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# SPANISH FORK

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## PLANNING COMMISSION AGENDA

WEDNESDAY, MARCH 3, 2004

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	6:30 P.M.	AGENDA REVIEW
PLANNING COMMISSIONERS	7:00 P.M.	<b>1. PRELIMINARY ACTIVITIES</b>
		<b>A. PLEDGE OF ALLEGIANCE</b>
		<b>B. MINUTES: FEBRUARY 4, 2004</b>
THAD JENSEN CHAIRMAN		<b>2. PUBLIC HEARINGS</b>
PAUL BRADFORD ASST. CHAIRMAN		<b>A. <u>SUNNY RIDGE ANNEXATION</u></b>
THORA SHAW		A request to consider an Annexation of 87 acres into Spanish Fork City
TED SCOTT		Location: approximately 400 North 1300 East
DEL ROBINS		Applicant(s): WoodSprings LLC Development Company
		<b>B. <u>HUGHES/HILL (RIVER COVE) REZONE</u></b>
		A request to consider a rezone of 80 acres from R-R to R-1-12
		Location: approximately 975 S Del Monte Road
		Applicant(s): Westfield Development (Tabled from February 4, 2004)
		<b>C. <u>SANTOS &amp; HALES (PINE MEADOWS) REZONE</u></b>
		A request to consider a rezone of 43 acres from R-R to R-1-12
		Location: approximately 1700 East 1400 South
		Applicant: Frank Santos & Cliff Hales/Dave Cloward
CHRIS WADSWORTH CITY COUNCIL REP.		<b>3. STAFF REPORTS</b>
		<b>A. <u>RIVER COVE PRELIMINARY PLAT</u></b>
		Location: 975 S Del Monte Road
		Zoned: See 2B
		Applicant: Westfield Development (Tabled from February 4, 2004)
		<b>B. <u>PINE MEADOWS PRELIMINARY PLAT</u></b>
		Location: 1700 East 1400 South
		Zoned: See 2C
		Applicant: Frank Santos & Cliff Hales/Dave Cloward
		<b>4. OTHER BUSINESS</b>
		<b>5. ADJOURN</b>

The public is invited to participate in all Planning Commission Meetings. If you need special accommodations to participate in the meeting, please contact the City Manager's Office at (801) 798-5000.

**SPANISH FORK CITY  
CITY COUNCIL  
STAFF REPORT**



<b>To:</b> Planning Commission	<b>Property Size:</b> 87.42 acres
<b>From:</b> Emil Pierson, City Planner	<b>General Plan:</b> Residential
<b>Date:</b> March 3, 2004	2.5-3.5 u/a
<b>Subject:</b> Sunny Ridge Annexation	<b>Zoning:</b> R-R
<b>Location:</b> 400 North 1300 East	

**Background**

The applicant(s), WoodSprings LLC Development Company (Dave Simpson), is requesting to annex approximately 87.42 acres on the east side of town into Spanish Fork City from Utah County (see attached map). Most of the area requesting to be annexed is located within the City Growth Boundary and also within our Policy Declaration Boundary but the south end is not within the Growth Boundary (see map). According to the Annexation Plan adopted on December 17, 2002 this area is to be annexed within the next 5-10 years.

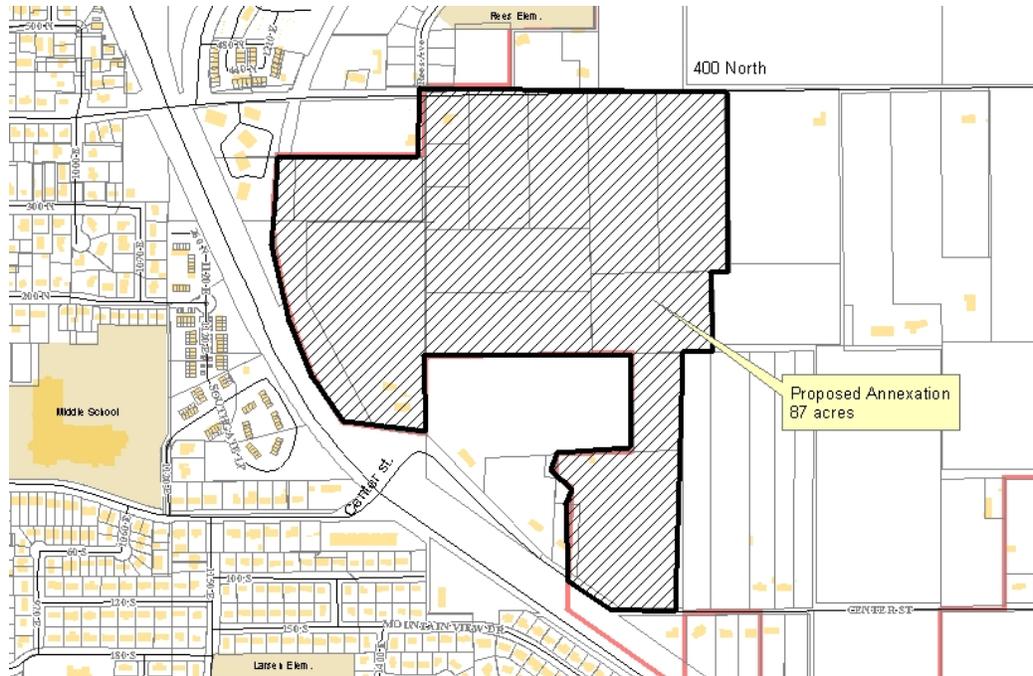
The General Plan for this area is shown as Residential 2.5 to 3.5 units per acre which equates to an R-1-9 or R-1-12 zoning.

**Analysis**

As part of this annexation an agreement will be entered between the city and the developer as part of their annexation.

**Utilities**

Water, sewer, PI, and power are located in 400 North and were installed by the school district for the Rees elementary school. Water and PI is also located on Center street and will need to be looped to 400 North to provide better pressures.



A major north/south collector roadway will be required to facilitate better traffic flow from 400 North to Center street and to provide better access to Highway 6.

***Development Review Committee***

The DRC reviewed this annexation request on February 18<sup>th</sup> and again on the 25<sup>th</sup>.

***DRC minutes from Feb. 18<sup>th</sup>***

The petitioner discussed his request with staff and the item was table so staff could research a few items.

***DRC minutes from February 25<sup>th</sup>***

Mr. Baker said there is an existing roadway along the railroad which appears to be outside of the property boundaries. However, it would be a great addition to the trail system if possible. Mr. Nielson said the roadway can be maintained but not improved. Mr. Pierson said the developer should be required to fence between the trail and the railroad tracks. Mr. Baker said he cannot fence the area since it is owned by the railroad. Mr. Simpson said when he contacts the railroad concerning the boundary line agreement he will request to be allowed to fence between the roadway and the railroad tracks and be allowed to improve the roadway as part of the trail system in the future.

Mr. Nielson had a question concerning the storm drain. He presented an interim plan for the storm drain until other properties in the area develop.

Mr. Baker said the annexation agreement will include the right-of-way for the road to the cut bridge, the trail and road between 400 North and Center St., and participation in the cost to widen the bridge as determined by a traffic study.

Also, a portion of the development is outside of the city growth boundary. Mr. Pierson said he will make a motion to adjust the growth boundary.

Mr. Baker made a **motion** to recommend approval of the Wood Springs Annexation subject to the following conditions:

1. Deed a right-of-way for the major collector roadway between Center St. and 400 North within 120 days of the annexation with all back taxes paid,
2. Make arrangements with the railroad to fence between the existing roadway and the railroad tracks and receive permission to maintain the roadway as part of the trial system,
3. Require the future developer of the subdivision to install a trail over the existing roadway from Center St. to 400 North,
4. The growth boundary amendment and the lots approved will be subject to the available sewer capacity at the time the plat is brought in for vesting,
5. Pay a share of the costs to widen the bridge in accordance with the percent of impact as per a traffic study.

Mr. Pierson **seconded**, and the motion **passed** with a unanimous vote.

## **RECOMMENDATION**

### **Approve:**

**The Planning Commission give the Sunny Ridge Annexation at 400 North 1300 East a positive recommendation to the City Council subject to the following condition(s):**

1. Deed a right-of-way for the major collector roadway between Center St. and 400 North within 120 days of the annexation with all back taxes paid,
2. Make arrangements with the railroad to fence between the existing roadway and the railroad tracks and receive permission to maintain the roadway as part of the trial system,
3. Require the future developer of the subdivision to install a trail over the existing roadway from Center St. to 400 North,
4. The growth boundary amendment and the lots approved will be subject to the available sewer capacity at the time the plat is brought in for vesting,
5. Pay a share of the costs to widen the bridge in accordance with the percent of impact as per a traffic study.

### **Add:**

6. The properties be zoned R-1-12 with a condition of the annexation that a preliminary plat be submitted and approved within six (6) months of the recordation of the annexation if not the properties revert to the R-R zoning designation.

### **Table**

**Make the motion that we Table the Sunny Ridge Annexation at 400 North 1300 East for the following reason(s):**

### **Deny:**

**Make the motion to deny the Sunny Ridge Annexation at 400 North 1300 East for the following reason(s):**

# Sunny Ridge Annex. Map



1 inch equals 933.9 feet

## Legend

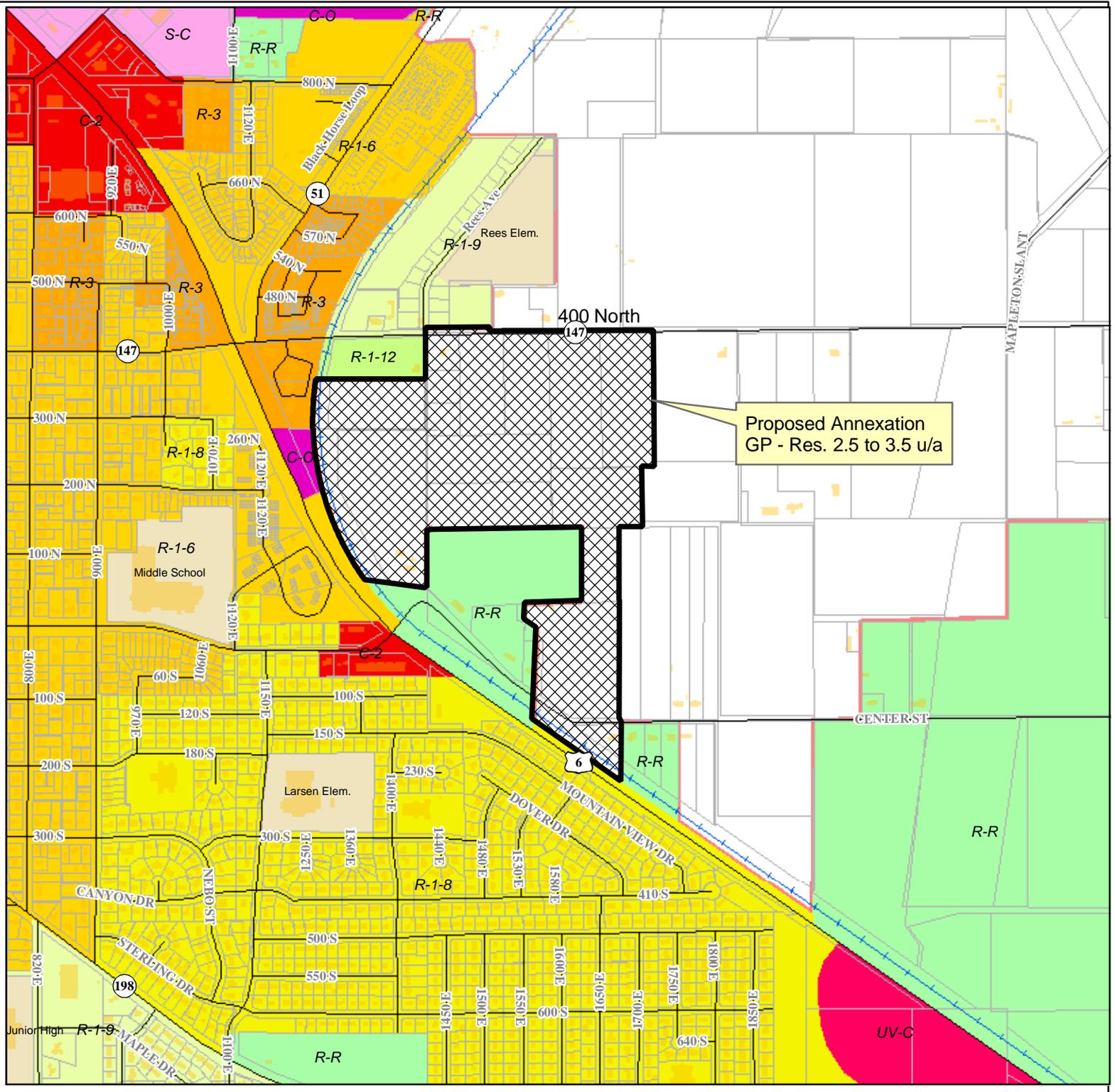
- Roads**
- Other Roads
- Not Paved
- Paved
- Railroad
- Rivers
- Schools**
- A-E
- C-1
- C-2
- C-D
- C-O
- I-1
- I-2
- I-3
- R-1-12
- R-1-30
- R-1-6
- R-1-8
- R-1-9
- R-1-6
- R-3
- R-O
- R-R
- S-C
- UV-C
- Buildings**
- Spanish Fork Boundary
- LineMeasurements
- Brockbank\_Boyack\_Evans



Geographic Information Systems

**Spanish Fork City GIS**  
 40 South Main Street  
 Spanish Fork, UT 84660  
 (801) 798-5000

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# Sunny Ridge Annex. Map



1 inch equals 826.3 feet

## Legend

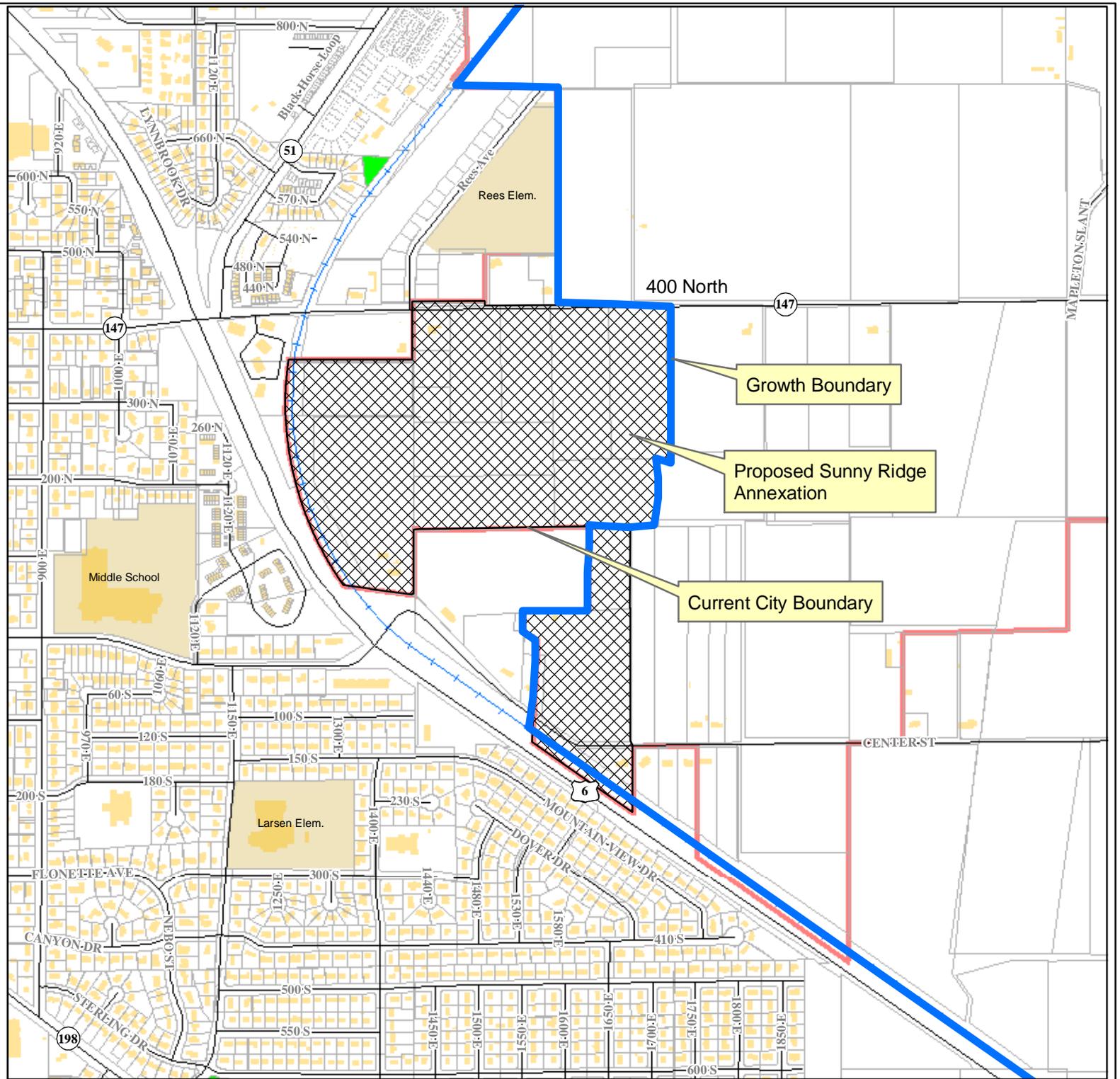
- Roads**
- Other Roads
  - Not Paved
  - Paved
  - Railroad
  - Rivers
  - Schools
  - Parks
  - Buildings
  - Spanish Fork Boundary
  - LineMeasurements
  - GrowthBoundaryOutline
  - Brockbank\_Boyack\_Evans



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**SPANISH FORK CITY  
PLANNING COMMISSION  
STAFF REPORT**



**To:** Planning Commission  
**From:** Emil Pierson, City Planner  
**Date:** March 3, 2004  
**Subject:** Hugh/Hill "River Cove" Rezone – Tabled from February 4, 2004  
**Location:** 900 South and Del Monte Rd.

**Zoning:** R-R to R-1-12  
**Property Size:** 80.37 acres  
**# Lots:** N/A

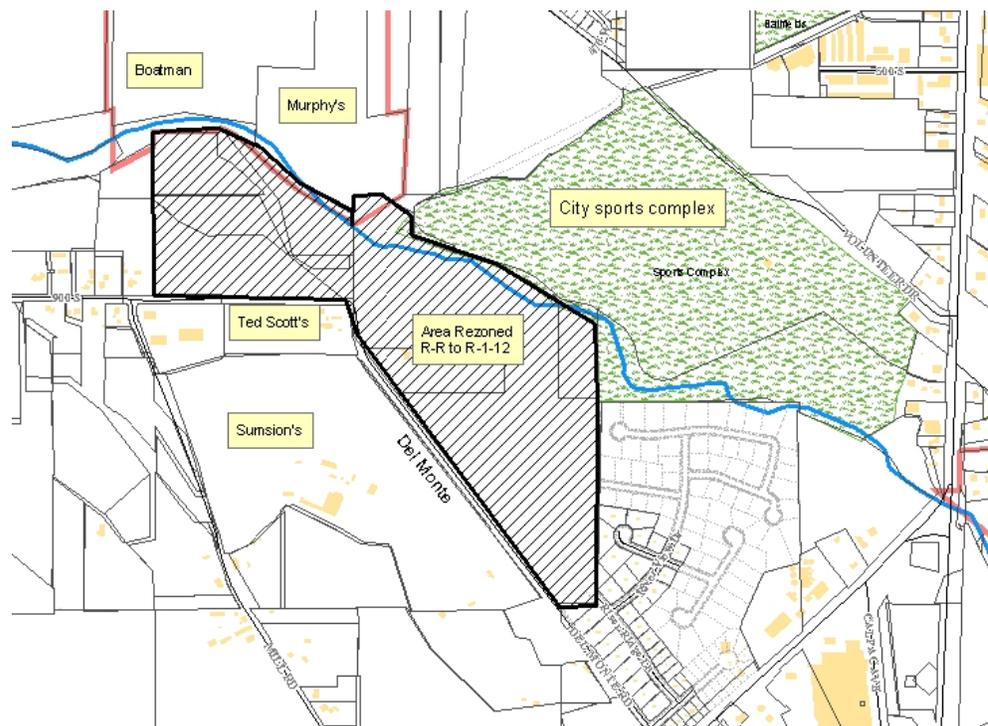
**Public Hearing:** Everyone within 300 feet of the property was noticed of the public hearing as well as being published in the Daily Herald 14 days prior to the meeting.

**Background**

The applicant(s), David Hughes and Gerald Hill with Westfield Development (Richard Mendenhall), is asking for rezone approval of approximately 80.37 acres from Rural Residential (R-R) to Low Urban Residential (R-1-12). If approved Westfield Development is planning to subdivide the property into a subdivision known as River Cove (see preliminary plat). This property is shown on the General Plan as Residential 2.5 to 3.5 u/a and the zoning requested follows the Plan.

**Analysis**

The property is 80.37 acres in size and is currently being farmed. To the north is the Spanish Fork River and the sports complex owned by the city. To the east is Quail Hollow subdivision zoned R-1-12. To the south is Del Monte Road and JBP and the Scott residence.



***Development Review Committee***

The Development Review Committee reviewed this request at their January 21<sup>st</sup> and 28<sup>th</sup>

meetings and recommended approval.

### **Minutes from January 21, 2004**

This item was tabled along with the Preliminary Plat.

### **Minutes from January 28, 2004**

Mr. Pierson said this item was tabled from last week. Mr. Thompson said the city has not received the study on the armor and flow capacity of the river. The study will need to be submitted and reviewed before the plat will be approved. Mr. Eskelson said he will give the study to Richard Heap today. He said he also brought a sample of the materials that could be use. He is not sure what the city wants as far as materials. Mr. Thompson said Mr. Heap wants a recommendation based on the engineering study and the city engineering department will review the recommendation. Mr. Mendenhall said at this time the banks are stable.

Mr. Baker said the concern is the condition of the river bank in the event of a substantial increase in the river flow. The city wants to insure the river channel will not change or erode. Mr. Eskelson said if there is vegetation growing in the river bed or on the river bank it will encroach on the flow of the river. Mr. Baker said there is a problem with vegetation, however, the county is unwilling to provide maintenance during the drought period. Mr. Thompson said the recommendation needs to be based on vegetation growth and increased river flow. If there is no way to safeguard the homes and lots from erosion then the plat will not be approved. Mr. Eskelson said they need to make sure the bridge is wide enough to accommodate increase river flow and the corners of the river banks are armored properly. Mr. Baker said the city wants to prevent lot erosion mostly.

Mr. Pierson said he needs to prepare a staff report tomorrow for the Planning Commission agenda packets and needs the river study information.

Mr. Thompson said there is also an issue with the River Road alignment. Mr. Mendenhall presented a document to the Development Review Committee and reviewed it. Mr. Beecher said according to the most recent county records indicate an overlap in the Murphy and Hughes properties. Mr. Baker said the two property owners will need resolve the property ownership issue and the River Road alignment. Mr. Pierson said this matter will not be presented to the Planning Commission until the River Road alignment and property ownership issues are resolved.

Mr. Carlisle, from LEI, said they were presented information from the city concerning the road alignment and designed the Fieldstone Development road alignment accordingly. Mr. Thompson said the city provided the information from the Lew Christensen property and LEI designed the road to the river. The road from the Fieldstone property on the north side of the river and the road from the River Cover property on the south side of the river do not align. Mr. Mendenhall said this is where the alignment works best for the River Cove Development and the contours of the property. Mr. Pierson said the realignment on the north side of the river may require West Field, developer of the River Cover Development, to build a portion of River Road on the north side of the river.

Mr. Baker said the property owners and developers need to resolve the issue.

*10:35 am - David Oyler arrived.*

Mr. Mendenhall said they will meet with Fieldstone Development and LEI and resolve the issues. Mr. Pierson said a letter to the city will be required stating the issues have been resolved. Mr. Thompson said he has requested from LEI a right-of-way for the recording of the trail design. The property deed is for the roadway, trail, and park access.

Mr. Pierson said another issue to be resolved is the area to be considered open space. The Recreation Committee would like the developer to work with the Shade Tree Commission in determining what trees are to remain. Removal of the unwanted trees and the clean up are to be paid for by the developer. Also, the developer is to complete the connection to the trail with an additional connection running underneath the bridge.

Mr. Eskelson asked if Fieldstone will pick up the trail at the property line near the bridge. Mr. Pierson affirmed. Mr. Thompson said there will also be a little bridge across a stream within the park area. Westfield Development will need to construct the bridge after the city has redirected the stream. Mr. Broadhead asked how the utilities will get

across the river. Mr. Eskelson reviewed the utility design across the river. There will be a sewer lift station and then the sewer line will go under the river. Mr. Broadhead said he thought there was a pressurized irrigation line and loop.

*11:00 am - Dave Hughes arrived*

Mr. Eskelson said he was aware of the pressurized irrigation line and loop. They will put it in as well. Also the electric services will be brought across on the bridge and the water and pressurized irrigation will run under the bridge. Mr. Broadhead said the water lines should be buried to prevent freezing. Mr. Bagley said the phase three electric line will need to be in a casing. Mr. Baker said the design and construct of the bridge will need to be approved by Richard Heap. Mr. Pierson requested a review of the items included in the phases of the development.

Mr. Eskelson said the open space, the bridge, and the Delmonte Rd. connection will be included in phase one. The attaching housing will be in phase two. Phases one and two will be constructed concurrently. Phases three, four, and five will be completed consecutively in that order. Also, there will be a temporary access on the east side of the property.

Mr. Oyler asked who will clear an emergency access in case of snow. Mr. Banks said until the rezone is approved the city will not clear the access. Mr. Mendenhall said they are required to keep access to the Hughes home open and it will be used as an emergency access.

Mr. Baker said it may be best to wait on the trail until the proper alignment is determined. Set a deadline for the completion of the trail and the open space cleanup and allow the developer to complete it earlier if possible.

Mr. Pierson reviewed the bonus density spreadsheet as shown below. All of the Development Review Committee members agreed with the density matrix as presented. (This is in the Preliminary Plat Report)

Mr. Baker made a **motion** to recommend approval of the request to rezone the Hughs/Hill Property located at 975 South Del Monte Rd. from R-R to R-1-12 upon the finding the rezone meets the requirements of the General Plan. Mr. Broadhead **seconded**, and the motion **passed** with a unanimous vote.

### **Planning Commission from February 4, 2004**

(see attached minutes)

## **RECOMMENDATION**

### ***Approve***

Make a motion to give the City Council a **POSITIVE** recommendation on the Hughes/Hill (River Cove) Rezone of 80.37 acres at 900 South and Del Monte from Rural Residential (R-R) to Low Urban Residential (R-1-12) **with the following findings and condition(s):**

### **FINDINGS**

- **That** the zone change is consistent with the policies of the General Plan, including any policies of the Capital Improvements Plan; and

**The General Plan shows this property as Residential 2.5 to 3.5 u/a and the R-1-12 is within that density.**

- **That** consideration has been given to include any conditions necessary to mitigate adverse impacts on adjoining or nearby properties.

### **Condition(s):**

None

***Deny***

Make the motion to give the Hughes/Hill (River Cove) Rezone of 80.37 acres at 900 South and Del Monte from Rural Residential (R-R) to Low Urban Residential (R-1-12) a **NEGITIVE** recommendation for the follow reason(s):

***Table***

Make the motion to **TABLE** the Hughes/Hill (River Cove) Rezone of 80.37 acres at 900 South and Del Monte from Rural Residential (R-R) to Low Urban Residential (R-1-12) for the follow reason(s):

**SPANISH FORK CITY  
PLANNING COMMISSION  
STAFF REPORT**



**To:** Planning Commission  
**From:** Emil Pierson, City Planner  
**Date:** February 4, 2004  
**Subject:** Cloward/Hales & Santos "Pine Meadows"  
Rezone  
**Location:** 1700 East 1400 South

**Zoning:** R-R to R-1-12  
**Property Size:** 43 acres  
**# Lots:** N/A

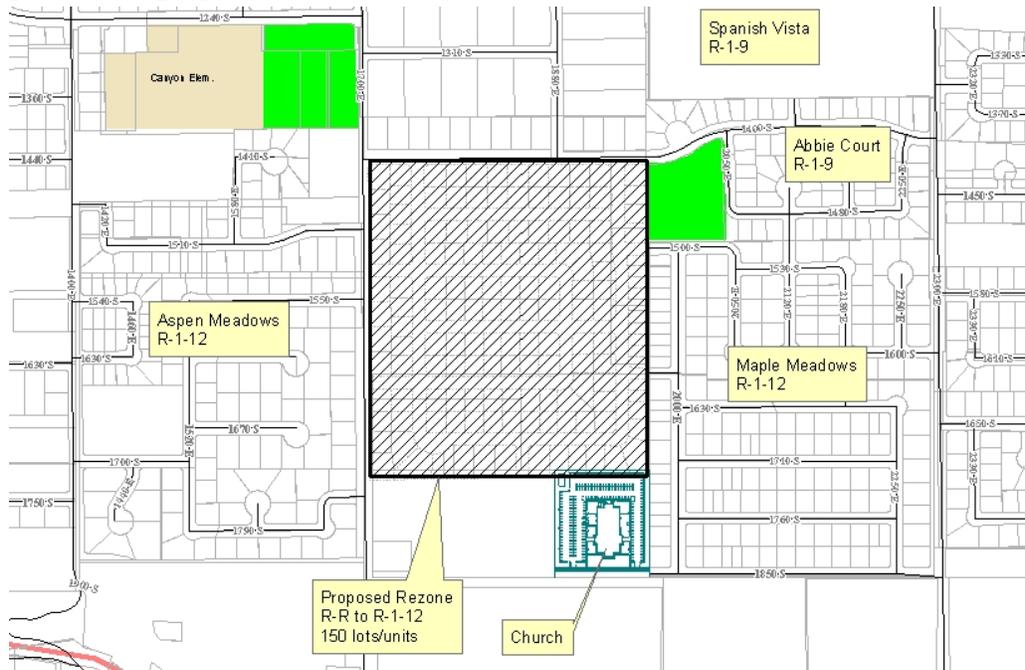
**Public Hearing:** Everyone within 300 feet of the property was noticed of the public hearing as well as being published in the Daily Herald 14 days prior to the meeting.

**Background**

The applicant(s), Dave Cloward/Cliff Hales & Frank Santos, is asking for rezone approval of approximately 43 acres from Rural Residential (R-R) to Low Urban Residential (R-1-12). If approved they are planning to subdivide the property into a subdivision known as Pine Meadows (see preliminary plat). This property is shown on the General Plan as Residential 2.5 to 3.5 u/a and the zoning requested follows the Plan.

**Analysis**

The property is 43+ acres in size and is currently being farmed. To the north is the Purnell Estate subdivision zoned R-1-9. To the east is Maple Meadows subdivision zoned R-1-12.



To the south is property owned by the Vincents' which is being farmed and to the west is the Fox Run and Aspen Meadows subdivisions zoned R-1-12.

**Development Review Committee**

The Development Review Committee reviewed this request at their February 18<sup>th</sup> and 25<sup>th</sup> meetings and recommended approval.

### **Minutes from February 18, 2004**

This item was tabled along with the Preliminary Plat.

### **Minutes from February 25, 2004**

Mr. Santos reviewed the density bonus matrix. For the landscaping bonus he will require the home builder to install front yard landscaping and sprinkling system.

Mr. Pierson said suggests 3.5 bonus points for the landscaping as stated by Mr. Santos. There will be no certificate of occupancy granted until the landscaping is in or bonded for. A review of the density bonus matrix continued.

Mr. Pierson asked if the developer had plans to deed the four lots at the south east corner of the property for a park. Mr. Hales said since there is an existing park located in the adjacent subdivision there would be no need for another park. Mr. Robinson said there is an advantage to expanding the existing park for future use and since the four lots are connected to the park it would allow for the expansion.

Mr. Pierson said there is also a property line issue. There is a small strip of land between the two subdivisions.

Mr. Santos said the county property line is the official property line. Mr. Heap said the property line issues need to be resolved in the title report. Mr. Robinson would like the four lots to expand the park.

Mr. Pierson said he would like the twinhomes near the large lots to be relocated near the twinhomes in the adjacent subdivision. Mr. Santos said also there will be no siding with 25 percent of the homes all home stucco or stone.

Mr. Pierson said the park with give the developer additional density bonus points for the lots used to expand the park. The developer can donate four lots for the park or donate to the parks and trails account in the same amount it would cost to develop the property as a park.

Mr. Heap said the cost to develop the park would be \$50,000. A discussion took place and the amount was lowered to \$45,000. Mr. Hales said they will donate \$45,000 to the city parks and trails account in order to receive the density bonus points. The amount will be paid when 50 percent of the lots are ready to record.

Mr. Santos held a neighborhood meeting. He mailed 117 notices and had three residents attend the meeting.

Mr. Pierson said the four lots backing the park property are to be fenced with matching fencing material and a mulch strip underneath. Mr. Heap said a bond will need to be posted for the offsite storm and the easements will need to be obtained before any plats are recorded.

Mr. Nielson said along 1700 East and 1400 South there will be many utility cuts. Therefore, the one inch overlay will need to be the full width of the street. He may share the costs with the developer on the other half of the street in areas being developed. Mr. Hales said all of 1700 East will be completed with phase one.

Mr. Nielson said a 5-foot parkstrip will be needed along the 6-foot sidewalk.

Mr. Pierson made a **motion** to recommend approval of the Santos and Hales Rezone of 43.856 acres located at 1700 East 1400 South, from Rural Residential (R-R) to Low Urban Residential (R-1-12). Mr. Nielson **seconded**, and the motion **passed** with a unanimous vote.

### **RECOMMENDATION**

#### ***Approve***

Make a motion to give the City Council a **POSITIVE** recommendation on the Cloward/Hales and Santos (Pine Meadows) Rezone of 43 acres at 1700 East 1400 South from Rural Residential (R-R) to Low Urban Residential (R-1-12) **with the following findings and condition(s)**:

**FINDINGS**

- **That** the zone change is consistent with the policies of the General Plan, including any policies of the Capital Improvements Plan; and

**The General Plan shows this property as Residential 2.5 to 3.5 u/a and the R-1-12 is within that density.**

- **That** consideration has been given to include any conditions necessary to mitigate adverse impacts on adjoining or nearby properties.

**Condition(s):**

None

***Deny***

Make the motion to give the Cloward/Hales and Santos (Pine Meadows) Rezone of 43 acres at 1700 East 1400 South from Rural Residential (R-R) to Low Urban Residential (R-1-12) a

**NEGATIVE** recommendation for the follow reason(s):

***Table***

Make the motion to **TABLE** the Cloward/Hales and Santos (Pine Meadows) Rezone of 43 acres at 1700 East 1400 South from Rural Residential (R-R) to Low Urban Residential (R-1-12) for the follow reason(s):

# SPANISH FORK CITY

## NOTICE OF A PUBLIC HEARING FOR THE SPANISH FORK CITY PLANNING COMMISSION

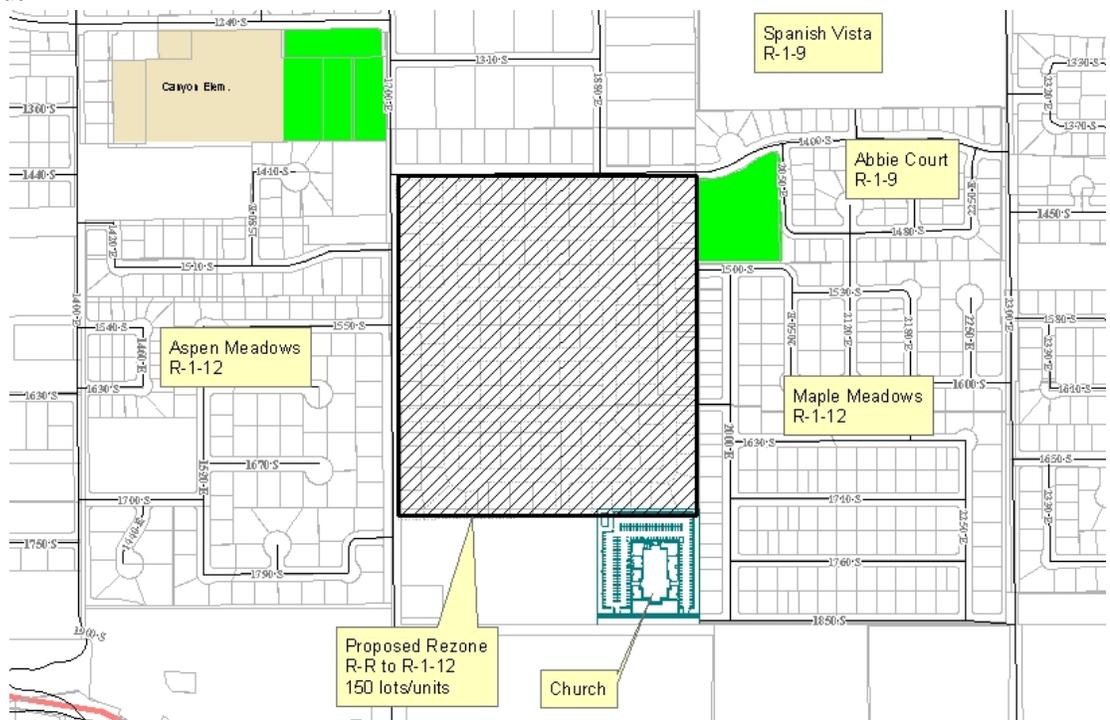
Dear Property Owner/Resident:

On **Wednesday, March 3, 2004**, at approximately 7:00 p.m., the Spanish Fork City Planning Commission will review a zone change request submitted by Dave Cloward and Frank Santos properties. The applicant is requesting to rezone 43.85 acres from rural residential (R-R) to Low Urban Residential (R-1-12) at approximately 1700 East 1400 South. If approved the applicant is planning to develop 136 single family lots and 14 twinhomes. The Planning Commission meeting will be held at:

**Spanish Fork City Hall,  
40 South Main Street, in Spanish Fork, Utah**

The Planning Commission will receive public comment at this time. If you have any questions or comments concerning this request, or if you are unable to attend the meeting please contact Emil Pierson, City Planner at (801) 798-5000 Ext. 31 and your comments will be forwarded to the Planning Commissioners. Please pass this information to other individuals that may be interested.

Thank you.



**SPANISH FORK CITY  
PLANNING COMMISSION  
STAFF REPORT**

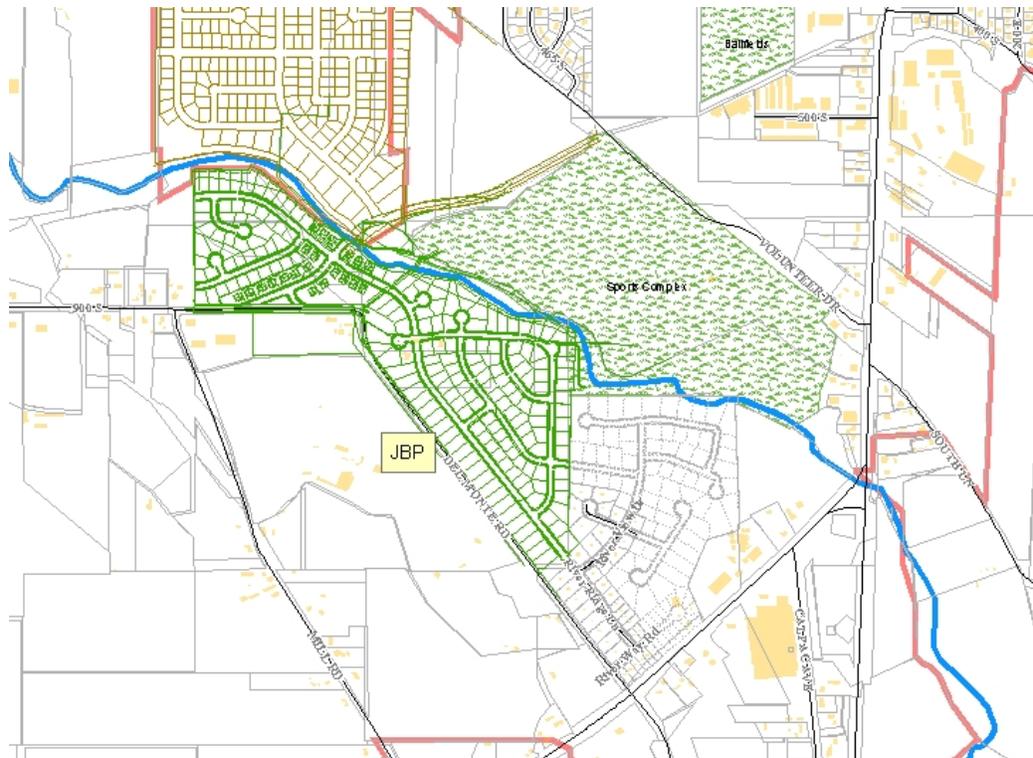


<b>To:</b>	<b>Planning Commission</b>	<b>Zoning:</b>	<b>R-1-12</b>
<b>From:</b>	<b>Emil Pierson, City Planner</b>	<b>Property Size:</b>	<b>80.37 acres</b>
<b>Date:</b>	<b>March 3, 2004</b>	<b># Lots/Units:</b>	<b>205</b>
<b>Subject:</b>	<b>River Cove Preliminary Plat</b>	<b>Units/Acre</b>	<b>2.55</b>
<b>Location:</b>	<b>900 South Del Monte</b>		

**Background**

The applicant(s), WestField Development (Richard Mendenhall), is requesting preliminary plat approval in order to develop a 205 single family lot subdivision. The property is shown in the General Plan as Residential 2.5 to 3.5 u/a. The applicant is requesting to rezone the property to R-1-12. The property is 80.37 acres in size and is currently being farmed. To the north is the

Spanish Fork River, to the east is property zoned R-1-12 and is known as the Quail Hollow by the River subdivision. To the south is property zoned R-R (Scott's, Isaac) and I-2 (Jack B. Parson's/ Valley Asphalt). West of the proposed development is property owned by the Warner's zoned R-R.



**Analysis**

See attached packet given at the last meeting.

At the last meeting they were asked to meet with the adjacent neighbors and work on the

roadway coming off of the hill. They have met with staff and the adjacent property owners about the roadway and the best alternative which they have submitted. To resolve other concerns they have removed the townhomes from the proposed project. By removing the townhomes the density has dropped as well as the amenities in the project.

***Amenities:***

1. 5.26 acres of open space on the north side of the Spanish Fork river be deeded to the City
2. Constructing the river trail on the north side of the river
3. Cleaning up the fallen trees on the north side of the river.
4. Construct the trail under the bridge which will require the trail to be of concrete
5. Construct the trail between lots 50 & 51 and connect to city trail and Quail Hollow trail
6. Widening the sidewalk to 6 feet coming from 900 South to the river bridge (trail)

Because they dropped the townhomes and the density decreased the following amenities were dropped:

- \* Higher quality homes with brick, stone, and masonry products
- \* Roof lines will be a minimum of 7/12 pitch
- \* Landscaping being required within one year of the home being constructed.

\*\* remember no requirements can be placed on the subdivision if they are not asking for a density increase.

***General Plan – Findings of Facts***

***#1***

The River Cove Preliminary Plat follows and supports the General Plan by meeting the following Goals and Policies:

**General Land Use Goals and Policies**

Goal One: To maintain the high quality physical and social environment in Spanish Fork.

Policies:

- Require new development to respect the character of the surrounding area.
- Require that all implementing ordinances (i.e., zoning and subdivision regulations) be consistent with the General Plan.
- Allow development to occur only in areas where adequate streets, public facilities, and services exist or where the developer will provide them

**Residential Policies:**

Goal One: To provide high quality, stable residential neighborhoods.

Policies:

- Encourage the creation of neighborhood or homeowners' associations to help maintain the quality of neighborhoods.
- Design local streets in residential areas with discontinuous patterns to discourage through traffic.

Goal Two: To provide a range of housing types and price levels in all areas of the City.

Policies:

- Allow a variety of lot sizes and housing types in all "Urban Residential" areas.
- Develop an architectural theme that integrates different housing types in mixed-use projects
- Allow residential development projects that provide superior design features and amenities to be developed at the high end of the density ranges as shown on the General Plan Map.

Goal Three: To ensure that adequate open space, buffering, and landscaped areas are provided in new developments.

Policies:

- Develop an overall landscape concept for all common areas of the project including, entries, street plantings, reverse frontage streets, and park and retention areas.
- Select plant materials that are suited for their proposed use.
- Install street landscaping in significant lengths to develop the desired character and maintain continuity in the project.
- Develop parks within ½ mile of all residences.

### **Transportation Goals and Policies**

Goal One: Provide a safe, convenient, and efficient system for transporting both people and goods.

Policies:

- Develop intersections to obtain Level of Service C or better during peak-hour traffic periods. Reduce the intensity of proposed projects or require traffic improvements to maintain or achieve Level of Service C or better.
- Require new developments to have or to develop appropriate access for the intensity of the development.
- Obtain needed street rights-of-way through property dedication when subdivisions, conditional use permits, rezonings, or design review plans are approved.
- Base street system planning on traffic generated from planned uses. Changes in planned uses are to be accompanied by an analysis of traffic impacts created by those land use changes and what improvements are needed to deal with these impacts.
- Design sidewalks along new streets to be set back from the traveled roadway, thereby providing a safer walking area.
- Design local residential streets with discontinuous patterns to discourage through traffic.
- Discourage partial width streets (half streets) for new, local streets.

Goal Two: Provide pleasant, safe, and functional non-motorized transportation routes.

Policies:

- Prepare a more extensive bikeway and trails plan that identifies which parts of the system should be paths, routes, or lanes, and what types of non-motorized transportation should occur in each area. Develop detailed design guidelines for each component of the system.
- Require pedestrian walkways between sidewalks along public streets and developments adjacent to those streets. Pedestrians should not have to use driveways or parking lots as the only access points to buildings.

### ***Development Review Committee***

- **DRC on January 21, 2004**

See your packet from February 4, 2004

- **DRC on January 28, 2004**

See your packet from February 4, 2004

- **Planning Commission minutes from February 4, 2004**

See the minutes in your packet.

## **RECOMMENDATION**

### *Approve*

**Make the motion to give the River Cove Preliminary Plat located at 900 South Del Monte Road a POSITIVE recommendation to the City Council subject to the following condition(s):**

1. Install improvements along Del Monte Rd., with the exception of the sidewalk,
2. No hill area excavation is to take place without approval from the city engineer,
3. Provide a flood plain update and a wetlands report to the city,
4. Upon development of 50 percent of the lots, a 14-foot asphalted pedestrian access between lots 50 and 51 connecting to the city trail is to be bonded for and installed at the developer's expense,
5. Submit covenants, codes and restrictions (CC&Rs) for the development to the city,
6. The developer is to sign off on all house plans in the subdivision,
7. Provide the city with a title report for all of the property and work out all boundary issues prior to going to the City Council,
8. The project is to meet all of the construction and development standards,
9. The developer of the Butlers' property is to participate in the cost of constructing a pedestrian/vehicle bridge over the Spanish Fork River; to the percent indicated by an updated traffic study,
10. Construct the River Cove Project as per the preliminary plan document contained in the packet,
11. The developer is to provide an engineering study of the stability of the existing river rip rap,
12. No duplicate homes are to be constructed within 120 feet of each other,
13. Receive approval of the electrical design for the development from Jeff Foster of the Electrical Department,
14. Side entry garages with t-driveways are strongly recommended on homes located on corner lots, especially on 66-foot right-of-ways and is required on the road from Volunteer to 900 South,
15. The project is to contain not more than 205 units,
16. Irrigation ditches in the development are to be piped or eliminated and provide a letter of approval from the Irrigation Company,
17. Have a 20-foot access easement along the south side of the river for maintenance purposes,
18. Point system is approved as shown on the updated attached sheet,
19. All open space areas are to be deeded to the city as part of the 1<sup>st</sup> plat
20. Any grading of the hillside is to be re-vegetated,
21. Feeder power line is to come off the hill at lot 1 and follow along River Ridge Lane,
22. Meet with the US Post Office concerning the location of the post office boxes,
23. Construct a 10-foot pedestrian and equestrian trail on the north side of the river as per the Spanish Fork City standards,
24. The developer is required to work with the city Shade Tree Commission to determine which trees need to be removed and pay the cost of "removing of the trees and cleaning up" of the park area on the north side of the river,

25. The developer is to pay the cost of connecting the trail through the “park area” on the north side of the river as well as constructing the trail under the proposed bridge,
26. Provide a right-of-way description to the City Engineering Department prior to the City Council meeting for the River Bridge Roadway,
27. The property owners sign a disclosure acknowledging that the area has flooded in the past and holding the city harmless of any flood damage and that the wording be worked out between the developer and the City Attorney.
28. All single family homes must follow the homes size according to the R-1-12 zoning (1,400 sq. ft. on ramblers and 1,000 sq. ft on main level for 2-story)

***Deny***

**Make the motion to give the River Cove Preliminary Plat located at 900 South Del Monte Road a NEGITIVE recommendation to the City Council for the follow reason(s):**

***Table***

**Make the motion to TABLE the River Cove Preliminary Plat located at 900 South Del Monte Road for the follow reason(s):**

**Project Name:** River Cove Preliminary Plat **\*\*With townhomes\*\***  
**Total Acres** 80.37  
**Low End Density** 2.5 U/A 200.925 Units  
**High End Density** 3.5 U/A 281.295 Units  
**Zoning** R-1-12  
**House size (main level) req'd** 1,400 sq. ft. 20% 1,680 sq. ft.  
**Townhouse size req'd** 1,000 sq. ft. 20% 1,200 sq. ft.

**Overall Project Request**

**S.F. Homes** 185  
**Townhomes** 63  
**Total Units** 248  
**Density** 3.09 **Total OS** **Ordinance**  
**Open Space** 5.26 1.53 6.79 8.30% 3.32 acres

	Percent Allowed	Actual Given	Units	Running Total	Items provided
<b>Density Bonus</b>					
Active recreation	10%	4.00%	8.04	209	Trails, Widening Sidewalk
Common buildings	10%	0.00%	0.00	209	
Fencing	5%	0.00%	0.00	209	
Front setback variation	3%	0.00%	0.00	209	
Garage - three car	3%	0.00%	0.00	209	
Garage - setback	3%	0.00%	0.00	209	
Open space	5%	5.00%	10.45	219	5.26 acres, Cleaning up the open space
Landscaping	7%	1.00%	2.19	222	Require HO to put in landscaping
Lot size variation	3%	1.00%	2.22	224	
Materials on front façade	5%	5.00%	11.19	235	100% hard surface; 50% brick/stone on home
Mixture of housing types	5%	4.00%	9.40	244	SF and townhomes
Off-setting lots	3%	2.00%	4.89	249	
Roof pitch start 5/12	3%	2.00%	4.99	254	7/12 pitch roof would be required
Home sizes	7%	0.00%	0.00	254	
Miscellaneous	7%	0.00%	0.00	254	
			<b>Total Units</b>	<b>254</b>	

**Project Name:** River Cove Preliminary Plat **\*\*Without townhomes\*\***  
**Total Acres** 80.37  
**Low End Density** 2.5 U/A 200.925 Units  
**High End Density** 3.5 U/A 281.295 Units  
**Zoning** R-1-12  
**House size (main level) req'd** 1,400 sq. ft. 20% 1,680 sq. ft.  
**Townhouse size req'd** 1,000 sq. ft. 20% 1,200 sq. ft.

**Overall Project Request**

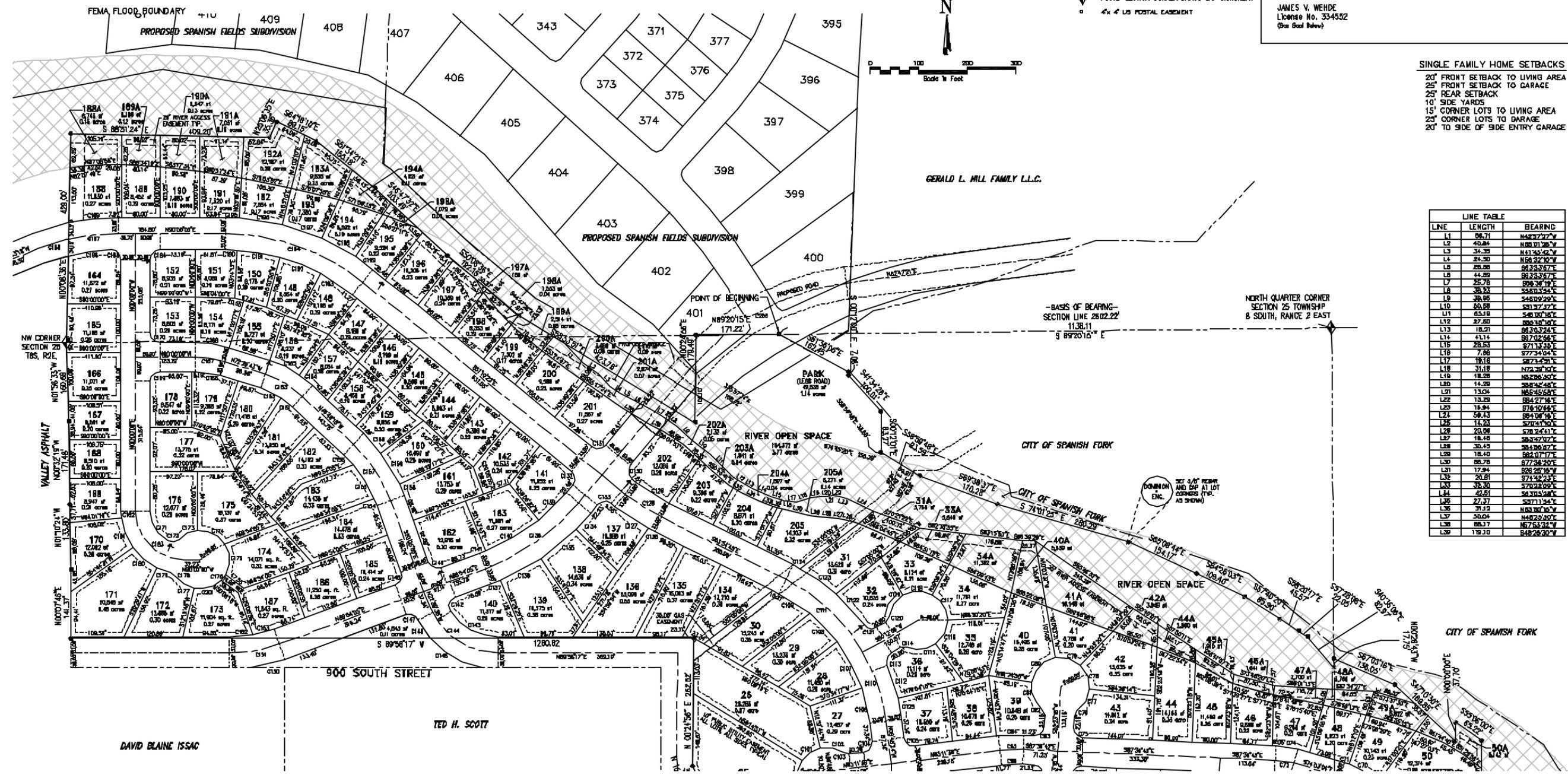
**S.F. Homes** 185  
**Townhomes** 63  
**Total Units** 248  
**Density** 3.09 **Total OS** **Ordinance**  
**Open Space** 5.26 1.53 6.79 8.30% 3.32 acres

	Percent Actual		Running		Items provided
	Allowed	Given	Units	Total	
Density Bonus					
Active recreation	10%	3.00%	6.03	207	Trails, Widening Sidewalk
Common buildings	10%	0.00%	0.00	207	
Fencing	5%	0.00%	0.00	207	
Front setback variation	3%	0.00%	0.00	207	
Garage - three car	3%	0.00%	0.00	207	
Garage - setback	3%	0.00%	0.00	207	
Open space	5%	5.00%	10.35	217	5.26 acres, Cleaning up the open space
Landscaping	7%	0.00%	0.00	217	
Lot size variation	3%	1.00%	2.17	219	
Materials on front façade	5%	0.00%	0.00	219	
Mixture of housing types	5%	0.00%	0.00	219	
Off-setting lots	3%	2.00%	4.39	224	
Roof pitch start 5/12	3%	0.00%	0.00	224	
Home sizes	7%	0.00%	0.00	224	
Miscellaneous	7%	0.00%	0.00	224	
			<b>Total Units</b>	<b>224</b>	

**SURVEYOR'S CERTIFICATE**

I, James V. Wehde, a Registered Land Surveyor, holding certificate No. 334551, as prescribed by the State of Utah, do hereby certify that by authority of the owners, I have made an accurate survey of the tract of land shown on this plat and described hereafter, and have subdivided said tract of land into lots and streets to hereafter be known as RIVER COVE SUBDIVISION, and that the same has been surveyed and staked on the ground as shown on this plat.  
Signed on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
JAMES V. WEHDE  
License No. 334552  
(See Seal Below)

- LEGEND**
- UTILITY AND DRAINAGE EASEMENTS
  - ◆ FIRE HYDRANT
  - ◆ SET 5/8" REBAR AND CAP MARKED "DOMINION ENCL." (NEAR LOT CORNERS)
  - ◆ FOUND SECTION CORNER BRASS CAP MONUMENT
  - ◆ 4x4 US POSTAL EASEMENT



- SINGLE FAMILY HOME SETBACKS**
- 20' FRONT SETBACK TO LIVING AREA
  - 25' FRONT SETBACK TO GARAGE
  - 25' REAR SETBACK
  - 10' SIDE YARDS
  - 15' CORNER LOTS TO LIVING AREA
  - 25' CORNER LOTS TO GARAGE
  - 20' TO SIDE OF SIDE ENTRY GARAGE

**LINE TABLE**

LINE	LENGTH	BEARING
L1	96.71	N48°32'27"V
L2	40.84	N88°01'28"V
L3	34.35	N41°34'42"V
L4	24.50	N58°32'10"V
L5	25.89	S82°33'27"E
L6	44.59	S82°33'27"E
L7	25.78	S96°34'19"E
L8	38.23	S48°03'54"E
L9	38.95	S48°09'29"E
L10	30.85	S81°37'47"E
L11	65.19	S48°03'27"E
L12	27.50	S85°15'07"E
L13	18.21	S62°33'24"E
L14	41.14	S87°02'56"E
L15	28.53	S71°12'16"E
L16	7.88	S77°34'54"E
L17	18.18	S87°12'50"E
L18	31.18	N74°36'30"E
L19	18.28	N82°28'40"E
L20	14.28	S88°42'48"E
L21	13.29	N85°45'58"E
L22	13.29	S84°27'45"E
L23	18.94	S78°10'58"E
L24	58.43	S84°04'18"E
L25	11.23	S70°47'00"E
L26	24.08	S78°24'17"E
L27	18.44	S84°38'00"E
L28	30.43	S82°27'07"E
L29	18.40	S82°07'17"E
L30	66.70	S77°58'20"E
L31	17.94	S28°26'18"V
L32	24.01	S74°42'23"E
L33	18.44	S70°24'00"E
L34	42.51	S63°03'58"E
L35	27.37	S87°11'54"V
L36	31.12	N88°30'10"V
L37	30.64	N48°28'40"E
L38	68.17	N67°53'34"V
L39	19.10	S48°28'20"V

CURVE TABLE						CURVE TABLE						CURVE TABLE						CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD
C008	78.34	342.00	127°19'	37.82	78.34	C009	31.34	20.00	48°59'21"	20.35	30.82	C010	31.42	20.00	49°00'00"	20.00	30.88	C011	31.42	20.00	49°00'00"	20.00	30.88
C009	107.11	242.00	127°19'	41.84	107.11	C011	31.42	20.00	49°00'00"	20.00	30.88	C012	31.42	20.00	49°00'00"	20.00	30.88	C013	31.42	20.00	49°00'00"	20.00	30.88
C010	80.85	342.00	127°19'	40.85	80.85	C012	31.42	20.00	49°00'00"	20.00	30.88	C014	31.42	20.00	49°00'00"	20.00	30.88	C015	31.42	20.00	49°00'00"	20.00	30.88
C011	76.70	342.00	127°19'	38.01	76.70	C014	31.42	20.00	49°00'00"	20.00	30.88	C016	31.42	20.00	49°00'00"	20.00	30.88	C017	31.42	20.00	49°00'00"	20.00	30.88
C012	157.36	375.00	127°19'	70.83	157.36	C016	31.42	20.00	49°00'00"	20.00	30.88	C018	31.42	20.00	49°00'00"	20.00	30.88	C019	31.42	20.00	49°00'00"	20.00	30.88
C013	214.32	375.00	127°19'	100.12	214.32	C018	31.42	20.00	49°00'00"	20.00	30.88	C020	31.42	20.00	49°00'00"	20.00	30.88	C021	31.42	20.00	49°00'00"	20.00	30.88
C014	71.45	404.00	127°19'	32.47	71.45	C020	31.42	20.00	49°00'00"	20.00	30.88	C022	31.42	20.00	49°00'00"	20.00	30.88	C023	31.42	20.00	49°00'00"	20.00	30.88
C015	28.07	25.00	41°17'28"	17.78	28.07	C022	31.42	20.00	49°00'00"	20.00	30.88	C024	31.42	20.00	49°00'00"	20.00	30.88	C025	31.42	20.00	49°00'00"	20.00	30.88
C016	13.91	13.00	89°17'49"	7.30	13.91	C024	31.42	20.00	49°00'00"	20.00	30.88	C026	31.42	20.00	49°00'00"	20.00	30.88	C027	31.42	20.00	49°00'00"	20.00	30.88
C017	82.21	82.00	90°00'	34.23	82.21	C026	31.42	20.00	49°00'00"	20.00	30.88	C028	31.42	20.00	49°00'00"	20.00	30.88	C029	31.42	20.00	49°00'00"	20.00	30.88
C018	58.51	60.00	88°33'11"	31.83	58.51	C028	31.42	20.00	49°00'00"	20.00	30.88	C030	31.42	20.00	49°00'00"	20.00	30.88	C031	31.42	20.00	49°00'00"	20.00	30.88
C019	82.03	60.00	88°13'28"	34.31	82.03	C030	31.42	20.00	49°00'00"	20.00	30.88	C032	31.42	20.00	49°00'00"	20.00	30.88	C033	31.42	20.00	49°00'00"	20.00	30.88
C020	83.11	65.00	88°18'00"	34.83	83.11	C032	31.42	20.00	49°00'00"	20.00	30.88	C034	31.42	20.00	49°00'00"	20.00	30.88	C035	31.42	20.00	49°00'00"	20.00	30.88
C021	84.81	60.00	87°46'00"	35.11	84.81	C034	31.42	20.00	49°00'00"	20.00	30.88	C036	31.42	20.00	49°00'00"	20.00	30.88	C037	31.42	20.00	49°00'00"	20.00	30.88
C022	13.91	13.00	89°17'49"	7.30	13.91	C036	31.42	20.00	49°00'00"	20.00	30.88	C038	31.42	20.00	49°00'00"	20.00	30.88	C039	31.42	20.00	49°00'00"	20.00	30.88
C023	80.07	20.00	41°17'28"	17.78	80.07	C038	31.42	20.00	49°00'00"	20.00	30.88	C040	31.42	20.00	49°00'00"	20.00	30.88	C041	31.42	20.00	49°00'00"	20.00	30.88
C024	87.25	404.00	127°19'	33.82	87.25	C040	31.42	20.00	49°00'00"	20.00	30.88	C042	31.42	20.00	49°00'00"	20.00	30.88	C043	31.42	20.00	49°00'00"	20.00	30.88
C025	80.11	404.00	127°19'	32.47	80.11	C042	31.42	20.00	49°00'00"	20.00	30.88	C044	31.42	20.00	49°00'00"	20.00	30.88	C045	31.42	20.00	49°00'00"	20.00	30.88
C026	16.26	242.00	127°19'	3.18	16.26	C044	31.42	20.00	49°00'00"	20.00	30.88	C046	31.42	20.00	49°00'00"	20.00	30.88	C047	31.42	20.00	49°00'00"	20.00	30.88
C027	44.78	404.00	127°19'	17.71	44.78	C046	31.42	20.00	49°00'00"	20.00	30.88	C048	31.42	20.00	49°00'00"	20.00	30.88	C049	31.42	20.00	49°00'00"	20.00	30.88
C028	15.41	444.00	127°19'	1.71	15.41	C048	31.42	20.00	49°00'00"	20.00	30.88	C050	31.42	20.00	49°00'00"	20.00	30.88	C051	31.42	20.00	49°00'00"	20.00	30.88
C029	80.80	444.00	127°19'	40.81	80.80	C050	31.42	20.00	49°00'00"	20.00	30.88	C052	31.42	20.00	49°00'00"	20.00	30.88	C053	31.42	20.00	49°00'00"	20.00	30.88
C030	80.80	416.00	127°19'	40.11	80.80	C052	31.42	20.00	49°00'00"	20.00	30.88	C054	31.42	20.00	49°00'00"	20.00	30.88	C055	31.42	20.00	49°00'00"	20.00	30.88
C031	82.79	343.00	127°19'	41.53	82.79	C054	31.42	20.00	49°00'00"	20.00	30.88	C056	31.42	20.00	49°00'00"	20.00	30.88	C057	31.42	20.00	49°00'00"	20.00	30.88
C032	81.24	20.00	89°28'24"	20.35	81.24	C056	31.42	20.00	49°00'00"	20.00	30.88	C058	31.42	20.00	49°00'00"	20.00	30.88	C059	31.42	20.00	49°00'00"	20.00	30.88
C033	31.06	20.00	89°28'24"	18.87	31.06	C058	31.42	20.00	49°00'00"	20.00	30.88	C060	31.42	20.00	49°00'00"	20.00	30.88	C061	31.42	20.00	49°00'00"	20.00	30.88

**RIVER COVE SUBDIVISION**  
SPANISH FORK CITY, UTAH COUNTY, UTAH  
PARTS OF SECTIONS 24 & 25,  
TOWNSHIP 8 SOUTH, RANGE 2 EAST S.L.B. & M.  
FEBRUARY 2004 SHEET 2 OF 3  
PLANNED UNIT DEVELOPMENT RESIDENTIAL SUBDIVISION  
SPANISH FORK CITY, UTAH COUNTY, UTAH

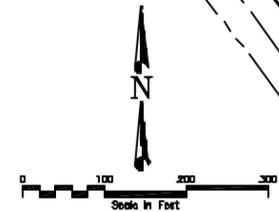
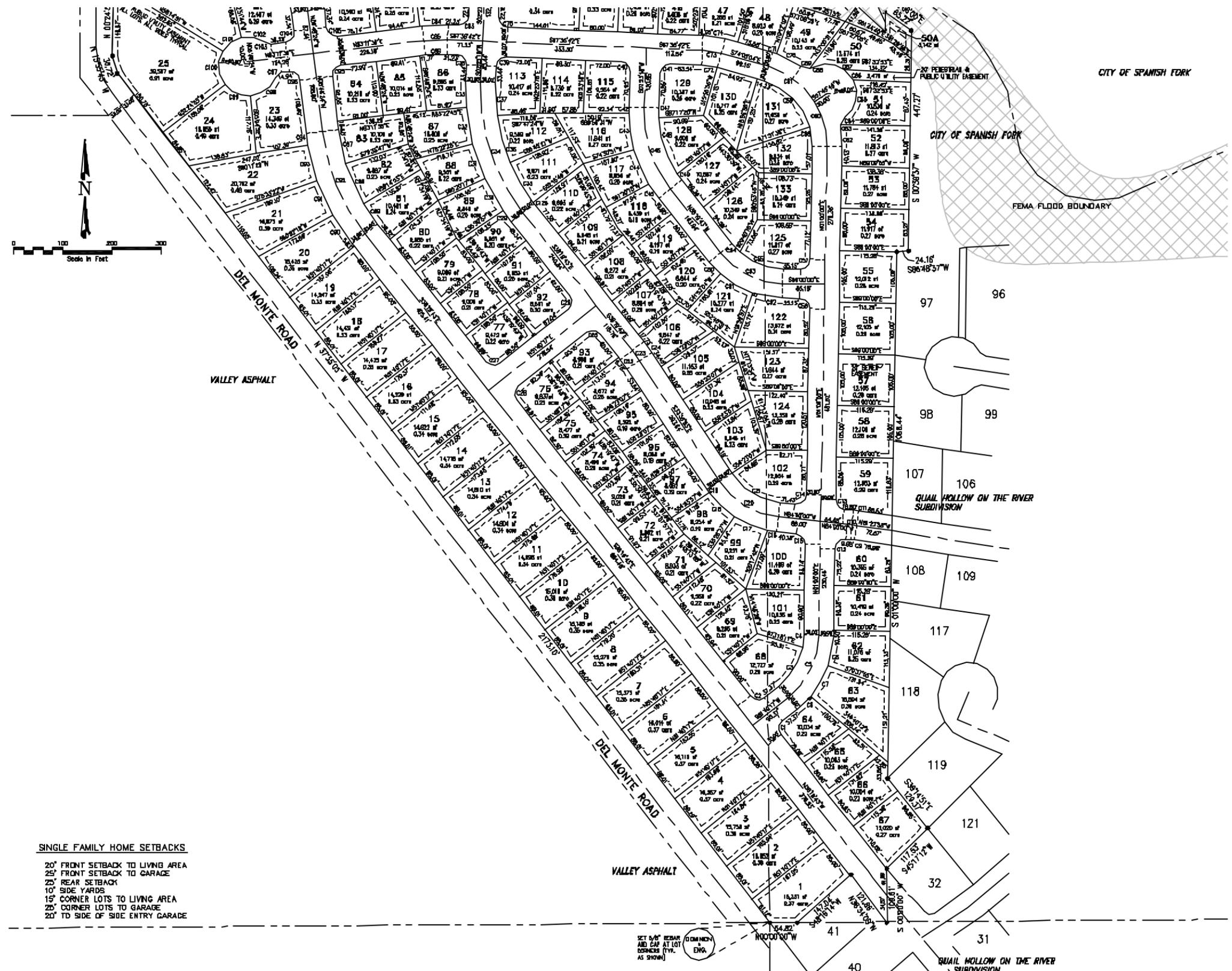
OWNER:  
WESTFIELD DEVELOPMENT CORP.  
RICHARD MENDENHALL  
2149 E. PARLEYS WAY STE. 310  
SALT LAKE CITY, UTAH 84109  
801-487-7027 FAX

SCALE: 1"=100 FEET

PREPARED BY:  
**DOMINION**  
Engineering Associates, L.C.  
5884 South Green Street  
Murray, Utah 84123 801-713-3000

A. BLAINE OWEN, PRELIMINARY REGISTERED SURVEYOR, 2/24/04

MATCH TO SHEET 2



**SINGLE FAMILY HOME SETBACKS**

- 20' FRONT SETBACK TO LIVING AREA
- 25' FRONT SETBACK TO GARAGE
- 25' REAR SETBACK
- 10' SIDE YARDS
- 15' CORNER LOTS TO LIVING AREA
- 25' CORNER LOTS TO GARAGE
- 20' TO SIDE OF SIDE ENTRY GARAGE

**LEGEND**

- UTILITY AND DRAINAGE EASEMENTS
- FIRE HYDRANT
- SET 5/8" REBAR AND CAP MARKED "DOMINION ENCL." (NEAR LOT CORNERS)
- ◆ FOUND SECTION CORNER BRASS CAP MONUMENT
- 4' x 4' US POSTAL EASEMENT

**SURVEYOR'S CERTIFICATE**

I, James V. Weide, a Registered Land Surveyor, holding certificate No. 334551, as prescribed by the State of Utah, do hereby certify that by authority of the owners, I have made an accurate survey of the tract of land shown on this plat and described hereafter, and have subdivided said tract of land into lots and streets to hereafter be known as **RIVER COVE SUBDIVISION**, and that the same has been surveyed and staked on the ground as shown on this plat.

Signed on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

JAMES V. WEIDE (See Seal Below)  
License No. 334552

CURVE	LENGTH	RADIUS	CURVE TABLE			
			DELTA	TANGENT	CHORD	
C01	31.42	20.00	60.0000°	20.00	20.00	31.4157
C02	31.42	20.00	60.0000°	20.00	20.00	31.4157
C03	63.84	40.00	60.0000°	40.00	40.00	62.8314
C04	63.84	40.00	60.0000°	40.00	40.00	62.8314
C05	95.26	60.00	60.0000°	60.00	60.00	94.2471
C06	95.26	60.00	60.0000°	60.00	60.00	94.2471
C07	126.68	80.00	60.0000°	80.00	80.00	125.6628
C08	126.68	80.00	60.0000°	80.00	80.00	125.6628
C09	158.10	100.00	60.0000°	100.00	100.00	157.0385
C10	158.10	100.00	60.0000°	100.00	100.00	157.0385
C11	189.52	120.00	60.0000°	120.00	120.00	188.4142
C12	189.52	120.00	60.0000°	120.00	120.00	188.4142
C13	220.94	140.00	60.0000°	140.00	140.00	219.7899
C14	220.94	140.00	60.0000°	140.00	140.00	219.7899
C15	252.36	160.00	60.0000°	160.00	160.00	251.1656
C16	252.36	160.00	60.0000°	160.00	160.00	251.1656
C17	283.78	180.00	60.0000°	180.00	180.00	282.5413
C18	283.78	180.00	60.0000°	180.00	180.00	282.5413
C19	315.20	200.00	60.0000°	200.00	200.00	313.9170
C20	315.20	200.00	60.0000°	200.00	200.00	313.9170
C21	346.62	220.00	60.0000°	220.00	220.00	345.2927
C22	346.62	220.00	60.0000°	220.00	220.00	345.2927
C23	378.04	240.00	60.0000°	240.00	240.00	376.6684
C24	378.04	240.00	60.0000°	240.00	240.00	376.6684
C25	409.46	260.00	60.0000°	260.00	260.00	408.0441
C26	409.46	260.00	60.0000°	260.00	260.00	408.0441
C27	440.88	280.00	60.0000°	280.00	280.00	439.4198
C28	440.88	280.00	60.0000°	280.00	280.00	439.4198
C29	472.30	300.00	60.0000°	300.00	300.00	470.7955
C30	472.30	300.00	60.0000°	300.00	300.00	470.7955
C31	503.72	320.00	60.0000°	320.00	320.00	502.1712
C32	503.72	320.00	60.0000°	320.00	320.00	502.1712
C33	535.14	340.00	60.0000°	340.00	340.00	533.5469
C34	535.14	340.00	60.0000°	340.00	340.00	533.5469
C35	566.56	360.00	60.0000°	360.00	360.00	564.9226
C36	566.56	360.00	60.0000°	360.00	360.00	564.9226
C37	597.98	380.00	60.0000°	380.00	380.00	596.2983
C38	597.98	380.00	60.0000°	380.00	380.00	596.2983
C39	629.40	400.00	60.0000°	400.00	400.00	627.6740
C40	629.40	400.00	60.0000°	400.00	400.00	627.6740
C41	660.82	420.00	60.0000°	420.00	420.00	659.0497
C42	660.82	420.00	60.0000°	420.00	420.00	659.0497
C43	692.24	440.00	60.0000°	440.00	440.00	690.4254
C44	692.24	440.00	60.0000°	440.00	440.00	690.4254
C45	723.66	460.00	60.0000°	460.00	460.00	721.8011
C46	723.66	460.00	60.0000°	460.00	460.00	721.8011
C47	755.08	480.00	60.0000°	480.00	480.00	753.1768
C48	755.08	480.00	60.0000°	480.00	480.00	753.1768
C49	786.50	500.00	60.0000°	500.00	500.00	784.5525
C50	786.50	500.00	60.0000°	500.00	500.00	784.5525
C51	817.92	520.00	60.0000°	520.00	520.00	815.9282
C52	817.92	520.00	60.0000°	520.00	520.00	815.9282
C53	849.34	540.00	60.0000°	540.00	540.00	847.3039
C54	849.34	540.00	60.0000°	540.00	540.00	847.3039
C55	880.76	560.00	60.0000°	560.00	560.00	878.6796
C56	880.76	560.00	60.0000°	560.00	560.00	878.6796
C57	912.18	580.00	60.0000°	580.00	580.00	910.0553
C58	912.18	580.00	60.0000°	580.00	580.00	910.0553
C59	943.60	600.00	60.0000°	600.00	600.00	941.4310
C60	943.60	600.00	60.0000°	600.00	600.00	941.4310
C61	975.02	620.00	60.0000°	620.00	620.00	972.8067
C62	975.02	620.00	60.0000°	620.00	620.00	972.8067
C63	1006.44	640.00	60.0000°	640.00	640.00	1004.1824
C64	1006.44	640.00	60.0000°	640.00	640.00	1004.1824
C65	1037.86	660.00	60.0000°	660.00	660.00	1035.5581
C66	1037.86	660.00	60.0000°	660.00	660.00	1035.5581
C67	1069.28	680.00	60.0000°	680.00	680.00	1066.9338
C68	1069.28	680.00	60.0000°	680.00	680.00	1066.9338
C69	1100.70	700.00	60.0000°	700.00	700.00	1098.3095
C70	1100.70	700.00	60.0000°	700.00	700.00	1098.3095
C71	1132.12	720.00	60.0000°	720.00	720.00	1129.6852
C72	1132.12	720.00	60.0000°	720.00	720.00	1129.6852
C73	1163.54	740.00	60.0000°	740.00	740.00	1161.0609
C74	1163.54	740.00	60.0000°	740.00	740.00	1161.0609
C75	1194.96	760.00	60.0000°	760.00	760.00	1192.4366
C76	1194.96	760.00	60.0000°	760.00	760.00	1192.4366
C77	1226.38	780.00	60.0000°	780.00	780.00	1223.8123
C78	1226.38	780.00	60.0000°	780.00	780.00	1223.8123
C79	1257.80	800.00	60.0000°	800.00	800.00	1255.1880
C80	1257.80	800.00	60.0000°	800.00	800.00	1255.1880
C81	1289.22	820.00	60.0000°	820.00	820.00	1286.5637
C82	1289.22	820.00	60.0000°	820.00	820.00	1286.5637
C83	1320.64	840.00	60.0000°	840.00	840.00	1317.9394
C84	1320.64	840.00	60.0000°	840.00	840.00	1317.9394
C85	1352.06	860.00	60.0000°	860.00	860.00	1349.3151
C86	1352.06	860.00	60.0000°	860.00	860.00	1349.3151
C87	1383.48	880.00	60.0000°	880.00	880.00	1380.6908
C88	1383.48	880.00	60.0000°	880.00	880.00	1380.6908
C89	1414.90	900.00	60.0000°	900.00	900.00	1412.0665
C90	1414.90	900.00	60.0000°	900.00	900.00	1412.0665
C91	1446.32	920.00	60.0000°	920.00	920.00	1443.4422
C92	1446.32	920.00	60.0000°	920.00	920.00	1443.4422
C93	1477.74	940.00	60.0000°	940.00	940.00	1474.8179
C94	1477.74	940.00	60.0000°	940.00	940.00	1474.8179
C95	1509.16	960.00	60.0000°	960.00	960.00	1506.1936
C96	1509.16	960.00	60.0000°	960.00	960.00	1506.1936
C97	1540.58	980.00	60.0000°	980.00	980.00	1537.5693
C98	1540.58	980.00	60.0000°	980.00	980.00	1537.5693
C99	1572.00	1000.00	60.0000°	1000.00	1000.00	1568.9450
C100	1572.00	1000.00	60.0000°	1000.00	1000.00	1568.9450
C101	1603.42	1020.00	60.0000°	1020.00	1020.00	1600.3207
C102	1603.42	1020.00	60.0000°	1020.00	1020.00	1600.3207
C103	1634.84	1040.00	60.0000°	1040.00	1040.00	1631.6964
C104	1634.84	1040.00	60.0000°	1040.00	1040.00	1631.6964
C105	1666.26	1060.00	60.0000°	1060.00	1060.00	1663.0721
C106	1666.26	1060.00	60.0000°	1060.00	1060.00	1663.0721
C107	1697.68	1080.00	60.0000°	1080.00	1080.00	1694.4478
C108	1697.68	1080.00	60.0000°	1080.00	1080.00	1694.4478
C109	1729.10	1100.00	60.0000°	1100.00	1100.00	1725.8235
C110	1729.10	1100.00	60.0000°	1100.00	1100.00	1725.8235
C111	1760.52	1120.00	60.0000°	1120.00	1120.00	1757.1992
C112	1760.52	1120.00	60.0000°	1120.00	1120.00	1757.1992
C113	1791.94	1140.00	60.0000°	1140.00	1140.00	1788.5749
C114	1791.94	1140.00	60.0000°	1140.00	1140.00	1788.5749
C115	1823.36	1160.00	60.0000°	1160.00	1160.00	1819.9506
C116	1823.36	1160.00	60.0000°	1160.00	1160.00	1819.9506
C117	1854.78	1180.00	60.0000°	1180.00	1180.00	1851.3263
C118	1854.78	1180.00	60.0000°	1180.00	1180.00	1851.3263
C119	1886.20	1200.00	60.0000°	1200.00	1200.00	1882.7020
C120	1886.20	1200.00	60.0000°	1200.00	1200.00	1882.7020
C121	1917.62	1220.00	60.0000°	1220.00	1220.00	1914.0777
C122	1917.62	1220.00	60.0000°	1220.00	1220.00	1914.0777
C123	1949.04	1240.00	60.0000°	1240.00	1240.00	1945.4534
C124	1949.04	1240.00	60.0000°	1240.00	1240.00	1945.4534
C125	1980.46	1260.00	60.0000°	1260.00	1260.00	1976.8291
C126	1980.46	1260.00	60.0000°	1260.00	1260.00	1976.8291
C127	2011.88	1280.00	60.0000°	1280.00	1280.00	2008.2048
C128	2011.88	1280.00	60.0000°	1280.00	1280.00	2008.2048
C129	2043.30	1300.00	60.0000°	1300.00	1300.00	2039.5805
C130	2043.30	1300.00	60.0000°	1300.00	1300.00	2039.5805
C131	2074.72	1320.00	60.0000°	1320.00	1320.00	2070.9562
C132	2074.72	1320.00	60.0000°	1320.00	1320.00	2070.9562
C133	2106.14	1340.00	60.0000°	1340.00	1340.00	2102.3319
C134	2106.14	1340.00	60.0000°	1340.00	1340.00	2102.3319
C135	2137.56	1360.00	60.0000°	1360.00	1360.00	2133.7076
C136	2137.56	1360.00	60.0000°	1360.00	1360.00	2133.7076
C137	2168.98	1380.00	60.0000°	1380.00	1380.00	2165.0833
C138	2168.98					

**SPANISH FORK CITY  
PLANNING COMMISSION  
STAFF REPORT**



<b>To:</b>	<b>Planning Commission</b>	<b>Zoning:</b>	<b>R-1-12</b>
<b>From:</b>	<b>Emil Pierson, City Planner</b>	<b>Property Size:</b>	<b>43 acres</b>
<b>Date:</b>	<b>February 4, 2004</b>	<b># Lots/Units:</b>	<b>150</b>
<b>Subject:</b>	<b>Pine Meadows Plat</b>	<b>Units/Acre</b>	<b>3.44</b>
<b>Location:</b>	<b>1700 East 1400 South</b>		

**Background**

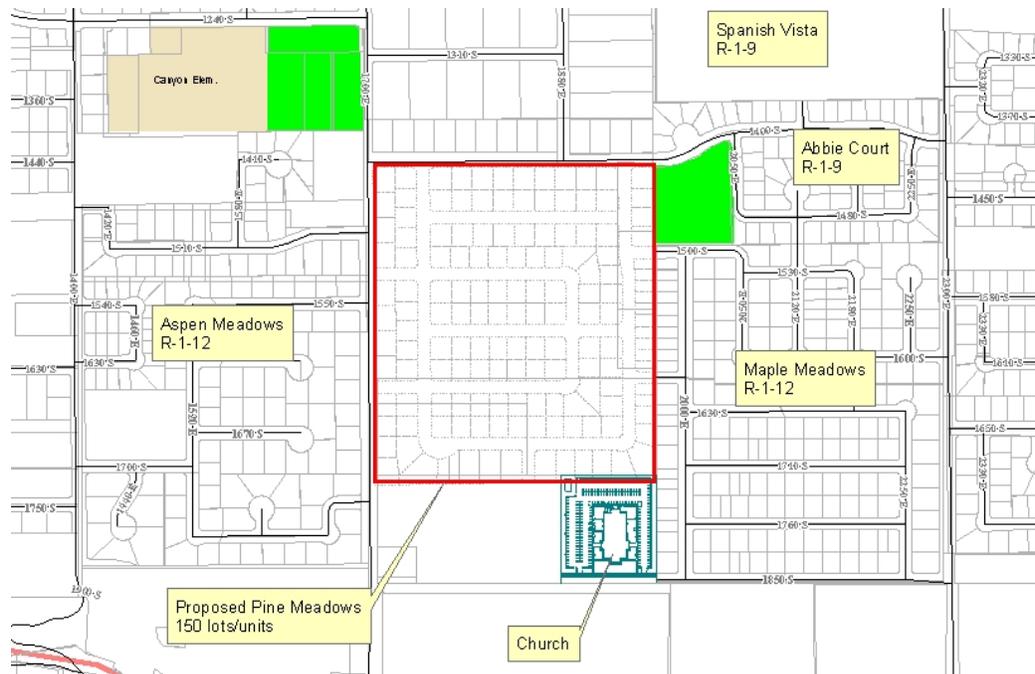
The applicant(s), Dave Cloward, Cliff Hales, and Frank Santos, is requesting preliminary plat approval in order to develop a 150 lot/unit subdivision which consists of 136 single family lots and 14 twinhomes. The property is shown in the General Plan as Residential 2.5 to 3.5 u/a. The applicant is requesting to rezone the property to R-1-12. The property is 43.856 acres in size and is currently being farmed. To the north is the Purnell Estates subdivision, to the east is the Maple Meadows subdivision zoned R-1-12. To the south is property owned and farmed by the Vincents' zoned Rural Residential (holding zone) and to the west is the Fox Run and Aspen Meadows subdivisions

**Analysis**

The applicant is proposing 150 lots of which 136 lots are planned single family homes and 14 as twinhomes. (see attached packet)

**Lot Sizes**

The single family lots range from 8,600 to 19,096 square feet with most of the lots exceeding 9,000 square feet.



**Homes:**

The developer is proposing homes with upgraded exteriors and roof lines.

***Access:***

Access into the subdivision is shown from two points on 1700 East and from 1400 South. Two connections to Maple Meadows is shown as well as a new road going south into a proposed subdivision that will be on the Evans property.

***Density***

The General Plan designates this property as Residential 2.5-3.5 u/a. The developer is proposing this subdivision at 3.44 u/a. If the developer does not want to do the Master Planned Development (MPD) concept he would be required to have all of the lots over 12,000 square feet respectively. The developer, on the other hand, has decided to do a MPD and have twinhomes and lots under the required size.

***Amenities:***

The developer is proposing the following amenities:

- Install front yard landscaping which includes: two 2-inch caliper trees, sod, and sprinkler system
- 100% brick or stone on front elevation (stucco as minor material)
- Donate \$45,000 to park fund for open space requirements
- Six (6) foot sidewalk along 1700 East (trail) with a 5-foot parkstrip
- Lot size variation
- 6/12 roof
- 25% of all homes will have stucco on home
- 60% of homes will have side-entry or 3-car garages

***General Plan – Findings of Facts***

***#1***

The Pine Meadows Preliminary Plat follows and supports the General Plan by meeting the following Goals and Policies:

**General Land Use Goals and Policies**

Goal One: To maintain the high quality physical and social environment in Spanish Fork.

Policies:

- Require new development to respect the character of the surrounding area.
- Require that all implementing ordinances (i.e., zoning and subdivision regulations) be consistent with the General Plan.
- Allow development to occur only in areas where adequate streets, public facilities, and services exist or where the developer will provide them

**Residential Policies:**

Goal One: To provide high quality, stable residential neighborhoods.

Policies:

- Encourage the creation of neighborhood or homeowners' associations to help maintain the quality of neighborhoods.
- Design local streets in residential areas with discontinuous patterns to discourage through traffic.

Goal Two: To provide a range of housing types and price levels in all areas of the City.

Policies:

- Allow a variety of lot sizes and housing types in all “Urban Residential” areas.
- Develop an architectural theme that integrates different housing types in mixed-use projects
- Allow residential development projects that provide superior design features and amenities to be developed at the high end of the density ranges as shown on the General Plan Map.

Goal Three: To ensure that adequate open space, buffering, and landscaped areas are provided in new developments.

Policies:

- Develop an overall landscape concept for all common areas of the project including, entries, street plantings, reverse frontage streets, and park and retention areas.
- Select plant materials that are suited for their proposed use.
- Install street landscaping in significant lengths to develop the desired character and maintain continuity in the project.

### **Transportation Goals and Policies**

Goal One: Provide a safe, convenient, and efficient system for transporting both people and goods.

Policies:

- Develop intersections to obtain Level of Service C or better during peak-hour traffic periods. Reduce the intensity of proposed projects or require traffic improvements to maintain or achieve Level of Service C or better.
- Require new developments to have or to develop appropriate access for the intensity of the development.
- Obtain needed street rights-of-way through property dedication when subdivisions, conditional use permits, rezonings, or design review plans are approved.
- Base street system planning on traffic generated from planned uses. Changes in planned uses are to be accompanied by an analysis of traffic impacts created by those land use changes and what improvements are needed to deal with these impacts.
- Design sidewalks along new streets to be set back from the traveled roadway, thereby providing a safer walking area.
- Design local residential streets with discontinuous patterns to discourage through traffic.
- Discourage partial width streets (half streets) for new, local streets.

Goal Two: Provide pleasant, safe, and functional non-motorized transportation routes.

Policies:

- Prepare a more extensive bikeway and trails plan that identifies which parts of the system should be paths, routes, or lanes, and what types of non-motorized transportation should occur in each area. Develop detailed design guidelines for each component of the system.

### ***Development Review Committee***

The Development Review Committee reviewed this request at their February 18<sup>th</sup> and February 25, 2004 meetings.

### **Draft Minutes from February 18, 2004**

The preliminary plat was discussed and tabled until the staff had more time to review the density and park issues.

### **Draft Minutes from February 25, 2004**

Mr. Santos reviewed the density bonus matrix. For the landscaping bonus he will require the home builder to install front yard landscaping and sprinkling system.

Mr. Pierson said suggests 3.5 bonus points for the landscaping as stated by Mr. Santos. There will be no certificate of occupancy granted until the landscaping is in or bonded for. A review of the density bonus matrix continued.

Mr. Pierson asked if the developer had plans to deed the four lots at the south east corner of the property for a park.

Mr. Hales said since there is an existing park located in the adjacent subdivision there would be no need for another park. Mr. Robinson said there is an advantage to expanding the existing park for future use and since the four lots are connected to the park it would allow for the expansion.

Mr. Pierson said there is also a property line issue. There is a small strip of land between the two subdivisions.

Mr. Santos said the county property line is the official property line. Mr. Heap said the property line issues need to be resolved in the title report. Mr. Robinson would like the four lots to expand the park.

Mr. Pierson said he would like the twinhomes near the large lots to be relocated near the twinhomes in the adjacent subdivision. Mr. Santos said also there will be no siding with 25 percent of the homes all home stucco or stone.

Mr. Pierson said the park will give the developer additional density bonus points for the lots used to expand the park. The developer can donate four lots for the park or donate to the parks and trails account in the same amount it would cost to develop the property as a park.

Mr. Heap said the cost to develop the park would be \$50,000. A discussion took place and the amount was lowered to \$45,000. Mr. Hales said they will donate \$45,000 to the city parks and trails account in order to receive the density bonus points. The amount will be paid when 50 percent of the lots are ready to record.

Mr. Santos held a neighborhood meeting. He mailed 117 notices and had three residents attend the meeting.

Mr. Pierson said the four lots backing the park property are to be fenced with matching fencing material and a mulch strip underneath. Mr. Heap said a bond will need to be posted for the offsite storm and the easements will need to be obtained before any plats are recorded.

Mr. Nielson said along 1700 East and 1400 South there will be many utility cuts. Therefore, the one inch overlay will need to be the full width of the street. He may share the costs with the developer on the other half of the street in areas being developed. Mr. Hales said all of 1700 East will be completed with phase one.

Mr. Nielson said a 5-foot parkstrip will be needed along the 6-foot sidewalk.

Mr. Pierson made a **motion** to recommend approval of the Santos and Hales Rezone of 43.856 acres located at 1700 East 1400 South, from Rural Residential (R-R) to Low Urban Residential (R-1-12). Mr. Nielson **seconded**, and the motion **passed** with a unanimous vote.

Mr. Pierson made a **motion** to approve the Pine Meadows Preliminary Plat subject to the following conditions:

1. Lifting of the utility restriction will take place when the storm drain line is:
  - a. bonded with a completion time frame of 120 days,
  - b. the rights-of-way are acquired and deeded to the city,
  - c. designed and approved by the city,
  - d. installed and functional prior to the issuance of any building permits and/or the paving of roads,
2. Install a six-foot sidewalk along 1700 East with a five-foot parkstrip,
3. Sign off, by the developer, of all single family home plans in the subdivision,
4. Provide to the city a clear title report for all properties included in the development,
5. Construct all homes with 100 percent masonry fronts with stone and brick accents,
6. Construct all homes located on corners lots with 100 percent masonry on street facing side and fronts with stone and brick accents,
7. Install front yard, and street facing side yards on corner lots, with two 2-inch caliper trees, sod, and sprinkler systems,
8. Receive approval of the density (150 lots/units) as shown on the attached density bonus matrix,
9. Provide setbacks for each home according to the R-1-12 standards,
10. Receive approval of the electrical design for the development from Jeff Foster of the Electric Department,
11. Meet all of the construction and development standards,
12. Provide to the city an approved plan for the irrigation ditches signed by the East Bench Irrigation Company

- or a letter of abandonment signed by the ditch owners,
13. Construct all lots along 1700 East with side entry garages and t-driveways and all corner lots along 1700 East are to access from the side streets,
  14. Construct all single family homes and twinhomes according to the R-1-12 zoning standards (1,400 square feet on ramblers and 1,000 square feet on the main level for two-story homes),
  15. Construct no duplicate homes within 200 feet of the other,
  16. Construct no more than 150 units as contained in the development packet,
  17. Construct all single family homes and twinhomes with basements and a minimum of a 2-car garage,
  18. Construct side entry garages on all corner lots if possible,
  19. Install a matching 6-foot fence with a 12-inch mow strip along the Abbie Court park (lots 98-101),
  20. Pay \$45,000 to the park fund when 50 percent of the lots are ready to record,
  21. Complete all of 1700 East in phase one of the development,
  22. Install a full street overlay of 1700 East and 1400 South, sharing the costs in areas with adjacent developers.
- Ms. Maslyn **seconded**, and the motion **passed** with a unanimous vote.

## **RECOMMENDATION**

### *Approve*

**Make the motion to give the Pine Meadows Preliminary Plat located at 1700 East 1400 South a POSITIVE recommendation to the City Council subject to the following condition(s):**

1. Lifting of the utility restriction will take place when the storm drain line is:
  - a. bonded with a completion time frame of 120 days,
  - b. the rights-of-way are acquired and deeded to the city,
  - c. designed and approved by the city,
  - d. installed and functional prior to the issuance of any building permits and/or the paving of roads,
2. Install a six-foot sidewalk along 1700 East with a five-foot parkstrip,
3. Sign off, by the developer, of all single family home plans in the subdivision,
4. Provide to the city a clear title report for all properties included in the development,
5. Construct all homes with 100 percent masonry fronts with stone and brick accents,
6. Construct all homes located on corners lots with 100 percent masonry on street facing side and fronts with stone and brick accents,
7. Install front yard, and street facing side yards on corner lots, with two 2-inch caliper trees, sod, and sprinkler systems,
8. Receive approval of the density (150 lots/units) as shown on the attached density bonus matrix,
9. Provide setbacks for each home according to the R-1-12 standards,
10. Receive approval of the electrical design for the development from Jeff Foster of the Electric Department,
11. Meet all of the construction and development standards,
12. Provide to the city an approved plan for the irrigation ditches signed by the East Bench Irrigation Company or a letter of abandonment signed by the ditch owners,
13. Construct all lots along 1700 East with side entry garages and t-driveways and all corner lots along 1700 East are to access from the side streets,
14. Construct all single family homes and twinhomes according to the R-1-12 zoning standards (1,400 square feet on ramblers and 1,000 square feet on the main level for two-

- story homes),
15. Construct no duplicate homes within 200 feet of the other,
  16. Construct no more than 150 units as contained in the development packet,
  17. Construct all single family homes and twinhomes with basements and a minimum of a 2-car garage,
  18. Construct side entry garages on all corner lots if possible,
  19. Install a matching 6-foot fence with a 12-inch mow strip along the Abbie Court park (lots 98-101),
  20. Pay \$45,000 to the park fund when 50 percent of the lots are ready to record,
  21. Complete all of 1700 East in phase one of the development,
  22. Install a full street overlay of 1700 East and 1400 South, sharing the costs in areas with adjacent developers.

***Deny***

**Make the motion to give the Pine Meadows Preliminary Plat located at 1700 East 1400 South a NEGITIVE recommendation to the City Council for the follow reason(s):**

***Table***

**Make the motion to TABLE the Pine Meadows Preliminary Plat located at 1700 East 1400 South for the follow reason(s):**

# Pine Meadows Map



1 inch equals 261.5 feet

## Legend

-  Site Pictures
- Roads**
-  Other Roads
-  Not Paved
-  Paved
-  Rivers
-  Schools
-  Parks
-  A-E
-  C-1
-  C-2
-  C-D
-  C-O
-  I-1
-  I-2
-  I-3
-  R-1-12
-  R-1-30
-  R-1-6
-  R-1-8
-  R-1-9
-  R-1-6
-  R-3
-  R-O
-  R-R
-  S-C
-  UV-C
- Buildings**
-  Spanish Fork Boundary
-  LineMeasurements
-  east\_stake\_center



Geographic Information Systems

**Spanish Fork City GIS**  
 40 South Main Street  
 Spanish Fork, UT 84660  
 (801) 798-5000

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