
SPANISH FORK

PLANNING COMMISSION AGENDA

WEDNESDAY, NOVEMBER 3, 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

2. Staff Reports

Thora Shaw

1. [Amsource Subdivision Waiver](#)
Applicants(s): Carl Pitt - Amsource
Zoning: S-C
Location: Main Street and 1000 North

Ted Scott

Del Robins

Chris Wadsworth
City Council Rep.

- 2., [Amend Spanish Vista Preliminary Plat](#)
Applicants(s): Dave Tolman - DRD, L.C.
Zoning: R-1-9
Location: 2070 East Canyon Road

- 3. Other Business -
General Plan Discussion - Public Utilities
* Please bring your General Plan (if you need a
copy please let us know)**

4. Adjourn

****Planning Commissioners if you are unable to attend a meeting please let us know ASAP.
Thanks**

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

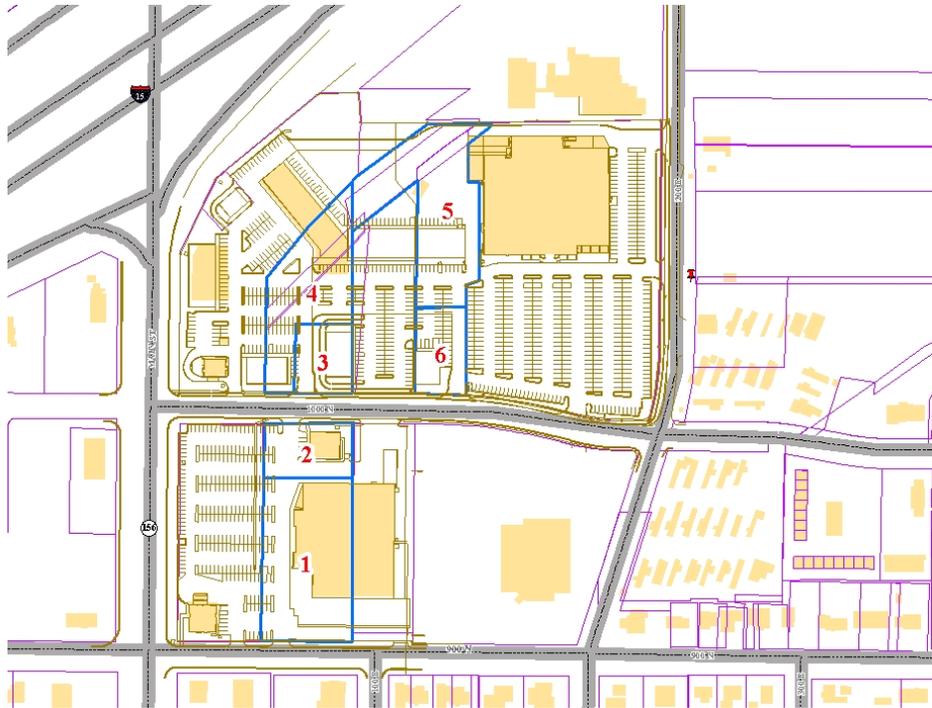
To:	Planning Commission	ID# Subwaiver	04-12
From:	Emil Pierson, City Planner	Zoning	S-C
Date:	November 3, 2004	Property Size	5.655 ac
Subject:	Amsource Subdivision Waiver	# Lots/Units	6
Location:	1000 North Main Street	Units/Acre	

BACKGROUND

The applicant, Amsource Spanish Fork, LLC, is requesting preliminary plat approval to create six (6) commercial lot subdivision at approximately 1000 North Main Street. The property is mostly developed with Macey's, a strip center with numerous businesses and a number of out parcels. The property is currently zoned for shopping center commercial and the General Plan shows this area as shopping center commercial.

ANALYSIS

The property is currently already a number of existing parcels that follow the property lease agreements. Amsource does not own all of the property and is requesting to only subdivide the property that they own. This would provide them the opportunity to have lease agreements or sell the individual parcels in the future.



DEVELOPMENT REVIEW COMMITTEE

The Development Review Committee reviewed this request at their October 27th meeting and recommended approval subject to the following condition(s).

1. When the Cal-Ranch parcel is subdivided or developed (NW corner) the improvements including the sidewalk must be installed for the entire parcel.

RECOMMENDATION

APPROVE

Make a motion to **APPROVE** the Amsource Subdivision Waiver located at 1000 North Main Street subject to the following condition(s):

1. When the Cal-Ranch parcel is subdivided or developed (NW corner) the improvements including the sidewalk must be installed for the entire parcel.

DENY

Make the motion to **DENY** the Amsource Subdivision Waiver located at 1000 North Main Street for the follow reason(s):

TABLE

Make the motion to **TABLE** the Amsource Subdivision Waiver located at 1000 North Main Street for the follow reason(s):

**SPANISH FORK CITY
PLANNING COMMISSION
STAFF REPORT**



To:	Planning Commission	Zoning:	R-1-9
From:	Emil Pierson, City Planner	Property Size:	38.896 acres
Date:	November 3, 2004	# Lots/Units:	141
Subject:	Amended Spanish Vista Preliminary Plat	Units/Acre	
Location:	1700 East Canyon Road		

Background

The applicant(s), DRD, L.C. (Dave Tolman), is requesting to Amend the Spanish Vista preliminary plat in order to develop: 139 single family homes, 1 existing home, and the school site.

The property is currently zoned R-1-9 and is shown in the General Plan as two different land use densities. The northern section is Residential 3.5 to 5 units per acre and the southern section is Residential 2.5 to 3.5 u/a.

To the north is Canyon Road and large undeveloped parcels with animal rights and a LDS Church. On the east is some large lots in the Towne and Country Living subdivision zoned R-1-30. To the south is the Abbie Court subdivision. West is the remaining Spanish Vista subdivision under construction zoned R-1-9.

Analysis

The developer is requesting to remove the townhomes from the project and only construct single family lots that range in size from 5,000 to 11,000 square feet. The project will need to meet the same requirements as when approved except the requirement that now do not apply to the project. (*Attached is the Approved City Council Minutes*)

Development Review Committee

The DRC will review this request at their November 3rd meeting. Minutes and the staff recommendation will be available at the Planning Commission meeting.

RECOMMENDATION

Approve

I would like to make the motion that we Approve the Amended Spanish Vista Preliminary Plat located at 1700 East Canyon Road subject to the following condition(s):

- 1.

Deny

I would like to make the motion that we Deny Spanish Vista Preliminary Plat located at 1700 East Canyon Road for the follow reason(s):

Table

I would like to make the motion that we Table Spanish Vista Preliminary Plat located at 1700 East Canyon Road for the following reason(s):