

**Adopted Minutes
Spanish Fork City Planning Commission
August 4, 2004**

These minutes represent lost minutes due to a computer virus. These minutes were gleaned from various sources.

Agenda review at 6:30 by Mr. Pierson.

The meeting was called to order at 7:00 p.m. by Chairman Jensen.

Commission members present: Chairman Thad Jensen, Assistant Chairman Paul Bradford, Chris Wadsworth, Thora L. Shaw, Ted Scott and Del Robins.

Staff Members Present: Emil Pierson, City Planner; Richard J. Heap, City Engineer/Public Works Director; Christine Johnson, Assistant City Attorney; Chris Cope, Secretary.

Citizens Present: Mark Dallin and Mark Gardner.

Preliminary Activities

Pledge of Allegiance

The Pledge of Allegiance was led by Commissioner Bradford.

Minutes

Commissioner Robins made a **motion** to approve the minutes of the July 14, 2004 meeting of the Spanish Fork Planning Commission with noted changes. Commissioner Scott **seconded** and the motion **passed** with a unanimous vote.

Hawk Landing Preliminary Plat

Zoning: R-1-8

Address: 2300 East Canyon Road

Emil Pierson, city staff member, went over the following information on the proposed project:

- The applicant(s), Hawk Landing LC, is requesting a 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.
- 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.

- The Development Review Committee reviewed this request at their July 28th meeting and recommend approval subject to 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. Oylar **seconded** and the motion **passed** with a unanimous vote.

Commissioner Shaw made a **motion** to recommend approval of the 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.

Commissioner Scott **seconded** and the motion **passed** with a unanimous vote.

Coyote Cove Preliminary Plat

Zoning: R-1-9

Address: 1410 South 1400 East

Emil Pierson, city staff member, reviewed the following information:

- The applicant(s), Mike Gardner and Mark Dallin, are requesting a preliminary plat approval in order to develop a 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.
- To the north is Canyon Elementary, south is Fox Run Plat "A" a single family subdivision and the senior housing project, to the east is Leifson Estates a single family home subdivision, and west is 1400 East and property owned by the Roman Catholic Church.
- The proposed subdivision as zoned R-1-9 and 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 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.

- The Development Review Committee reviewed this request at their July 28th meeting and recommended approval subject to 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.

Commissioner Scott made a **motion** to recommend approval of the 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.

Commissioner Wadsworth **seconded** and the motion **passed** with a unanimous vote.

Wapiti Cove Preliminary Plat

Zoning: R-1-12

Address: 1630 South 1400 East

Emil Pierson, city staff, went over the following on the proposed plat:

- The applicant(s), Dale Houghton, is requesting a 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.
- 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) connecting with 1630 South. The developer will be required to construct the necessary curb and gutter (1300 East and 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.

- The Development Review Committee 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.

Commissioner Robins made a **motion** to recommend approval of the 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.
- Commissioner Shaw **seconded** and the motion **passed** with a unanimous vote.

Harward Preliminary Plat

Zoning: R-1-9

Address: 1240 South 1290 East

Emil Pierson, city planner, covered the following:

- The applicant(s), Randall Harward, is requesting a 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.
- 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.

- The Development Review Committee 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 the 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.

Commissioner Robins made a **motion** to recommend approval of the Harward 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.
7. Lot 5 is to have access from 1290 East and the home is to face 1240 South.
8. Lot 1 is to have access from 1290 East.

Commissioner Wadsworth **seconded** and the motion **passed** with a unanimous vote.

West Gate Manors Preliminary Plat

Zoning: R-1-8

Address: 500 West 400 North

Emil Pierson, city planner, went over the following on the project:

- The applicant(s), Jed Mitchell, is requesting a 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.
- 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: All single family lots will exceed 8,000 square feet in size.
Lot Width: All lots are to 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.
- The Development Review Committee reviewed this request at their July 28 meeting and recommend approval subject to 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 storm drain as directed by the Engineering Department and obtain the necessary storm drain 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 American'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.

Commissioner Shaw made a **motion** to recommend approval of the West Gate Manors Preliminary Plat subject to the following conditions:

1. Install the storm drain as directed by the Engineering Department and obtain the necessary storm drain 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 American's With Disability Act requirements for the sidewalks and the conduit size and wiring requirements for meter reading.

Commissioner Scott **seconded** and the motion **passed** with a unanimous vote.

Other Business

Staff and the Planning Commission discussed the General Plan

Adjournment