SPANISH FORK CITY

PLANNING COMMISSION AGENDA

WEDNESDAY, JULY 6, 2005

Planning Commissioners

Paul Bradford
Chairman

Del Robins
Asst. Chairman

David Lewis

Ted Scott

Sherman Huff

Sharon Miya

6:30 P.M. **Agenda Review** (Training)

7:00 P.M.

1. **Preliminary Activities**
   a. **Pledge of Allegiance**
   b. **Minutes:**
   c. **Planning Review & Update: projects**

2. **Public Hearing(s)**
   a) **Cingular Wireless**
   Applicants(s): Cingular Wireless (Don Shiveley)
   Zoning: R-1-8
   Location: 1350 East Center Street

3. **Staff Reports**
   a) **Reese Circle - Amended Preliminary Plat**
   Applicants(s): Troy Hales
   Zoning: R-1-9
   Location: 1400 East 400 North

   b) **Spanish Trails - Amended Preliminary Plat**
   Applicants(s): Vic Deauvono (DJ Elite)
   Zoning: R-1-8
   Location: 100 South 400 West

4. **Work Session**
   a) **General Plan - Transportation/Trails**

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 Staff Report

To:	**Planning Commission**	**ID#**	**05-01**
From:	**Emil Pierson, City Planner**	**Zoning**	**R-1-8**
Date:	**May 5, 2004**	**Property Size**	**2.8 acres**
Subject:	**Cingular Wireless Conditional Use Permit - 80-foot tower**	**# Lots/Units**	**N/A**
Location:	**1360 East Center Street**	**Units/Acre**	**N/A**

Public Notices: 300 feet notification 10-days prior

BACKGROUND

Cingular Wireless is requesting to construct a 60-foot tower in the R-1-8 residential zone. The property is located east of the old World Gym in the Crosswind Plaza.

According to Section 15.3.08.010 C Uses Subject to Conditional Use Permit states that telecommunication towers must go through the conditional use permit process.

ANALYSIS

The location of the proposed pole is to the east of the old world gym location staff has recommended that the telecommunication pole be constructed in a corner by an existing 46 kV powerline.

Development Review Committee

The DRC reviewed this request at its June 22nd meeting and recommended approval subject to the

conditions stated below.

DRC Minutes - June 22, 2005

Mr. Pierson said this is a request by Cingular Wireless to build a cell tower on Jim Nelson's property at 1350 East Center.

Mr. Shiveley proposed the installation of a communication system facility to provide cell phone coverage for Center Street and the Highway 6 corridor. The proposed location was determined to be the least obtrusive to the neighbors. They are working with Jim Nelson since he desires to develop the property in the future.

Mr. Pierson pointed out the zoning in the area. Jim Nelson owns the last lot on the street in the adjacent subdivision. He will use the area to widen the access to the back portion of the property.

Mr. Baker asked if the tower should be moved to the back southeast corner of the property. Mr. Pierson said if Jim Nelson develops the property the area to the southeast would not work.

Mr. Oyler asked if they have contacted the neighbors. Mr. Shiveley said they have not contacted the neighbors concerning the cell tower location.

Mr. Pierson said he preferred the most south area of the property. Mr. Shiveley said getting power to the far corner of the property is difficult. Mr. Pierson pointed out the location of the closest electric service line. Mr. Nelson asked for the distance from the 46 KV line. Mr. Bagley said 20 feet.

Mr. Shiveley said the tower will be 60 feet in height. They are only proposing a single user tower unless the city requires a co-user tower. If this is the case, they could make adjustments to the design and would need to know now. The tower would be 80 feet with two users or 100 feet for multiple users.

Mr. Oyler asked if we want many towers in one area when other providers request service in the same area or do we want multiple user towers. Mr. Shiveley said also the flight path from the airport may be an issue with a taller tower. Mr. Oyler asked if a 100-foot tower would interfere with the flight zones. Mr. Baker said he thinks we should go with an 80-foot tower and allow two users. Mr. Nelson reviewed the contours of the property in relationship to the flight zone. The tower could be as high as 120 feet at this location.

Mr. Shiveley said they can design the tower at 60 feet in height and allow for extensions. This would leave the responsibility with the next user request to receive approval. He said he would want to get approval from the Federal Aviation Association (FAA) and then proceed with the allowable tower. Mr. Baker agrees that we should go with 80 feet. The power poles already in the area are 70 feet in height. This would fit in best with the neighborhood. Mr. Banks suggested an 80-foot tower with the possibility of extensions if needed later. Mr. Baker concurred.

Mr. Heap asked concerning setbacks. This is a commercial area. Mr. Pierson said the setbacks are 5 feet from property lines. If we are looking at it as the main structure then the setback is 25 feet from the Highway. Mr. Pierson suggested access from the front of the existing commercial center.

Mr. Pierson said this will be before the Planning Commission and not the City Council. It comes before the City Council only upon appeal. There is a temporary turn around located at the end of the adjacent residential property. The last lot to the east will partially be used to complete the access to the back of the property being considered for the cell tower. Mr. Pierson said when this property was originally proposed he recommended to the City Council that it remain residential. The City Council made the change and zoned the area as commercial.

Mr. Shiveley said Jim Nelson went to the expense of installing a masonry wall around the property with the intent to develop the area as commercial. Mr. Bagley asked for the power service needs.

Mr. Baker made a **motion** to recommend approval of the Cingular Wireless Conditional Use Permit at 1350 East Center with the following conditions and findings:

CONDITIONS

1. To be located next to Highway 6 on the southeast corner of the property,
2. To be a minimum of 80 feet with a possibility of 100 feet depending on FFA approval,
3. Hold a community meeting with the residents prior to the Planning Commission meeting,
4. Meet all of the construction and development standards and all safety codes,
5. Maintain all of the grounds,
6. Install a fence around the tower to eliminate access to the tower.

FINDINGS

1. The property is zoned residential and general planned as commercial,
2. Whether the property is residential or commercial the southeast corner of the property is the least obtrusive location for the tower,
3. The height of 80 or 100 feet is similar to the height of the existing power poles and is the least obtrusive to the neighborhood.

Mr. Pierson **seconded** and the motion **passed** unanimously.

RECOMMENDATION

FINDINGS

The Planning Commission must make the following findings prior to granting a conditional use permit:

1. The proposed use is consistent with the policies of the City's General Plan and the purpose of the zoning district in which the site is located.

   Finding: The proposed use is consistent with the General Plan and the Zoning District R-1-8 does allow for a Wireless communication facilities through a Conditional Use Permit process.

2. The proposed use will not be materially detrimental to the health, safety, or general welfare of persons residing or working within the neighborhood of the proposed use, when consideration is given to the character and size of the use and hours of operation.

   Finding: The use will not be materially detrimental to the health, safety or welfare of the residents because of the conditions that will be placed on the use and that everyone uses cellular phones therefore, creating the need for additional towers.

3. The proposed site is adequate in size and shape to accommodate the intended use, and that all requirements for the zoning district, including but not limited to: setbacks, walls, landscaping and buffer yards are met.

   Finding: That site is adequate in size and shape to accommodate the tower and the setbacks and location should keep it from nearby residents.

4. The proposed site has adequate access to public streets to carry the type and quantity of traffic which may be generated by the use, and that on-site circulation is adequate to

permit driveways, parking, pedestrian ways, and loading requirements in a manner which is safe and efficient.

Finding: No additional traffic should be created from the use.

5. Adequate conditions or stipulations have been incorporated into the approval of the Conditional Use Permit to insure that any anticipated detrimental effects can be minimized.

Finding: That the conditions placed on Cingular Wireless should resolve any anticipated detrimental effects from the tower. The tower will be high but the existing power poles in the area are already approximately 70-feet in height and the addition of a cellular tower shouldn't make a difference.

APPROVE

Make the motion to **APPROVE the Cingular Wireless Conditional Use Permit located at 1360 East Center Street** subject to the following condition(s):

1. To be located next to Highway 6 on the southeast corner of the property,
2. To be a minimum of 80 feet with a possibility of 100 feet depending on FFA approval,
3. Hold a community meeting with the residents prior to the Planning Commission meeting,
4. Meet all of the construction and development standards and all safety codes,
5. Maintain all of the grounds,
6. Install a fence around the tower to eliminate access to the tower.

DENY

Make the motion to **DENY** the **Cingular Wireless Conditional Use Permit located at 1360 East Center Street** for the follow reason(s):

TABLE

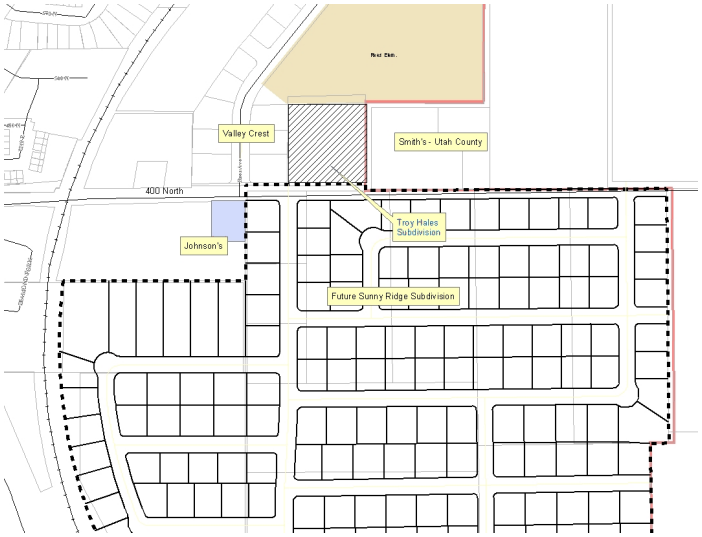
Make the motion to **TABLE** the **Cingular Wireless Conditional Use Permit located at 1360 East Center Street** for the follow reason(s):

Spanish Fork Planning Commission Staff Report

To:	**Planning Commission**	**ID#**	**PRE 04-14**
From:	**Emil Pierson, City Planner**	**Zoning**	**R-1-9**
Date:	**July 6, 2005**	**Property Size**	**1.99 ac**
Subject:	**Reese Circle - Amended Preliminary Plat**	**# Lots/Units**	**3**
Location:	**1380 East 400 North**	**Units/Acre**	**.66**

Background

The applicant(s), Troy Hales, is requesting to amend his preliminary plat approval in order to develop 3 single family lots instead of the 6 originally approved. The property is shown in the General Plan as Residential 2.5 to 3.5 u/a. The property was rezoned as part of the Valley Crest (Rees School Rezone).



Analysis

To the north is the Rees Elementary School and to the east is property outside of the City limits and is a five (5) acre zone in the county and did not want to be annexed as part of the Sunny Ridge Annexation. To the south is property zoned R-1-12 and was recently annexed into the City (Suuny Ridge). West of the proposed development is the Valley Crest subdivision zoned R-1-9.

The project must meet all requirements of the R-1-9 zone. See Title 15.6.16.020 E Table 1.
Lot Sizes: The single family lots will exceed the 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 400 North which is a UDOT road and will require their approval.
Density: The General Plan designates this property as Residential 2.5-3.5 u/a. The developer is proposing this subdivision at .66 u/a.

Development Review Committee
The DRC reviewed this request at their June 22nd meeting and recommend approval subject to the five (5) conditions.

Minutes from April 28, 2004
Mr. Pierson said this is a request by Troy Hales to amend his preliminary plat previously consisting of a cul-de-sac with six lots. He would like to eliminate the cul-de-sac and develop only three lots as shown on the amended plat.

Mr. Nielson said instead of a four-way intersection there will be a t-intersection. Mr. Pierson was asked about the weeds on the property. The weeds are the property owner's responsibility.

Mr. Nielson said UDOT signed off on the original plat and he could not see why they would not approve the amended plat. Mr. Pierson said the wall will no longer be required. He recommended that each home have a side entry garage with a t-driveway since they access a collector road. Mr. Nielson concurred.

Mr. Pierson made the **motion** to approve the Reese Circle Amended Preliminary Plat with the following conditions:
1. Provide a letter from UDOT approving the design and improvements along 400 North
2. Build side entry garages on all three homes with t-driveways.
3. Meet all of the construction and development standards.

Mr. Baker **seconded** and the motion **passed** unanimously.

RECOMMENDATION

APPROVE
Make the motion to give the **Reese Circle Preliminary Plat located at 1400 East 400 North a POSITIVE** recommendation to the City Council subject to the following condition(s):
1. Provide a letter from UDOT approving the design and improvements along 400 North
2. Build side entry garages on all three homes with t-driveways.
3. Meet all of the construction and development standards.

DENY
Make the motion to **DENY** the **Reese Circle Amended Preliminary Plat located at 1400 East 400 North** for the follow reason(s):

TABLE
Make the motion to **TABLE** the **Reese Circle Amended Preliminary Plat located at 1400 East 400 North** for the follow reason(s):

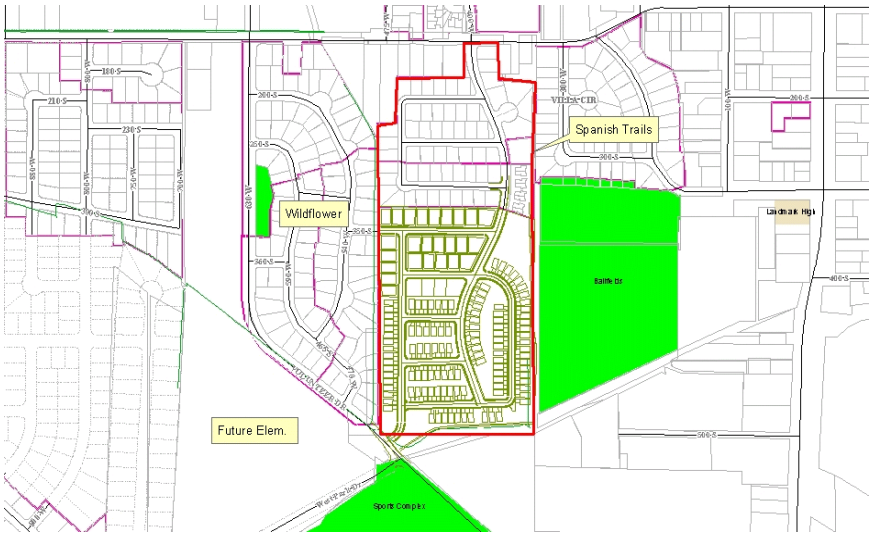
Spanish Fork Staff Report

To:	**Planning Commission**	**Total Units**	**205**
From:	**Emil Pierson, Planning Director**	**Plats A & B**	**65**
Date:	**July 6, 2005**	**Amended**	**140**
Subject:	**Spanish Trail Amended Preliminary Plat (reapproval)**	**U/A**	**6.41**
		Zoning	**R-1-8**

BACKGROUND

Background

The applicant(s), DJ Elite Development (Vic Deanvuno), is requesting to Amend and Reapprove the Spanish Trail preliminary plat in order to develop an additional 29 SF home lots and 112 single family pad home sites. The original Spanish Trails project was approved by the City Council on May 20, 1997. This went before the Planning Commission on May 4, 2005 and they recommended approval to the City Council. At that time additional information was brought forward and the City Council recommended that the subdivision be re-reviewed by the Development Review Committee (DRC) and Planning Commission.



The property is shown in the General Plan as Residential 5-8 u/a. The property is currently zoned R-1-8.

Analysis

Lot Sizes: The single family lots range from 5,595 to 9,360 square feet with most of the lots around 6,000 square feet.

Homes: The developer is proposing 29 SF lots similar to the earlier phases of Spanish Trails.
Pad Homes: The developer is proposing 112 pad homes. These lots would have a home (private) and everything surrounding the home being limited common area.

Access: Access into the subdivision is shown from 100 South. He would continue Spanish Trails Blvd. through the development. Another access into the subdivision will come from Volunteer Drive to a proposed 500 West. A connection into Wildflower subdivision to the west is also shown.

Density: The General Plan designates this property as Residential 5-8 u/a. The developer is proposing the overall development at 6.41 u/a. As part of a development agreement in the past the developer was awarded 205 units.

Amenities: The developer is proposing a 6 detention basins/parks:

1. Parcel A - 1.11 acres in the northeast side;
2. Parcel B - .14 acres in the middle;
3. Parcel C - .22 acres in the middle;
4. Parcel D - .47 & .33 acres located in the southeast & southwest corners; and
5. Parcel E - .21 acres located in the southwest corner.

The applicant is also proposing a playground and giving an easement for a trail on the southend of the project. The City will be constructing the trail. The developer constructed a trail on the east side of the project as part of earlier phases.

Irrigation Ditches: The developer has talked with the Irrigation Company on fencing or piping the ditches on the southside of the project. He has stated he would prefer fencing the ditches. The company has recommended piping the ditches. Vic stated he would pipe the south ditch as required and pay for ½ of the piping costs for the Mill Race.

General Plan – Findings of Facts

The Spanish Trails Preliminary Plat follows and supports the General Plan by meeting the following Goals and Policies:

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

June 29th DRC Minutes

Mr. Pierson reviewed the conditions imposed by the Development Review Committee on April 27, 2005.

Mr. Pierson said Mr. Deauvono has met all of the conditions other than receiving a letter of approval from the irrigation company. The preliminary plat shows the trails, sewer easement, labeling of all parks and detention areas and the phasing plan. Mr. Pierson reviewed the phasing plan.

Mr. Nielson said the developer's engineer has indicated the irrigation pipe is to be removed between lots 11 through 26. Mr. Nielson said the pipe is to be relocated if needed and not removed.

Mr. Deauvono said they piped the irrigation ditch originally. They will not remove any piped irrigation ditches but may relocate them if needed. Mr. Heap asked concerning the south ditch and Mill Race Canal.

Mr. Deauvono said he met with West Fields Irrigation Company and he also owns shares in the irrigation company. He said he is a ditch guy and a farmer and understands the importance of maintaining irrigation. There are ways to address ditches and allow them to be safe. Mill Race was never to be piped. He does not understand why they are demanding it be piped now. The ditch which runs lateral to the ball fields is an opened ditch. Mr. Oyler said it is an overflow and not a ditch.

Mr. Deauvono said we talked with them about straightening the ditch. They had no objections to that. He said he also talked with Mr. Baker last week concerning liability. He also talked with Mr. Pierson concerning the still flow of the ditch and possibly widening the ditch. They also discussed possible walking bridges for the trail and a temporary trail consisting of gravel.

Mr. Pierson said they were brain storming to get the trail through now instead of waiting until the last phase. We can get the easement early but the location may not be determined at this time so a temporary trail could be constructed. The ditch may be moved or piped and the location of the trail may change.

Mr. Deauvono said they are not proposing to do the ditch work until the last phase of the development. He would like to start on the ditch work this fall once the watering season is over which in mid-October. He feels they can get the ditch issues resolved within a year and a half including piping of the south ditch in the fall of 2006. That gives them the opportunity to watch the flow of the south ditch before piping to determine the pipe size needed. He said he also talked with Mr. Baker concerning possibly trading a corner of property for the ditch widening and straightening. By widening the ditch they can create a safe water feature that will still flow. They still want to put a fence up with the trail running along the fence instead of piping Mill Race.

Mr. Heap said the policy states the pipe size needed depends on size of the ditch. Mr. Swenson said West Fields Irrigation Company is not comfortable with fencing the ditch due to safety and access issues. They want Mill Race to be piped. Mr. Heap said the ditch is piped to the property. Mr. Deauvono said the ditch is open all the way to the east. Mr. Oyler said the ditch is open until it hits the Fairgrounds at which point it is piped.

Mr. Nielson said Roy Monk, the Water Master for West Fields Irrigation Company, said they need access points for cleaning the ditches. Mr. Pierson said both of the Homeowners Associations have signed off on everything. Mr. Nielson asked concerning the additional Homeowners Association.

Mr. Deauvono said there will be a Master Homeowners Association and a Sub Cottage Association who are responsible for the enforcement of keeping the grounds up and keeping up with the roads. Mr. Deauvono said the irrigation company claims liability concerns are the issue with an open ditch. He asked how many people are killed in open ditches around here. Mr. Nielson said there are a few. The former Mayor lost a grandchild who drowned in an irrigation ditch. Mr. Deauvono said in South Salt Lake last year two boys drowned in a covered ditch. Mr. Deauvono said his lawyer suggested having each homeowner sign a release of liability concerning the open ditch.

Mr. Nielson said the city does not own property south of Mill Race to be used for the realignment of Mill Race. Mr. Heap said he cannot see shifting the ditch very far. Mr. Deauvono said they just want to straighten out the ditch.

Mr. Banks said the canal company should hold some responsibility. He suggested building the trail over the piped canal. Mr. Heap asked Mr. Swenson if the irrigation company would approve building the trail over the canal.

Mr. Swenson said they can look at that possibility. He said the trail would actually protect the piping from other things being built on it. Mr. Deauvono said that the trail over the piped ditch is a great suggestion. Mr. Heap said he

can see maintenance issues with fencing the ditch. Mr. Baum asked if there is any difference between this and the canal near the fairgrounds. We maintain the area and keep it clean. Mr. Deauvono said there are many ways to make it look nice.

Ms. Johnson said the ditch is not on Mr. Deauvono's property and she is concerned with requiring piping of the ditch. Mr. Heap pointed out the small portion of the ditch not on his property.

Mr. Pierson asked if the city will pipe the remainder of the ditch. Mr. Deauvono said things can be done to make the ditch aesthetically beautiful with fencing verses piping. Mr. Oyler asked for the ditches that have been fenced in the last 10 years. Mr. Nielson said none. He pointed out the ditches piped throughout the city. Ms. Johnson said if all other developments are required to pipe ditches then we need to be consistent. Mr. Pierson asked for size comparisons of other similar ditches in the city. Mr. Deauvono said when he purchased the property from the city it stated what ditches were to be piped. It said nothing about Mill Race.

The development agreement was reviewed. Mr. Deauvono asked if this could be similar to Wild Flower in which he could pay half of the cost. Mr. Heap asked if the Finch ditch referred to in the development agreement is the south ditch. Mr. Swenson concurred.

Mr. Pierson said Mr. Baker has reviewed the development agreement. Mr. Oyler asked Mr. Deauvono if he would care if the ditch were piped if he did not have to pay for it.

Mr. Deauvono said the ditch could be more aesthetically beautiful if left open. Mr. Oyler said it will be fenced with chain link. Mr. Nielson said the canal company owns the ditch and they would have to approve any aesthetic changes to the ditch. Mr. Oyler asked what if the canal company does not approve his design. Mr. Deauvono said then he would have a problem. Mr. Oyler said the written agreement is what we follow and not past discussions.

Mr. Deauvono said he is ready to proceed and will work with the city to make the best possible solution. Mr. Nielson said a written letter from West Fields Irrigation Company stating their position should be received before proceeding to the Planning Commission and the City Council. Mr. Deauvono said the ordinance states the ditch piping requirements. Mr. Heap said the ordinance also states that it is still at the discretion of the City Council.

Mr. Pierson said we need to get cost estimates for the city to pipe a portion of the ditch. Mr. Deauvono said the cost is $100 a foot. Mr. Pierson said the City has 160 feet of ditch outside of the development area. Mr. Deauvono's section will cost approximately $50,000 for the piping.

Mr. Deauvono said in South Jordan they had a small area not on the property and they took impact fees to help pay for costs associated with this area. Mr. Oyler said it would be similar to a connector's agreement. He asked Mr. Deauvono what portion of the piping he is willing to pay for. Mr. Deauvono committed to paying half of the piping costs for the portion which runs through his property.

Mr. Oyler said we need to discuss the possibility with Mr. Baker before adding this item to the Planning Commission agenda. He can contact Mr. Baker today. West Fields Irrigation Company wants the ditch to be piped. The decision to be made is who will pay for the piping. Mr. Deauvono has committed to pay for half of the piping. Mr. Oyler and Ms. Johnson were excused to contact Mr. Baker.

Mr. Oyler and Ms. Johnson returned and said they talked with Mr. Baker.

Ms. Johnson made a **motion** to approve the Spanish Trials Preliminary Plat Amendment subject to the following conditions:

1. Construct the playground and landscaping as per the plans signed off by the Homeowners Association,
2. Provide a letter of approval for the piping of the ditch from West Fields Irrigation Company,
3. The developer is to pay 100 percent of the cost to pipe the small ditch and pay 50 percent of the cost to pipe the portion of the Mill Race Canal which runs through the development property,

4. Both the small ditch and Mill Race are to be piped by March 1, 2007
5. Provide an easement adequate for the trail and piped irrigation.

Mr. Baker **seconded** and the motion **passed** unanimously.

Mr. Deauvono requested to be allowed to work or bid on the piping of the ditch and canal to insure the work is completed well.

RECOMMENDATION

Approve

Make the motion to **APPROVE** the Spanish Trails Amended Preliminary Plat located at 100 South 400 West subject to the following condition(s):

1. **Construct the playground and landscaping as per the plans signed off by the Homeowners Association,**
2. **Provide a letter of approval for the piping of the ditch from West Fields Irrigation Company,**
3. **The developer is to pay 100 percent of the cost to pipe the small (South) ditch and pay 50 percent of the cost to pipe the portion of the Mill Race Canal which runs through the development property,**
4. **Both the small ditch and Mill Race are to be piped by March 1, 2007**
5. **Provide an easement adequate for the trail and piped irrigation.**

Deny

Make the motion to **DENY** the Spanish Trails Amended Preliminary Plat located at 100 South 400 West for the follow reason(s):

Table

Make the motion to **TABLE** the Spanish Trails Amended Preliminary Plat located at 100 South 400 West for the follow reason(s):

General Plan Update 2005

1 Inch equals 3,447 Feet

Legend

Roads
- Other Roads
- Not Paved
- Paved

Rivers

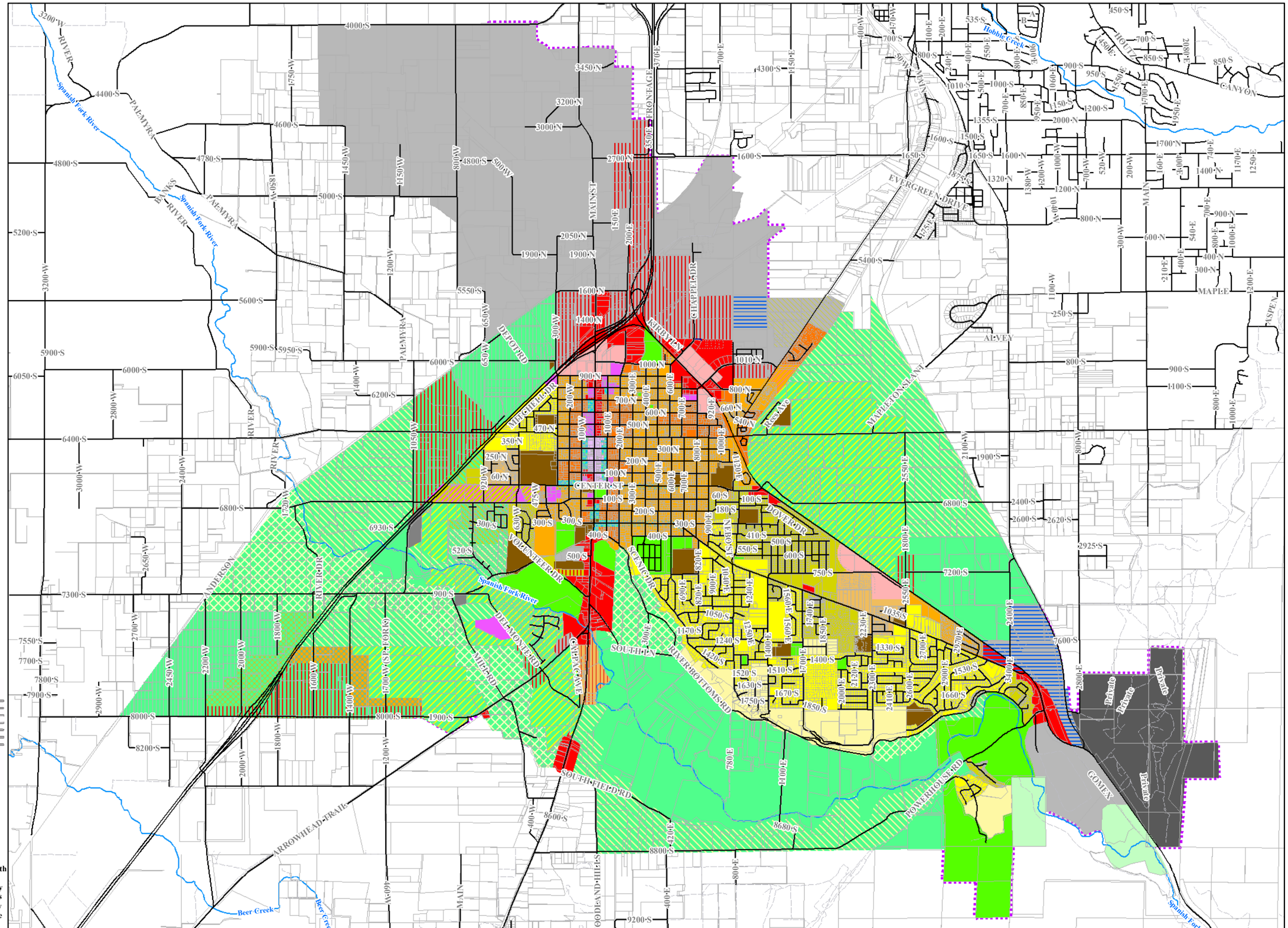
Spanish Fork Boundary

- 1 U/40 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
- 3.5-4.5 U/A / General Commercial
- 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 / Residential 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
- 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

Spanish Fork

Geographic Information Systems

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

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