
SPANISH FORK

PLANNING COMMISSION AGENDA

WEDNESDAY, FEBRUARY 2, 2005

Planning Commissioners	6:30 P.M.	Agenda Review & Training
Paul Bradford Chairman	7:00 P.M.	1. Preliminary Activities a. Pledge of Allegiance b. Minutes:
Del Robins Asst. Chairman		2. Public Hearing(s) A. <u>Warren Peterson Rezone</u> Applicants(s): Warren Peterson Zoning: R-O to C-O Location: 114 East 800 North
David Lewis		B. <u>Valley/Charter General Plan Map Amendment</u> Applicants(s): Charter One Development, LC General Plan: Medium Industrial & Rural Residential to Rural Res/Res. 1-2.5 u/a, RR/Res. 2.5 to 3.5 u/a, Professional Office, Commercial Location: 1173 Del Monte Road
Ted Scott		C. <u>Valley/Charter Zoning Map Amendment</u> Applicants(s): Charter One Development, LC Zoning: I-2 & R-R to R-1-30, R-1-12, BP, C-1 Location: 1173 Del Monte Road
Sherman Huff		D. <u>Construction & Development Standards, Policy 39</u> Tabled from January 5, 2005 Applicants(s): City (Chris Thompson) Zoning: N/A Location: City wide
Chris Wadsworth City Council Rep.		3. Staff Reports A. <u>Sunny Ridge Preliminary Plat Amended</u> Applicants(s): Dave Simpson Zoning: R-1-12 Location: 1400 East 400 North
		4. Other Business - A. General Plan - Land Use Section
		5. 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 Report

To:	Planning Commission	ID # Rezone	05-01
From:	Emil Pierson, City Planner	Current Zoning	R-1-6
Date:	February 2, 2005	Proposed Zoning	C-O
Subject:	Warren Peterson Zoning Map Amendment	Property Size	.48acres
Location:	114 East 800 North		

BACKGROUND

The applicant(s), Warren Peterson, is asking for Zoning Map Amendment for .48 acres (21,186 square feet) from Medium High Urban Residential (R-1-6) to Commercial Office (C-O). The General Plan for this area is If approved the applicant would like to construct a dental building. (see attached map for more detail).

ANALYSIS

To the West of the proposed Amendment is 100 East and an office zoned R-O. East and South is zoned R-1-6 and where a number of residential homes are located. To the north is an office plaza zoned Commercial Office.

DEVELOPMENT REVIEW COMMITTEE

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

Minutes January 26, 2005

Mr. Pierson said he contacted Mr. Peterson and assumed he would be present. He said Mr. Peterson is requesting to rezone the property at 114 East 800 North from R-1-6 to C-O to allow him to construct a dental office on the property. The home currently on the property will be removed.

Mr. Baker asked if the adjacent property should be rezoned R-1-6 while the General Plan is being amended. Mr. Pierson said he would make note of the suggestion for the future General Plan changes.

Mr. Foster said a request has been received to relocate the power pole or an anchor along 800 North. Mr. Foster said the anchor is a heavy distribution anchor and cannot be moved easily. Mr. Nielson asked if there will be a fence along the south and east property lines. Mr. Pierson concurred and said there will be a masonry wall unless the adjacent property owners sign letters waiving the requirement.

Mr. Pierson made a **motion** to recommend approval of the Peterson Rezone from Medium High Urban Residential (R-1-6) to Commercial Office (C-O) with the following findings:

1. The rezone is consistent with the policies of the General Plan,
2. Consideration has been given to include any conditions necessary to mitigate adverse impacts on adjoining or nearby properties.

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

RECOMMENDATION

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

Finding:

1. *The rezone is consistent with the policies of the General Plan because the requested C-O zone follows the General Plan map. The adjacent properties are zoned C-O, R-1-6 and R-O.*
 2. *The property meets the characteristics of the neighborhood and does not adversely impact the adjacent properties.*
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-1-6 to C-O) consideration has been given to include any conditions necessary to mitigate adverse impacts to adjoining or nearby properties.*

APPROVE

Make a motion to give the Warren Peterson Zoning Map Amendment a **POSITIVE** recommendation to the City Council for the property located at 114 East 800 North from Medium High Urban Residential (R-1-6) to Commercial Office (C-O).

DENY

Make a motion to give the Warren Peterson Zoning Map Amendment a **NEGATIVE** recommendation to the City Council for the property located at 114 East 800 North from Medium High Urban Residential (R-1-6) to Commercial Office (C-O) for the following reason(s):

TABLE

Make a motion to **TABLE** the Warren Peterson Zoning Map Amendment for the property located at 114 East 800 North from Medium High Urban Residential (R-1-6) to Commercial Office (C-O) for the following reason(s):

Peterson GP map

1 Inch equals 176 Feet



Legend

- Roads
 - Not Paved
 - Paved
 - + Railroad
 - Rivers
- Buildings
- Property Lines
- Spanish Fork Boundary
- General Plan
 - 1 U/40 Acres
 - 1 U/5+ Acres
 - 1 U/5+ Acres / 1-2.5 U/A
 - 1 U/5+ Acres / 2.5-3.5 U/A
 - 1 U/5+ Acres / 3.5-5 U/A
 - 1 U/5+ Acres / Business Park
 - 1 U/5+ Acres/General Commercial
 - 1 U/5+ Acres/Light Industrial
 - 1 U/5-12 Acres / Residential Office
 - 1-2.5 U/A
 - 2.5-3.5 U/A
 - 3.5-5 U/A
 - 5-8 U/A
 - 5-8 U/A / Professional Office
 - 5-8 U/A / Residential Office
 - 5-12 U/A
 - Downtown
 - Professional Office
 - Residential Office/Commercial Office
 - Shopping Center
 - General Commercial
 - General Commercial / Business Park
 - Light Industrial
 - Light Industrial / Commercial
 - Light Industrial / Business Park
 - Medium Industrial
 - Heavy Industrial
 - Parks, Schools, Open Space
 - Recreation
 - Buffer_of_Default_Annotation_Target

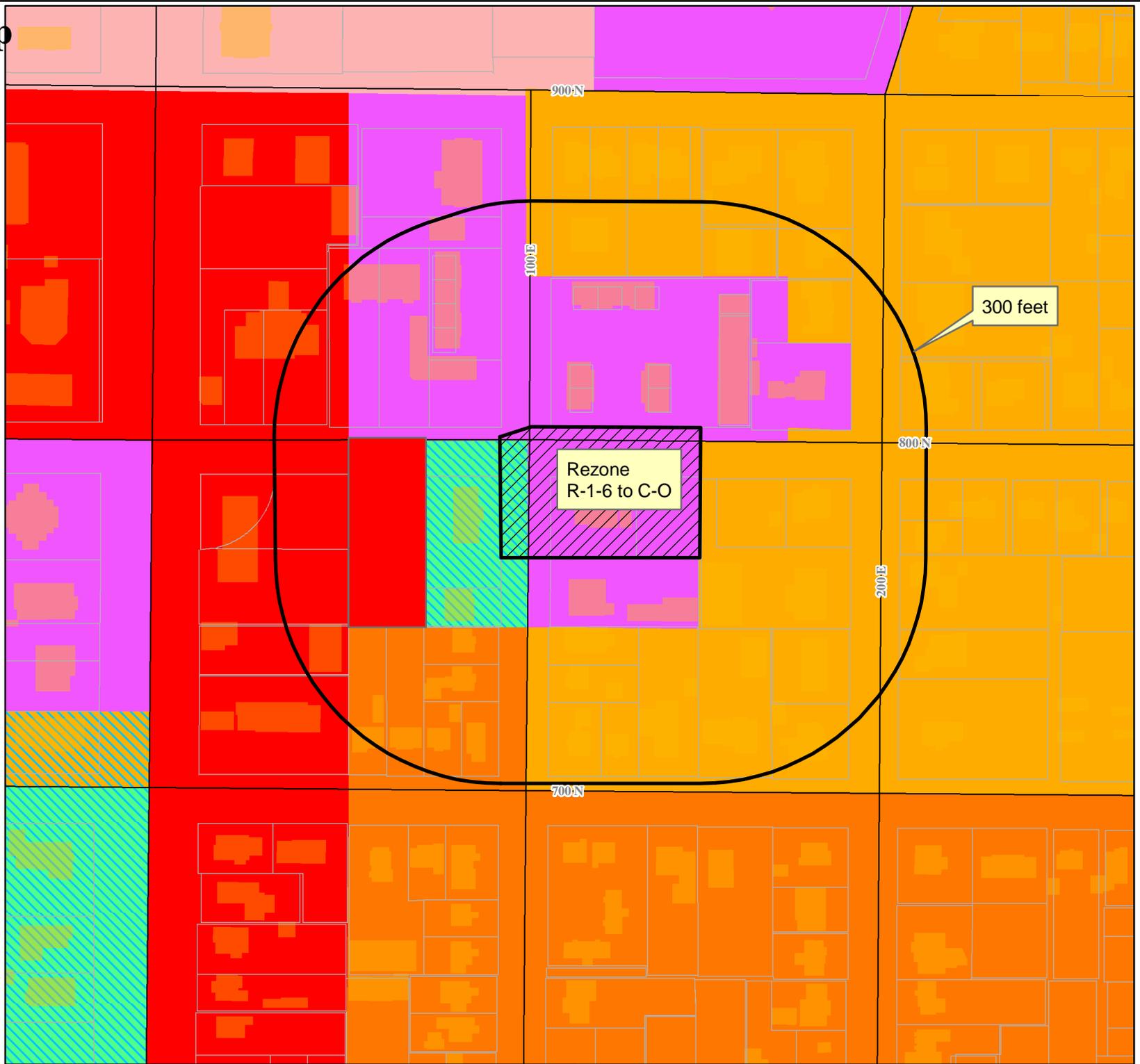
1/24/2005



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Peterson Rezone

1 Inch equals 176 Feet



Legend

Roads

- Not Paved
- Paved
- Railroad
- Rivers

- Buildings
- Property Lines
- Spanish Fork Boundary

Zoning

- A-E
- C-1
- C-2
- C-D
- C-O
- I-1
- I-2
- I-3
- R-1-12
- R-1-30
- R-1-6
- R-1-8
- R-1-9
- R-1-6
- R-3
- R-O
- R-R
- S-C
- UV-C
- Buffer_of_Default_Annotation_Target

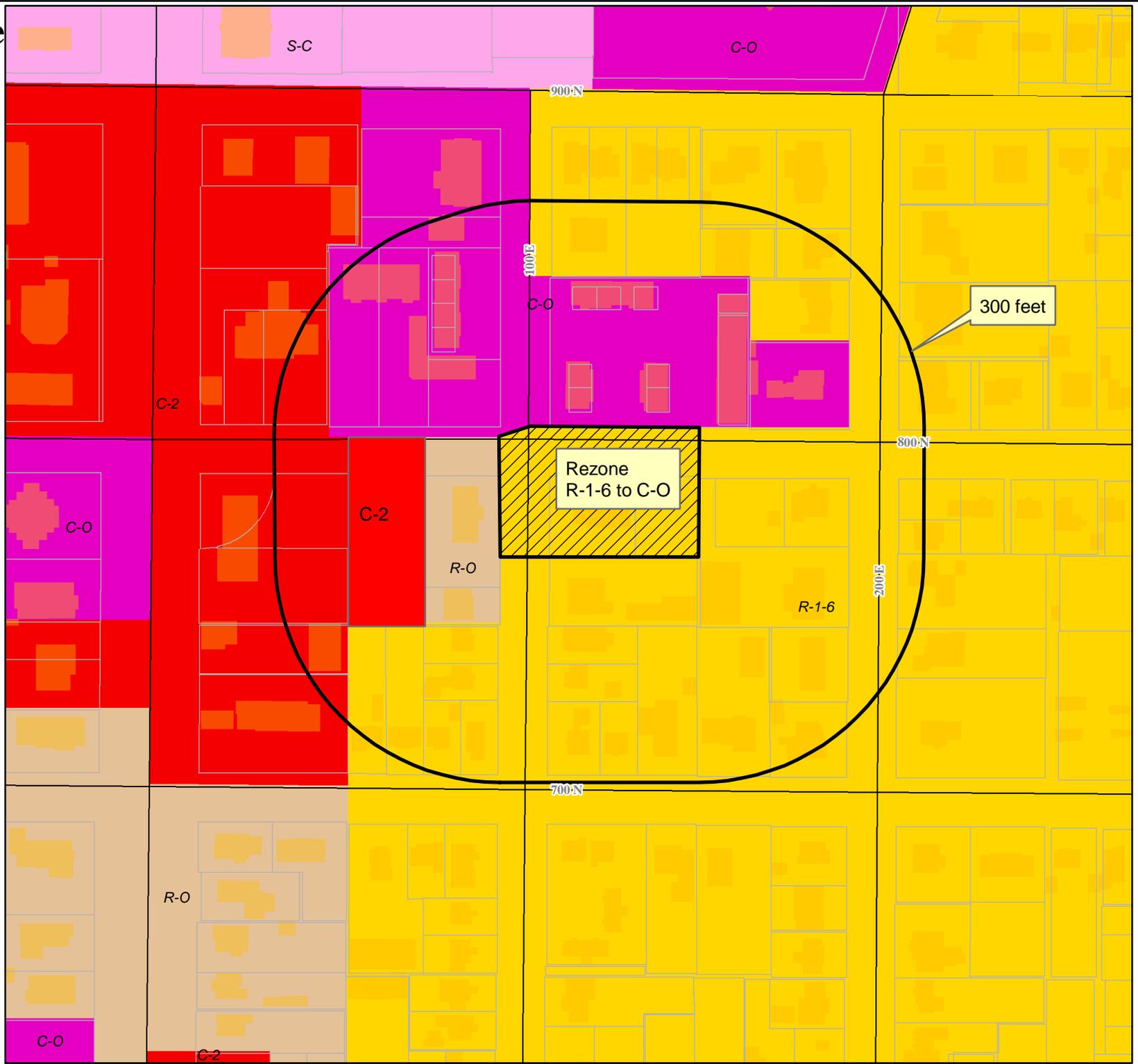
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Spanish Fork Planning Commission Report

To:	Planning Commission	ID #	GP Amend	05-01
From:	Emil Pierson, City Planner			
Date:	February 2, 2005			
Subject:	Valley/Charter General Plan Amendment	Property Size	56.4 acres	
Location:	1173 Del Monte Road			

This item was noticed in the Daily Herald 14 days prior to the public hearing

BACKGROUND

The applicant(s), Charter One Development L.C. (Ray Morley), is asking for Zoning Map Amendment for 56.4 acres

From: Medium Industrial and Rural Residential

To: Rural Residential/Residential 1-2.5 u/a, Rural Residential/Residential 2.5-3.5 u/a, Professional Office, and Commercial

ANALYSIS

To the West of the proposed Amendment is Mill Road and properties owned by Davis's, Haymores', and Bowen's. East of the proposal is General Planned as Rural Residential/Residential 2.5-3.5 u/a and currently being developed as single family homes and Jack B. Parson that is an concrete batch plant planned as medium industrial. South is property owned by the Spanish Fork Cattle company that is General Planned as Rural Residential. North is Ted Scott's home General Planned as Rural Residential and the Leland Mill which is planend as Medium Industrial.

DEVELOPMENT REVIEW COMMITTEE

The Development Review Committee reviewed this request at their January 26th meeting and recommended approval. Note that staff's recommendation is not what was requested by the applicant because of the desire to make it a little easier for applicant by removing the commercial request and also to square off the property Ted Scott's property was including as well as the Haymores' property. The applicant did not have any issues with this change.

Minutes January 26, 2005

General Plan Amendment and Rezone -Valley/Charter General Plan Amendment and Rezone

Mr. Pierson said the Valley Asphalt area is zoned Medium Industrial (I-2). They are requesting a charter school to be constructed on the upper area of the property.

Mr. Heap asked if the residents in the area have been informed of the meeting today. Mr. Pierson said Mr. Morley has talked to most of the residents in the area and they are aware of the public hearing before the Planning Commission next week.

Mr. Baker asked why the zone being requested is different from the adjacent property zoning of R-1-12. Mr. Pierson said he recommended the lower density of R-1-30. He said they are also requesting a small portion along Del Monte Road be zoned as Commercial and the area shown in purple on the General Plan to be zoned Professional Office. This area could become a business park area.

Mr. Morley said Mr. Haymore, the owner of property at the southwest corner of the development, is not interested in developing his property at this time.

Mr. Pierson recommended the Jack B. Parsons' property not be rezoned at this time. The property owner can request the change at a later time if desired. He wants to avoid any nonconforming areas. Mr. Oyler said the property should not be made non-conforming without the property owner's approval. Mr. Morley said he has talked with the property owner and they are interested in moving but have been advised by legal council not to sign any papers until issues with the proposed area for the move have been resolved.

Mr. Pierson said the General Plan can be changed if needed. Mr. Baker said the property should not be made non-conforming unless our intent is to chase the property owner out.

Mr. Pierson recommended ending the R-1-30 zone at the property line and excluding the Parsons' property from the rezone. He said he is not opposed to the Business Park Zone as long as it excludes any portion of the Jack B. Parsons' property and the balance of the property remain R-R. Mr. Oyler asked Mr. Morley how he felt about Mr. Pierson's recommendations. Mr. Morley said he is not opposed to the recommendation and said hopefully in the future the other zone changes can be made.

Mr. Nielson said the canal is considered 8-stream canal and must be piped. Mr. Morley said he has met with South Field Irrigation Company. L.E.I is developing the piping design. The developer has agreed to pay the piping cost as long as the costs are not prohibitive. He said Mr. Scott and Mr. Olson are they two property owners using the ditch and he reviewed the possible design and grading.

Mr. Pierson said the developer will need to install curb, gutter, and sidewalk along Mill Road. He also asked Mr. Morley to consider future access for the property. Mr. Morley provided a proposal of the development design of the property.

Mr. Nielson asked concerning the zoning with Business Park and Commercial area. Mr. Morley said the trade school is requesting to construct a small tutoring center and possibly a daycare center in the area requested to be zoned as C-1. Mr. Pierson reviewed the Business Park Zone (B-P), which also allows for tutoring centers and daycare centers.

Mr. Morley said according to the allowed uses the B-P Zone will also meet their needs. He also said the proposed trade school will utilize the entire 20-acre parcel. Possible General Plan changes to be included in this amendment were discussed.

Mr. Nielson asked concerning the sewer profiles. Mr. Morley said they feel there is enough excess material in the area to fill the low areas to achieve the proper flow.

Mr. Foster said there will be three-phase power. All power currently on the site is provided by Strawberry Power. The development will be connected to Spanish Fork power. He reviewed the electrical design in the area and the changes needed for the development.

Mr. Morley asked concerning water services. Mr. Nielson reviewed the existing water lines. The possible storm drain requirements were also discussed.

Mr. Pierson said wants to insure the property has proper turnarounds and traffic flow. Mr. Banks asked if access will be allowed onto Mill Road. Mr. Pierson said there will be no access onto Mill Road.

Mr. Morley asked concerning as access on the northwest corner of the property. Mr. Pierson said there may be problems with grading.

Mr. Oyler said residents in the area were concerned with increasing traffic at this intersection.

Mr. Pierson said the public hearing notice has gone out concerning the public hearing scheduled on the next Planning Commission agenda. Mr. Pierson directed Mr. Morley to meet with Lisa Olsen and Kevin Baadsgaard to determine the resident's concerns.

Mr. Pierson made a **motion** to recommend approval of the Valley/Charter General Plan Amendment subject to the following conditions:

1. Amend the property shown as R-R/Residential 1-2.5 units to the acre,
2. Amend the property shown as Commercial and Professional Office all be Professional Office,
3. Amend the area shown as R-R/Residential 2.5 -3.5 units to the acre and to include the Haymore property,
4. Include the Ted Scott property in the amendment to be shown as R-R/Residential 2.5-3.5 units to the acre.

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

Mr. Pierson made a **motion** to recommend approval of the Valley/Charter Rezone with the following conditions and findings:

CONDITIONS

1. Remove all of the Jack B. Parsons' property from the rezone and it is to remain in the Medium Industrial Zone (I-2),
2. Rezone the northwest area of the property as Very Low Urban Residential (R-1-30), excluding the Jack B. Parsons' property,
3. Rezone the center area of the property as Business Park (B-P), excluding the Jack B. Parsons' property,
4. The remainder of the property is to be zoned Rural Residential (R-R).

FINDINGS

1. The proposed rezone matches the proposed changes in the General Plan,
2. Any necessary changes have been considered pertaining traffic, land use, irrigation ditches, and utilities,
3. The rezone meets the capital improvements.

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

DEVELOPMENT REVIEW COMMITTEE RECOMMENDATION

APPROVE

Make a motion to give the Valley/Charter General Plan Amendment a **POSITIVE** recommendation to the City Council for the property located at 1173 Del Monte Road from Medium Industrial and Rural Residential **to** Rural Residential/Residential 1-2.5 u/a, Rural Residential/Residential 2.5-3.5 u/a, and Professional Office with the following conditions:

1. Amend the property shown as R-R/Residential 1-2.5 units to the acre,
2. Amend the property shown as Commercial and Professional Office all be Professional Office,
3. Amend the area shown as R-R/Residential 2.5 -3.5 units to the acre and to include the Haymore property,
4. Include the Ted Scott property in the amendment to be shown as R-R/Residential 2.5-3.5 units to the acre.

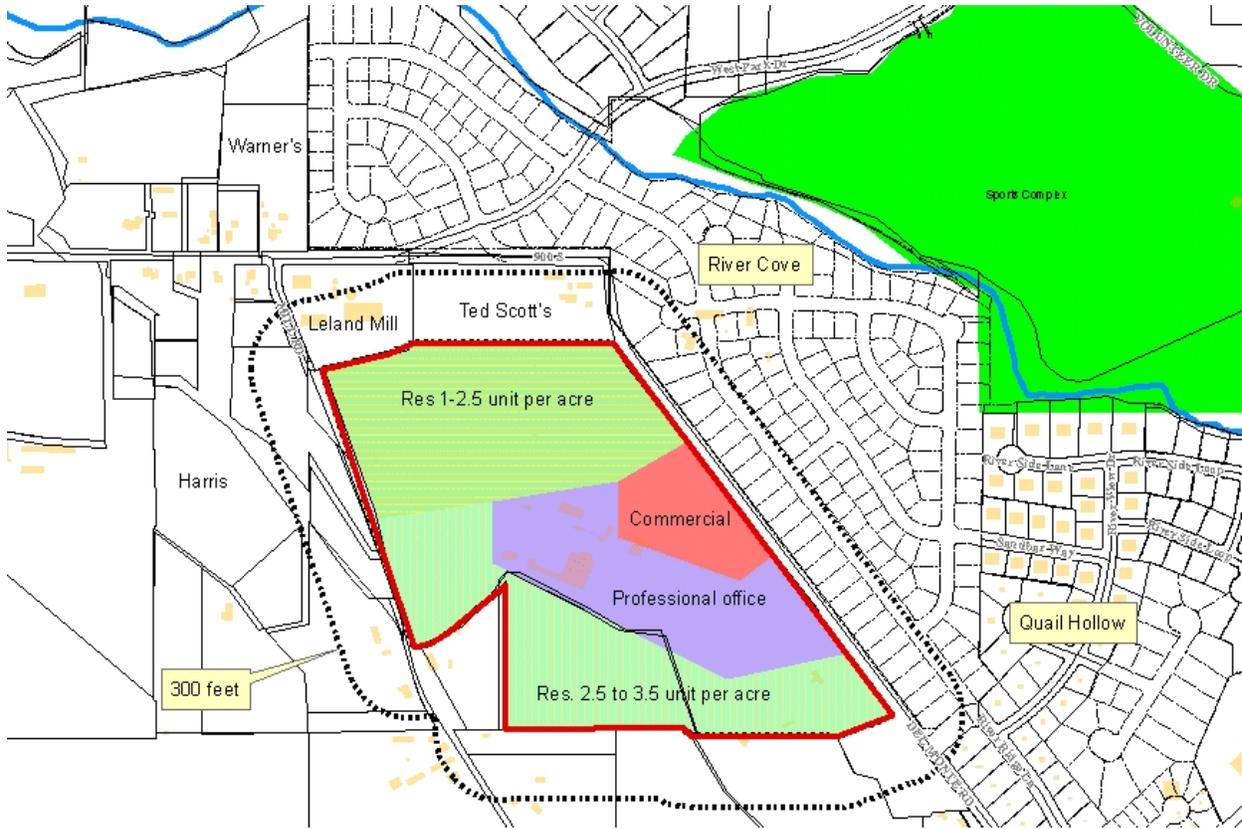
DENY

Make a motion to give the Valley/Charter General Plan Amendment a **NEGATIVE** recommendation to the City Council for the property located at 1173 Del Monte Road from Medium Industrial and Rural Residential **to** Rural Residential/Residential 1-2.5 u/a, Rural Residential/Residential 2.5-3.5 u/a, and Professional Office for the following reason(s):

TABLE

Make a motion to **TABLE** the Valley/Charter General Plan Amendment for the property located at 1173 Del Monte Road from Medium Industrial and Rural Residential **to** Rural Residential/Residential 1-2.5 u/a, Rural Residential/Residential 2.5-3.5 u/a, and Professional Office for the following reason(s):

General Plan Request from Applicant



Charter School GP Map



1 Inch equals 617 Feet

Legend

Roads

- Not Paved
- Paved
- 1 U/5+ Acres / 1-2.5 U/A
- 1 U/5+ Acres / 2.5-3.5 U/A
- Professional Office
- General Commercial
- Railroad
- Rivers
- Buildings
- Parks
- Property Lines
- Spanish Fork Boundary
- Buffer_of_Default_Annotation_Target

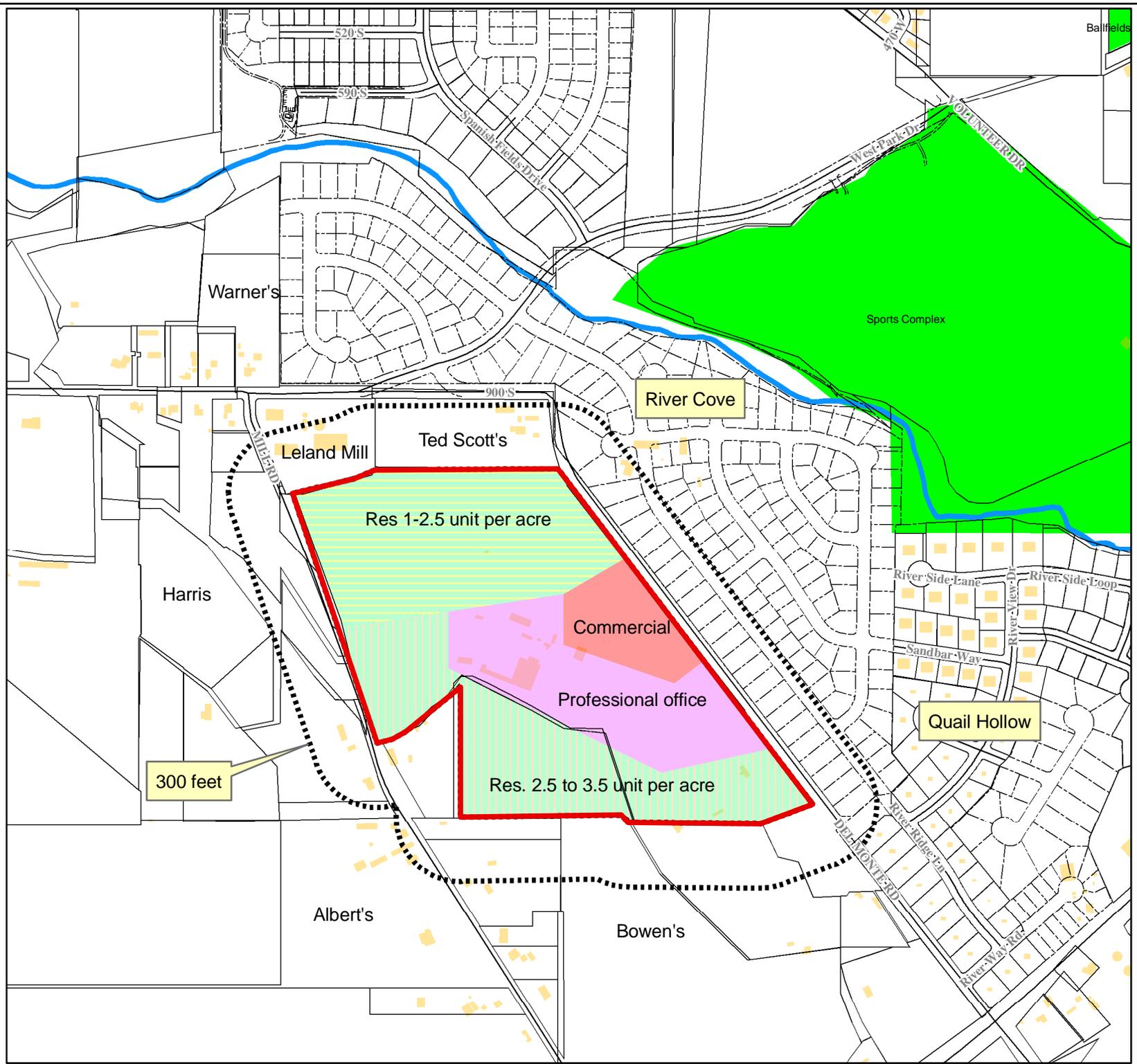
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DRC Recommendation

1 Inch equals 529 Feet



Legend

- Buildings
- Roads**
- Not Paved
- Paved
- Railroad
- Rivers
- Property Lines
- County_SF_Parcels
- Spanish Fork Boundary
- General Plan**
- 1 U/40 Acres
- 1 U/5+ Acres
- 1 U/5+ Acres / 1-2.5 U/A
- 1 U/5+ Acres / 2.5-3.5 U/A
- 1 U/5+ Acres / 3.5-5 U/A
- 1 U/5+ Acres / Business Park
- 1 U/5+ Acres/General Commercial
- 1 U/5+ Acres/Light Industrial
- 1 U/5-12 Acres / Residential Office
- 1-2.5 U/A
- 2.5-3.5 U/A
- 3.5-5 U/A
- 5-8 U/A
- 5-8 U/A / Professional Office
- 5-8 U/A / Residential Office
- 5-12 U/A
- Downtown
- Professional Office
- Residential Office/Commercial Office
- Shopping Center
- General Commercial
- General Commercial / Business Park
- Light Industrial
- Light Industrial / Commercial
- Light Industrial / Business Park
- Medium Industrial
- Heavy Industrial
- Parks, Schools, Open Space
- Recreation
- 1 U/5+ Acres / 1-2.5 U/A
- 1 U/5+ Acres / 2.5-3.5 U/A
- Professional Office

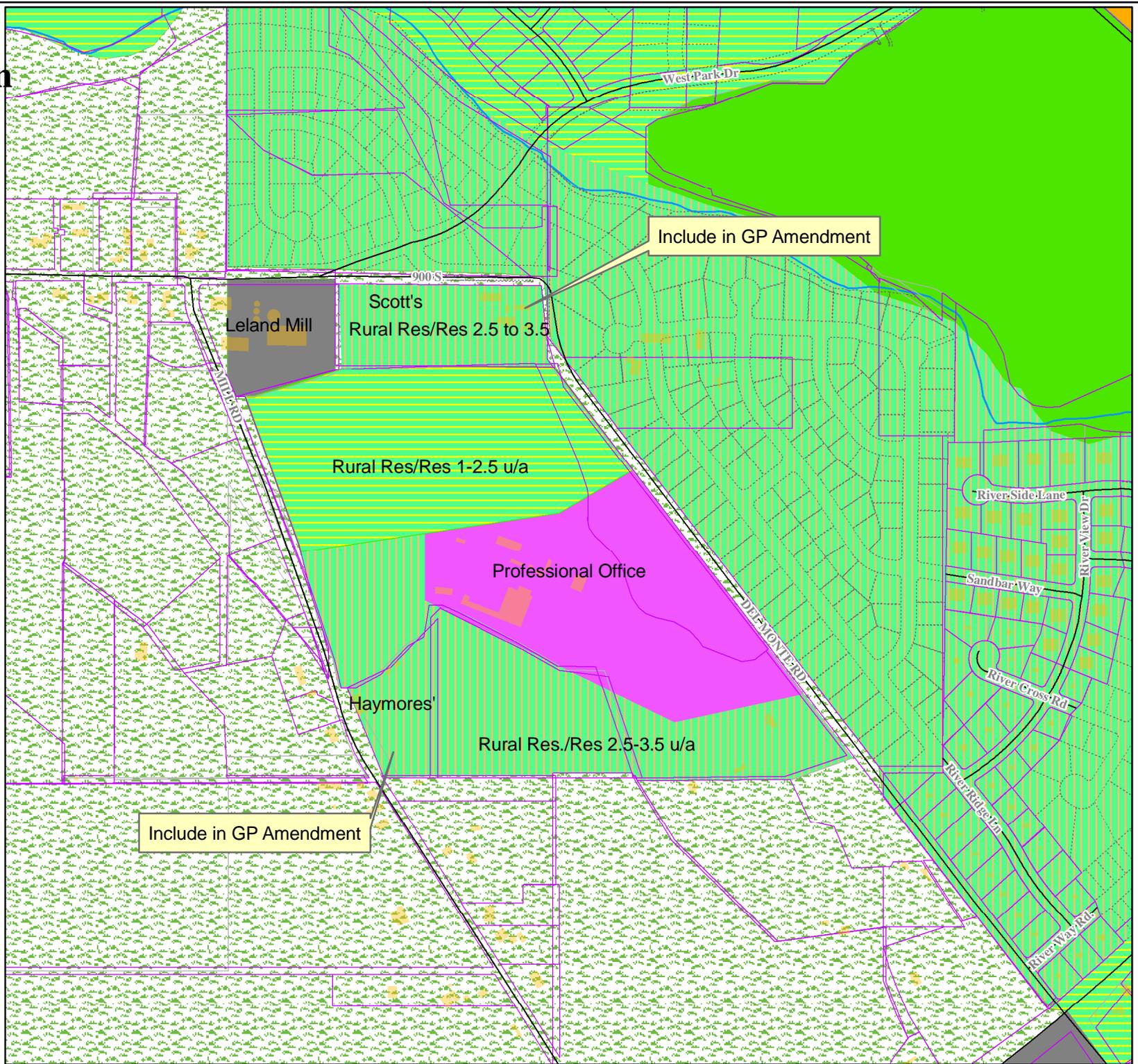
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Spanish Fork

Planning Commission Report

To:	Planning Commission	ID # Rezone	05-01
From:	Emil Pierson, City Planner	Current Zoning	I-2
Date:	February 2, 2005	Proposed Zoning	R-1-30, BP, R-1-12, C-1
Subject:	Valley/Charter Zoning Map Amendment	Property Size	56.4 acres
Location:	1173 Del Monte Road		

Everyone within 300 feet was notified of this request as well as being published in the Daily Herald 14 days prior to meeting date.

BACKGROUND

The applicant(s), Charter One Development L.C. (Ray Morley), is asking for Zoning Map Amendment for 56.4 acres

From: Medium Industrial (I-2) and Rural Residential (R-R)

To: Very Low Urban Residential (R-1-30), Low Urban Residential (R-1-12), Business Park (B-P), and Neighborhood Commercial (C-1).

ANALYSIS

To the West of the proposed Amendment is Mill Road and properties owned by Davis's, Haymores', and Bowen's. East of the proposal is property zoned R-1-12 for single family homes and JBP that is a concrete batch plant zoned I-2. South is property zoned R-R owned by the Spanish Fork Cattle company. North is Ted Scott's home zoned R-R and the Leland Mill zoned I-2.

The property was formally used for an asphalt batch plant and has had tailings on the property. IHI is doing environmental testing at the site to make sure the property is environmentally clean.

DEVELOPMENT REVIEW COMMITTEE

The Development Review Committee reviewed this request at their January 26th meeting and recommended approval. Note that staff's recommendation is not what was requested by the applicant because of making sure that Jack B. Parson's does not become a non-conforming use and that the C-1 zone requested because all Business Park. The applicant did not have any problems with this change.

Minutes January 26, 2005

General Plan Amendment and Rezone -Valley/Charter General Plan Amendment and Rezone

Mr. Pierson said the Valley Asphalt area is zoned Medium Industrial (I-2). They are requesting a charter school to be constructed on the upper area of the property.

Mr. Heap asked if the residents in the area have been informed of the meeting today. Mr. Pierson said Mr. Morley has talked to most of the residents in the area and they are aware of the public hearing before the Planning Commission next week.

Mr. Baker asked why the zone being requested is different from the adjacent property zoning of R-1-12. Mr. Pierson said he recommended the lower density of R-1-30. He said they are also requesting a small portion along Del Monte Road be zoned as Commercial and the area shown in purple on the General Plan to be zoned Professional Office. This area could become a business park area.

Mr. Morley said Mr. Haymore, the owner of property at the southwest corner of the development, is not interested in developing his property at this time.

Mr. Pierson recommended the Jack B. Parsons' property not be rezoned at this time. The property owner can request the change at a later time if desired. He wants to avoid any nonconforming areas. Mr. Oyler said the property should not be made non-conforming without the property owner's approval. Mr. Morley said he has talked with the property owner and they are interested in moving but have been advised by legal council not to sign any papers until issues with the proposed area for the move have been resolved.

Mr. Pierson said the General Plan can be changed if needed. Mr. Baker said the property should not be made non-conforming unless our intent is to chase the property owner out.

Mr. Pierson recommended ending the R-1-30 zone at the property line and excluding the Parsons' property from the rezone. He said he is not opposed to the Business Park Zone as long as it excludes any portion of the Jack B. Parsons' property and the balance of the property remain R-R. Mr. Oyler asked Mr. Morley how he felt about Mr. Pierson's recommendations. Mr. Morley said he is not opposed to the recommendation and said hopefully in the future the other zone changes can be made.

Mr. Nielson said the canal is considered 8-stream canal and must be piped. Mr. Morley said he has met with South Field Irrigation Company. L.E.I is developing the piping design. The developer has agreed to pay the piping cost as long as the costs are not prohibitive. He said Mr. Scott and Mr. Olson are they two property owners using the ditch and he reviewed the possible design and grading.

Mr. Pierson said the developer will need to install curb, gutter, and sidewalk along Mill Road. He also asked Mr. Morley to consider future access for the property. Mr. Morley provided a proposal of the development design of the property.

Mr. Nielson asked concerning the zoning with Business Park and Commercial area. Mr. Morley said the trade school is requesting to construct a small tutoring center and possibly a daycare center in the area requested to be zoned as C-1. Mr. Pierson reviewed the Business Park Zone (B-P), which also allows for tutoring centers and daycare centers.

Mr. Morley said according to the allowed uses the B-P Zone will also meet their needs. He also said the proposed trade school will utilize the entire 20-acre parcel. Possible General Plan changes to be included in this amendment were discussed.

Mr. Nielson asked concerning the sewer profiles. Mr. Morley said they feel there is enough excess material in the area to fill the low areas to achieve the proper flow.

Mr. Foster said there will be three-phase power. All power currently on the site is provided by Strawberry Power. The development will be connected to Spanish Fork power. He reviewed the electrical design in the area and the changes needed for the development.

Mr. Morley asked concerning water services. Mr. Nielson reviewed the existing water lines. The possible storm drain requirements were also discussed.

Mr. Pierson said wants to insure the property has proper turnarounds and traffic flow. Mr. Banks asked if access will be allowed onto Mill Road. Mr. Pierson said there will be no access onto Mill Road.

Mr. Morley asked concerning as access on the northwest corner of the property. Mr. Pierson said there may be problems with grading.

Mr. Oyler said residents in the area were concerned with increasing traffic at this intersection.

Mr. Pierson said the public hearing notice has gone out concerning the public hearing scheduled on the next Planning Commission agenda. Mr. Pierson directed Mr. Morley to meet with Lisa Olsen and Kevin Baadsgaard to determine the resident's concerns.

Mr. Pierson made a **motion** to recommend approval of the Valley/Charter General Plan Amendment subject to the following conditions:

1. Amend the property shown as R-R/Residential 1-2.5 units to the acre,
2. Amend the property shown as Commercial and Professional Office all be Professional Office,
3. Amend the area shown as R-R/Residential 2.5 -3.5 units to the acre and to include the Haymore property,
4. Include the Ted Scott property in the amendment to be shown as R-R/Residential 2.5-3.5 units to the acre.

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

Mr. Pierson made a **motion** to recommend approval of the Valley/Charter Rezone with the following conditions and findings:

CONDITIONS

1. Remove all of the Jack B. Parsons' property from the rezone and it is to remain in the Medium Industrial Zone (I-2),
2. Rezone the northwest area of the property as Very Low Urban Residential (R-1-30), excluding the Jack B. Parsons' property,
3. Rezone the center area of the property as Business Park (B-P), excluding the Jack B. Parsons' property,
4. The remainder of the property is to be zoned Rural Residential (R-R).

FINDINGS

1. The proposed rezone matches the proposed changes in the General Plan,
2. Any necessary changes have been considered pertaining traffic, land use, irrigation ditches, and utilities,
3. The rezone meets the capital improvements.

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

DEVELOPMENT REVIEW COMMITTEE RECOMMENDATION

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

Finding:

1. *The rezone is consistent with the policies of the General Plan because the requested zones would match the proposed changes to the General Plan map. The adjacent properties are zoned R-R,, R-1-12 and I-2.*
 2. *The property meets the characteristics of the neighborhood and does not adversely impact the adjacent properties.*
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 and I-2 to R-1-30, R-R and BP) consideration has been given to include any conditions necessary to mitigate adverse impacts to adjoining or nearby properties.*

APPROVE

Make a motion to give the Valley/Charter Zoning Map Amendment a **POSITIVE** recommendation to the City Council for the property located at 1173 Del Monte Road

From: Medium Industrial (I-2) and Rural Residential (R-R)

To: Very Low Urban Residential (R-1-30), Business Park (B-P), and Rural Residential (R-R).

DENY

Make a motion to give the Valley/Charter Zoning Map Amendment a **NEGATIVE** recommendation to the City Council for the property located at 1173 Del Monte Road

From: Medium Industrial (I-2) and Rural Residential (R-R)

To: Very Low Urban Residential (R-1-30), Business Park (B-P), and Rural Residential (R-R).
for the following reason(s):

TABLE

Make a motion to **TABLE** the Valley/Charter Zoning Map Amendment for the property located at 1173 Del Monte Road

From: Medium Industrial (I-2) and Rural Residential (R-R)

To: Very Low Urban Residential (R-1-30), Business Park (B-P), and Rural Residential (R-R).
for the following reason(s):

SPANISH FORK

NOTICE OF A PUBLIC HEARING FOR THE SPANISH FORK CITY PLANNING COMMISSION

Dear Property Owner/Resident:

On **Wednesday, February 2, 2005**, at approximately 7:00 p.m., the Spanish Fork City Planning Commission will review a request submitted by Charter One Development, LC. The applicant is requesting to **Amend the General Plan** and **Rezone** approximately 56.4 acres at approximately 1172 South Del Monte Road.

Amending General Plan Map: see map on back of page

From: Medium Industrial and Residential 1 unit per 5 acres

To: 20 acres of Residential 1 unit per 5 acres/Residential 1-2.5 units per acre, 4.5 acres General Commercial, Professional Office, Residential 1 unit per 5 acres/Residential 2.5 to 3.5 units per acre.

The applicant is also requesting to **Rezone** the same area from:

Rezone: see map on back of page

From: Medium Industrial (I-2) and Rural Residential (R-R)

To: Very Low Urban Residential (R-1-30), Low Urban Residential (R-1-12), Business Park (B-P), and Neighborhood Commercial (C-1).

The Planning Commission meeting will be held at:

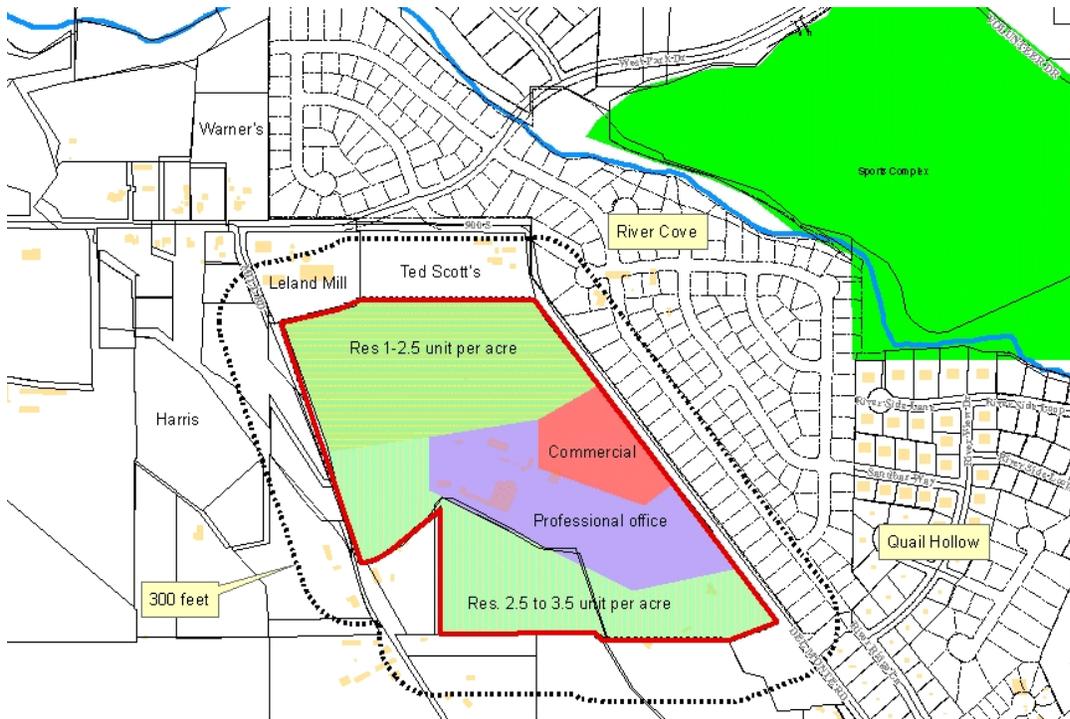
**Spanish Fork City Hall
40 South Main Street
City Council Chambers
at 7:00 p.m.**

The Planning Commission will receive public comment at this time. If you have any questions or comments concerning this proposal, or if you are unable to attend the meeting please contact Emil Pierson, City Planner at (801) 798-5000 Ext. 31 and your comments will be forwarded to the Planning Commissioners. Please pass this information to other individuals that may be interested.

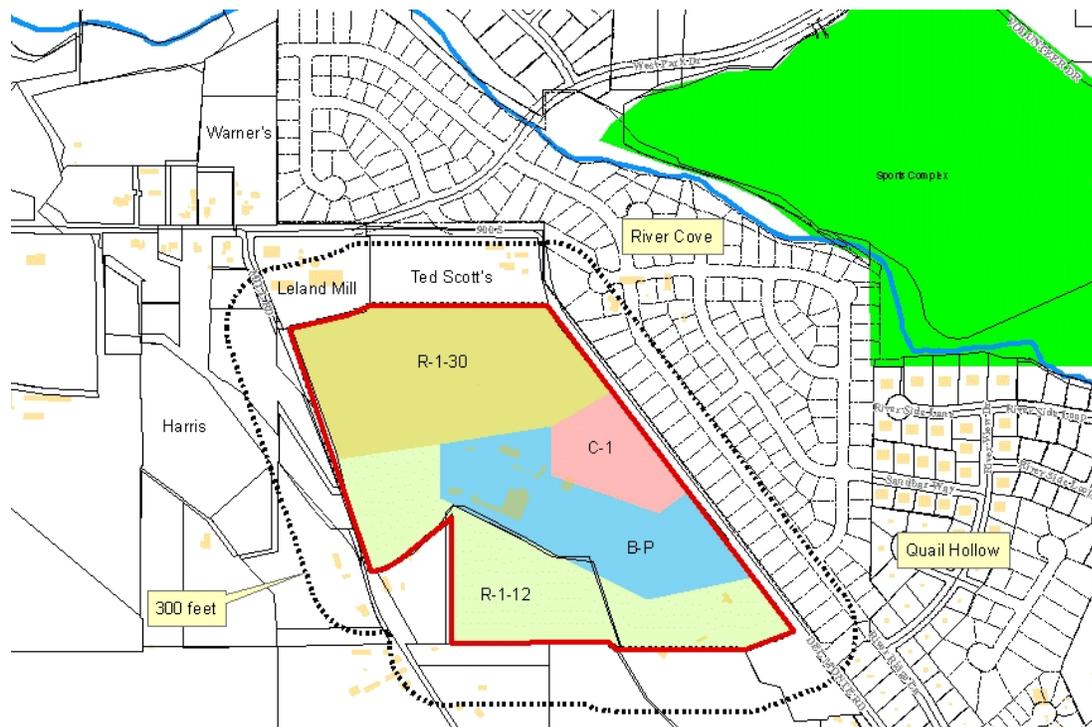
Thank you.

REQUEST MADE BY APPLICANT

General Plan Map



Zoning Map



Charter School Zoning Map



1 Inch equals 617 Feet

Legend

Roads

- Not Paved
- Paved
- Railroad
- Rivers
- Buildings
- Parks
- Property Lines
- Spanish Fork Boundary
- BP
- C-1
- R-1-12
- R-1-30
- Buffer_of_Default_Annotation_Target

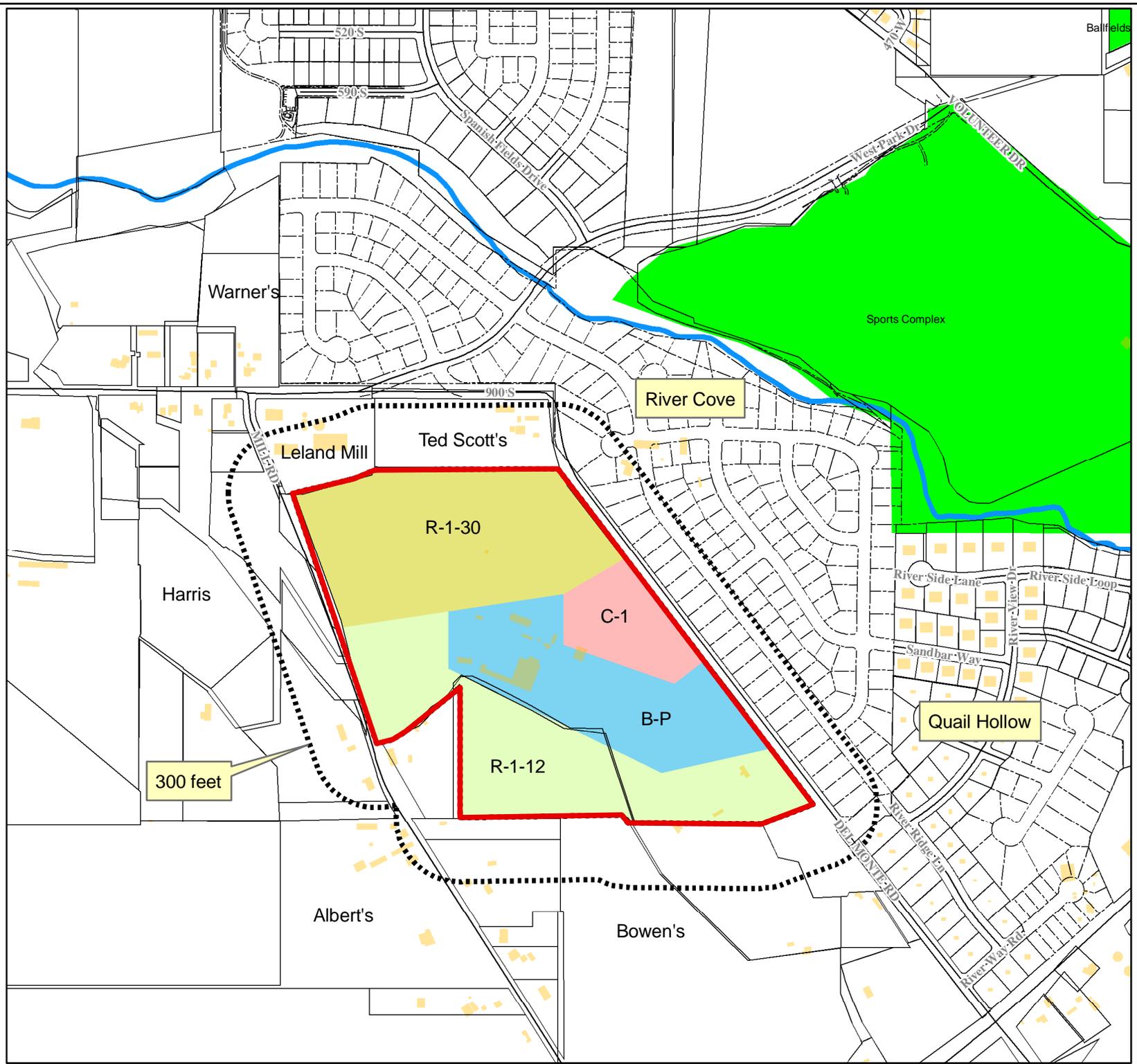
1/25/2005



Geographic Information Systems

Spanish Fork City GIS
40 South Main Street
Spanish Fork, UT 84660
(801) 798-5000

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DRC Zoning Recommendation

1 Inch equals 529 Feet



Legend	
	Buildings
Roads	
	Not Paved
	Paved
	Railroad
	Rivers
	Property Lines
	County_SF_Parcel
	Spanish Fork Boundary
Zoning	
	A-E
	C-1
	C-2
	C-D
	C-O
	I-1
	I-2
	I-3
	R-1-12
	R-1-30
	R-1-6
	R-1-8
	R-1-9
	R-1-6
	R-3
	R-O
	R-R
	S-C
	UV-C
	BP
	I-2
	R-1-30
	R-R

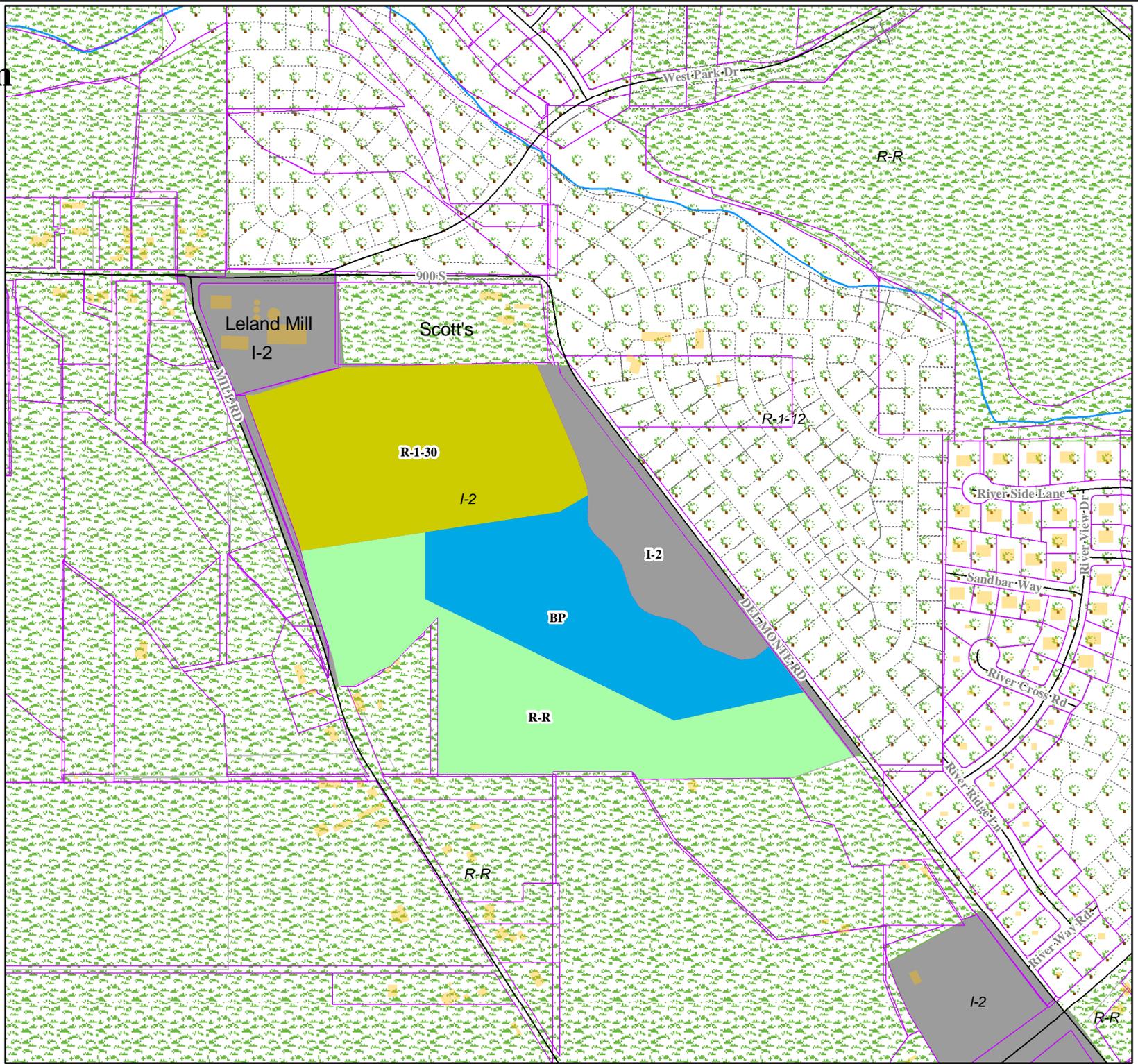
9/29/2004



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MEMO
SPANISH FORK CITY
PUBLIC WORKS DEPARTMENT

DATE: January 27, 2005

TO: Planning Commission

FROM: Chris Thompson, Design Engineer

RE: 2005 Construction & Development Standards Revision

The proposed standards were presented in the January 2005 planning commission meeting and the planning commission requested another month to review them. We request that the planning commission now recommend approval of these standards to the City Council with the following changes:

1. The bacteria tests described in Section 39.25.110. (G) only be scheduled for Tuesdays or Thursdays (we have scheduled with the lab come out on these days).
2. We clarify that the 15% cash bond described in Section 39.30.030. (A) is released 1 year after the End of Construction Inspection.
3. The utilities shown in Standard Drawing 4 and other related drawings be stubbed 14' behind the sidewalk instead of 12'.
4. The field survey referred to in Section 39.10.030. (A-2) will require the same accuracy required by the county.
5. Non reinforced concrete pipe shall be allowed for pipe with inside diameters smaller than 18 inches as described in Section 39.50.020. (A) and Section 39.55.020 (A).

A few clarification changes will also be made in the city council version of the standards. These changes were recommended by some of the engineering, construction and development companies who have taken time to review the proposed standards.

Spanish Fork

Planning Commission Report

To:	Planning Commission	ID# PRE	04-06
From:	Emil Pierson, City Planner	Zoning	R-1-12
Date:	February 2, 2005	Property Size	103 acre
Subject:	Sunny Ridge Amended Preliminary Plat	# Lots/Units	195
Location:	400 North 1300 East	Units/Acre	1.97

Background

The applicant(s), Woodspring LLC (Dave Simpson), is requesting to Amend the Sunny Ridge Preliminary Plat approval in order to develop a 195 lot subdivision. The property is shown in the General Plan as Residential 2.5 to 3.5 u/a and the developer is proposing 1.97 u/a and the project is zoned R-1-12. Dave Simpson is requesting to Amend the Preliminary Plat to include the Johnson property in to his project.

Analysis

The property will become 103 acres in size and is currently vacant or has been farmed in the past. To the north is 400 North and the property owned by Johnson's. To the east is property owned by the Grotegut's, Rodgers, 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 going on to Highway 6 (Center Street & Cut-bridge) there is also two other accesses points going south onto Center Street. A collector is also shown going east/west through the development. **The Amendment would not change the access points but the Johnson's are requesting to maintain the driveway they have onto 400 North.**

Lot sizes

All lots are over the required 12,000 square feet. **The Amendment would not change the lot size requirements.**

Wall

A masonry wall with stamped concrete, tree wells with grates and 2" caliper trees are required on 400 North. **The Amendment would not change this requirement but staff is recommending that 400 North have a 10' trail instead of the grates and trees.**

Trail

The developer is proposing to install a trail along the railroad that is 10-feet wide. **The Amendment would take the trail all the way to 400 North from Center street.**

Drainage basin

A proposed drainage basin is planned on the northwest corner of the project by the railroad track. **The Amendment will move the basin to the Northwest corner of the Johnson's property and the developer will sod the basin and put a 6-foot black vinyl coated chainlink fence around the basin area.**

DEVELOPMENT REVIEW COMMITTEE

The DRC reviewed this request at their January 26, 2005 meeting and recommended approval.

Minutes from the January 26, 2005 DRC Meeting

Mr. Simpson said Kelly, the property owner at the northwest corner of this development is now interested in selling his property. Mr. Simpson said they are now requesting to include this property in the subdivision. He presented amended drawings and said the sewer to service this section and possibly additional areas will be connected to the north. This amendment will increase the development by 9 lots and they will transfer building rights.

Mr. Baker asked if they have acquired the necessary sewer easement. Mr. Simpson said they are meeting with the property owner today to obtain the easement. Mr. Nielson said the amended plat is a more favorable plan for the property. Mr. Pierson said this design is more conducive to the area. There will be a 10-foot asphalt trail on the south side of the development.

Mr. Oyler asked concerning the pedestrian crossing at the railroad track. Mr. Simpson said they have just added an extension to the railroad crossing for pedestrians. He said they will join up there and extend the sidewalk along this development.

Mr. Baker made a **motion** to approve the Sunny Ridge Amended Preliminary Plat subject to the following conditions:

1. Meet any previous conditions imposed including the installment of a wall separating existing homes as required,
2. The detention basin is to be contained by a vinyl coated chain link fence,
3. The trail is to extend to 400 North,
4. The development is to have the building rights for 183 lots,
5. Receive approval from the Engineering Department for the amended utility design,
6. Install sidewalks and receive approval of the railroad crossing from the Engineering Department.

Chief Rosenbaum asked if getting children safely to the school had been discussed. Mr. Pierson said a crossing guard will be necessary.

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

RECOMMENDATION

APPROVE

Make the motion to **APPROVE** the **Amended Sunny Ridge Preliminary Plat** located at 400 North 1300 East subject to the following condition(s):

1. **Meet any previous conditions imposed including the installment of a wall separating existing homes as required,**
2. **The detention basin is to be contained by a vinyl coated chain link fence,**
3. **The trail is to extend to 400 North,**
4. **The development is to have the building rights for 183 lots,**
5. **Receive approval from the Engineering Department for the amended utility design,**
6. **Install sidewalks and receive approval of the railroad crossing from the Engineering Department.**

Original 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. Identify the property owner for the trail along the northside 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 the right-of-way lines for the cut-bridge road.

DENY

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

TABLE

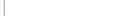
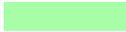
Make the motion to **TABLE** the **Amended Sunny Ridge Preliminary Plat** located at 400 North 1300 East East for the follow reason(s):

Sunny Ridge Amended Version

1 Inch equals 529 Feet



Legend

-  Buildings
- Roads**
-  Not Paved
-  Paved
-  Railroad
-  Rivers
-  Property Lines
-  Spanish Fork Boundary
-  BP
-  I-2
-  R-1-30
-  R-R
9/29/2004



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