
SPANISH FORK

PLANNING COMMISSION AGENDA

WEDNESDAY, APRIL 7, 2004

	6:30 P.M.	AGENDA REVIEW
PLANNING COMMISSIONERS	7:00 P.M.	1. PRELIMINARY ACTIVITIES
		A. PLEDGE OF ALLEGIANCE
		B. MINUTES: MARCH 3, 2004
THAD JENSEN CHAIRMAN		2. PUBLIC HEARINGS
PAUL BRADFORD ASST. CHAIRMAN		A. <u>ZONING ORDINANCE AMENDMENT</u>
THORA SHAW		A request to amend the industrial zone to remove the height limitations in the I-1 zone. Applicant(s): Spanish Fork City
TED SCOTT		B. <u>CONDITIONAL USE PERMIT</u>
DEL ROBINS		A request to consider a conditional use permit for a major automotive repair in the C-2 zone. Location: 800 North 900 East Applicant(s): Mark Wilson
CHRIS WADSWORTH CITY COUNCIL REP.		3. STAFF REPORTS
		A. <u>SPANISH FORK ALL TUNE & LUBE SUBDIVISION WAIVER</u>
		Location: 800 North 900 East Zoned: C-2 Applicant(s): Mark Wilson
		B. <u>BRIAN ELLIS SUBDIVISION WAIVER</u>
		Location: 260 East 700 North Zoned: R-3 Applicant(s): Brian Ellis
		C. <u>CENTEX TOWNHOME REVIEW FOR SPANISH VISTA</u>
		Location: 1700 East Canyon Road Zoned: R-1-9 Applicant(s): Centex Townhomes
		4. OTHER BUSINESS
		5. ADJOURN

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 Planning Commission Staff Report

To: Planning Commission **ID#** ZO 04-01
From: Emil Pierson, City Planner
Date: April 7, 2004
Subject: Zoning Ordinance Amendments (Eliminate Height Requirements)
Location: City wide

Background and Analysis

As the City staff have met with industrial developers and companies it has been brought to our attention that our restrictions on height in the industrial zones act as a barrier.

The current height for the zones are as follows:

Industrial Heights

	Principle Bldg	within 50' of Residential district or use	Accessory Bldg
I-1 Zone	48'	30'	15-25'
I-2 Zone	48'	N/A	25'
I-3 Zone	48'	N/A	25'

We have look at development that has occurred in other cities have noticed that a similar development would not be allowed here in the City (ex. Neways office building off of 4000 South in the County)

Therefore, we request that the Development Standards Table 2 be change to eliminate building heights in the industrial zone.

Development Review Committee

The DRC review this item at their March 24, 2004 meeting and recommended approval.

Minutes from March 24th

Mr. Baker said there are 65-foot storage silos exceeding the zoning height limit. They are considered an accessory building.

Mr. Nielson said the height limit in the I-1 zone is due to the airport in the area.

Mr. Baker said the FAA rules dictate the height requirements for areas near the airport. Mr. Baker said the zoning ordinance could be changed with no height limit subject to the FAA regulations.

Mr. Baker made a **motion** to recommend approval of the Zoning Ordinance amendment eliminating height limits on buildings and accessory buildings in all industrial zones subject to FAA limitations. Mr. Nielson **seconded**, and the motion **passed** with a unanimous vote.

Recommendation

Option One - approve with no recommendations

Make a motion to approve the amendments to the Zoning Ordinance Industrial Development Standards Table 2 eliminating height limits on buildings and accessory buildings in all industrial zones subject to FAA limitations.

Option Two - approve with changes

Make a motion to approve the amendments to the Zoning Ordinance Industrial Development Standards Table 2 eliminating height limits on buildings and accessory buildings in all industrial zones subject to FAA limitations with the following changes:

Option Three - table

Make a motion to **Table** the amendments to the Zoning Ordinance Industrial Development Standards Table 2 eliminating height limits on buildings and accessory buildings in all industrial zones subject to FAA limitations for the following reason(s):

Option Four - deny

Make a motion to **Deny** the amendments to the Zoning Ordinance Industrial Development Standards Table 2 eliminating height limits on buildings and accessory buildings in all industrial zones subject to FAA limitations for the following reason(s):



Spanish Fork Planning Commission Staff Report

To:	Planning Commission	ID# CUP	04-01
From:	Emil Pierson, City Planner	Zoning	C-2
Date:	April 7, 2004	Property Size	.55 ac
Subject:	Mark Wilson CUP - SF Lube	# Lots/Units	1
Location:	800 North 900 East	Units/Acre	N/A

BACKGROUND

The applicant(s), Mark Wilson is requesting Conditional Use Permit/Site Plan approval for a automotive lube at 900 East and 800 North in the General Commercial (C-2) zone. The applicant changed the General Plan and Zoning Map for the property on December 16, 2003. According to 17.20.080 C 1 lists that major automotive repair is a conditional use.

The property is .55 acres in size once the subdivision waiver is approved (see next item). All surrounding properties are zoned for commercial uses.

ANALYSIS

The applicant is proposing to construct a automotive lube plus some automotive repair work.

Building

Construction: The building would be constructed of split faced block (see drawing). It would have six (6) bays, offices, and a waiting



room. A storage area is being recommended at the back end of the site for storage of vehicles. This area is being recommended to be at least four (4) parking spaces surrounded by a vinyl fence with a chainlink or wrought iron gate.

Electrical Power: The site would use City Power and electric service would need to be extended at the expense of the applicant.

Water: Culinary water will be used at the facility and PI will be used for the landscaping.

Air Quality: None expected

Storm Drainage: The site will drain into the detention basin at the back of the site overflow to Expressway Lane.

Sound Levels: The fuel facility is required to meet all city requirements pertaining to sound levels.

Lighting: Lighting on the sides of building from power packs on the walls and the lighting within the parking lot.

Traffic and Access: Vehicles will access 800 North which is in front of the facility then to Expressway Lane. The site plan is shown to have adequate parking stalls according to the parking standards in the Zoning Ordinance.

Hours of Operation: Normal business hours.

DEVELOPMENT REVIEW COMMITTEE

The Development Review Committee reviewed this request at their March 24th and 31st meetings and recommended approval.

Minutes March 24th

Mr. Baker said recently a zone change was enacted allowing automotive repair facilities in the light industrial and medium industrial zones. Conditions now need to be place on the autom otive repair facility to help prevent theft. The business owner could be required to store any vehicles or parts remaining overnight in the garage or in a contained area.

Mr. Wilson said the company interested in building the facility plans to have no cars remain on the property overnight. Mr. Oyler said the challenge is setting requirements for the existing owners and owners in the future.

Mr. Johnston said the contained area should be visible for police officer's to observe the area after hours. Areas with no visibility allow thefts to occur without being viewed. Mr. Baker said it is a critical commercial area and we want to insure it will not become a wreacked car lot. Mr. Heap said a limit could be place on the number of vehicles allowed to be stored on the property. Mr. Wilson said the storage area will be behind the Skates building.

Mr. Oyler said the storage area needs to be in the rear of the property. He asked if grass and landscaping is required

behind the building on the property. Mr. Wilson said he understood grass was required behind the building. He would prefer to install a sidewalk to accommodate the back door and to conserve water. A discussion took place concerning a possible site plan and the landscaping requirements. It was suggested the matter be tabled to allow Emil Pierson time to review the items before it is presented to the Planning Commission. Mr. Baker said the noise issue should also be addressed. Mr. Oyler said the noise complaints will be in connection with any compressors. Mr. Wilson said an enclosed compressor could be required to reduce the noise.

Mr. Baker made a **motion** to table the Conditional Use Permit request from Mark Wilson until the March 31, 2004 Development Review Committee meeting. Mr. Johnston **seconded**, and the motion **passed** with a unanimous vote.

Minutes March 31st

Mr. Pierson said this item was continued from last week to discuss questions concerning the storage area and landscaping. He said the developer agreed, if there was to be a storage area on the site, it would be obscured from sight and a gate would be provided for police officers to view the area after hours. He also said lawn behind the building is not a requirement.

Mr. Wilson said he understood landscaping was required next to the Wendy's property line. Mr. Pierson concurred. Mr. Wilson said the developer would like to construct a slightly larger building to accommodate larger trucks. Mr. Heap said the building can be larger as long as the driveway width requirements are met. Mr. Pierson said the driveway requirements are being met. Mr. Pierson said all drainage from the site needs to be kept on the automotive repair property. Mr. Foster said the power line needs to be extended along the property frontage. Mr. Short asked concerning a garbage dumpster. Mr. Nielson pointed out the dumpster location.

Mr. Pierson made a **motion** to approve the Conditional Use Permit for a major automotive repair facility at 800 North 900 East with the following find(s) and conditions (s):

FINDINGS:

1. The site plan is consistent with the General Plan and the zoning for the area,
2. There are no detrimental health issues or concerns for the size and use of the site,
3. The site is of adequate shape and size
4. Setbacks and landscaping will meet the zoning requirements,
5. The site meets the parking requirements,
6. The site meets the construction and development standards,
7. Adequate conditions have been considered.

CONDITIONS:

1. Meet all of the construction and development standards,
2. Receive approval of the electrical design from Jeff Foster of the Electric Department,
3. Install a sight obscuring 6-foot vinyl fence surrounding the storage area with a gate providing visibility after hours,
4. The storage area is to have a minimum of four vehicle stalls,
5. Adjust the building location or size to allow for a 2-foot setback from the property line,
6. Install landscaping along the property frontage and the Wendy's property line,
7. Provide ground cover and maintenance for the drainage basin,
8. Provide handicapped parking next to the office,
9. Bond for the sewer line and power line along the property frontage prior to the issuance of a building permit,
10. Keep all compressors and mechanical equipment in the garage.

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

RECOMMENDATION

FINDINGS

The Planning Commission must make the following findings prior to granting a conditional use permit:

1. The proposed use is consistent with the policies of the City's General Plan and the purpose of the zoning district in which the site is located.

Finding: The proposed use is consistent with the General Plan and the Zoning District C-2 does allow for an automotive service station through a Conditional Use Permit process.

2. The proposed use will not be materially detrimental to the health, safety, or general welfare of persons residing or working within the neighborhood of the proposed use, when consideration is given to the character and size of the use and hours of operation.

Finding: That the Automotive Lube facility will not be materially detrimental to the health, safety or welfare of the residents because there is no residents in the area.

3. The proposed site is adequate in size and shape to accommodate the intended use, and that all requirements for the zoning district, including but not limited to: setbacks, walls, landscaping and buffer yards are met.

Finding: That site is adequate in size and shape to accommodate the facility.

4. The proposed site has adequate access to public streets to carry the type and quantity of traffic which may be generated by the use, and that on-site circulation is adequate to permit driveways, parking, pedestrian ways, and loading requirements in a manner which is safe and efficient.

Finding: That the site does have adequate access. The facility will access 800 North to Expressway Lane and on-site circulation and the parking was reviewed.

5. Adequate conditions or stipulations have been incorporated into the approval of the Conditional Use Permit to insure that any anticipated detrimental effects can be minimized.

Finding: Adequate conditions have been placed SF Lube that should resolve any anticipated detrimental effects from this use.

APPROVAL

Make a motion to APPROVE the Conditional Use Permit for the Spanish Fork Lube located at 800 North 900 East subject to the following condition(s):

1. Meet all of the construction and development standards,
2. Receive approval of the electrical design from Jeff Foster of the Electric Department,
3. Install a sight obscuring 6-foot vinyl fence surrounding the storage area with a gate providing visibility after hours,
4. The storage area is to have a minimum of four vehicle stalls,
5. Adjust the building location or size to allow for a 2-foot setback from the property line,

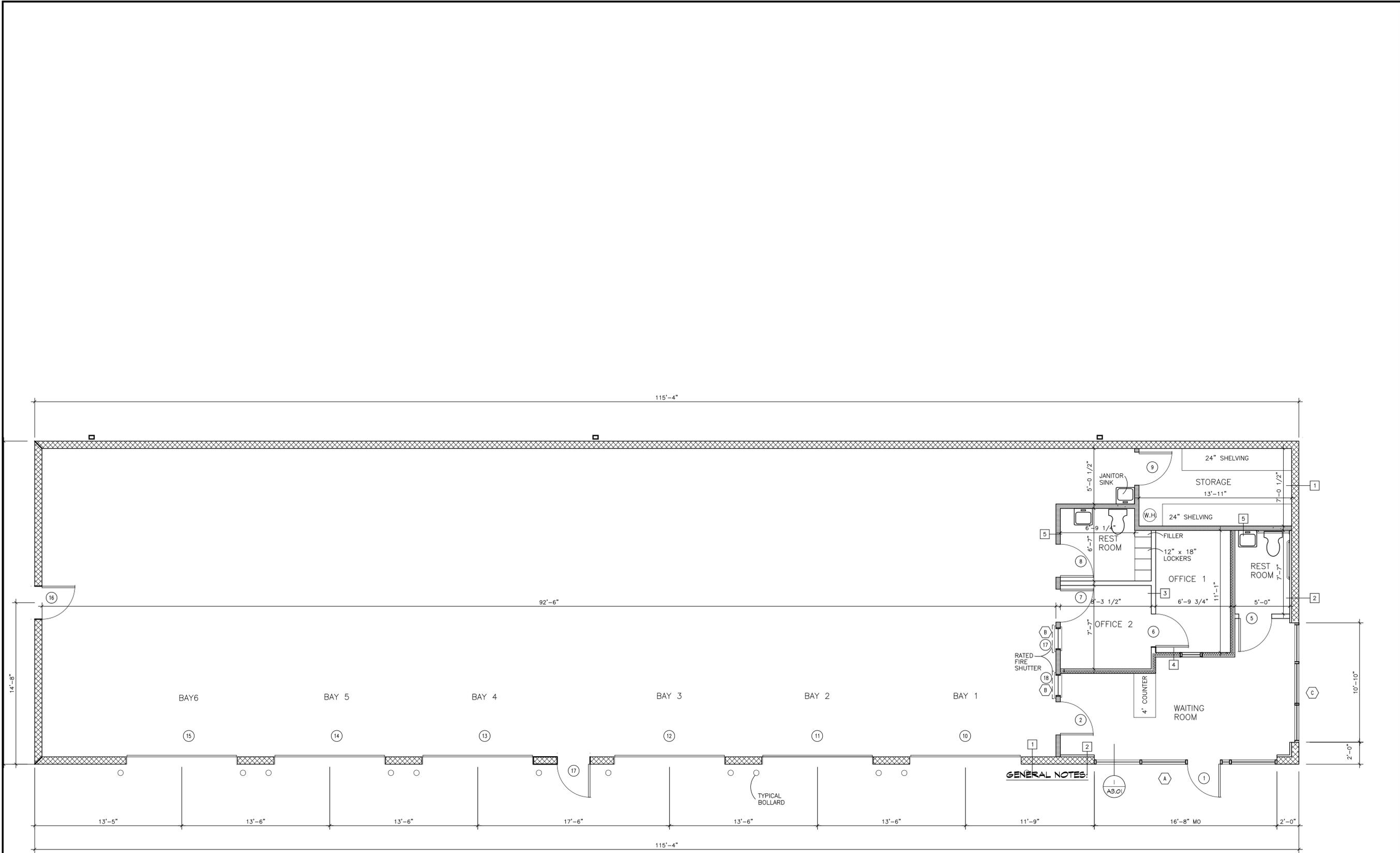
6. Install landscaping along the property frontage and the Wendy's property line,
7. Provide ground cover and maintenance for the drainage basin,
8. Provide handicapped parking next to the office,
9. Bond for the sewer line and power line along the property frontage prior to the issuance of a building permit,
10. Keep all compressors and mechanical equipment in the garage.

DENY

Make the motion to DENY the Conditional Use Permit for the Spanish Fork Lube located at 800 North 900 East for the follow reason(s):

TABLE

Make the motion to TABLE the Conditional Use Permit for the Spanish Fork Lube located at 800 North 900 East for the follow reason(s):



FLOOR PLAN

1/4" = 1'-0"

GENERAL NOTES:

PROJECT
 A New Building For:
MARK WILSON
 Spanish Fork, Utah

GENERAL CONTRACTOR

RIMROCK
 CONSTRUCTION
 1639 South 700 East, Draper, Utah 84020
 Tele (801) 676-ROCK Fax (801) 676-0208

SHEET TITLE
FLOOR PLAN

REVISIONS

DATE: January 2004
 SCALE: As Shown
 DRAWN BY: sdh
 CHECKED: jnb

	SHEET	
	A101	

SF Lube Map



1 inch equals 174.0 feet

Legend

Roads

- Other Roads
- Not Paved
- Paved

Buildings

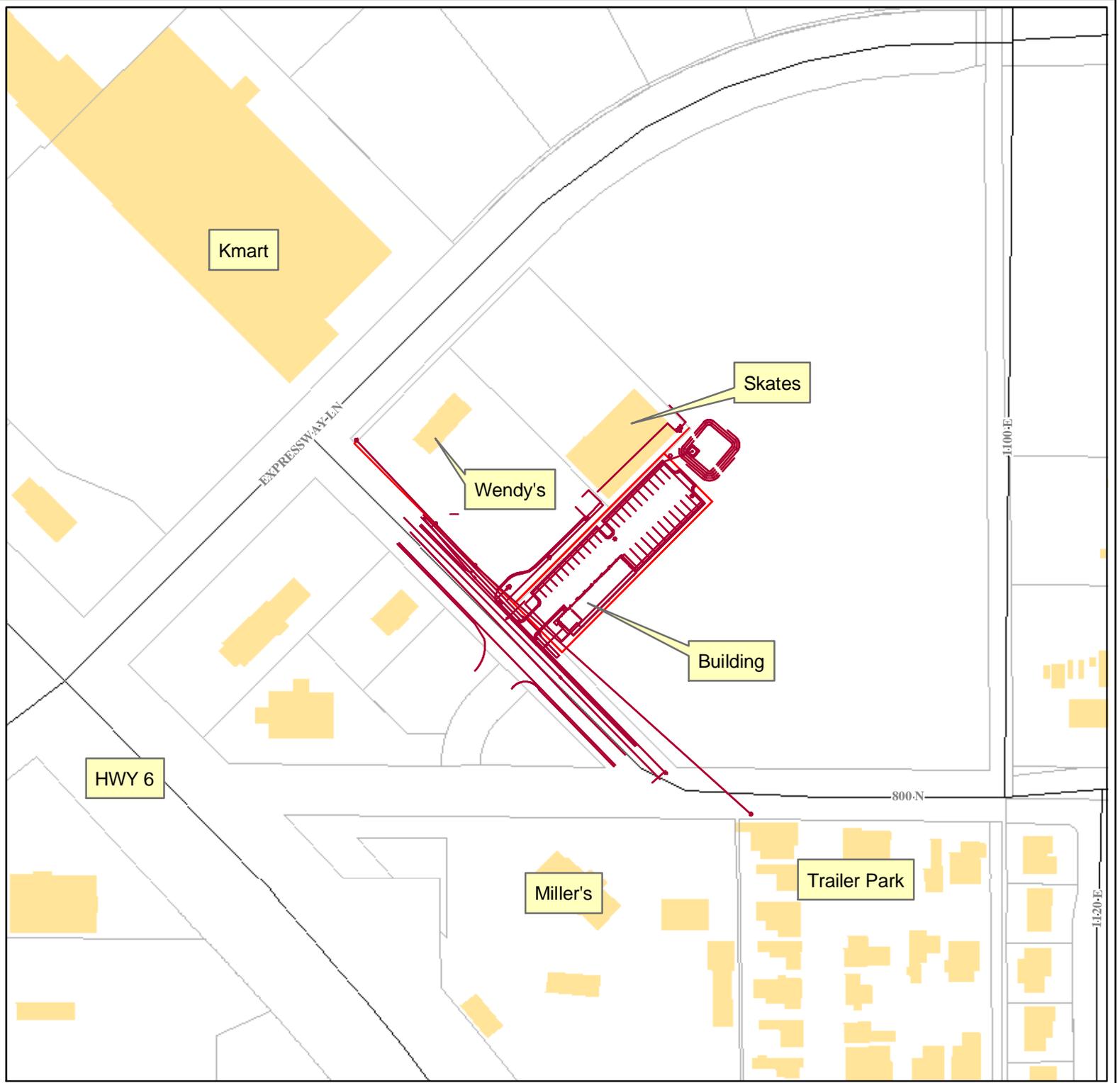
- Spanish Fork Boundary
- LineMeasurements
- SF_Lube
- AllTune&Lube



Geographic Information Systems

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

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Spanish Fork Planning Commission Staff Report

To:	Planning Commission	ID#	04-05
From:	Emil Pierson, City Planner	Zoning	C-2
Date:	April 7, 2004	Property Size	9.81
Subject:	Spanish Fork Lube Subdivision Waiver	# Lots/Units	2
Location:	800 North 900 East	Units/Acre	

BACKGROUND

The applicant(s), Mark Wilson, is requesting Subdivision Waiver approval in order to develop a 2-lot subdivision. The property is shown in the General Plan as General Commercial and zoned General Commercial (C-2). The property is 9.81 acres in size. To the north is the Wendy's, to the west is McDonald's and the old Subway building, and Miller Trailer sales. To the south is vacant land owned by Mr. Wilson all zoned C-2.

ANALYSIS

If approved the developer is planning to construct a All-Tune Lube. The developer is planning on subdividing off .55 acre or 23,985 square feet for the facility (see last item).

DEVELOPMENT REVIEW COMMITTEE

The Development Review Committee reviewed this request at their March 24th meeting and



recommended approval.

Minutes from March 24th

Mr. Heap said the area in question started as a subdivision and the lot requested for Spanish Fork All Tune and Lube in part of the original subdivision. Mr. Baker said the area is already subdivided into lots. Mr. Nielson said the subdivision has not been recorded. Mr. Baker said the area in question will be a remaining parcel and not a lot within the original subdivision.

Mr. Nielson said the sewer line will need to be extended along the front of the property. The road dedication will take place when the remaining portion of property is developed.

Mr. Foster said the electric conduit will also need to be extended along the frontage according to the development standards.

Mr. Banks asked if there are concerns since the two driveways are close together. Mr. Nielson said the driveways will not be a problem. He reviewed several minor corrections needed to the draws. Mr. Heap asked if a site plan is needed.

Mr. Baker said a site plan would not be required on a conditional use permit. Mr. Wilson requested to be allowed to use an additional five feet of his property for this project if necessary.

Mr. Nielson made a **motion** to approve the Spanish Fork All Tune and Lube Subdivision Waiver located at 800 North 900 East subject to the following conditions:

1. Extends the sidewalk along the property frontage,
2. Extend the sewer line and electrical conduit along the property frontage,
3. Bond with the Engineering Department for the improvements,
4. The developer is allowed to extend the parcel property line up to five feet if needed.

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

RECOMMENDATION

APPROVE

Make a motion to APPROVE the SF Lube Subdivision Waiver located at 800 North 900 East subject to the following condition(s):

1. Extends the sidewalk along the property frontage,
2. Extend the sewer line and electrical conduit along the property frontage,
3. Bond with the Engineering Department for the improvements,
4. The developer is allowed to extend the parcel property line up to five feet if needed.

DENY

Make the motion to DENY the SF Lube Subdivision Waiver located at 800 North 900 East for the follow reason(s):

TABLE

Make the motion to TABLE the SF Lube Subdivision Waiver located at 800 North 900 East for the follow reason(s):

SF Lube Map



1 inch equals 174.0 feet

Legend

Roads

- Other Roads
- Not Paved
- Paved

Buildings

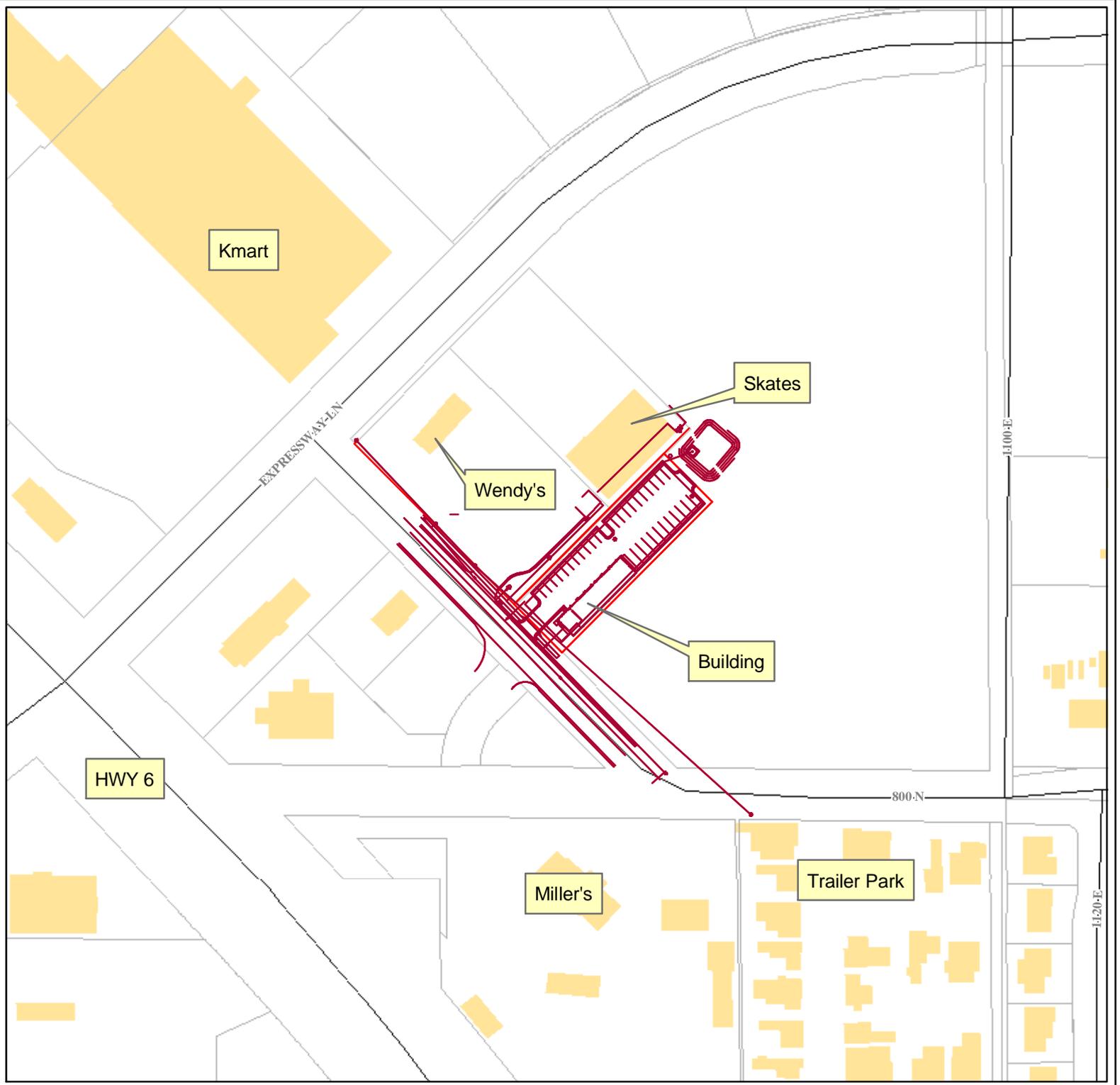
- Spanish Fork Boundary
- LineMeasurements
- SF_Lube
- AllTune&Lube



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Spanish Fork Planning Commission Staff Report

To:	Planning Commission	ID#	04-01
From:	Emil Pierson, City Planner	Zoning	R-1-6
Date:	April 7, 2004	Property Size	.60
Subject:	Brian Ellis Subdivision Waiver	# Lots/Units	2
Location:	700 North 300 East	Units/Acre	3.33

BACKGROUND

The applicant(s), Brian Ellis, is requesting Subdivision Waiver approval in order to develop a 2 lot subdivision. The property is shown in the General Plan as Residential 5 to 8 u/a. The property is .60 acres in size which is 26,136 square feet. To the north is the Cardon property, to the west is the Lewis and Ashmore properties. To the south is 700 North and east is the Farias, Wilson, and Waters properties all zoned R-1-6.

ANALYSIS

If approved the developer is planning to construct two duplexes. In 17.20.020(E) a duplex in the R-1-6 zone is required to be 10,000 square feet in size. The first duplex is already under construction because the existing lot is already over 10,000 square feet.

Lot Sizes: both proposed lots will be 13,068 square feet with 66 feet of frontage.

Access: both lots will access from 700 North.

Density: The General Plan designates this property as Residential 5-85 u/a. The developer is proposing this subdivision at 3.33 u/a.

DEVELOPMENT REVIEW COMMITTEE

The Development Review Committee reviewed this request at their March 24th meeting and recommended approval.

Minutes from March 24th

Mr. Heap said the original house on the lot has been demolished and the developer is requesting to divide the area into two lots. Mr. Baker asked if the two lots will be conforming. Mr. Heap said the developer is instructed to meet the requirements. Mr. Banks asked for a fire hydrant at the intersection of 700 North and 200 East. Mr. Foster said

the power line over the lot will need to be relocated at the owner's expense, unless the existing line meets the clearance requirements.

Mr. Nielson said an excavation permit is required if excavating in the street.

Mr. Baker made a **motion** to approve the Brian Ellis Subdivision Waiver subject to the following conditions:

1. Install a fire hydrant at the intersection of 200 East and 700 North,
2. Receive approval of the electrical design from Jeff Foster of the Electric Department,
3. Meet all of the zoning ordinance standards.

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

RECOMMENDATION

APPROVE

Make a motion to APPROVE the Brian Ellis Subdivision Waiver located at 275 East 700 North subject to the following condition(s):

1. Install a fire hydrant at the intersection of 200 East and 700 North,
2. Receive approval of the electrical design from Jeff Foster of the Electric Department,
3. Meet all of the zoning ordinance standards.

DENY

Make the motion to DENY the Brian Ellis Subdivision Waiver located at 275 East 700 North for the follow reason(s):

TABLE

Make the motion to TABLE the Brian Ellis Subdivision Waiver located at 275 East 700 North for the follow reason(s):

Ellis Subdivision Waiver Map



1 inch equals 135.3 feet

Legend

Roads

- Other Roads
- - - Not Paved
- Paved
- Rivers

Parks

Buildings

Spanish Fork Boundary

LineMeasurements



Geographic Information Systems

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40 South Main Street
Spanish Fork, UT 84660
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Spanish Fork Planning Commission Staff Report

To:	Planning Commission	ID#	
From:	Emil Pierson, City Planner	Zoning	R-1-9
Date:	April 7, 2004	Property Size	
Subject:	Spanish Vista townhomes	# Lots/Units	
Location:	1700 East Canyon Road	Units/Acre	

Background

The applicant(s), Centex, was required as part of the Spanish Vista preliminary plat approval meet the following conditions pertaining to the townhomes:

4. All house/townhomes plans in the subdivision are to be signed and approved by the developer
9. Install all landscaping and fencing for townhomes
15. All townhomes are to have the same setbacks as the single family homes (which are 10 feet on one side and 6 feet on the other side)
23. All townhomes must have street frontage
24. A trail proceed north and south through the townhomes to the tot lot, as shown on the plat
25. The final plans for the townhomes which includes the building designs, fencing, and covered parking to be approved by the Planning Commission.

Analysis

Review the project and determine if this is acceptable and meets the vision of what the developer first proposed. No additional conditions may be added.

RECOMMENDATION

Approve

Make the motion to **APPROVE** the layout, building designs, fencing, and parking for the townhomes in Spanish Vista.

Deny

Make the motion to **DENY** the layout, building designs, fencing, and parking for the townhomes in Spanish Vista for the follow reason(s):

Table

Make the motion to **TABLE** the Road for the follow reason(s):



SHEET NUMBER 01	PROJECT SF DEVELOP
	FILE CENTEXTOWNHOMES
	FILE DATE MARCH 25, 2004
	SCALE WHEN PRINTED ON 11"x17" PAPER 1" = 30'

SPANISH VISTA
CENTEX TOWNHOMES
OWNER: ESAD INVESTMENTS, L.C.

DESIGN BY:	VEH
DRAWN BY:	LWG
REVISIONS:	
1:	N/A
2:	N/A
3:	N/A

DUNN
CONSTRUCTION, L.C.
785.7711 96 SOUTH 1200 WEST
LINDON, UTAH 84042



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