

---

---

# SPANISH FORK

---

---

## PLANNING COMMISSION AGENDA

WEDNESDAY, DECEMBER 1, 2004

---

---

- |                                      |                  |   |
|--------------------------------------|------------------|---|
| <b>Planning Commissioners</b>        | <b>5:30 P.M.</b> | <b>Dinner at Amber Family Restaurant (1000 North Main Street) &amp; Agenda Review</b> |
| Thad Jensen<br>Chairman              |                  |   |
| Paul Bradford<br>Asst. Chairman      | <b>7:00 P.M.</b> | <b>1. Preliminary Activities</b>  |
|                                      |                  | <b>a. Pledge of Allegiance</b>  |
|                                      |                  | <b>b. Minutes:</b>  |
| Thora Shaw                           |                  | <b>2. Public Hearing</b>  |
| Ted Scott                            |                  | 1. <a href="#">Hill North Rezone</a>  |
| Del Robins                           |                  | Applicants(s): Gerald Hill, Richard Mendenhall (Westfield Properties)                 |
| Chris Wadsworth<br>City Council Rep. |                  | Zoning: R-R to R-1-12<br>Location: 700 West 700 South                                 |
|                                      |                  | <b>3. Staff Reports</b>   |
|                                      |                  | 1. <a href="#">Amend River Cove Preliminary Plat</a>                                  |
|                                      |                  | Applicants(s): Westfield Properties   |
|                                      |                  | Zoning: R-1-12 (see item 2)   |
|                                      |                  | Location: 700 West 700 South  |
|                                      |                  | <b>3. Other Business -</b>  |
|                                      |                  | a. Review Residential Facilities Ordinance  |
|                                      |                  | b. General Plan Discussion - Electric & Public Safety                                 |
|                                      |                  | * Please bring your General Plan (if you need a copy please let us know)              |
|                                      |                  | <b>4. Adjourn</b>   |

**\*\*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*

---

<b>To:</b>	Planning Commission	<b>ID #</b>	Zone 04-04
<b>From:</b>	Emil Pierson, City Planner	<b>Current Zoning</b>	R-R
<b>Date:</b>	December 1, 2004	<b>Proposed Zoning</b>	R-1-12
<b>Subject:</b>	Hill North (River Cove) Rezone	<b>Property Size</b>	13 acres
<b>Location:</b>	700 South 700 West		

---

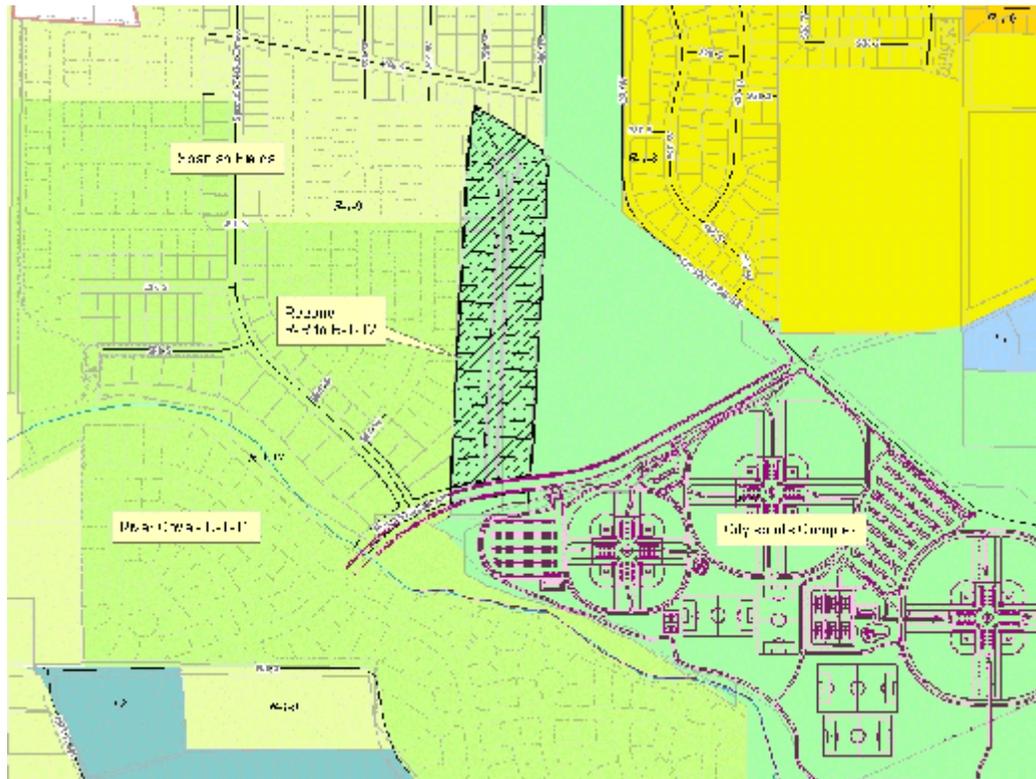
### **BACKGROUND**

The applicant(s), Gerald Hill with Westfield Development (Richard Mendenhall), is asking for rezone approval of approximately 13 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 38 single family lots and include this property as part of the River Cove subdivision. This property is shown on the General Plan as Residential

1-2.5 u/a and the zoning requested follows the Plan.

### **ANALYSIS**

The property is 13 acres in size and is currently being farmed. To the north is the Spanish Fields subdivision zoned R-1-9 to the east is the proposed grade school. West is the Spanish Field subdivision zoned R-1-9 and R-1-12. To the south is the Spanish Fork River and an area planned as park.



**DEVELOPMENT REVIEW COMMITTEE**

The Development Review Committee reviewed this request at their November 17, 2004 meeting and recommended approval subject to the following findings.

**Finding:** The property meets the General Plan requirements for the Low Urban Residential Zone.

Conditions: None

## RECOMMENDATION

### *Findings*

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 1-2.5 u/a that is shown on the General Plan map and the adjacent properties are also zoned R-1-12 and R-1-9.*
  3. *The property meets the characteristics of the neighborhood in that the property to the west is zoned R-1-9 and R-1-12, the property to the north is zoned R-1-9 and R-R, the property to the east is zoned R-R and is planned as a grade school, the property to the south is planned as a park and 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.*

## RECOMMENDATION

### **APPROVE**

Make a motion to **APPROVE** rezoning the property located at 700 South 700 West known as the Hill North (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 700 South 700 West known as the Hill North (River Cove) Rezone for the following reason(s):

### **TABLE**

Make a motion to **TABLE** rezoning the property located at 700 South 700 West known as the Hill North (River Cove) Rezone for the following reason(s):

# *Spanish Fork*

## *Planning Commission Report*

<b>To:</b>	Planning Commission	ID#	
<b>From:</b>	Emil Pierson, City Planner	<b>Zoning</b>	<b>R-1-12</b>
<b>Date:</b>	December 1, 2004	<b>Property Size</b>	<b>13 acres</b>
<b>Subject:</b>	River Cove Amended Preliminary Plat	<b># Lots/Units</b>	<b>243</b>
<b>Location:</b>	700 West 700 South	<b>Units/Acre</b>	<b>2.61</b>

**Background**

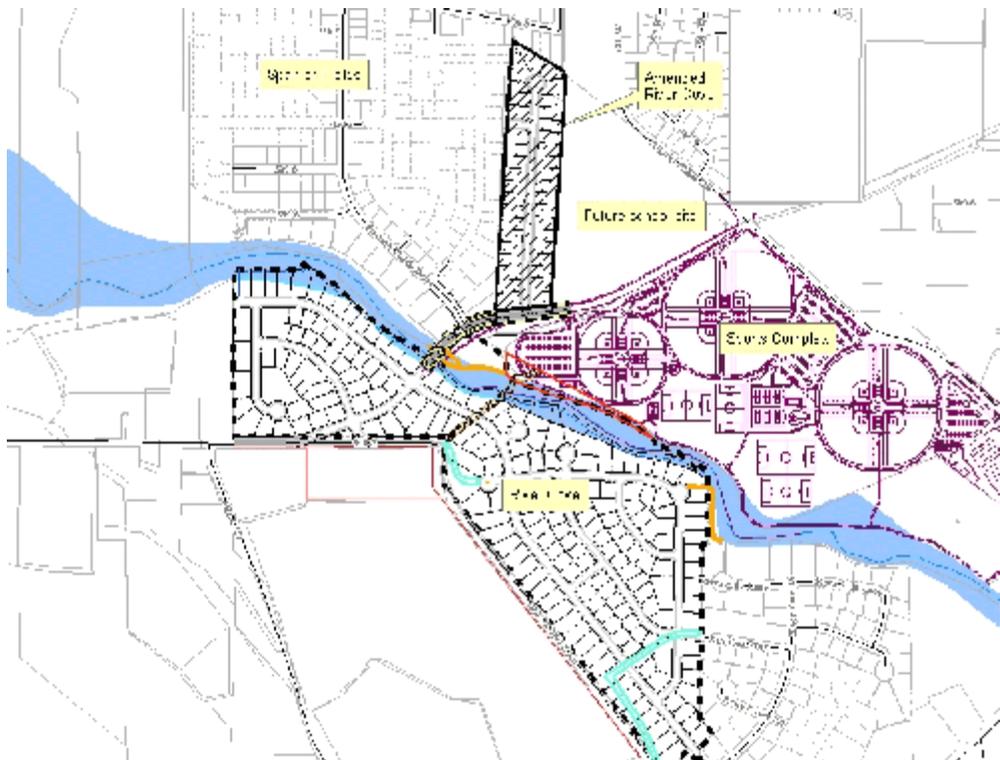
The applicant(s), Westfield Development (Richard Mendenhall), is requesting to Amend the River Cove preliminary plat approval in order to develop an additional 38 lots. The project was approved by the City Council for 205 single family lots and if this approved would bring the number of lots to 243. The property is shown in the General Plan as Residential 1-2.5 u/a. The applicant is requesting to rezone the property to R-1-12 (see earlier item).

**Analysis**

*Lot Sizes:* The single family lots range from 9,500 to 20,000 square feet with most of the lots exceeding 11,000 square feet.

*Homes:* The developer is proposing custom homes with upgraded exteriors and roof lines.

*Access:* Access into the subdivision is shown from a



new road (West Park) that would be constructed from 900 South to Volunteer Drive (Fieldstone is constructing). Another access into the subdivision will come from the west through the Spanish Fields subdivision.

*Density:* The General Plan designates this property as Residential 1-2.5 u/a. The developer is proposing this subdivision at 2.61 u/a. The developer would like this to be a part of the River Cove subdivision as part of his Master Planned Development (MPD).

#### *Amenities*

#### **(SEE MASTER PLANNED DEVELOPMENT SPREAD SHEET)**

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)

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

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

#### **Environmental Policies**

**Goal One: To manage development which is compatible with certain environmental limitations in the area.**

##### **Policies:**

- Severely restrict development within the 100-year flood plain of the Spanish Fork River to minimize potential damage and loss should a flood occur. Allow development in accordance with the alternate densities shown on the General Plan Map west of Main Street if areas can be removed by FEMA from the official flood plain.

#### **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***

The Development Review Committee reviewed this request at their November 17, 2004 meetings and recommended approval subject to the following conditions:

1. Meet all of the Construction and Development Standards, including the American’s With Disability Act requirement for the sidewalks and the conduit size and wiring requirements for meter reading,
2. Meet all prior conditions,
3. Density calculations allow for 242 number of units, but not to exceed 205 buildable total units unless additional sewer capacity credits are acquired,

4. Pay for half of the road known as West Park Drive,
5. The final plat on the North section cannot be recorded until the title issues are resolved.

**ORIGINAL CONDITIONS FOR THE PRELIMINARY PLAT AS PER CITY COUNCIL  
(June 22, 2004)**

1. Install improvements along Del Monte Road with the exception of the sidewalk,
2. Receive approval from the Engineering Department prior to any excavation of hill areas,
3. Provide a flood plain update and a wetlands report to the city,
4. The developer is to bond for a 14-foot asphalt pedestrian access between lots 50 and 51 connecting to the city trail upon the development of 50 percent of the lots,
5. Provide the city with a copy of the covenants, codes and restrictions (CC&R's) 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,
8. 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. Construct no duplicate homes within 120 feet of another,
13. Receive approval of the electrical design for the development from Jeff Foster of the Electrical Department,
14. Construct T-driveways on the lots from Volunteer Drive to 900 South and T-driveways are strongly recommended for side entry garages on homes located on corner lots, especially on 66-foot rights-of-way,
15. Construct no more than 205 units in the development,
16. Pipe or eliminate all irrigation ditches in the development and provide a letter of approval from the irrigation company,
17. Provide a 20-foot access easement along the south side of the river for maintenance purposes,
18. Receive points according to the attached and approved density bonus matrix,
19. Deed all open space areas to the city as part of the first plat,
20. Re-vegetate any graded hillsides,
21. Install the feeder power line from the hill at lot 1 and follow along River Ridge Lane,
22. Locate post office boxes as directed by the US Post Office,
23. Construct a 10-foot pedestrian and equestrian trail on the north side of the river according to the Spanish Fork City Standards,
24. Remove only the trees as determined by the Shade Tree Commission from the park area on the north side of the river, to be removed at the developer's expense,
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. Receive signatures from property owners on a disclosure acknowledging that the area has flooded in the past and the city is held harmless of any flood damage and the wording for the disclosure is to be determined by the developer and the city attorney,
  28. Meet the single family home size requirements according to the R-1-12 zoning (1,400 square feet on ramblers and 1,000 square feet on main level for 2-story homes),
  29. Build the homes with high quality materials, with at least a 5/12 roof pitch, landscaping within one year, and masonry on front elevations as stated in the CC&R's,
  30. Install a 6-foot fence along the west side of the development using material aesthetically pleasing to the property,
  31. Construct the river bridge within six months of the completion of the road from Volunteer Drive to the river and provide bonding with phase one of the development,
  32. Require all construction traffic to travel on Del Monte Road,
  33. Return to the city council with any areas requiring less than a 25-foot rear yard setback.

## **RECOMMENDATION**

### ***Approve***

**Make the motion to give the River Cove Amended Preliminary Plat located at 700 South 700 West 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 Disability Act requirement for the sidewalks and the conduit size and wiring requirements for meter reading,
2. Meet all prior conditions approved by the City Council on June 22, 2004,
3. Density calculations allow for 242 number of units, but not to exceed 205 buildable total units unless additional sewer capacity credits are acquired,
4. Pay for half of the road known as West Park Drive,
5. The final plat on the North section cannot be recorded until the title issues are resolved.

### ***Deny***

Make the motion to **DENY** the River Cove Preliminary Plat located at 900 South Del Monte Road 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):

