
SPANISH FORK CITY

PLANNING COMMISSION AGENDA

WEDNESDAY, JUNE 2, 2004

Planning Commissioners	6:30 P.M.	AGENDA REVIEW
Thad Jensen Chairman	7:00 P.M.	1. PRELIMINARY ACTIVITIES
Paul Bradford Asst. Chairman		A. PLEDGE OF ALLEGIANCE
Thora Shaw		B. MINUTES:
Ted Scott		2. PUBLIC HEARINGS
Del Robins		1. Porter General Plan Amendment Applicant(s): Kelly and April Porter Location: 8256 South Main Street (SR 198)
Chris Wadsworth City Council Rep.		2. McDonald Conditional Use Permit - Accessory Apartment Applicant(s): Brook McDonald Location: 480 South 820 East
		3. Wapiti Cove Rezone R-R to R-1-12 Applicant(s): Dale Houghton Location: 1630 South 1400 East
		4. River Cove Rezone R-R to R-1-12 Applicant(s): Gerald Hill, David Hughes, Westfield Development Location: 900 South Del Monte
		5. East Meadows Rezone R-R to R-1-6 (Tabled from May 5, 2004) Applicant(s): Carter Construction Location: 750 South 2000 East
		3. STAFF REPORTS
		1. East Meadows Preliminary Plat - (See above)
		2. Sunny Ridge Preliminary Plat Applicant(s): Woodsprings LLC (Dave Simpson) Zoned: R-1-12 Location: 400 North 1300 East
		4. OTHER BUSINESS - GENERAL PLAN AMENDMENT DISCUSSION
		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

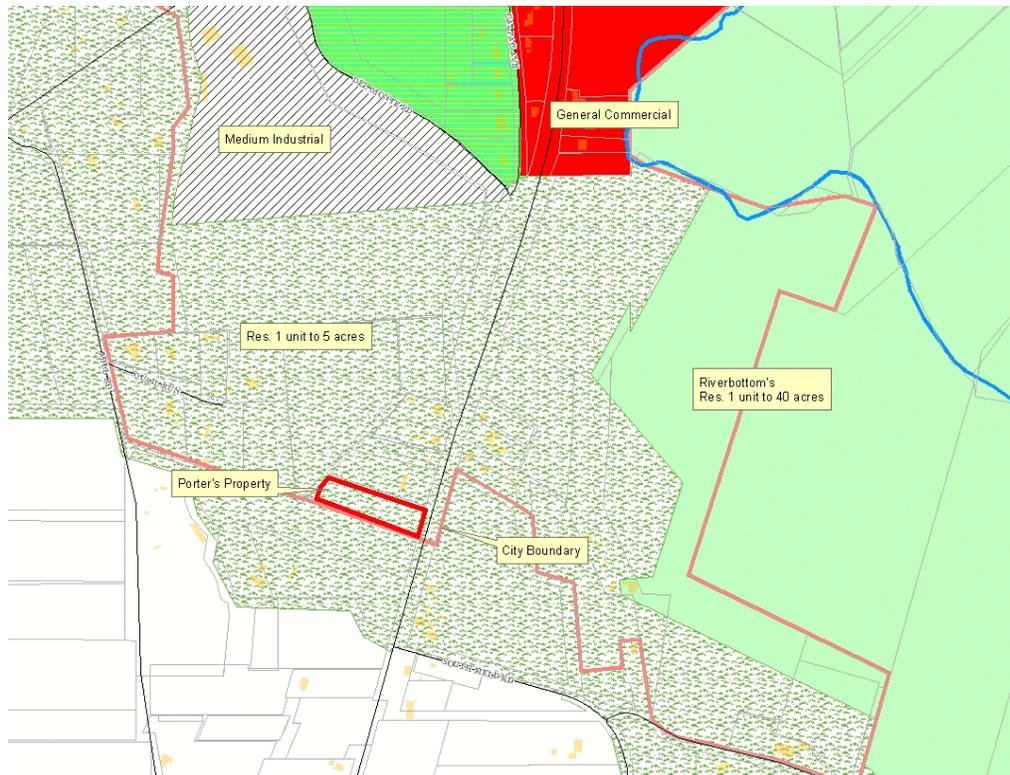
Planning Commission Report

To:	Planning Commission	ID #	Zone	04-01
From:	Emil Pierson, City Planner	Current GP	1 unit - 5 acres	
Date:	June 2, 2004	Proposed GP	General Commercial	
Subject:	Porter General Plan Amendment	Property Size	4.5 acres	
Location:	8256 South Main Street			

BACKGROUND

The applicant(s), Kelly and April Porter, is asking for General Plan Amendment approval of approximately 4.5 acres from 1 unit to 5 acres to General Commercial. If approved the Porter's would like to construction a building were manufacturing and a sales office could be located.

This property is shown on the current General Plan as Residential 1 unit to 5 acres and is currently zoned as Rural Residential (R-R).



ANALYSIS

There is a number of different ways to look at this request. First, is commercial envisioned on this end of Main Street and when (is the request before its time). Second, if this area should be commercial should it be more than just the one parcel (staff recommendation) and third, how deep should it be (see staff recommendation)? Fourth, what is Salem City doing on the south? Salem City is planning commercial/Industrial so should we match them?

DEVELOPMENT REVIEW COMMITTEE

The Development Review Committee reviewed this request at their May 19th meeting and recommended approval.

Minutes May 19, 2004

Mr. Pierson said the applicants, Kelly and April Porter, are requesting a General Plan amendment at 8256 South Main Street. They built their existing home at the rear of the property with the prospect of a commercial development on the front of the property. Mr. Pierson said the closest existing commercial property is the Butler parcel.

Mr. Baker asked if there is a reason not to add another commercial zone in the area. Mr. Oyler asked how far back the proposed commercial zoning would extend from Main Street.

Mr. Pierson said there is an understanding with Salem City concerning the Woodland Hills Road alignment to the west of Main Street. Salem City has request to have the property to the south of Woodland Hills Road to be part of Salem City and the property to the north of Woodland Hills Road would be annexed into Spanish Fork City.

Mr. Oyler said there may be concerns when the roadway splits properties. Mr. Pierson suggested the commercial property boundaries follow the contours of the area and extend two hundred feet back from Main Street. Mr. Baker said Woodland Hills Road will be continued soon and the property will develop. Mr. Oyler said the city will be looking at the entire area for rezoning. He said the area Mr. Pierson is proposing as commercial is a very large area.

Mr. Oyler said a major issue such as this cannot be decided in thirty minutes. The General Plan was created under the direction of committees. Mr. Pierson said he can guarantee the committees would want the area to be zoned commercial.

Chief Rosenbaum said he sees no problems with the proposed commercial area but agrees there should be shared accesses onto Main Street. He also said the commercial zone should be wider than 200 feet to allow adequate space for possible parking.

Mr. Nielson said there should be a commercial corridor along Main Street. He is unsure of the width of the corridor. Mr. Baker concurred and said the corridor should be wider than 200 feet. Mr. Banks concurred but was unsure of the width. Mr. Foster said the commercial zone corridor should be at least 300 feet in width.

Mrs. Porter suggested a 400-foot width in the corridor. Mr. Oyler said if the recommendation includes a corridor of 300 feet then the commercial zone should follow the contours of the area. He also asked if the General Plan for the area should indicate dual zones. Mr. Pierson said the General Plan should show the area as a General Commercial Zone.

Mr. Pierson made a **motion** to recommend to the Planning Commission the approval of the General Plan Amendment as presented by the Porters from an R-R Zone to a Commercial Zone of 400 feet east from Main Street and 400 feet west from Main Street and from the south Spanish Fork City Boundary to the old Cal Pack Road. Mr. Nielson **seconded** and the motion **passed** unanimously.

RECOMMENDATION

APPROVE

Make a motion to give the Porter's General Plan Amendment a **POSITIVE** recommendation to the City Council for the property approximately located at 8250 South Main Street from Residential 1-unit to 5-acres to General Commercial of 400 feet east from Main Street and 400 feet west from Main Street and from the south Spanish Fork City General Plan Boundary to the old Cal Pack Road.

DENY

Make a motion to give the Porter's General Plan Amendment a **NEGATIVE** recommendation to the City Council for the property approximately located at 8250 South Main Street from Residential 1-unit to 5-acres to General Commercial of 400 feet east from Main Street and 400 feet west from Main Street and from the south Spanish Fork City General Plan Boundary to the old Cal Pack Road. for the following reason(s):

TABLE

Make a motion to **TABLE** the Porter's General Plan Amendment for the property approximately located at 8250 South Main Street from Residential 1-unit to 5-acres to General Commercial of 400 feet east from Main Street and 400 feet west from Main Street and from the south Spanish Fork City General Plan Boundary to the old Cal Pack Road for the following reason(s):

Spanish Fork

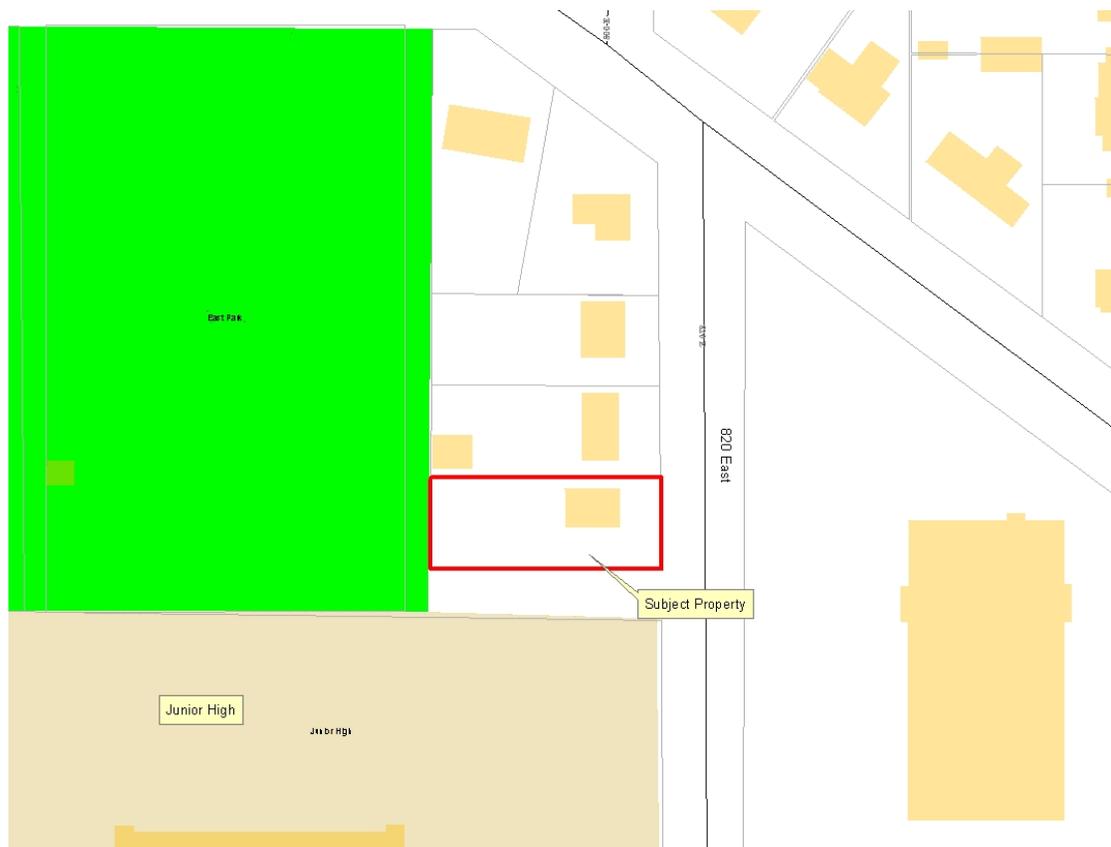
Planning Commission Staff Report

To:	Planning Commission	ID#	04-03
From:	Emil Pierson, City Planner	Zoning	R-1-6
Date:	June 2, 2004	Property Size	12,341 sq. ft.
Subject:	McDonald Conditional Use Permit - Accessory Apartment	# Lots/Units	2
Location:	480 South 820 East	Units/Acre	N/A

Public Notices: 300 feet notification 7-days prior and newspaper 14-days prior

Background

The applicant(s), Chad and Brook McDonald, is requesting Conditional Use Permit approval in order have an accessory apartment. The property is shown in the General Plan as Residential 5 to 8 u/a and currently zoned R-1-6.



According to the Zoning Ordinance 17.28.060 B. Accessory Apartments

- a. This sub-section is established to provide regulations for accessory apartments within single family dwellings in residential zone district(s), where allowed. Accessory apartments may be allow by conditional use permit.
- b. Requirements for Approval. A conditional use permit may be granted by the Planning Commission for accessory apartments provided that the following requirements are met.
 1. Only one apartment shall be created within a single family dwelling.
 2. Permitted on lots 10,000 square feet or larger.
 3. One covered and one uncovered parking space per apartment unit not located in the front setback area.
 4. Register with city utilities for minimum billing.
 5. The home shall beet all applicable building and fire codes.
 6. Located in the R-1-6 or R-3 zone.

Analysis

Lot Sizes: The lot is 12,341 square feet

Access: Access from the property is onto 820 East

Parking: two (2) car covered structure and two additional parking stalls shown behind the home. (See plot plan). The parking stalls are required by the City Construction and Development Standards to be 10 ft by 18 ft.

Development Review Committee

The Development Review Committee reviewed this request at their May 19, 2004 meeting and discussed the parking and access, and the adjacent roadway.

Minutes May 19, 2004

Mr. Pierson said the applicants, Chad and Brook McDonald, are requesting an accessory apartment at 480 South 820 East. The parking will be located in the rear of the property.

Mr. Oyler asked if the Planning Commission had a problem with the size of the apartment. Mr. Pierson said the issue was concerning the area for the parking. All requirements have been met and the property owners are required to install a sight obscuring fence.

Mrs. McDonald said the rear of the property will be fenced and there will be a storage area to separate the parking from the neighbor's view. There will also be a separate entrance to the apartment. Mrs. McDonald requested a gated access on the south side of the property to the existing access roadway owned by the city. Mr. Oyler said he does not have a problem with the access as long as it is understood the area cannot be used for parking. Mr. Baker asked concern the surface of the access roadway. Mrs. McDonald said the roadway is graveled. Mr. Banks said he is concerned with one driveway from the access road on the south side of the property.

Mr. Oyler said he understood the driveway onto 820 East would also remain. He did not understand Mrs. McDonald proposal was for only one driveway onto the access roadway. This may cause a burden for future property owners if the driveway needs to be relocated.

Mr. Baker said the south access can be provided, but the existing driveway will need to remain providing another

access to the property. Mr. Oyler said Mrs. McDonald could approach the city council and request a permanent access to the south. If a permanent access is approved, the existing driveway could be removed.

Mr. Baker asked if there should be separate water and pressurized irrigation meters for the apartment. Mr. Pierson said one meter can be used as long as the property owner notifies the utility department of the dual services on one meter and agrees to pay rates based on multi-family usage. Mrs. McDonald said she is unsure at this time if they will have one or two meters. Mr. Pierson said she will need to pay impact fees for adding the unit. Mr. Baker said when Mr. and Mrs. McDonald apply for a building permit they will need to pay impact fees for multi-family rates at that time. He approximated the fees to be \$6,000.

Mr. Thompson said if the city council approves the permanent easement, the property owner will be required to install curb and gutter on the south side of the property.

Mr. Pierson made a **motion** to approve the Conditional Use Permit for an accessory apartment at 480 South 820 East with the following findings and conditions:

FINDINGS

1. The use is consistent with the General Plan and the purpose of the zoning district,
2. The use will not be detrimental to the health, safety, and welfare of the existing residents,
3. Consideration has been given to the character of the surrounding properties,
4. The site is of an adequate size for the proposed accessory apartment,
5. The set back requirements are being met,
6. The plan has adequate access to public streets,
7. Adequate conditions have been considered and incorporated into the conditional use permit.

CONDITIONS

1. Register with the utility department for the added unit and pay the appropriate rates for multi-family usage,
2. Pay any applicable impact fees,
3. Apply for a building permit for completed and future construction of the accessory apartment,
4. Install a sight obscuring fence along the back of the property as directed,
5. Construct the access as shown unless otherwise approved by the city council.

Mr. Foster **seconded** and the motion **passed** unanimously.

RECOMMENDATION

FINDINGS

The PLANNING COMMISSION must make the 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 R-1-6 does allow for an accessory apartment if it meets all of the requirements in 17.28.060 B and through the 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: The use will not be materially detrimental to the health, safety or welfare of the residents because it is residential in character and meets the requirements of the zoning ordinance.

- 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 use.

- 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 anticipate increase in traffic for an accessory apartment will not impact the adjacent roads.

- 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: There are no anticipated detrimental effects pertaining to the accessory apartment.

APPROVE

Make the motion to **APPROVE the McDonald Conditional Use Permit located at 480 South 820 East** subject to the following condition(s):

1. Register with the utility department for the added unit and pay the appropriate rates for multi-family usage,
2. Pay any applicable impact fees,
3. Apply for a building permit for completed and future construction of the accessory apartment,
4. Install a sight obscuring fence along the back of the property as directed,
5. Construct the access as shown unless otherwise approved by the city council.

DENY

Make the motion to **DENY the McDonald Conditional Use Permit located at 480 South 820 East** for the follow reason(s):

TABLE

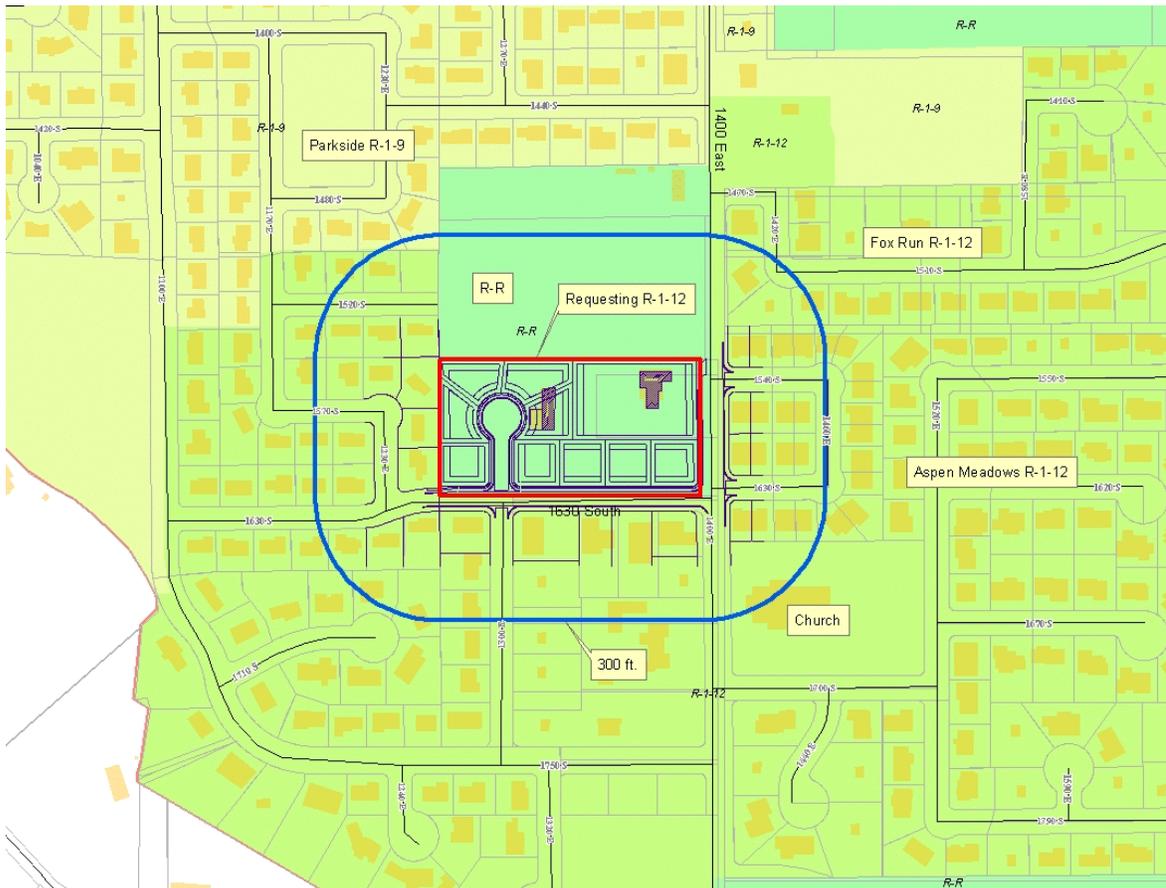
Make the motion to **TABLE the McDonald Conditional Use Permit located at 480 South 820 East** for the follow reason(s):

Spanish Fork Planning Commission Report

To:	Planning Commission	ID #	Zone	03-16
From:	Emil Pierson, City Planner	Current Zoning	R-R	
Date:	June 2, 2004	Proposed Zoning	R-1-12	
Subject:	Houghton (Wapiti Cove) Rezone	Property Size	4.76 acres	
Location:	1400 East 1630 South			

BACKGROUND

The applicant(s), Dale Houghton, is asking for rezone approval of approximately 4.76 acres from Rural Residential (R-R) to Low Urban Residential (R-1-12). If approved the Houghton's are planning to subdivide the property into a subdivision known as Wapiti Cove in the future once the storm drain is bonded and installed. 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 4.76 acres in size and is currently being farmed. To the north is property owned by the Roman Catholic Church zoned R-R. To the south is Dallin Estates zoned R-1-12. East is the LDS Church and the Aspen Meadows subdivision zoned R-1-12. West is the Wapiti subdivision zoned R-1-12 and northwest is the Parkside subdivision zoned R-1-9.

DEVELOPMENT REVIEW COMMITTEE

The Development Review Committee reviewed this request at their May 26th meeting and recommended approval.

Minutes May 26, 2004

Mr. Baker made a **motion** to recommend approval of the Wapiti Cove Rezone with the following finding(s):

Finding: The property is surrounded by R-1-12 zones, an R-R zone, and a small R-1-9 zone and is consistent with the neighborhood.

Mr. Pierson **seconded**, and the motion **passed** unanimously.

RECOMMENDATION

FINDINGS

According to Section 17.12.070 of the Spanish Fork City Ordinance states that for Amendments to the Zoning Ordinance - Text and Maps the following findings must take place:

1. The amendment is consistent with the policies of the General Plan, including any policies of the Capital Improvements Plan.
Finding: The rezone is consistent with the policies of the General Plan because the requested zoning of R-1-12 follows the density range 2.5-3.5 u/a that is shown on the General Plan map and the adjacent properties are also zoned R-1-12 except one corner that is R-1-9 which matches the character of the neighborhood.
2. For amendments to the Zoning Map, consideration has been given to include any conditions necessary to mitigate adverse impacts on adjoining or nearby properties.
Finding: To approve this amendment to the zoning map (R-R to R-1-12) consideration has been given to include any conditions necessary to mitigate adverse impacts to adjoining or nearby properties.

APPROVE

Make a motion to give a **POSITIVE** recommendation to the City Council for the property located at 1400 East 1630 South from Rural Residential (R-R) to Low Urban Residential (R-1-12) known as the Houghton (Wapiti Cove) Rezone with no conditions.

DENY

Make a motion to **DENY** rezoning the property located at 1400 East 1630 South from Rural Residential (R-R) to Low Urban Residential (R-1-12) known as the Houghton (Wapiti Cove) Rezone for the following reason(s):

TABLE

Make a motion to **TABLE** rezoning the property located at 1400 East 1630 South from Rural Residential (R-R) to Low Urban Residential (R-1-12) known as the Houghton (Wapiti Cove) Rezone for the following reason(s):

Spanish Fork Planning Commission Staff Report

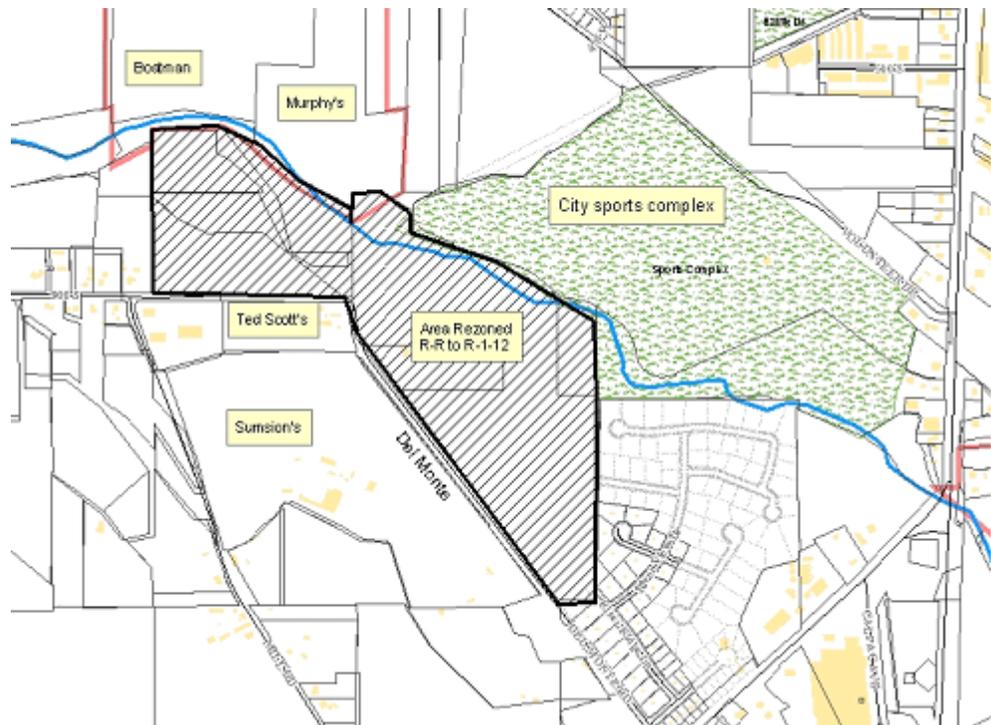
To:	Planning Commission	ID #	Zone 04-02
From:	Emil Pierson, City Planner	Current Zoning	R-R
Date:	June 2, 2004	Proposed Zoning	R-1-12
Subject:	Hughes/Hill (River Cove) Rezone	Property Size	80.37
Location:	900 South Del Monte Road		

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. 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 northeast is the Spanish Fork River and the sports complex owned by the city. Northwest is the Spanish Field subdivision zoned



R-1-9 and R-1-12. Directly to the west is the Warner's property zoned R-R. Southwest is the Ted Scott property zoned R-R and the former Valley Asphalt and Jack B. Parson properties both zoned I-2. To the southeast is Quail Hollow a subdivision zoned R-1-12.

DEVELOPMENT REVIEW COMMITTEE

The Development Review Committee reviewed this request at their May 19, 2004 meeting and recommended approval.

Minutes from May 19th DRC Meeting

Mr. Baker said the applicant, Westfield Development, is requesting to rezone the property located at 975 South Del Monte Road from R-R to R-1-12. The surrounding property is zoned R-1-12, Industrial, and R-R. The property is also within the Growth Boundary.

Mr. Nielson said only the rezone is being considered at this time and not the preliminary plat

This item was temporarily passed.

Mr. Pierson recalled the Hill\Hughes Rezone request. The property is currently zoned R-R and the applicant is requesting to rezone the property to R-1-12. The area has been removed from the flood plain.

Mr. Baker made a **motion** to approve the Hill\Hughes Rezone from an R-R Zone to an R-1-12 Zone with the following findings:

1. The property has been removed from the flood plain
2. The R-1-12 zone meets the density requirements of the General Plan with a density range of 2.5 to 3.5 units per acre,
3. The property meets the characteristics of the neighborhood in that the property to the northwest is zoned R-1-12, the property to the northeast is the Recreation Complex, the property to the east is zoned R-1-12, the property to the southwest is zoned Industrial, and the properties to the extreme north and west are zoned R-R,
4. The property is within the General Plan.

Mr. Foster **seconded** and the motion **passed** unanimously.

RECOMMENDATION

FINDINGS

According to Section 17.12.070 of the Spanish Fork City Ordinance states that for Amendments to the Zoning Ordinance - Text and Maps the following findings must take place:

1. The amendment is consistent with the policies of the General Plan, including any policies of the Capital Improvements Plan.

Finding:

1. *The property has been removed from the floodplain (General Plan, Land Use Element, Environmental Policies, Goal One, Policy a)*
2. *The rezone is consistent with the policies of the General Plan because the requested zoning of R-1-12 follows the density range 2.5-3.5 u/a that is shown on the General Plan map and the adjacent properties are also zoned R-1-12 except to the west where the property is zoned I-2 and one property to the west is R-R.*
3. *The property meets the characteristics of the neighborhood in that the property to the northwest is zoned R-1-12, the property to the northeast is the Recreation Complex, the property to the east is zoned R-1-12, the property to the southwest is zoned Industrial, and the properties to the extreme north and west are zoned R-R,*
4. *The property is within the Growth Management Boundary.*

2. For amendments to the Zoning Map, consideration has been given to include any conditions necessary to mitigate adverse impacts on adjoining or nearby properties.
Finding: *To approve this amendment to the zoning map (R-R to R-1-12) consideration has been given to include any conditions necessary to mitigate adverse impacts to adjoining or nearby properties.*

APPROVE

Make a motion to **APPROVE** rezoning the property located at 900 South Del Monte Road known as the Hughes/Hill (River Cove) Rezone from Rural Residential (R-R) to Low Urban Residential (R-1-12) with the no condition(s):

DENY

Make a motion to **DENY** rezoning the property located at 900 South Del Monte Road known as the Hughes/Hill (River Cove) Rezone for the following reason(s):

TABLE

Make a motion to **TABLE** rezoning the property located at 900 South Del Monte Road known as the Hughes/Hill (River Cove) Rezone for the following reason(s):



Spanish Fork Planning Commission Report

To:	Planning Commission	ID #	Zone	03-15
From:	Emil Pierson, City Planner	Current Zoning	R-R	
Date:	June 2; Tabled from May 5, 2004	Proposed Zoning	R-1-6	
Subject:	East Meadows Rezone	Property Size	19.84	
Location:	750 South 2000 East			

BACKGROUND

The applicant(s), Carter Construction, is asking for rezone approval of approximately 19.84 acres from Rural Residential (R-R) to Medium High Residential (R-1-6). If approved Carter Construction is planning to subdivide the property into a subdivision known as East Meadows (see preliminary plat). This property is shown on the General Plan as Residential 5 to 8 u/a and the zoning requested follows the Plan. This item was tabled from May 5th so research could be done on the irrigation ditch and fencing.

ANALYSIS

The property is 19.84 acres in size and is currently vacant. To the north is the property owned by Sherm Bearnson and Bryan Jex zoned UV-C. To the east is property owned by Boyd Thomas also zoned UV-C and R-3. To the south is property zoned R-R but General Planned as Residential 3.5 to



5 u/a with the parcels being long and narrow. To the west is property owned by Bryan Jex zoned R-R.

DEVELOPMENT REVIEW COMMITTEE

The Development Review Committee reviewed this request at their April 28th meeting and recommended approval.

Minutes from April 28, 2004

Mr. Pierson made a **motion** to approve the East Meadows Rezone with the following conditions:

1. Property to be zoned R-1-6

Mr. Baker **seconded** and the motion **passed** unanimously.

RECOMMENDATION

FINDINGS

According to Section 17.12.070 of the Spanish Fork City Ordinance states that for Amendments to the Zoning Ordinance - Text and Maps the following findings must take place:

1. The amendment is consistent with the policies of the General Plan, including any policies of the Capital Improvements Plan.

Finding: The rezone is consistent with the policies of the General Plan because the requested zoning follows the density range that is shown on the General Plan map.

2. For amendments to the Zoning Map, consideration has been given to include any conditions necessary to mitigate adverse impacts on adjoining or nearby properties.

Finding: To approve this amendment to the zoning map (R-R to R-1-6) consideration has been given to include any conditions necessary to mitigate adverse impacts to adjoining or nearby properties.

APPROVE

Make a motion to give a **POSITIVE** recommendation to the City Council to rezone the property located at 750 South 2000 East from Rural Residential (R-R) to Medium High Residential (R-1-6) known as the East Meadows Rezone with the following condition(s):

1. Property to be zoned R-1-6

DENY

Make a motion to **DENY** rezoning the property located at 750 South 2000 East from Rural Residential (R-R) to Medium High Residential (R-1-6) known as the East Meadows Rezone for the following reason(s):

TABLE

Make a motion to **TABLE** rezoning the property located at 750 South 2000 East from Rural Residential (R-R) to Medium High Residential (R-1-6) known as the East Meadows Rezone for the following reason(s):

Spanish Fork City Planning Commission Report

To:	Planning Commission	ID# PRE	03-23
From:	Emil Pierson, City Planner	Zoning	R-1-6
Date:	June 2, 2004	Property Size	19.84 ac
Subject:	East Meadows Preliminary Plat	# Lots/Units	88
Location:	750 South 2000 East	Units/Acre	4.44

Background

The applicant(s), Carter Construction, is requesting preliminary plat approval in order to develop a 88 unit subdivision. The property is shown in the General Plan as Residential 5 to 8 u/a and the developer is proposing 4.44 u/a. The project was submitted to staff on October 27, 2003 and was vested at that time. This request was tabled at the last Planning Commission meeting so additional research could be completed on the fencing and irrigation water.

Analysis

The applicant is requesting to rezone the property to R-1-6. The property is 19.84 acres in size and is currently vacant. To the north is the property owned by Sherm Bearson and Bryan Jex zoned UV-C. To the east is property owned by Boyd Thomas also zoned UV-C and R-3. To the south is property zoned R-R but



General Planned as Residential 3.5 to 5 u/a with the parcels being long and narrow. To the west is property owned by Bryan Jex zoned R-R.

The proposed project is not considered a Master Planned Development (PUD) but is a straight up subdivision that means the subdivision must meet all of the requirements for that zoning designation. According to the plans the subdivision is meeting all of the requirements of the R-1-6 zone Title 17.20.020 Table 2.

The requirements as per the R-1-6 zoning include (60 feet width was changed for MPD (PUD) not standard lots):

	Lot size	Lot width	Lot depth
1. Single family lots	6,000 square feet	50-feet	90-feet
2. Twin homes	5,000 square feet per side	50-feet	90-feet
3. Duplexes	10,000 square feet	50-feet	90-feet

DEVELOPMENT REVIEW COMMITTEE

The DRC reviewed this request at their April 28th meeting and discussed the wall, 2000 East, the property to the south and access, and the house styles.

Minutes from April 28, 2004

Mr. Pierson made the **motion** to approve the East Meadows Preliminary Plat with the following conditions:

1. Meet the construction and development standards
2. Meet the zoning and setback standards for the R-1-6 zone
3. All interior lots are to have the driveways on the interior side of the lot and no garages are to be on the corner.
4. Work out road alignment with engineering department and post a cash bond for 2000 East improvements
5. Obtain a letter from the irrigation company on piping and alignment of the irrigation ditch.
6. Make all redline changes to the plat prior to going to Planning Commission
7. A 6 foot masonry wall is required on the homes to face roadway on arterial road at 750 South with the exception of lot 61 & 74 to have a 4 foot masonry wall.
8. Meet electric standards as per the Electric Department (Mr. Foster)
9. Install trees, stamped concrete, tree grates, sprinkler system, and wall as per the city planner on 2000 East or provide a cash bond as per Spanish Fork City arterial street standards.
10. All existing homes will be addressed.
11. A preliminary title report is required to be submitted.

Mr. Baker **seconded** and the motion **passed** unanimously.

RECOMMENDATION

APPROVE

Make the motion to give the **East Meadows Preliminary Plat** located at 750 South 2000 East a **POSITIVE** recommendation to the City Council subject to the following condition(s):

1. Meet the construction and development standards
2. Meet the zoning and setback standards for the R-1-6 zone
3. All interior lots are to have the driveways on the interior side of the lot and no garages are to be on the corner.
4. Work out road alignment with engineering department and post a cash bond for 2000 East improvements
5. Obtain a letter from the irrigation company on piping and alignment of the irrigation ditch.
6. Make all redline changes to the plat prior to going to Planning Commission
7. A 6 foot masonry wall is required on the homes to face roadway on arterial road at 750 South with the exception of lot 61 & 74 to have a 4 foot masonry wall.
8. Meet electric standards as per the Electric Department (Mr. Foster)
9. Install trees, stamped concrete, tree grates, sprinkler system, and wall as per the city planner on 2000 East or provide a cash bond as per Spanish Fork City arterial street standards.
10. All existing homes will be addressed.
11. A preliminary title report is required to be submitted.

DENY

Make the motion to **DENY** the **East Meadows Preliminary Plat** located at 750 South 2000 East for the follow reason(s):

TABLE

Make the motion to **TABLE** the **East Meadows Preliminary Plat** located at 750 South 2000 East for the follow reason(s):

Spanish Fork City Planning Commission Report

To:	Planning Commission	ID# PRE	04-06
From:	Emil Pierson, City Planner	Zoning	R-1-6
Date:	June 2, 2004	Property Size	96.9 acre
Subject:	Sunny Ridge Preliminary Plat	# Lots/Units	183
Location:	400 North 1300 East	Units/Acre	1.90

Background

The applicant(s), Woodspring LLC, is requesting preliminary plat approval in order to develop a 183 unit subdivision. The property is shown in the General Plan as Residential 2.5 to 3.5 u/a and the developer is proposing 1.90 u/a. The project was submitted to staff on April 20, 2004 and was vested at that time. There is adequate water, sewer, power, and other utilities for this subdivision. The property was recently annexed into the City in April 2004, is zoned R-1-12 and within the current Growth Boundary.



Analysis

The property is 96.9 acres in size and is currently vacant or has been farmed in the past. To the north is 400 North and property owned by Johnson's. To the east is property owned by the grptegut's. Rpdgers, and Kenneth Lewis all 5 acre properties in the County. To the west and south is the railroad tracks and Highway 6.

The proposed project is not considered a Master Planned Development (PUD) but is a straight up subdivision that means the subdivision must meet all of the requirements for that zoning designation. According to the plans the subdivision is meeting all of the requirements of the R-1-12 zone Title 17.20.020 Table 2.

The requirements as per the R-1-12 zoning include:

	Lot size	Lot width	Lot depth
Single family lots	12,000 square feet	100-feet	100-feet
Setbacks - 25' front, 25' rear, 10' side, 15-25' corner			

Access

The plans show two points of access onto 400 North; a collector road/point to Highway 6 via Center street. A collector is also shown going east/west through the development.

Lot sizes

All lots are over the required 12,000 square feet.

Wall

A masonry wall with stamped concrete, tree well and 2" caliper trees are required on 400 North.

DEVELOPMENT REVIEW COMMITTEE

The DRC reviewed this request at their May 26th meeting and discussed the wall on 400 North, the trail system along the RR tracks, the bridge, and the drainage basin.

Minutes from May 26, 2004

Mr. Pierson made a **motion** to approve the Sunny Ridge Preliminary Plat A with the following conditions:

1. Construct a masonry wall along 400 North matching the wall at Valley Crest, including 2-inch caliper trees every 30 feet, tree grates, sprinkler system, and stamped concrete,
2. Relocate the detention basin onto lot 188,
3. Construct a trail, in accordance with the city trail standards, to lot 188 with access onto the street,
4. Meet all of the Construction and Development Standards,
5. Receive approval of the electrical design from Jeff Foster of the Electric Department,
6. Receive the ditch piping sign-off from the irrigation company,
7. Meet all of the zoning requirements for the R-1-12 Zone,
8. Meet all of the conditions of the Annexation Agreement,
9. North-south road be included as part of the first phase,
10. Find property owner for the trial piece north of the bridge,
11. Amend the preliminary plat to show the installation of a 1/2 of the road plus ten feet of the road to the bridge, to be included in the first phase of the development,
12. Clear up right of way lines for the cut bridge road.

Mr. Baker **seconded**, and the motion **passed** unanimously.

RECOMMENDATION

APPROVE

Make the motion to give the **Sunny Ridge Preliminary Plat** located at 400 North 1300 East a **POSITIVE** recommendation to the City Council subject to the following condition(s):

1. **Construct a masonry wall along 400 North matching the wall at Valley Crest, including 2-inch caliper trees every 30 feet, tree grates, sprinkler system, and stamped concrete,**
2. **Relocate the detention basin onto lot 188,**
3. **Construct a trail, in accordance with the city trail standards, to lot 188 with access onto the street,**
4. **Meet all of the Construction and Development Standards,**
5. **Receive approval of the electrical design from Jeff Foster of the Electric Department,**
6. **Receive the ditch piping sign-off from the irrigation company,**
7. **Meet all of the zoning requirements for the R-1-12 Zone,**
8. **Meet all of the conditions of the Annexation Agreement,**
9. **North-south road be included as part of the first phase,**
10. **Find property owner for the trial piece north of the bridge,**
11. **Amend the preliminary plat to show the installation of a 1/2 of the road plus ten feet of the road to the bridge, to be included in the first phase of the development,**
12. **Clear up right-of-way lines for the cut-bridge road.**

DENY

Make the motion to **DENY** the **Sunny Ridge Preliminary Plat** located at 400 North 1300 East for the follow reason(s):

TABLE

Make the motion to **TABLE** the **Sunny Ridge Preliminary Plat** located at 400 North 1300 East East for the follow reason(s):
