



## DEVELOPMENT REVIEW COMMITTEE AGENDA

WEDNESDAY, JULY 10, 2013

10:00 A.M.

1. **Approval of Minutes: July 3, 2013**
  
2. **Final Plats**
  - a. **Old Mill Estates**  
Applicant: CW Management  
General Plan: Low Density Residential  
Zoning: R-1-15  
Location: 700 South 1500 West
  
  - b. **Maple Mountain**  
Applicant: Salisbury Homes  
General Plan: Low Density Residential  
Zoning: R-1-12  
Location: 1800 East 300 North
  
3. **Ordinance Amendments**
  - a. **Title 15**  
Applicant: Spanish Fork City  
General Plan: City-wide  
Zoning: City-wide  
Location: City-wide
  
4. **Other Business**
  
5. **Adjourn**

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.

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**Draft Minutes**  
**Spanish Fork City Development Review Committee**  
**July 3, 2013**

**Staff Members Present:** Dave Oyler, City Manager; Jason Sant, Assistant City Attorney; Dave Anderson, Community Development Director; Chris Thompson, Public Works Director; Kelly Peterson, Electric Superintendent; Shelley Hendrickson, Planning Secretary; Cory Pierce, Engineering Assistant, Jered Johnson, Engineering Division Manager; Shawn Beecher, GIS Administrator; Bart Morrill, Parks and Recreation Supervisor; Joe Jarvis, Fire Marshal; Steve Adams, Public Safety Director; Chris Swenson, Chief Building Official.

**Citizens Present:** Krisel Travis, Doug Thompson, Nate Walter.

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

**MINUTES**

**June 19, 2013**

Mr. Anderson **moved** to **approve** the minutes of June 18, 2013. Mr. Johnson **seconded** and the motion **passed** all in favor.

**FINAL PLATS**

**Maple Mountain Plats**

Applicant: Salisbury Homes  
General Plan: Low Density Residential  
Zoning: R-1-12  
Location: 1888 East 182 South

Mr. Anderson **moved** to **amend** Maple Mountain Final Plats D-2, D-3 & E-2. Mr. Sant **seconded** and the motion **passed** all in favor.

**CONDITIONAL USE**

**Thompson**

Applicant: Doug Thompson  
General Plan: Medium Density Residential  
Zoning: R-1-6

45 Location: 2025 East 775 South

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47 Mr. Thompson explained they would be renting to a young couple until the time  
48 that his parents would live there.

49

50 Mr. Anderson explained that the property would have to be owner occupied, that  
51 the owner needed to provide one covered parking space per unit along with one  
52 additional space located behind the front wall plane of the home and that the  
53 property needed to have separate utility accounts for each unit.

54

55 Discussion was held regarding a separate entrance.

56

57 Mr. Anderson explained that the City only allowed Accessory Apartments in two  
58 zoning districts: R-3 and R-1-6. The property meets the City ordinance for an  
59 Accessory Apartment in the R-1-6 zone.

60

61 Discussion was held regarding separate meters for all of the utilities. It was  
62 determined that the electric service would be separate but that the other utilities  
63 would not be.

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65 Mr. Peterson **moved** to recommend **approval** of the Thompson Conditional Use  
66 Permit for 2025 East 775 South. Mr. Oyler **seconded** and the motion **passed** all in  
67 favor.

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## 70 ZONE CHANGE

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### 72 **Park View**

73 Applicant: DR Horton

74 General Plan: Mixed Use

75 Zoning: Rural Residential existing, R-3 proposed

76 Location: approximately 200 East Volunteer Drive

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78 Mr. Anderson explained that he had received a new drawing and that he did not  
79 notice changes to the layout but found that more detail was provided.

80

81 Jeremy, with the Northland Design Group, explained how much open space there  
82 is on the property and how it could be amenitized.

83

84 Ms. Krisel explained the equipment proposed for the tot lot, the elevation of the  
85 structures, parking will be 2.25 per unit and private rear yards and longer  
86 driveways than what is in the Salisbury Townhome Development.

87

88 Mr. Anderson explained that relative to the concerns about building orientation and  
89 various other aspects of the site, designs have not been addressed.  
90  
91 Discussion was held regarding the utilities and easements.  
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93 Mr. Thompson expressed that a concern was with parking and the need for more.  
94  
95 Mr. Peterson explained the power and where they would need to tie into.  
96  
97 Discussion was held regarding improvements to Main Street.  
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99 Mr. Oyler expressed that he felt the proposal still looked like a large apartment  
100 complex.  
101  
102 Discussion was held regarding the orientation of the buildings.  
103  
104 Mr. Anderson explained that this is a prominent location in the City and that there  
105 is a need to have the City make sure that the site design orients appropriately to  
106 the public space and the road. This property is General Planned as a Mixed Use.  
107 The intention of the Mixed Use designation is intended to be something different.  
108 There is more flexibility on this property than anywhere else in the City and  
109 prospective developers should prepare designs that are creative with amenities  
110 that make it a great place. Mr. Anderson expressed that he did not feel that there  
111 was a sense of community within the proposed design, the vast majority of the  
112 units being very isolated and secluded. He acknowledged that it is a tough piece  
113 to design. The density at nine units to the acre is high and the design needs to be  
114 outstanding. As designed, the City Council would have to approve this as an R-3  
115 zone with a Master Planned Development.  
116  
117 Mr. Oyler said that through the years the Council has been a lot more stringent on  
118 what is required to get the higher density.  
119  
120 Discussion was held regarding other ways to deal with the constraints on the  
121 property and other products.  
122  
123 Mr. Anderson expressed that he felt it was time to move the project to the  
124 Planning Commission.  
125  
126 Discussion was held regarding the City property and a proposal to purchase the  
127 parcel.  
128  
129 Mr. Anderson **moved** to recommend that the Zone Change be **denied** based on the  
130 layout proposal not qualifying as a Master Planned Development as the design is  
131 not imaginative or creative and the density not being justified by any creative or

132 quality aspects of the design. Mr. Peterson **seconded** and the motion **passed** all in  
133 favor.

134

135 Discussion was held regarding Old Mill Estates and the latest phase.

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137 Mr. Niederhauser asked if he could post a bond, plus 100 percent for sidewalk and  
138 any other utilities that are not done.

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140 Discussion was held regarding the City ordinance and options.

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143 **ORDINANCE AMENDMENTS**

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145 **Title 15**

146 Applicant: Spanish Fork City

147 General Plan: City-wide

148 Zoning: City-wide

149 Location: City-wide

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151 Mr. Anderson explained the changes to Title 15 and discussion was held regarding:  
152 15.3.24.030 #4, 15.3.24.090 D, G, H.

153

154 Mr. Anderson **moved to continue**. Mr. Johnson **seconded** and the motion **passed**  
155 all in favor.

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158 **ADJOURNMENT**

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160 Mr. Peterson **moved to adjourn**. Mr. Johnson **seconded** and the motion **passed** all  
161 in favor at 11:15 a.m.

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163 **Adopted:**

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Shelley Hendrickson, Secretary