



DEVELOPMENT REVIEW COMMITTEE AGENDA

WEDNESDAY, JULY 31, 2013

10:00 A.M.

1. **Approval of Minutes: July 10, 2013**

2. **Final Plats**
 - a. **Westgate Manor Plat E**
Applicant: Jed Mitchell
General Plan: Low Density Residential
Zoning: R-1-8
Location: 400 North 400 West

3. **Zone Changes**
 - a. **Stone Infill Overlay**
Applicant: Craig Simpson
General Plan: High Density Residential
Zoning: R-3
Location: 800 East 600 North

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 10, 2013

Staff Members Present: Dave Oyler, City Manager; S. Junior Baker, 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; Wes Murch, GIS Intern; Joe Jarvis, Fire Marshal; Steve Adams, Public Safety Director; Chris Swenson, Chief Building Official.

Citizens Present: Chris Salisbury, Nate Walter, Vic Hansen, David Adams

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

MINUTES

July 3, 2013

Mr. Peterson **moved to approve** the minutes of July 3, 2013. Mr. Johnson **seconded** and the motion **passed** all in favor.

FINAL PLATS

Old Mill Estates Plat B

Applicant: CW Management
General Plan: Low Density Residential
Zoning: R-1-15
Location: 700 South 1500 West

Discussion was held regarding a final walkthrough relative to the utilities, verifying that all of the contractors have been paid, payment of the fees, recordation of the Plat and a bond for the dry pressurized irrigation.

Mr. Baker **moved to approve** Old Mill Estates Plat B subject to the following conditions:

Conditions

1. That the applicant bonds for any required improvements.

45 2. That the applicant meet the City's Construction Standards.

46

47 Mr. Oylar **seconded** and the motion **passed** all in favor.

48

49 **Maple Mountain H & G**

50 Applicant: Salisbury Homes

51 General Plan: Low Density Residential

52 Zoning: R-1-12

53 Location: 1800 East 300 North

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55 Mr. Pierce said that the redline issues had been taken care of.

56

57 Mr. Peterson explained the power and that Salisbury Homes and Ivory Homes
58 would need to work out payment.

59

60 Mr. Anderson said that a masonry wall, not a vinyl fence, is required. Mr. Pierce
61 said that the plans had been updated to show a masonry wall.

62

63 Discussion was held regarding the tot lot and fencing.

64

65 Mr. Peterson said that the power would need to be tied across the frontage.

66

67 Mr. Baker **moved** to **approve** the Maple Mountain Plat G subject to the following
68 conditions:

69

70 **Conditions**

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72 1. That the applicant meets the City's Construction Standards.

73 2. That the applicant meets the City's Electric Department issues as far as
74 where the lines go and the Grotegut home being powered properly.

75

76 Discussion was held regarding the Grotegut property, utilities, whether or not he
77 will need to connect to the sewer and water, and that the Grotegut's will need to
78 sign in for utilities before the bond is released to Salisbury.

79

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

81

82 Mr. Anderson **moved** to **approve** Maple Mountain Plat H subject to the following
83 condition:

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85 **Condition**

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87 1. That the applicant meet the City's Construction Standards.

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

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92 **ORDINANCE AMENDMENTS**

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94 **Title 15**

95 Applicant: Spanish Fork City

96 General Plan: Citywide

97 Zoning: Citywide

98 Location: Citywide

99

100 Mr. Anderson explained the changes and discussion was held regarding raising the
101 height of accessory structures, what heights accessory structures within the City
102 have been built to in the past, what is aesthetically pleasing, and roof pitch versus
103 flat roofs.

104

105 Mr. Anderson **moved** to recommend **approval**. Mr. Baker **seconded** and the motion
106 **passed** all in favor.

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109 **OTHER DISCUSSION**

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111 Discussion was held regarding 130 North and the canal crossing.

112

113 Vic Hansen introduced a subdivision proposal. He is working with the Barney and
114 Warner property owners. He expressed that he was looking for guidance and
115 opinions relative to the proposal.

116

117 Discussion was held regarding ingress and egress, the floodway, erosion and
118 geotech reports, where basements are and are not allowed, pressurized irrigation,
119 power, zoning and the 40-foot easement along the river.

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122 **ADJOURNMENT**

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124 Mr. Baker **moved** to **adjourn**. Mr. Anderson **seconded** and the motion **passed** all in
125 favor at 11:10 a.m.

126

127 **Adopted:**

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129

Shelley Hendrickson, Secretary