
SPANISH FORK

PLANNING COMMISSION AGENDA

WEDNESDAY, AUGUST 4, 2004

**Planning
Commissioners**

6:30 P.M.

Agenda Review

Thad Jensen
Chairman

7:00 P.M.

- 1. Preliminary Activities**
 - a. Pledge of Allegiance**
 - b. Minutes:**

Paul Bradford
Asst. Chairman

3. Staff Reports

Thora Shaw

1. [Hawk Landing Preliminary Plat](#)

Applicant(s): Cony Price

Zoning: R-1-8

Location: 2300 East Canyon Road

Ted Scott

2. [Coyote Cove Preliminary Plat](#)

Applicant(s): Mike Gardner

Zoning: R-1-9

Location: 1410 South 1400 East

Del Robins

3. [Wapiti Cove](#)

Applicants(s): Dale Houghton

Zoning: R-1-12

Location: 1630 South 1400 East

Chris Wadsworth
City Council Rep.

4. [Harward Preliminary Plat](#)

Applicant(s): Randall Harward

Location: 1240 South 1290 East

5. [West Gate Manors](#)

Applicant(s): Jed Mitchell

Zoning: R-1-8

Location: 500 West 400 North

3. Other Business -

General Plan Amendment Discussion

4. 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#	PRE	03-25
From:	Aaron Dunyon, City Planner Intern	Zoning	R-1-8	
Date:	August 4, 2004	Property Size	1.73 ac	
Subject:	Hawk Landing Preliminary Plat Subdivision	# Lots/Units	7	
Location:	2300 East Canyon Road	Units/Acre	4.79	

Background

The applicant(s), Hawk Landing LC , is requesting preliminary plat subdivision approval in order to develop a 7 lot single family subdivision. The property is shown in the General Plan as Residential 3.5 to 5 u/a and the property is currently zoned R-1-8.

Analysis

To the North is East Canyon Road (UDOT) and to the East is Rock Cove Subdivision. To the South is 1200 South and property owned and controlled by the Nebo School District and is planned as a grade school in the future. To the West is Town and Country Living Subdivision zoned R-1-30.



The project is not considered a master planned development and therefore must meet all requirements of the R-1-8 zone. See Title 17.20.020 Table 2.

- Lot Sizes:* The single family lots will exceed 8,000 square feet in size.
- Lot Width:* All lots will be wider than the required 75-feet
- Access:* Access into the subdivision is shown from the main connector (East Canyon Road) onto 2300 East. The developer will be required to construct the necessary curb and gutter (2300 East), in accordance with UDOT specifications.
- Density:* The General Plan designates this property as Residential 3.5 to 5 u/a. The developer is proposing this subdivision at 4.79 u/a.

Development Review Committee

The DRC reviewed this request at their July 28th meeting and recommend approval subject to the five (2) conditions.

Minutes from July 28, 2004

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

1. Construct the home on lot 1 facing 2300 East with the garage coming off of 1200 South and all of the other lots if possible should be constructed with side entry garages.
2. Meet all of the Construction and Development Standards, including the American's With Disabilities Act requirements for the sidewalks and the conduit size and wiring requirements for meter reading.

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

RECOMMENDATION

APPROVE

Make the motion to give the **Hawk Landing Preliminary Plat Subdivision located at 2300 East Canyon Road** a **POSITIVE** recommendation to the City Council subject to the following condition(s):

1. Construct the home on lot 1 facing 2300 East with the garage coming off of 1200 South and all of the other lots if possible should be constructed with side entry garages.
2. Meet all of the Construction and Development Standards, including the American's With Disabilities Act requirements for the sidewalks and the conduit size and wiring requirements for meter reading.

DENY

Make the motion to **DENY** the **Hawk Landing Preliminary Plat Subdivision located at 2300 East Canyon Road** for the follow reason(s):

TABLE

Make the motion to **TABLE** the **Hawk Landing Preliminary Plat Subdivision at 2300 East Canyon Road** for the follow reason(s):

Hawk Landing Map



1 inch equals 255.9 feet

Legend

Roads

— Other Roads

--- Not Paved

— Paved

— Rivers

▭ Spanish Fork Boundary

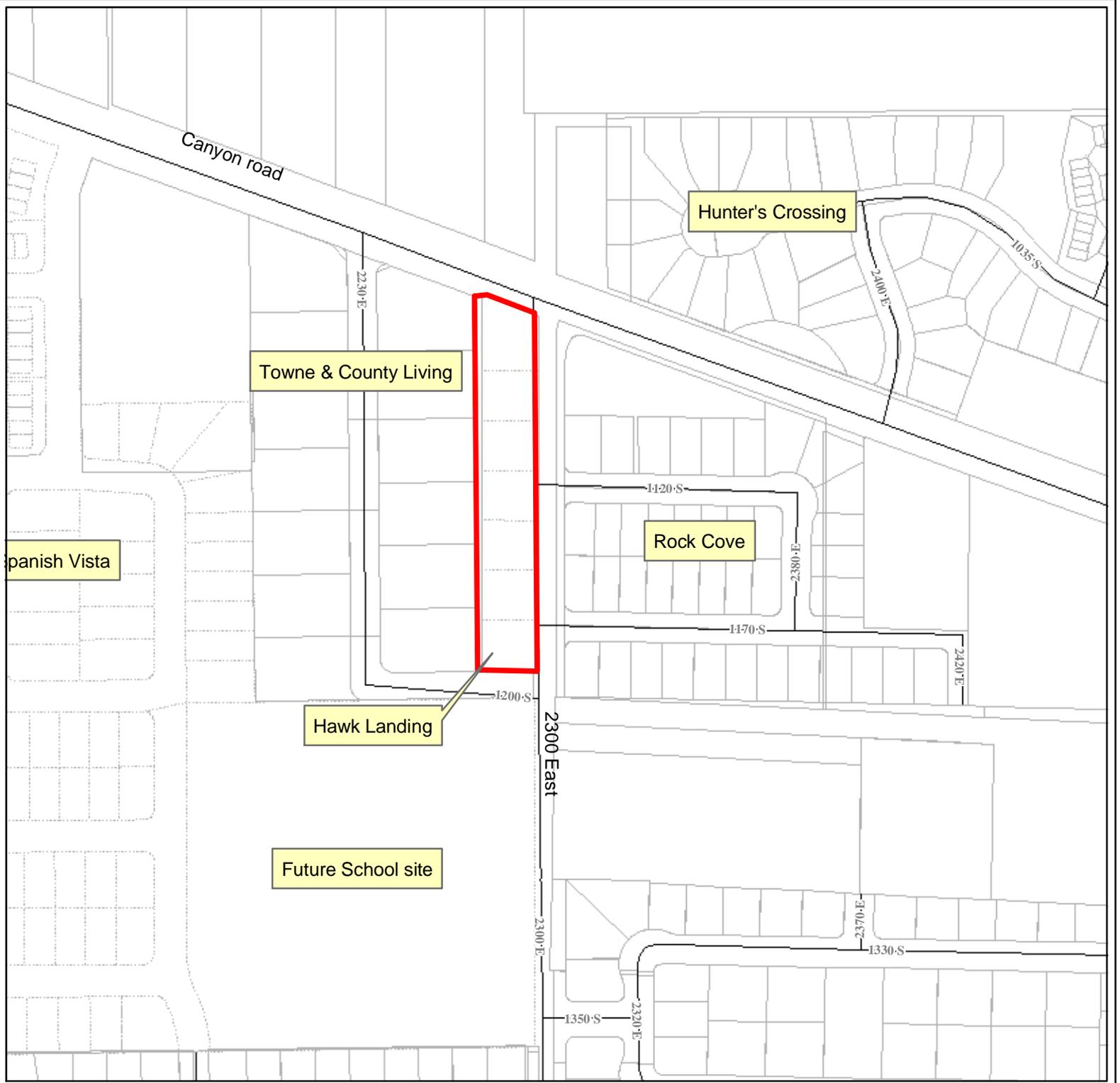
— LineMeasurements



Geographic Information Systems

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Spanish Fork

Planning Commission Staff Report

To:	Planning Commission	ID#	PRE	03-22
From:	Aaron Dunyon, City Planner Intern	Zoning	R-1-9	
Date:	August 4, 2004	Property Size	2.93 ac	
Subject:	Coyote Cove Preliminary Subdivision Plat	# Lots/Units	9	
Location:	1410 South 1580 East	Units/Acre	3.07	

Background

The applicant(s), Mike Gardner, is requesting preliminary plat approval in order to develop a nine (9) lot single family subdivision. The property is shown in the General Plan as Residential 2.5-3.5 u/a and is currently zoned R-1-9.

Analysis

To the North is Canyon Elementary, South is Fox Run Plat "A" a single family subdivision and the senior housing project, to the West is Leifson Estates a single family home subdivision, and east is 1400 East and property owned by the Roman Catholic Church.



The proposed subdivision as zoned R-1-9 must meet all requirements of that zone since it is considered a straight up subdivision and not a master planned development. See Title 17.20.020 Table 2.

- Lot Sizes:* The single family lots will exceed the 9,000 square feet in size.
Lot Width: All lots will be wider than the required 85-feet
Access: Access into the subdivision is shown from the main connector 1400 East, onto 1470 South, onto 1420 East, onto 1510 South.
Density: The General Plan designates this property as Residential 2.5-3.5 u/a. The developer is proposing this subdivision at 3.07 u/a.

Development Review Committee

The DRC reviewed this request at their July 28th meeting and recommend approval subject to the three (3) conditions.

Minutes from July 28, 2004

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

1. The existing Mike Gardner home be included in the subdivision,
2. Receive approval of the construction of the storm drain line from the Engineering Department,
3. Meet all of the Construction and Development Standards, including the American's With Disabilities Act for the conduit size and wiring requirements for meter reading.

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

RECOMMENDATION

APPROVE

Make the motion to give the **Coyote Cove Preliminary Subdivision Plat located at 1410 South 1580 East** a **POSITIVE** recommendation to the City Council subject to the following condition(s):

1. The existing Mike Gardner home be included in the subdivision,
2. Receive approval of the construction of the stormdrain line from the Engineering Department,
3. Meet all of the Construction and Development Standards, including the American's With Disabilities Act for the conduit size and wiring requirements for meter reading.

DENY

Make the motion to **DENY** the **Coyote Cove Preliminary Subdivision Plat located at 1410 South 1580 East** for the follow reason(s):

TABLE

Make the motion to **TABLE** the **Coyote Cove Preliminary Subdivision Plat located at 1410 South 1580 East** for the follow reason(s):

Coyote Cove & Wapiti Cove Map



1 inch equals 255.9 feet

Legend

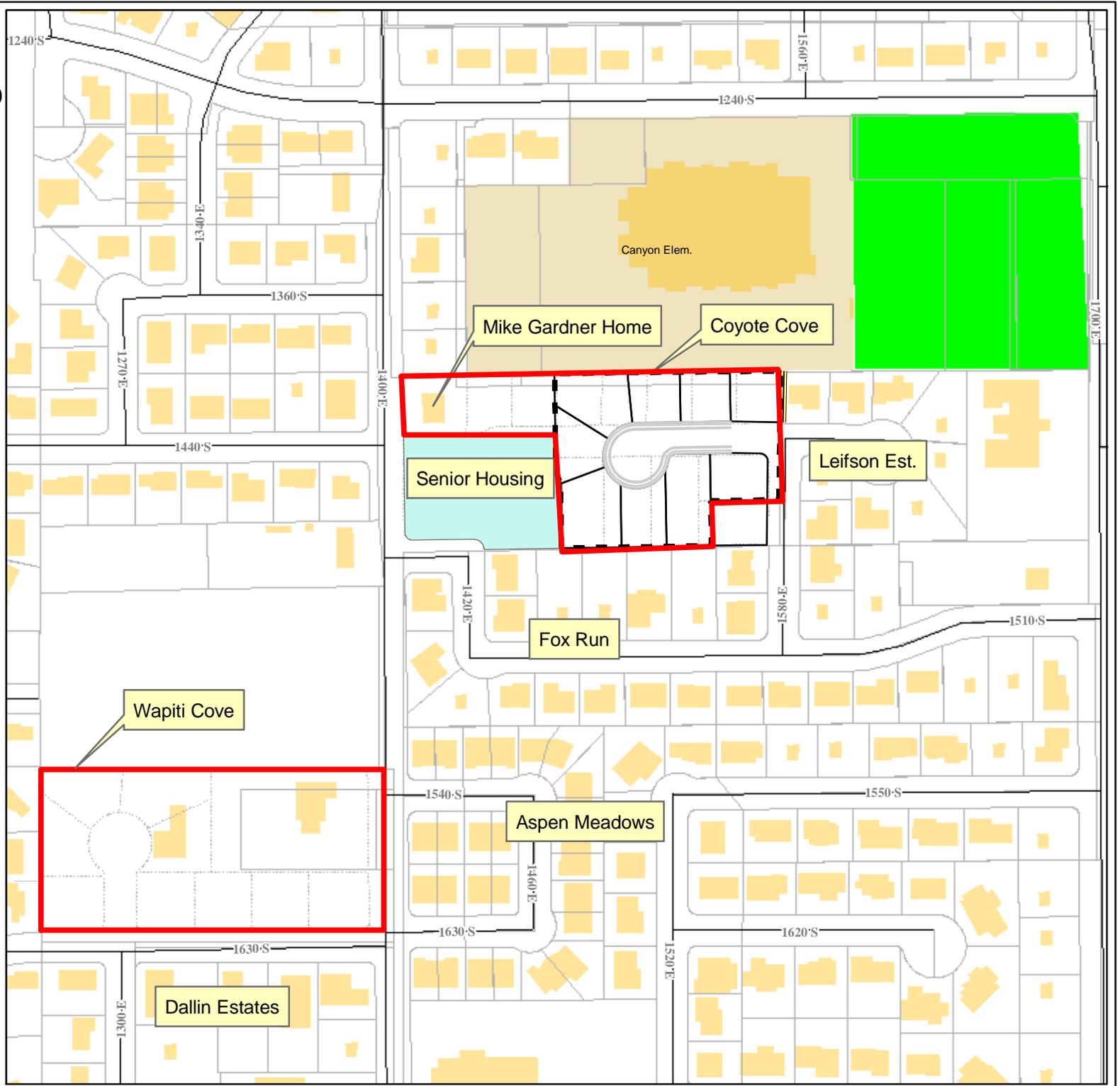
- Roads**
- Other Roads
 - Not Paved
 - Paved
 - Rivers
 - Schools
 - Parks
 - Buildings
 - Spanish Fork Boundary
 - LineMeasurements
 - Lot Lines
 - Curb Gutter and Sidewalk
 - Subdivision Boundary
 - Walking Path
 - CHS_Outline



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Spanish Fork

Planning Commission Staff Report

To:	Planning Commission	ID#	PRE	03-26
From:	Aaron Dunyon, City Planner Intern	Zoning		R-1-12
Date:	August 4, 2004	Property Size		4.76 ac
Subject:	Wapiti Cove Preliminary Plat Subdivision	# Lots/Units		10
Location:	1630 South 1400 East	Units/Acre		2.1

Background

The applicant(s), Dale Houghton, is requesting preliminary plat subdivision approval in order to develop a 10 lot single family subdivision. The property is shown in the General Plan as Residential 2.5-3.5 u/a and 1-2.5 u/a and is currently zoned R-1-12.

Analysis

North of the property is owned by the Roman Catholic Bishop of Salt Lake City, to the East is Aspen Meadows subdivision, to the South is Dallin Estates, and to the West is the Wapiti subdivision.



The project is not

considered a master planned development and therefore must meet all requirements of the R-1-12 zone. See Title 17.20.020 E (Table 1)

Lot Sizes: The single family lots will exceed 12,000 square feet in size.

Lot Width: All lots will be wider than the required 100-feet

Access: Access from a minor collector (1400 East) will connect with 1630 South. The developer will be required to construct the necessary curb and gutter (1300 East & 1630 South), in accordance with UDOT specifications.

Density: The General Plan designates this property as Residential 2.5-3.5 u/a and 1-2.5 u/a. The developer is proposing this subdivision at 2.1 u/a.

Development Review Committee

The DRC reviewed this request at their July 28th meeting and recommend the following:

Minutes from July 28, 2004

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

1. Meet all of the Construction and Development Standards, including the American's With Disabilities Act requirements for the sidewalks and the conduit size and wiring requirements for meter reading,
2. Receive approval for the underground electrical design from the Electrical Department,
3. Construct the home on lot 9 facing 1400 east with the driveway accessing 1630 South.

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

RECOMMENDATION

APPROVE

Make the motion to give the **Wapiti Cove Preliminary Subdivision located at 1630 South 1400 East a POSITIVE** recommendation to the City Council subject to the following condition(s):

1. Meet all of the Construction and Development Standards, including the American's With Disabilities Act requirements for the sidewalks and the conduit size and wiring requirements for meter reading,
2. Receive approval for the underground electrical design from the Electrical Department,
3. Construct the home on lot 9 facing 1400 east with the driveway accessing 1630 South.

DENY

Make the motion to **DENY** the **Wapiti Cove Preliminary Subdivision located at 1630 South and 1400 East** for the follow reason(s):

TABLE

Make the motion to **TABLE** the **Wapiti Cove Preliminary Subdivision located at 1630 South and 1400 East** for the follow reason(s):

Coyote Cove & Wapiti Cove Map



1 inch equals 255.9 feet

Legend

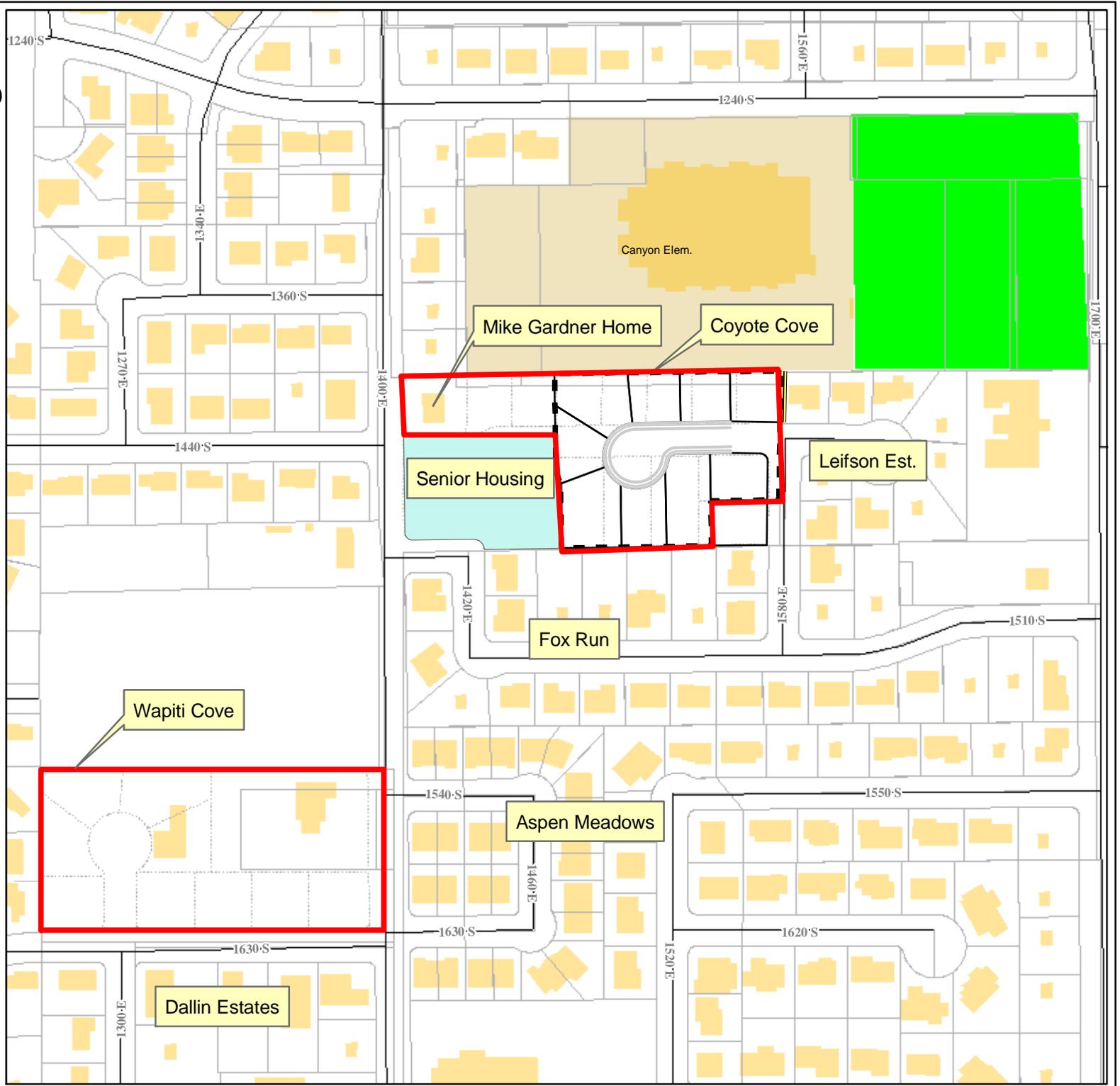
- Roads**
- Other Roads
 - Not Paved
 - Paved
 - Rivers
- Schools
 - Parks
 - Buildings
 - Spanish Fork Boundary
 - LineMeasurements
 - Lot Lines
 - Curb Gutter and Sidewalk
 - Subdivision Boundary
 - Walking Path
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Spanish Fork

Planning Commission Staff Report

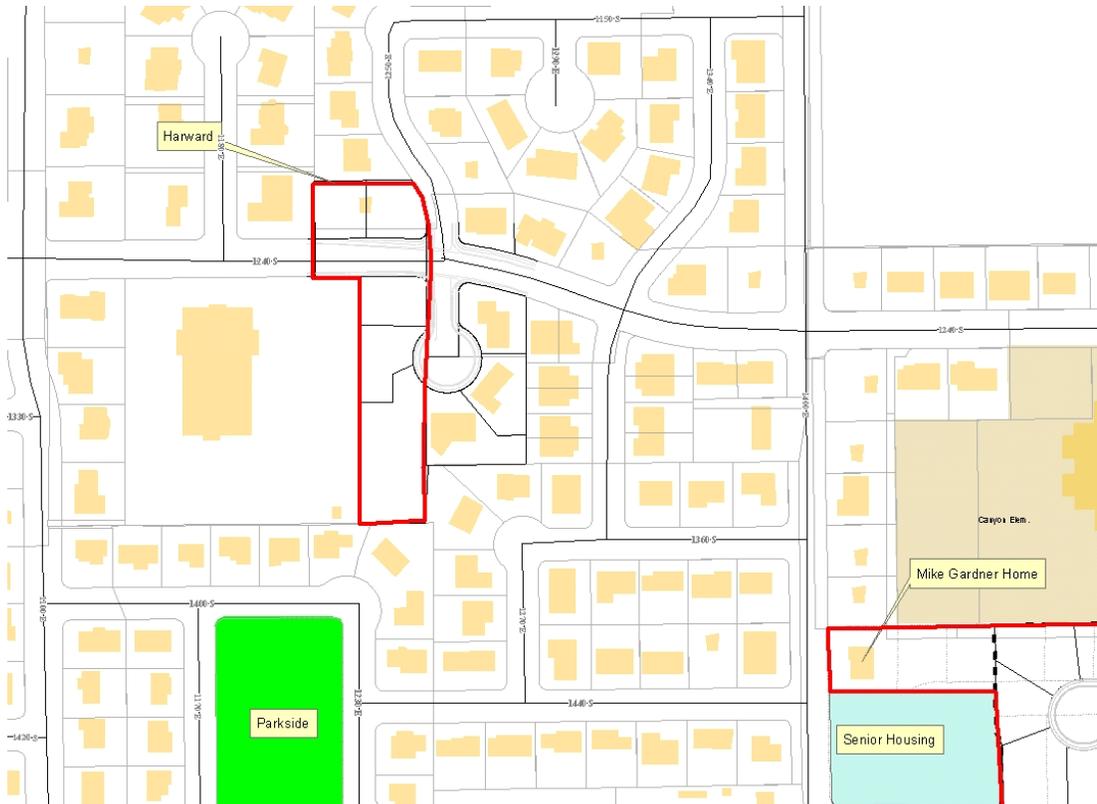
To:	Planning Commission	ID#	PRE	04-10
From:	Emil Pierson, Planning Director	Zoning		R-1-9
Date:	August 4, 2004	Property Size		2.66 ac
Subject:	Harward Preliminary Plat Subdivision	# Lots/Units		5
Location:	1290 East 1240 South	Units/Acre		2.66

Background

The applicant(s), Randall Harward, is requesting preliminary plat subdivision approval in order to develop a 5 lot single family subdivision. The property is shown in the General Plan as Residential 2.5-3.5 u/a and 1-2.5 u/a and is currently zoned R-1-9.

Analysis

North of the property is a single family subdivision zoned R-1-9, to the west is a LDS Church, to the south is the Wolf Hollow East zoned R-1-9 and to the west is the Wolf Hollow Heights East subdivision.



The project is not considered a master planned development and therefore must meet all requirements of the R-1-9 zone. See Title 17.20.020 E (Table 1)

Lot Sizes: The single family lots will exceed 9,000 square feet in size.

Lot Width: All lots will be wider than the required 85-feet

Access: Access to the lots will come from 1240 South and 1290 East.

Density: The General Plan designates this property as Residential 2.5-3.5 u/a. The developer is proposing this subdivision at 2.66 u/a.

Development Review Committee

The DRC reviewed this request at their July 28th meeting and recommend the following:

Minutes from July 28, 2004

Mr. Oyler made a **motion** to approve Desert Storm Preliminary Plat subject to the following conditions:

1. Change name for the development,
2. Meet all of the Construction and Development Standards, including the American's With Disabilities Act requirements for the sidewalks and the conduit size and wiring requirements for meter reading,
3. Meet the requirements for the asphalt overlay or reimbursement for digging in an existing road as outlined in the Construction and Development Standards,
4. Verify the amount of lots with development rights not transferred,
5. Reimburse the city for the construction of the existing road,
6. If a connector agreement exists, reimburse the existing lots in the cul-de-sac.

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

RECOMMENDATION

APPROVE

Make the motion to give the **Harward Preliminary Subdivision located at 1240 South 1290 East** a **POSITIVE** recommendation to the City Council subject to the following condition(s):

1. Change name for the development,
2. Meet all of the Construction and Development Standards, including the American's With Disabilities Act requirements for the sidewalks and the conduit size and wiring requirements for meter reading,
3. Meet the requirements for the asphalt overlay or reimbursement for digging in an existing road as outlined in the Construction and Development Standards,
4. Verify the amount of lots with development rights not transferred,
5. Reimburse the city for the construction of the existing road,
6. If a connector agreement exists, reimburse the existing lots in the cul-de-sac.

DENY

Make the motion to **DENY** the **Harward Preliminary Subdivision located at 1240 South 1290 East** for the follow reason(s):

TABLE

Make the motion to **TABLE** the **Harward Preliminary Subdivision located at 1240 South 1290 East** for the follow reason(s):

Harward Map



1 inch equals 208.0 feet

Legend

Roads

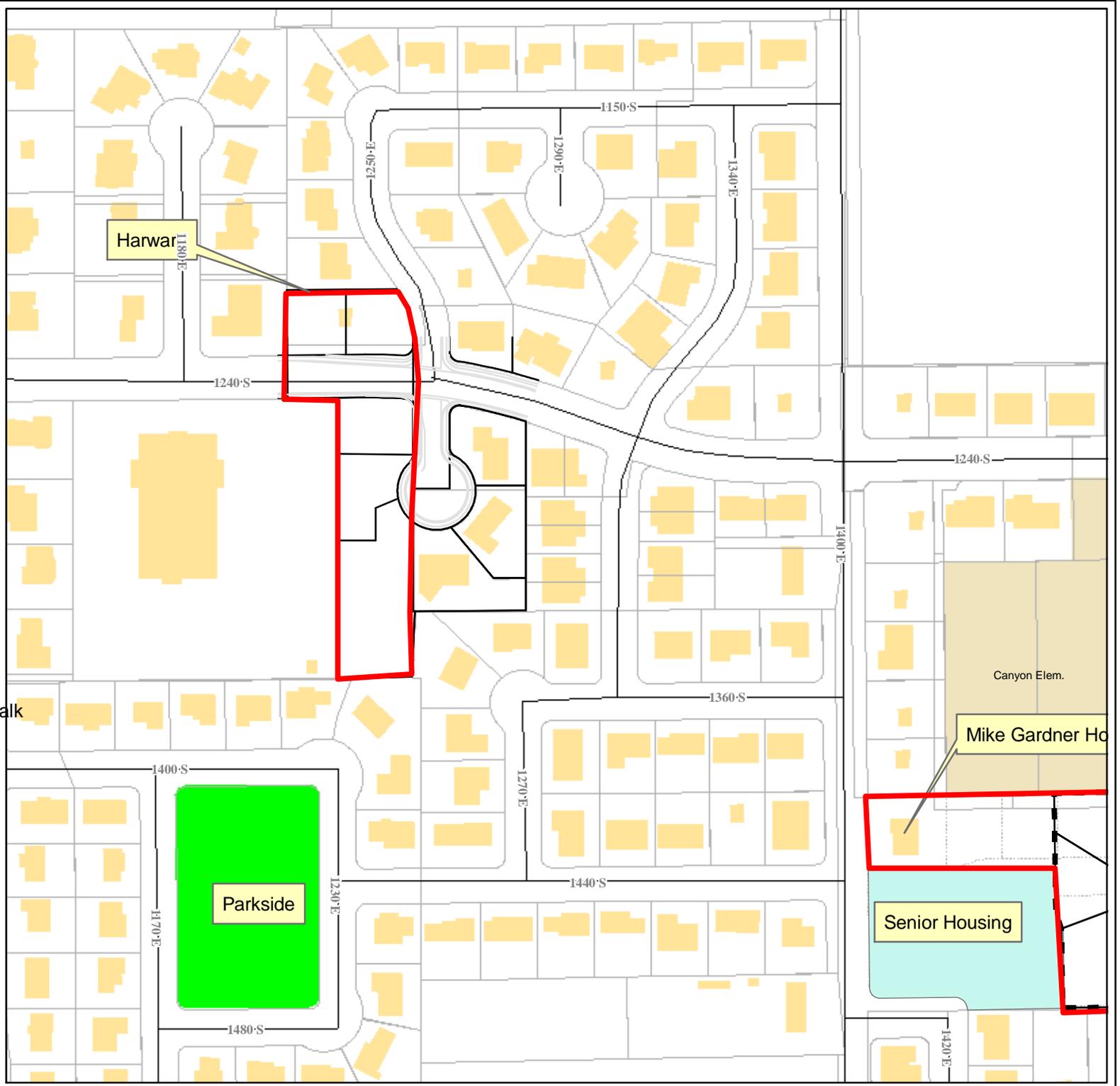
-  Other Roads
-  Not Paved
-  Paved
-  Rivers
-  Schools
-  Parks
-  Buildings
-  Spanish Fork Boundary
-  LineMeasurements
-  Lot Lines
-  Curb Gutter and Sidewalk
-  Subdivision Boundary
-  Walking Path
-  CHS_Outline
-  Lot Lines
-  Existing Lot Lines
-  Curb Gutter and Sidewalk



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Spanish Fork

Planning Commission Staff Report

To:	Planning Commission	ID#	PRE	04-07
From:	Aaron Dunyon, City Planner Intern	Zoning		R-1-8
Date:	August 4, 2004	Property Size		13.80 ac
Subject:	West Gate Manor Preliminary Plat	# Lots/Units		48
Location:	400 North 530 West	Units/Acre		3.478

Background

The applicant(s), Jed Mitchell, is requesting preliminary plat approval in order to develop a 48 lot single family subdivision. The property is shown in the General Plan as Residential 3.5-5 u/a and is currently zoned R-1-8.

Analysis

To the North is Vernon Hurst Plaza Plat "A", and to the East is single family homes along 300 West. To the South is the Spanish Fork High School, and to the West is a LDS Church.

The subdivision is not considered a

master planned development so it must meet all requirements of the R-1-8 zone. See Title 17.20.020 Table 2.



Lot Sizes: The single family lots will exceed the 8,000 square feet in size.

Lot Width: All lots will be wider than the required 75-feet

Access: Access into the subdivision is shown from 400 North which is a UDOT road and will require their approval.

Density: The General Plan designates this property as Residential 3.5-5 u/a. The developer is proposing this subdivision at 3.478 u/a.

Development Review Committee

The DRC reviewed this request at their July 28 meeting and recommend approval subject to the five (5) conditions.

Minutes from July 28, 2004

Mr. Pierson made a **motion** to approve West Gate Manor Preliminary Plat subject to the following conditions:

1. Install the stormdrain as directed by the Engineering Department and obtain the necessary stormdrain easements,
2. Disconnect utility services in 400 North,
3. Obtain a permit from UDOT for 400 North,
4. Construct a masonry wall along 400 North including 2-inch caliper trees every 30 feet, tree grates, sprinkler system, and stamped concrete,
5. Meet all of the Construction and Development Standards, including the America's With Disability Act requirements for the sidewalks and the conduit size and wiring requirements for meter reading.

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

RECOMMENDATION

APPROVE

Make the motion to give the **West Gate Manor Preliminary Subdivision Plat located at 400 North and 500 West** a **POSITIVE** recommendation to the City Council subject to the following condition(s):

1. Install the stormdrain as directed by the Engineering Department and obtain the necessary stormdrain easements,
2. Disconnect utility services in 400 North,
3. Obtain a permit from UDOT for 400 North,
4. Construct a masonry wall along 400 North including 2-inch caliper trees every 30 feet, tree grates, sprinkler system, and stamped concrete,
5. Meet all of the Construction and Development Standards, including the America's With Disability Act requirements for the sidewalks and the conduit size and wiring requirements for meter reading.

DENY

Make the motion to **DENY** the **West Gate Manor Preliminary Subdivision Plat located at 400 North and 500 West** for the follow reason(s):

TABLE

Make the motion to **TABLE** the **West Gate Manor Preliminary Subdivision Plat located at 400 North and 500 West** for the follow reason(s):

West Gate Manors Map



1 inch equals 299.9 feet

Legend

- Roads**
- Other Roads
 - Not Paved
 - Paved
 - Rivers
 - Schools
 - Parks
 - Buildings
 - Spanish Fork Boundary
 - LineMeasurements



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