
SPANISH FORK

PLANNING COMMISSION AGENDA

WEDNESDAY, JUNE 1, 2005

**Planning
Commissioners**

6:30 P.M. Agenda Review

Paul Bradford
Chairman

7:00 P.M.

Del Robins
Asst. Chairman

David Lewis

Ted Scott

Sherman Huff

Chris Wadsworth
City Council Rep.

1. Preliminary Activities

a. Pledge of Allegiance

b. Minutes:

c. Planning Review & Update: projects

2. Staff Reports

1. Gerald Hill Annexation

Applicants(s): Gerald Hill

Zoning: R-R

Location: 1000 North 300 West

3. Work Session

1. General Plan - Land Use Section - Leland

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 CITY
PLANNING COMMISSION
STAFF REPORT**



To: Planning Commission
From: Emil Pierson, City Planner
Date: June 1, 2005

Property Size: 60+ acres
General Plan:
Residential 1 unit per 5 acres &
Light Industrial
Recommended Zoning: R-R

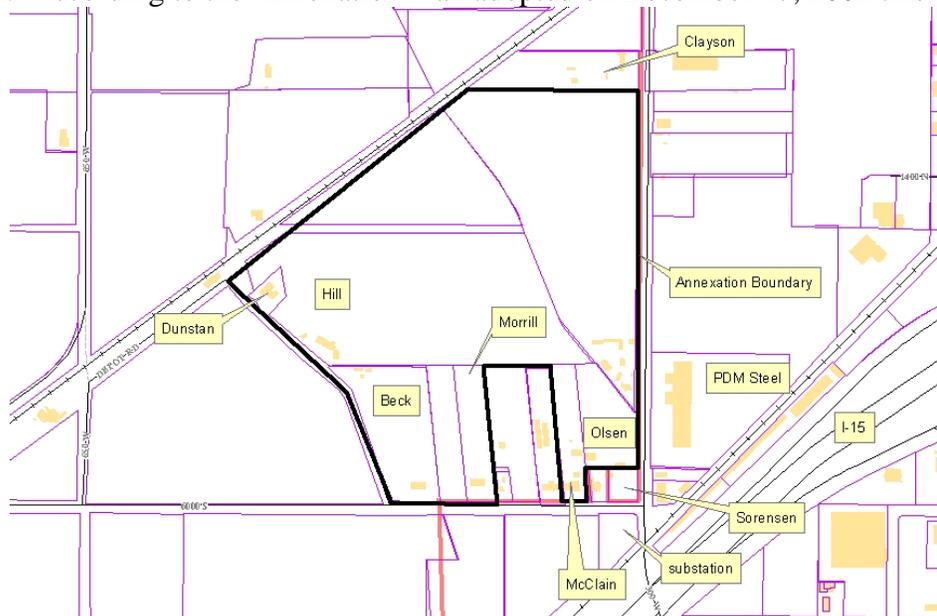
Subject: Gerald Hill (Depot) Annexation
Location: 1000 North 300 West

Background

The applicant(s), Gerald Hill, is requesting to annex approximately 60+ acres on the west side of town into Spanish Fork City from Utah County (see attached map). A part of the area requesting to be annexed is located within the City Growth Boundary but all of it is within our Policy Declaration Boundary. According to the Annexation Plan adopted on December 17, 2002 this area is to be annexed within the next 20+ years.

The Plan stated that no real general planning has taken place in this area.

The General Plan shows that this area is Rural Residential 1 unit per five acres and also light industrial. This matches up to the Rural Residential (R-R) zoning and the I-1 zoning.



Analysis

The applicant is requesting to annex into the City so a home can be constructed on the north 5+ acres. Staff requested that the applicant ask the neighbors in the area to annex at the same time. One property owner didn't sign the annexation petition (Sorensen) on the corner northeast corner of 1000 North 300 West. The city can not annex the remaining parcels without this one because it would leave an island therefore, it will need to be force into the city as part of the annexation.

Utilities

Water, sewer, pressurized irrigation, and power are located in 300 West. The City has a power substation on the corner of 1000 North and 300 West. A number of the residents are already on the City water. The east side of 300 West has a number of business including PDM steel, A&B Industrial, and Smash Athletics.

Development Review Committee

The DRC will review this annexation request on June 1st. Minutes will be available on that date.

RECOMMENDATION

Finding(s):

1. The annexation is consistent with the Annexation Plan of Spanish Fork City; the General Plan; Policy Declaration Boundaries and is shown to be within the City's growth boundary and follows the Capital Facilities Plan.
2. Adequate public facilities are located in the area (300 West).

Approve:

The Planning Commission give the Depot (Gerald Hill) Annexation at 1000 North 300 West a positive recommendation to the City Council subject to the following condition(s):

1. The properties be zoned R-R.
- 2.

Table

Make the motion that to Table the Depot (Gerald Hill) Annexation at 1000 North 300 West for the following reason(s):

Deny:

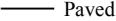
Make the motion to deny the Depot (Gerald Hill) Annexation at 1000 North 300 West for the following reason(s):

Depot Annexation Map

1 Inch equals 529 Feet
June 1, 2005

Legend

Roads

-  Not Paved
-  Paved
-  Railroad
-  Rivers
-  Buildings
-  Property Lines
-  County_SF_Parcels
-  Spanish Fork Boundary



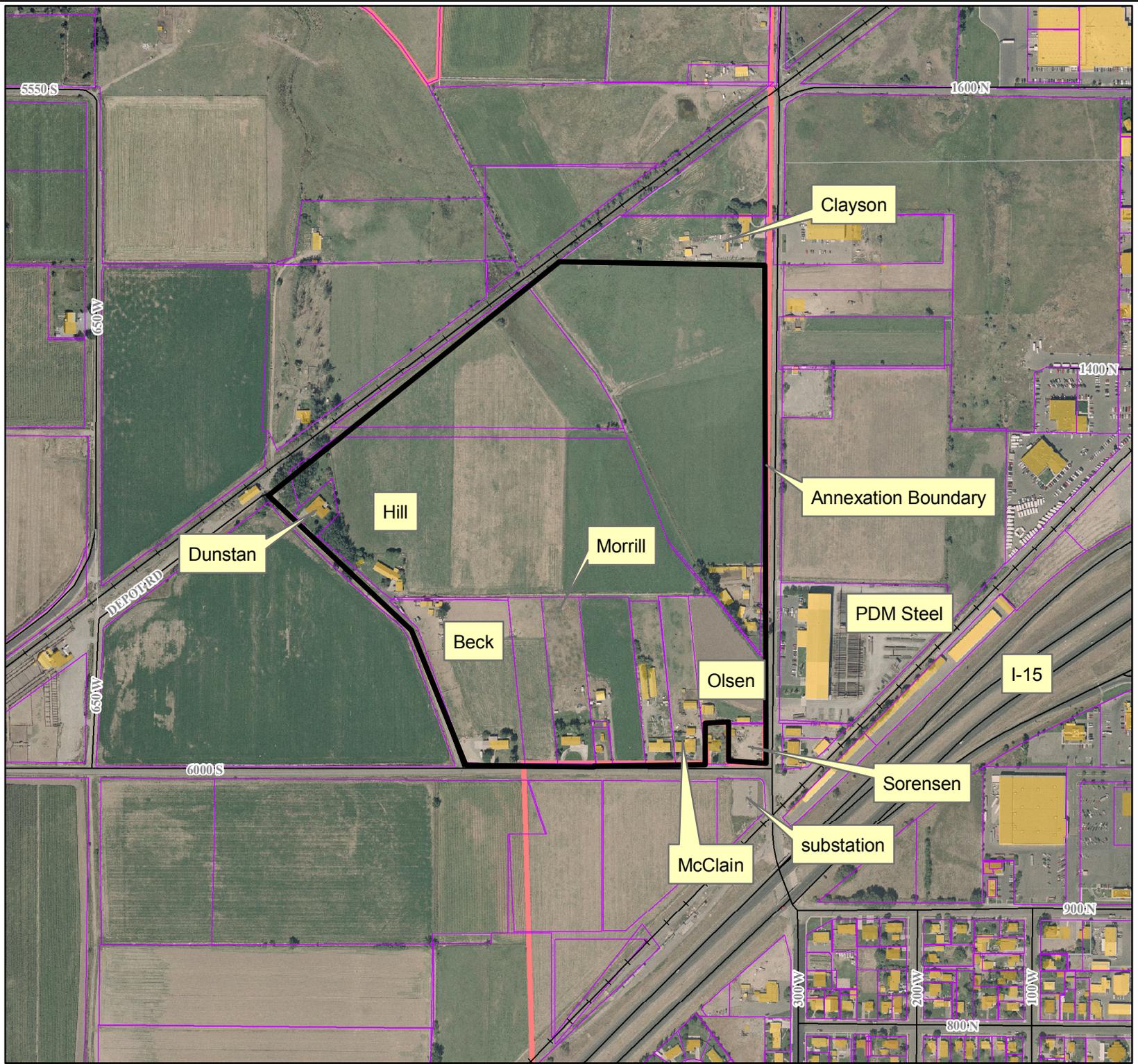
9/29/2004



Geographic Information Systems

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

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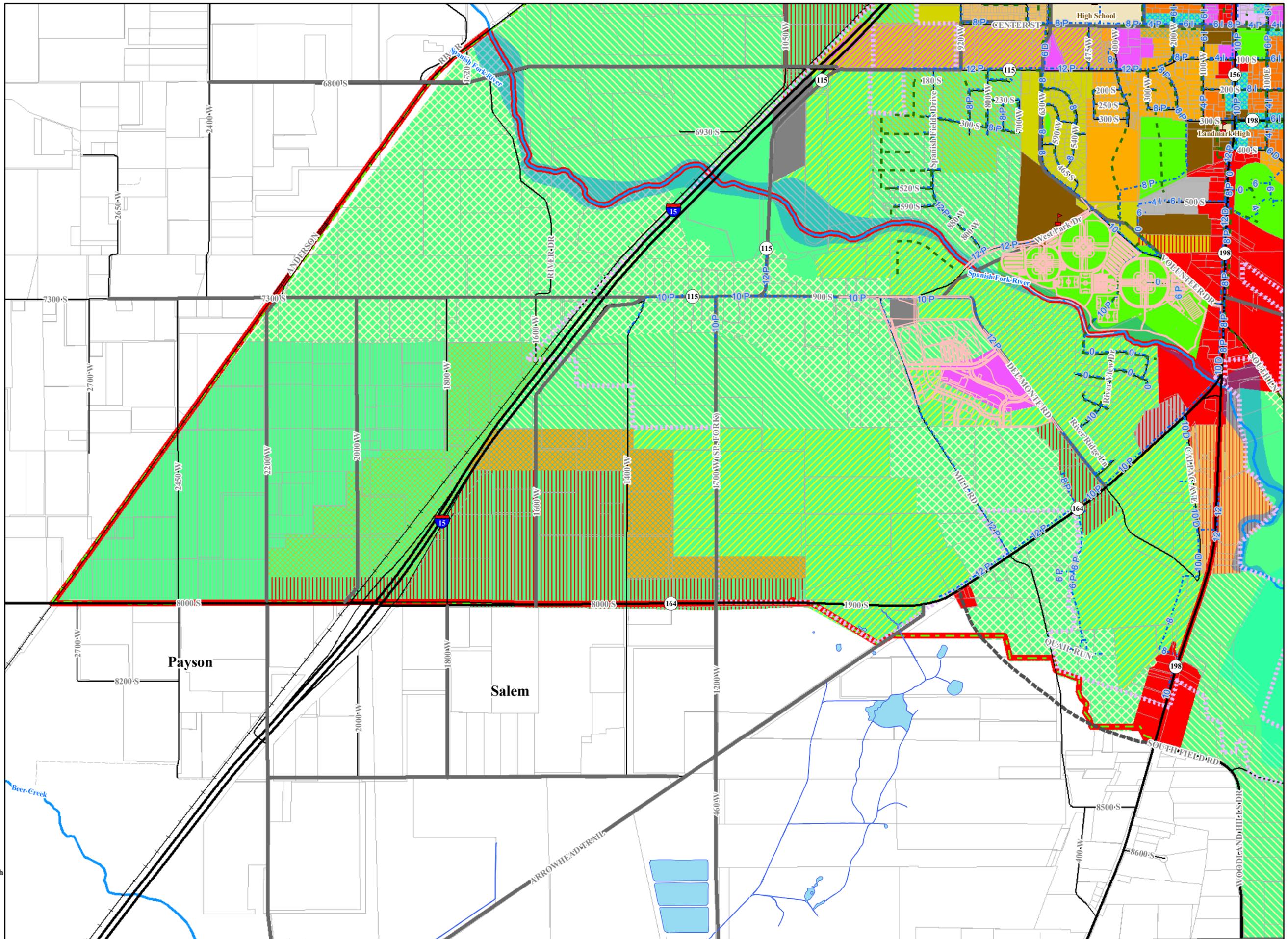


Leland General Plan Map 2005



1 Inch equals 1,387 Feet

- Legend**
- Leland
 - School Points
 - Railroad
 - River
 - Sewer
 - Spanish Fork Boundary
 - Baker Water Bodies
 - Road Plan
 - Collision
 - Proposed actual
 - Floodplain 2
 - 1 U/4 Acres
 - 1 U/5+ Acres
 - 1 U/5+ Acres / 0.5-1.5 U/A
 - 1 U/5+ Acres / 1.5-2.5 U/A
 - 1 U/5+ Acres / 2.5-3.5 U/A
 - 1 U/5+ Acres / 3.5-4.5 U/A
 - 1 U/5+ Acres / 4.5-5.5 U/A
 - 1 U/5+ Acres / 5.5-8 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
 - 1.5-2.5 U/A
 - 2.5-3.5 U/A
 - 3.5-4.5 U/A
 - 3.5-4.5 U/A / Professional Office
 - 4.5-5.5 U/A
 - 4.5-5.5 U/A / General Commercial
 - 5.5-8 U/A
 - 5.5-8 U/A / Professional Office
 - 5.5-8 U/A / General Commercial
 - 9-12 U/A
 - Downtown
 - Professional Office
 - Professional Office / Residential Office
 - Shopping Center
 - General Commercial
 - General Commercial / Business Park
 - Light Industrial / 3.5-4.5 U/A
 - Light Industrial / Commercial
 - Light Industrial / Business Park
 - Medium Industrial
 - Heavy Industrial
 - Public Facilities
 - Recreation



6/7/2005



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