
SPANISH FORK^{CITY}

PLANNING COMMISSION AGENDA

WEDNESDAY, AUGUST 3, 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:

c. Planning Review & Update: projects

Del Robins
Asst. Chairman

2. Staff Reports

a) [Charter School Rezone Amendment](#)

Applicants(s): Charter School Dev. (Glenn Way)

Zoning: R-1-30

Location: 1173 Del Monte

David Lewis

Ted Scott

Sherman Huff

4. Work Session

a) [General Plan](#)

Sharon Miya

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-1-30
Date:	August 3, 2005		
Subject:	Charter Rezone Amendment	Property Size	56.4 acres
Location:	1173 Del Monte Road		

Everyone within 300 feet was notified of this request

BACKGROUND

The applicant(s), Charter One Development L.C. (Glenn Way), is asking for an Amendment to a condition of the Rezone.

Condition #1 stated: “Access onto Mill Road from the proposed development would be for emergency access only.”

The applicant is requesting to:

- (1) Remove condition #1 “Access onto Mill Road from the proposed development would be for emergency access only.”
- (2) With **ONE** of the following recommendations:
 - a. That no road or fire access be constructed or required to Mill Road
 - b. If a 66-foot road way is constructed then the development be allow to have full access onto Mill road with no conditions
 - c. Only a fire access is required to be constructed on to Mill road

ANALYSIS

When the project was first proposed a road was shown from Del Monte to Mill Road. This road allowed for free flowing traffic movement in front of the proposed Charter School and MATC. As the project went through the Development Review Committee, Planning Commission, and approved by the City Council a condition was placed on the rezone prohibiting access onto Mill Road except in times of an emergency.

DEVELOPMENT REVIEW COMMITTEE

The Development Review Committee reviewed this request at their July 27th meeting. The DRC recommended leaving the road as shown and allowing the petitioner full access onto Mill Road. This recommendation was made based the applicant’s first request asking for the road to go all the way through to Mill Road and also that the traffic report stated that Mill Road can handle the additional traffic from the Charter School.

RECOMMENDATION

APPROVE

Make a motion to give the Charter Rezone Amendment a **POSITIVE** recommendation to the City Council for the property located at 1173 Del Monte Road by:

- (1) Removing condition #1 “Access onto Mill Road from the proposed development would be for emergency access only.”
- (2) With **ONE** of the following recommendations:
 - a. That no road or fire access be constructed or required to Mill Road
 - b. If a 66-foot road way is constructed then the development be allow to have full access onto Mill road with no conditions
 - c. Only a fire access is required to be constructed on to Mill road

DENY

Make a motion to give the Charter Rezone Amendment a **NEGATIVE** recommendation to the City Council for the property located at 1173 Del Monte Road:

- (1) Leave condition #1 as stated: “Access onto Mill Road from the proposed development would be for emergency access only.”

TABLE

Make a motion to **TABLE** the Charter Rezone Amendment for the property located at 1173 Del Monte Road for the following reason(s):

SPANISH FORK

**NOTICE OF A PUBLIC MEETING
FOR THE
SPANISH FORK CITY PLANNING COMMISSION**

Dear Property Owner/Resident:

On **Wednesday, August 3, 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 a Rezone condition** at approximately 1172 South Del Monte Road.

The applicant is requesting to amend: Condition #1 which stated: “Access onto Mill Road from the proposed development would be for emergency access only.”

The applicant is requesting no access onto Mill Road as per the map on the back of this notice.

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.