
SPANISH FORK

PLANNING COMMISSION AGENDA

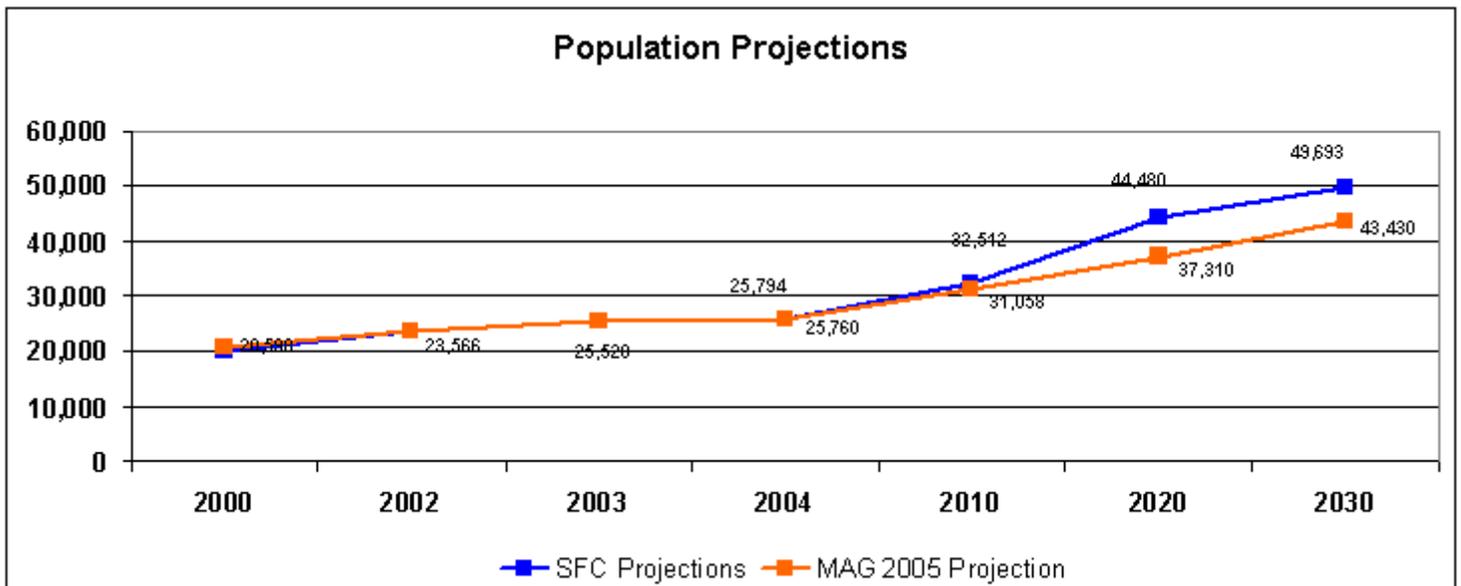
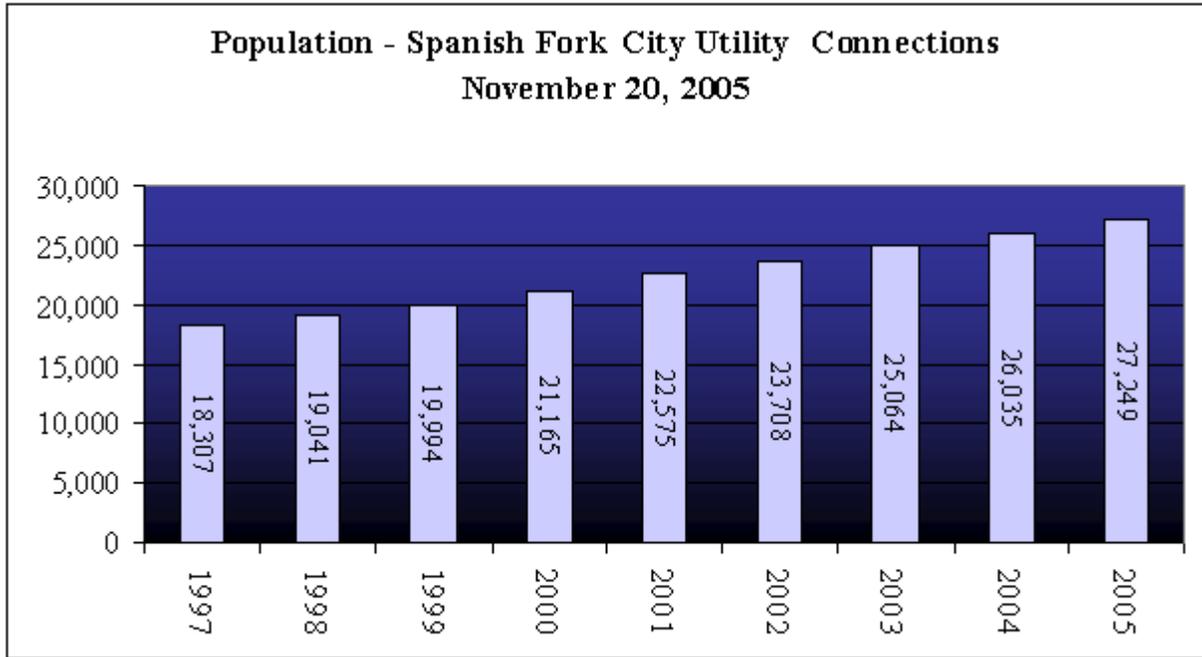
WEDNESDAY, DECEMBER 7, 2005

Planning Commissioners	6:30 P.M.	Agenda Review
Paul Bradford Chairman	7:00 P.M.	1. Preliminary Activities <ul style="list-style-type: none">a. Pledge of Allegianceb. Minutes: October 5th, November 2ndc. Planning Review & Update: projects
Del Robins Asst. Chairman		2. Public Hearings <ul style="list-style-type: none">a) <u>Moark Junction Preliminary Plat (Industrial)</u> Applicants(s): Joel Connell Zoning: I-1 Location: 4000 East Highway 6
David Lewis		
Ted Scott		
Sherman Huff		3. Staff Reports <ul style="list-style-type: none">a) <u>Swenson Park Subdivision Waiver</u> Applicants(s): Lyle Swenson Zoning: I-1 Location: 2000 North 200 Eastb) <u>Review and discuss options for when building permits may be issued in new subdivision plats</u> Applicants(s): staff Zoning:N/A Location: City wide
Sharon Miya		
		4. Other Business
		5. Adjourn

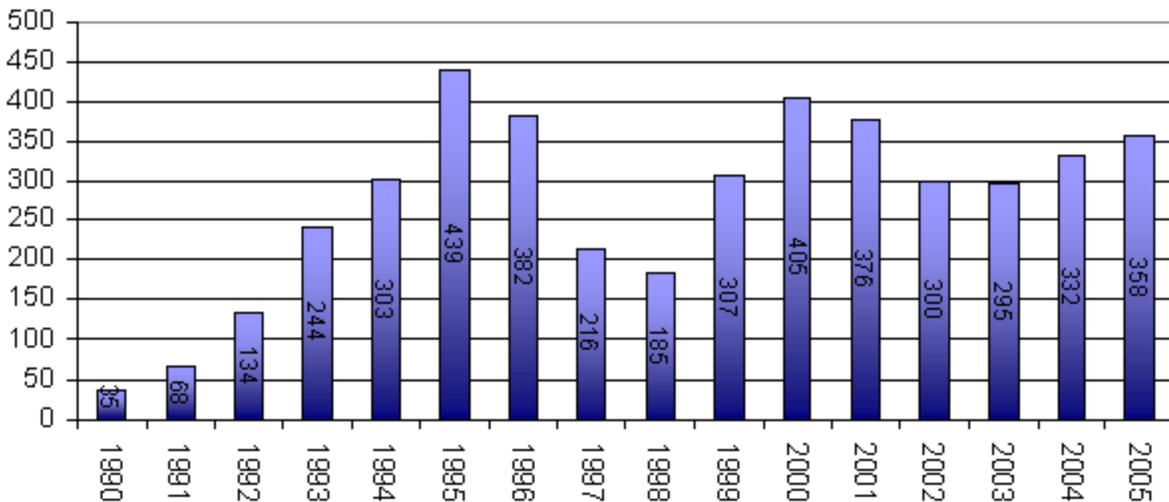
The public is invited to participate in all Planning Commission Meetings. If you need special accommodations to participate in the meeting, please contact the City Manager's Office at (801) 798-5000.

Planning Projects					Date: December 1, 2005
SUBDIVISIONS					
Subdivision Name	Location	# Units	Completed	Under Construction	Comments
West Gate Manor	400 North 500 West	48		X	Just starting
Black Horse Run	800 North Highway 51	64	X		Finished
Whispering Willows	1400 North Highway 51	180	X, SF	X – 12 plexes, towns	Underconstruction
Rees Circle	400 North 1430 East	3		X	1 - for a single home
Valley Crest	400 North Rees Ave.	46	X		Almost completed
Sunny Ridge	400 North Center St.	195		X – all phases	Pretty close – 1 mo.
East Meadows	750 South 2000 East	145	X	X – next phases	Issuing permits
Somerset Village	3000 East Canyon Rd.	160	X	X – next phases	Issuing permits
Spanish Vista	1700 East Canyon Rd	321	X	X	Issuing permits
Pine Meadows	1700 East 1400 South	150	X		Issuing permits
Aspen Heights	1700 East 1800 South	21	X		Issuing permits
Hamilton Estates	1400 East 1800 South	11	X		Issuing permits
Wapiti Cove	1400 East 1630 South	10	X		Issuing permits
Coyote Cove	1410 South 1500 East	9	X		Issuing permits
Harward	1240 South 1240 East	5	X		Issuing permits
Spanish Trails	400 West 300 South	104			Final plats reviewing
Spanish Fields	900 West 100 South	411	X	X	Issuing permits
River Cove	West Park Dr. 900 S.	205	X	X	Just about to issue
Quail Hollow	Del Monte/Arrowhead	121	X	X	Issuing permits
SITE PLANS					
State Farm Bldg	400 North Main St.	n/a		X	Under construction
Auto Zone - Fakler	800 East 700 North	n/a	X		Completed
Sorensen Dental office	500 North Main St.	n/a	X		Completed
LDS Church	1700 East 1200 South	n/a	X		Completed
Deseret Meat Packing Plant Addition	1200 North 200 East	n/a	X		Completed
Klune Accessory blg	300 West 1900 North	n/a	X		Completed
56 West Salon	56 West 200 North	n/a	X		Completed
Papa's Meals to go	3400 East Main St.	n/a			Approved -waiting for builder
Klune Addition	300 West 1900 North	n/a		X	Finishing details
Provo Craft Parking	3400 North 200 East	n/a	X		Completed
AAA Charter school	Del Monte 1100 South	n/a	X	X	Finishing HS; fields
UT County Emerg.	3300 North Main	n/a	X		Finishing details
Deseret First CU	Chappel & Kirby ln	n/a	X		Finishing details
Expressway Bus. park	1100 East Expressway lane	n/a	X	X	Constructing phase II
East Meadows Elem.	2300 East 1300 South	n/a	X		Finishing details
North Pointe Plaza	1975 North Main	n/a			Waiting for bldg plans
84 Lumber	2000 North Chappel Dr.	n/a			Will be constructed
Mountain Valley Dermatology	800 North 100 East	n/a			Will be constructed
Steve Regan Company	701 South Main St.	n/a			Will be constructed
Expressway Square Retail Shops (retail)	Chappel Dr. Highway 6	n/a			Will be constructed
SF Nursing & Rehab	Center St. 100 East	n/a		X	Remodel

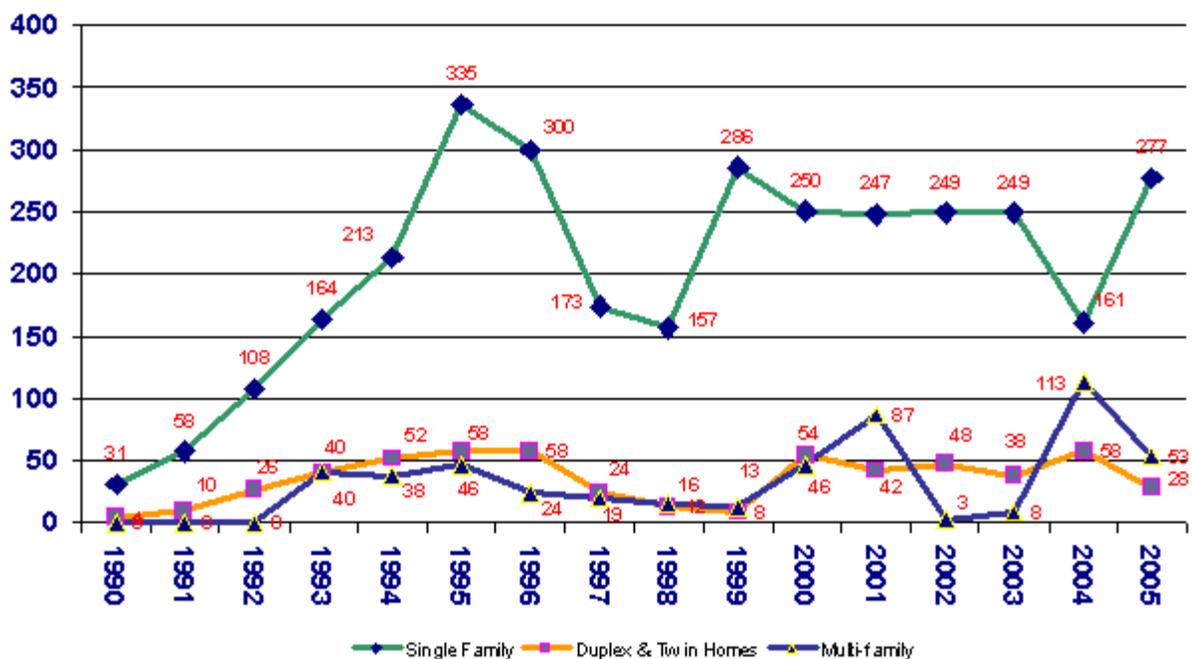
City Population (based on Utility connections) as of November 20, 2005 is 27,249



Residential Building Permits 1990 to 2005



Spanish Fork City Residential Permits (1990 to 2005)





Spanish Fork Planning Commission Staff Report

To:	Planning Commission	ID#	PRE 05-04
From:	Emil Pierson, City Planner	Zoning	I-1
Date:	December 7, 2005	Property Size	136.01 acres
Subject:	Moark Junction Preliminary Plat	# Lots/Units	5
Location:	4000 East Highway 6	Units/Acre	N/A

Public Notices: N/A

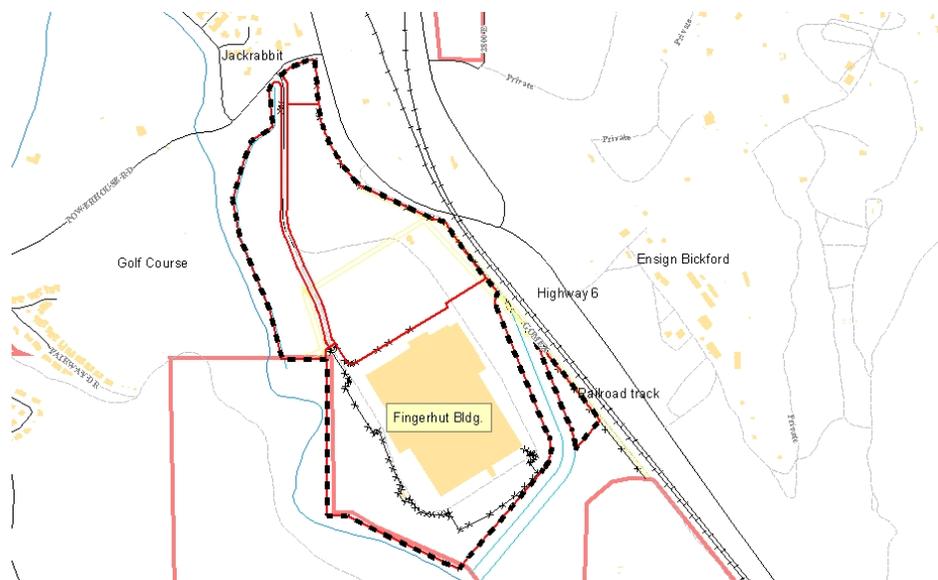
BACKGROUND

Joel Connell is requesting to subdivide a parcel that is approximately 136 acres in size into 5 industrial lots. The property is located at the mouth of Spanish Fork Canyon and is the location of the existing Fingerhut building.

ANALYSIS

The property is subject to a number of site constraints for example, there is railroad tracks on the east side of the property as well as the Mapleton canal. On the south side of the property is a gravel pit located in the county. To the west there is a sharp drop off (lot #2) that goes into the Spanish Fork River.

The property currently has the Fingerhut building which is a million square foot building that has multiple users located in the building (e.g. JC Penny's, Banta, Nature Sunshine, and others). The existing building is located on the proposed lot #4. The remaining property is vacant and is not being used except for lot 3 which has a water tank on the east side of the parcel.



All of the utilities are located on the property and depending on the companies that locate on the property in the future will determine if any upgrades are needed. The property is accessed from Powerhouse road on to a private road that weaves through the property.

Development Review Committee

The DRC reviewed this request at its November 23rd meeting and recommended approval subject to the conditions stated below.

1. Include the Mapleton lateral into lots 4 & 5.
2. Developer to add a cross access easements for roads, especially to lot 5.

RECOMMENDATION

APPROVE

Make a motion to **APPROVE the Moark Junction Preliminary Plat located at 4000 East Highway 6 subject to the following condition(s):**

1. Include the Mapleton lateral into lots 4 & 5.
2. Developer to add a cross access easements for roads, especially to lot 5.

DENY

Make a motion to DENY the Moark Junction Preliminary Plat located at 4000 East Highway 6 for the follow reason(s):

TABLE

Make a motion to TABLE the Moark Junction Preliminary Plat located at 4000 East Highway 6 for the follow reason(s):



Spanish Fork Planning Commission Staff Report

To:	Planning Commission	ID#	PRE 05-04
From:	Emil Pierson, City Planner	Zoning	I-1
Date:	December 7, 2005	Property Size	6.8 acres
Subject:	Swenson Park Subdivision Waiver	# Lots/Units	2
Location:	2000 North 200 East	Units/Acre	N/A

Public Notices: N/A

BACKGROUND

Lyle Swenson is requesting to subdivide a parcel that is approximately 6.807 acres into 3 separate lots. The property is located to the east of the Longview Fibre Building on 200 East.

ANALYSIS

To the west of the property is Longview Fibre, to the east is vacant property that has a few wetland issues. To the south is Ideal Machine and to the north is vacant property. The applicant is requesting to make 2 lots one that is 1.288 acres and other is 1.251 acres in size leaving a lot that is 4.268 acres.



All of the utilities and access for these proposed lots are located in 200 East. The full right-of-way for 200 East has been deeded in the past making this a subdivision waiver instead of a preliminary subdivision.

Development Review Committee

The DRC reviewed this request at its November 30th meeting and recommended approval subject to the conditions stated below.

1. Redline corrections to be reviewed by the City Planner and the Engineering

- Department.
2. Install all infrastructure improvements at the time of the site plan.
 3. That a 30-foot utility easement be created on the north boundary of lot 4 matching if possible the sewer easement.

RECOMMENDATION

APPROVE

Make the motion to **APPROVE the Swenson Park Subdivision Waiver at 2000 North 200 East subject to the following condition(s):**

1. Redline corrections to be reviewed by the City Planner and the Engineering Department.
2. Install all infrastructure improvements at the time of the site plan.
3. That a 30-foot utility easement be created on the north boundary of lot 4 matching if possible the sewer easement.

DENY

Make the motion to **DENY the Swenson Park Subdivision Waiver at 2000 North 200 East for the follow reason(s):**

TABLE

Make the motion to **TABLE the Swenson Park Subdivision Waiver at 2000 North 200 East for the follow reason(s):**

Possibilities for when building permits may be issued in new subdivision plats:

The City Council has asked staff to prepare some possibilities for ordinance changes with respect to when a building permit may be issued in new subdivision plats and have the Planning Commission review them and make a recommendation. This question arises due to the current shortage of cement needed to complete sidewalks, curb, or gutter in the entire plat in order to obtain a building permit anywhere in the plat. There may be other possibilities besides the six examples given below. In addition, each of the examples may have any number of options and alternatives.

(Staff's recommendation)

1. Existing ordinance:

15.4.04.160. Building Permits

The City may issue a building permit upon application and compliance with the requirements of law and once all improvements are installed, accepted by the City Engineer, and in service for the entire plat. In the event asphalt pavement plants are closed for the winter, building permits may be issued before paving if there is six inches of compacted road base in all areas to be paved.

(Staff's 2nd recommendation)

2. 1st Proposal

15.4.04.160. Building Permits

The City may issue a building permit upon application and compliance with the requirements of law and once all improvements are installed, accepted by the City Engineer, and in service for the entire plat. In the event asphalt pavement plants are closed for the winter, building permits may be issued before paving if there is six inches of compacted road base in all areas to be paved. **In the event of a concrete shortage to complete sidewalks, the engineering or Public Works Department may allow smaller subphasing of the recorded subdivision plat in order for the developer to best utilize the available concrete. Subphased portions of the plat may then be approved and building permits issued by the Engineering Department. Subphased sections on the plat must be contiguous in the approval process. The number of lots allowed in a subphase shall be determined by and at the discretion of the Engineering Department, taking into account the size of the subdivision and the concrete shortage. All other infrastructure must be in place and approved by the Engineering Department including curb and gutter.**

3. Proposal #1 from Charles Wixom:

15.4.04.160. Building Permits

The City may issue a building permit upon application and compliance with the requirements of law and once all improvements are installed, accepted by the City Engineer, and in service for the entire plat. In the event asphalt pavement plants are closed for the winter, building permits may be issued before paving if there is six inches of compacted road base in all areas to be paved. **In the event of other material shortages, the engineering or Public Works Department may allow smaller subphasing of the recorded subdivision plat in order for the developer to best utilize the scarce materials. Subphased portions of the plat may then be approved and building permits issued by the Engineering Department. Subphased sections on the plat must be contiguous in the approval process. The number of lots allowed in a subphase shall be determined by and at the discretion of the Engineering**

Department, taking into account the size of the subdivision and material shortages.

4. Proposal #2 from Charles Wixom:

15.4.04.160. Building Permits

The City may issue a building permit upon application and compliance with the requirements of law and once all improvements are installed, accepted by the City Engineer, and in service for the entire plat. In the event asphalt pavement plants are closed for the winter, building permits may be issued before paving if there is six inches of compacted road base in all areas to be paved. **In the event of other material shortages necessary to complete all improvements to the subdivision the engineering department may:**

- 1) Allow smaller subphasing of the subdivision to allow scarce materials to be utilized more effectively to complete smaller subphases.
- 2) Allow permits to be issued on a discretionary basis within the subdivision with the understanding that the adjacent two lots within the subdivision be completed prior to occupancy being granted.

5. Exception for City Imposed Requirements:

15.4.04.160. Building Permits

The City may issue a building permit upon application and compliance with the requirements of law and once all improvements are installed, accepted by the City Engineer, and in service for the entire plat. In the event asphalt pavement plants are closed for the winter, building permits may be issued before paving if there is six inches of compacted road base in all areas to be paved. **An exception may be granted to the requirement that all improvements must be finished in the entire plat if there is a shortage of materials and the city has imposed requirements on the developer, requiring certain improvements be done in a certain order or by a certain time, which requirements are creating a hardship on the developer due to the shortages of materials.**

(Minimum Requirements needed for C.O. to provide health, safety, and welfare)

6. Minimum Requirements:

15.4.04.160. Building Permits

The City may issue a building permit upon application and compliance with the requirements of law and once all **essential utilities are installed, accepted by the City Engineer, and in service for the lot to be built upon.**