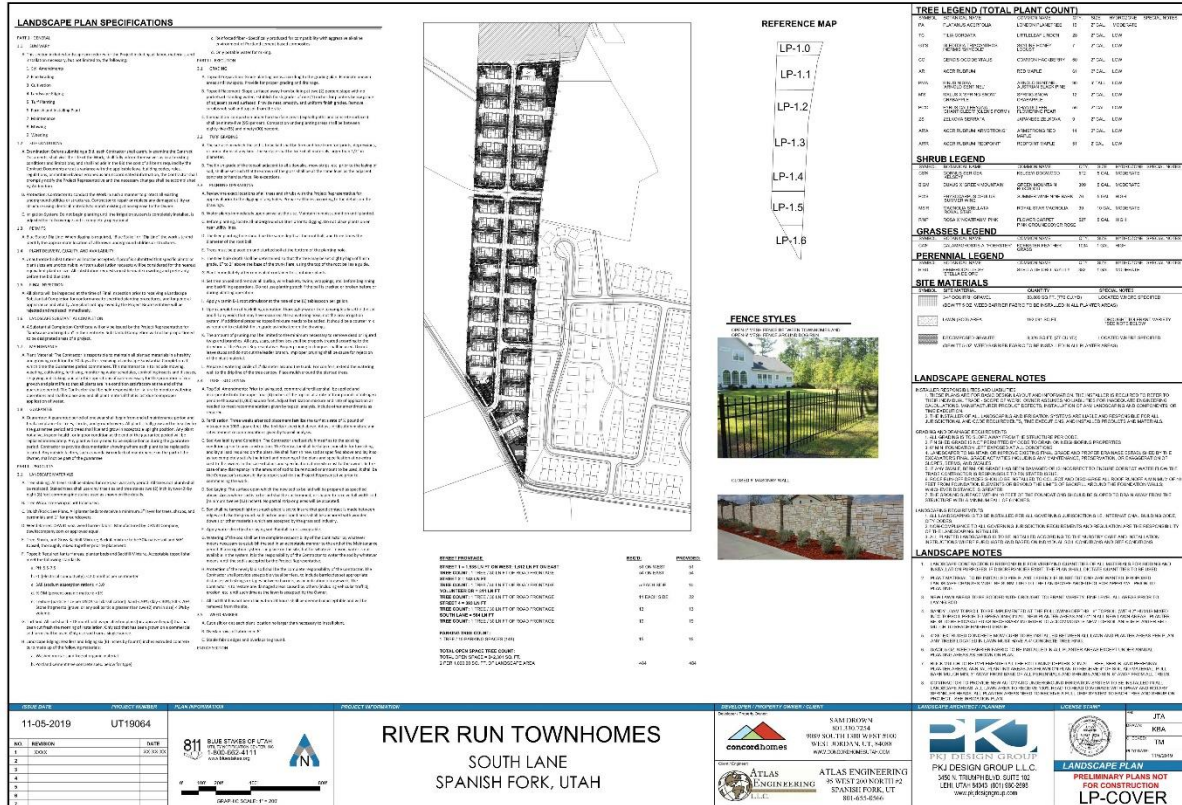
1 BIKE RACK

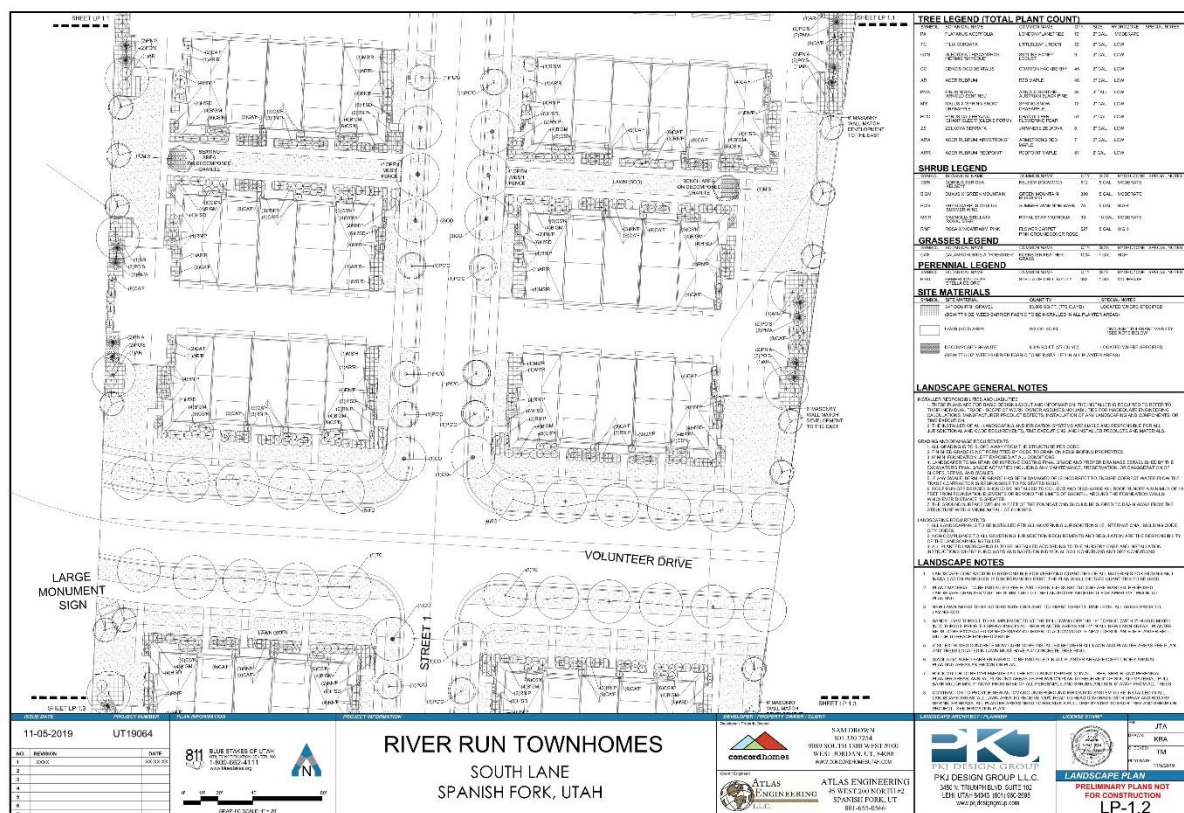
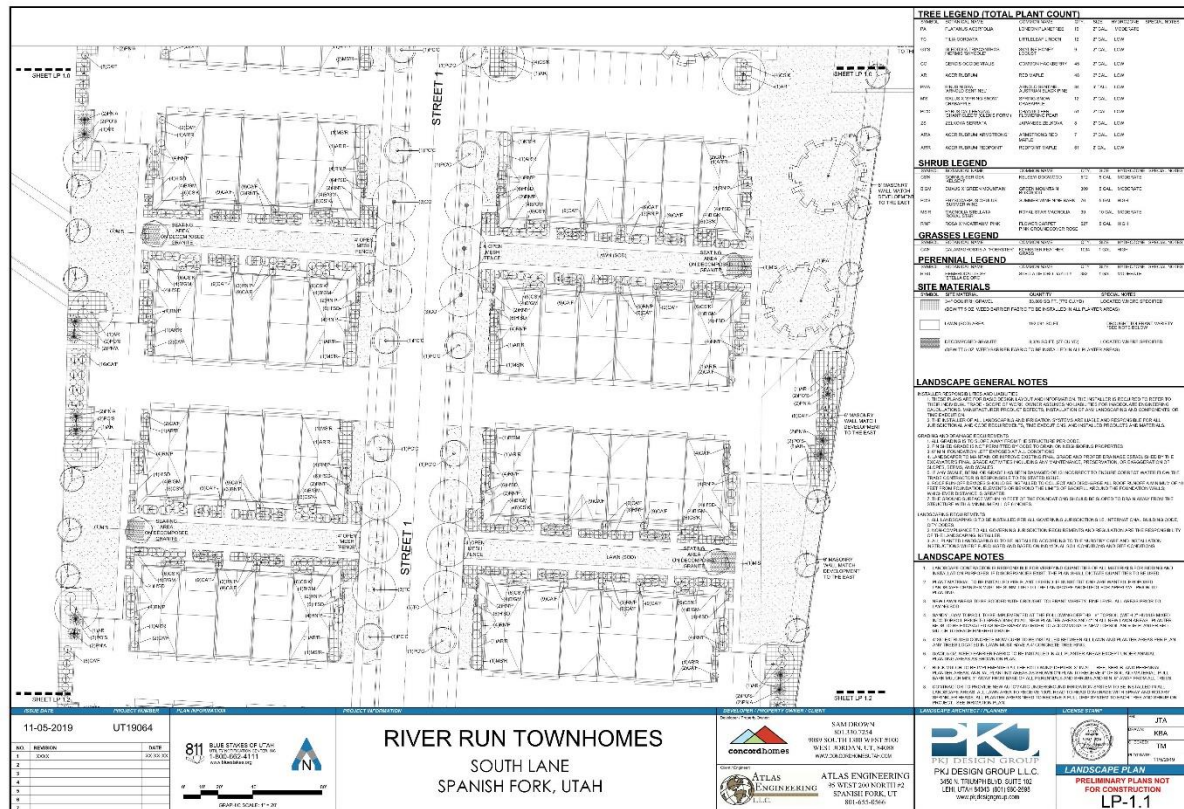
PLAYGROUND AREA

DOG PARK AREA DECOMPOSED GRANITE

DOGPARK AREA







August 27, 2019

