
SPANISH FORK

PLANNING COMMISSION AGENDA

WEDNESDAY, JANUARY 4, 2006

**Planning
Commissioners**

Paul Bradford
Chairman

Del Robins
Asst. Chairman

David Lewis

Ted Scott

Sherman Huff

Sharon Miya

6:30 P.M.

Agenda Review, Work Session or Training

7:00 P.M.

1. Preliminary Activities

a. Pledge of Allegiance

b. Minutes: December 7, 2005

c. Planning Review & Update: projects

2. Public Hearings

a) [Land Use Amendment: to allow concrete batch plant in the light industrial \(I-1\) zone](#)

Applicants(s): Jed Morley (M-13)

3. Staff Reports

a) [Review and discuss options for a landscaping ordinance](#)

4. Other Business

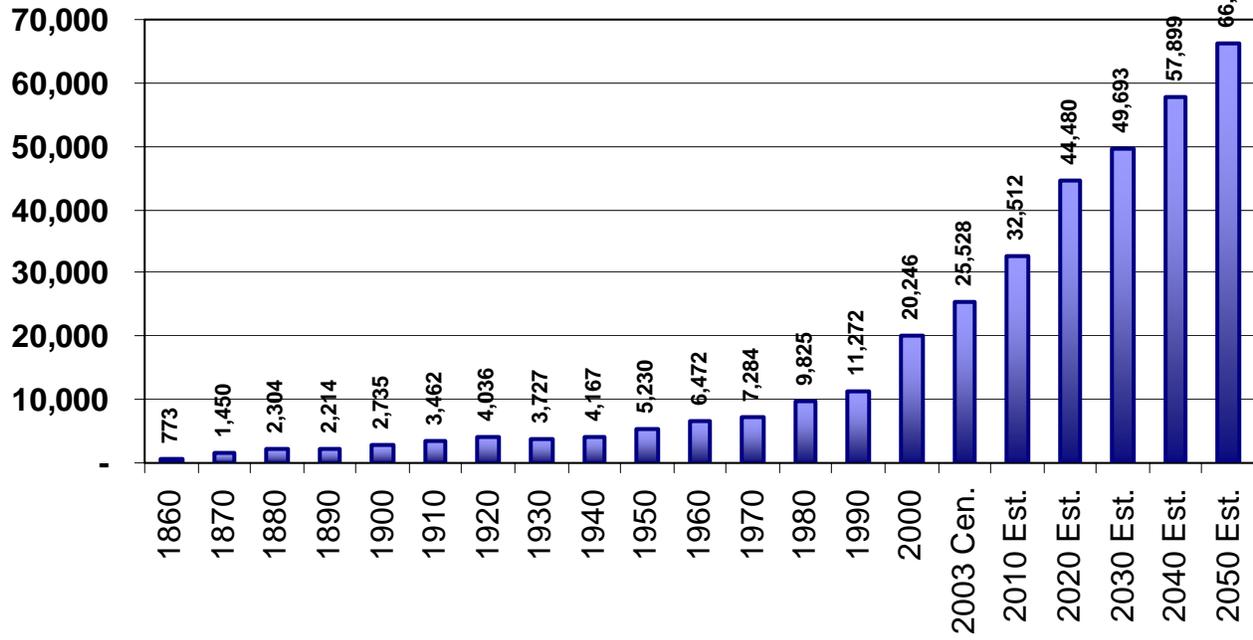
5. Adjourn

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.

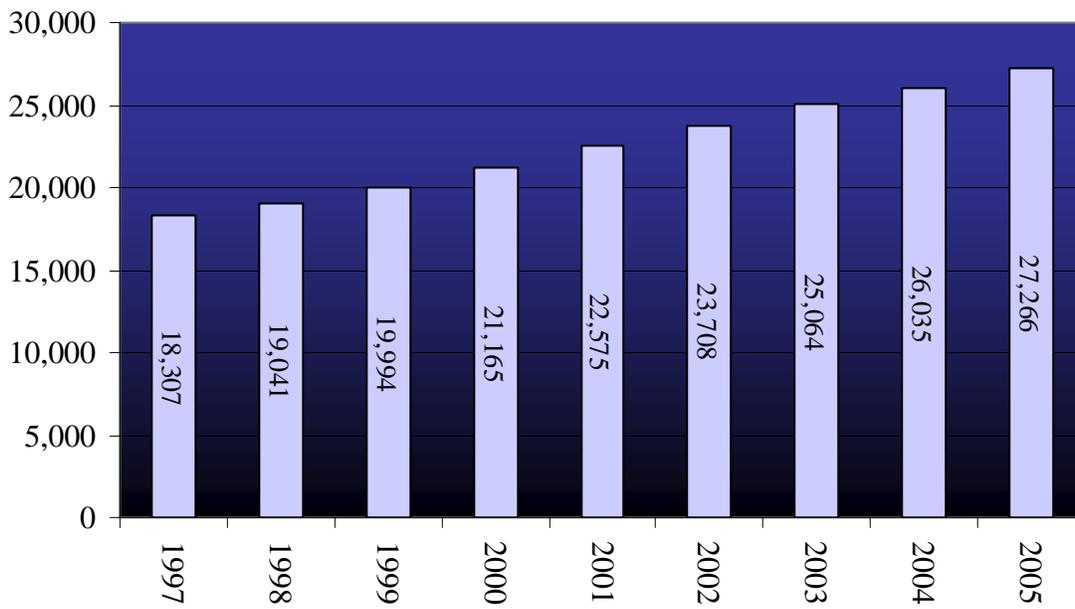
Planning Projects					Date: January 3, 2006
SUBDIVISIONS					
Subdivision Name	Location	# Units	Completed	Under Construction	Comments
West Gate Manor	400 North 500 West	48		X	Waiting for Developer
Black Horse Run	800 North Highway 51	64	X		Completed
Whispering Willows	1400 North Highway 51	180	X, SF	X – 12 plexes, towns	Under construction
Rees Circle	400 North 1430 East	3		X	1 lot - for a single home
Valley Crest	400 North Rees Ave.	46	X		Issuing permits
Sunny Ridge	400 North Center St.	195		X – all phases	Developer finishing subdivision improvements
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 plat approved by DRC
Spanish Fields	900 West 100 South	411	X	X	Issuing permits
River Cove	West Park Dr. 900 S.	205	X	X	Developer finishing improvements
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 bldg	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 North Main St.	n/a			DEAD PROJECT
Klune Addition	300 West 1900 North	n/a	X		Completed
Provo Craft Parking	3400 North 200 East	n/a	X		Completed
AAA Charter school	Del Monte 1100 South	n/a	X	X	Completed, finishing HS; fields
UT County Emerg.	3300 North Main	n/a	X		Finishing details
Deseret First CU	Chappel & Kirby ln	n/a	X		Completed
Expressway Bus. park	1100 East Expressway lane	n/a	X	X	Constructing phase II
East Meadows Elem.	2300 East 1300 South	n/a	X		Under Construction
North Pointe Plaza	1975 North Main	n/a			Waiting for bldg plans
84 Lumber	2000 North Chappel Dr.	n/a		X	Bldg permit issued
Mountain Valley Dermatology	800 North 100 East	n/a			Will be constructed
Steve Regan Company	701 South Main St.	n/a		X	Bldg permit issued
Expressway Square –	Chappel Dr. Highway 6	n/a			Waiting for developer

remodel: retail shops					
SF Nursing & Rehab	Center St. 100 East	n/a		X	Remodel
MATC	Del Monte & 1200 South	n/a			Staff reviewing
CR Flooring, Inc.	3448 N. Main St.	n/a			Staff reviewing

City Population (1860 to 2050)



**Population - Spanish Fork City Utility Connections
December 20, 2005**





Spanish Fork Planning Commission Staff Report

To: Planning Commission
From: Emil Pierson, City Planner
Date: January 4, 2006
Subject: Concrete Batch Plants in light industrial zone
Location: City wide

Background

A request was submitted by Jed Morley to allow for concrete batch plants in the Light Industrial zoning district. The following ordinance was submitted:

15.3.16.120 C.

12. Manufacture of concrete products (allowed only east of I-15 and west of Highway 51 and north of 1400 North and south of 2200 North.

The applicant is making this request because they are trying to relocate Jack B. Parson's from their site on Del Monte to a new site which is acceptable to them and within Spanish Fork City.

DEVELOPMENT REVIEW COMMITTEE

The Development Review Committee reviewed this request at their December 21, 2005 meeting and discussed the petition in great detail. Staff discussed the following issues:

Traffic:

- 1) That other large manufacturing companies could locate in the area bringing semi trucks into the area. Therefore, the addition of cement trucks should not make a difference if they were located on Chappel Drive.
- 2) Traffic could be an issue if located on 1100 East because no one knows what is going to happen to the landfill property in the future and if a park went in the vicinity the large trucks and young children could have potential conflicts.
- 3) If the batch plant located on 1100 East with a failing intersection at Expressway Lane and Highway 6 additional traffic could further limit movements at this location but this could also occur if a large industrial business went in on the Hansen property and wanted to access 1100 East and Chappel Drive.
- 4) A traffic light is already in place at the intersection of 1000 North Highway 6 and also at Expressway Lane and Highway 6 but a turn arrow could be added in the future.
- 5) Good access: close to I-15, Highway 51 (Springville) and 400 North to Mapleton
- 6) Possible commercial and industrial traffic mixing could be a negative in the future limiting commercial development opportunities in the future.

Other issues:

- 1) No residential homes are in this area
- 2) Utilizes the RR spur that 84 lumber is installing if sharing is an option
- 3) Other large industrial would follow based on the fact that the area is seeing additional industrial developments
- 4) Industrial developments are already located in this area (Alcoa)
- 5) Question: what is the city planning for the acreage they own on 1100 East?

The Development Review Committee recommended approval with the following changes (changing 1400 North to 1600 North):

15.3.16.120 C.

12. Manufacture of concrete products (allowed only east of I-15 and west of Highway 51 and north of 1600 North and south of 2200 North.

RECOMMENDATION

Option One - Approve as per the DRC Recommendation

Make a motion to recommend to the City Council the amendments to the Land Use Code 15.3.16.120 C 12 as shown.

12. Manufacture of concrete products (allowed only east of I-15 and west of Highway 51 and north of 1600 North and south of 2200 North.

Option Two - Approve as per the Applicant's Request

Make a motion to recommend to the City Council the amendments to the Land Use Code 15.3.16.120 C 12 as shown.

12. Manufacture of concrete products (allowed only east of I-15 and west of Highway 51 and north of 1400 North and south of 2200 North.

Option Three - Approve with changes

Make a motion to recommend to the City Council the amendments to the Land Use Code 15.3.16.120 C 12. with the following changes:

Option Four - Table

Make a motion to **Table** the amendments to the Land Use Code 15.3.16.120 C 12. for the following reason(s):

Option Five - Deny

Make a motion to **Deny** the amendments to the Land Use Code 15.3.16.120 C 12. for the following reason(s):

I-1 Map

1 Inch equals 1,598 Feet



Legend

- Roads
 - Not Paved
 - Paved
 - Railroad
 - Rivers
- 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
- 9-12 U/A / General Commercial
- 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
- Light Industrial / Public Facilities
- Medium Industrial
- Heavy Industrial
- Public Facilities
- Public Facilities / General Commercial
- Recreation
- Spanish Fork Boundary

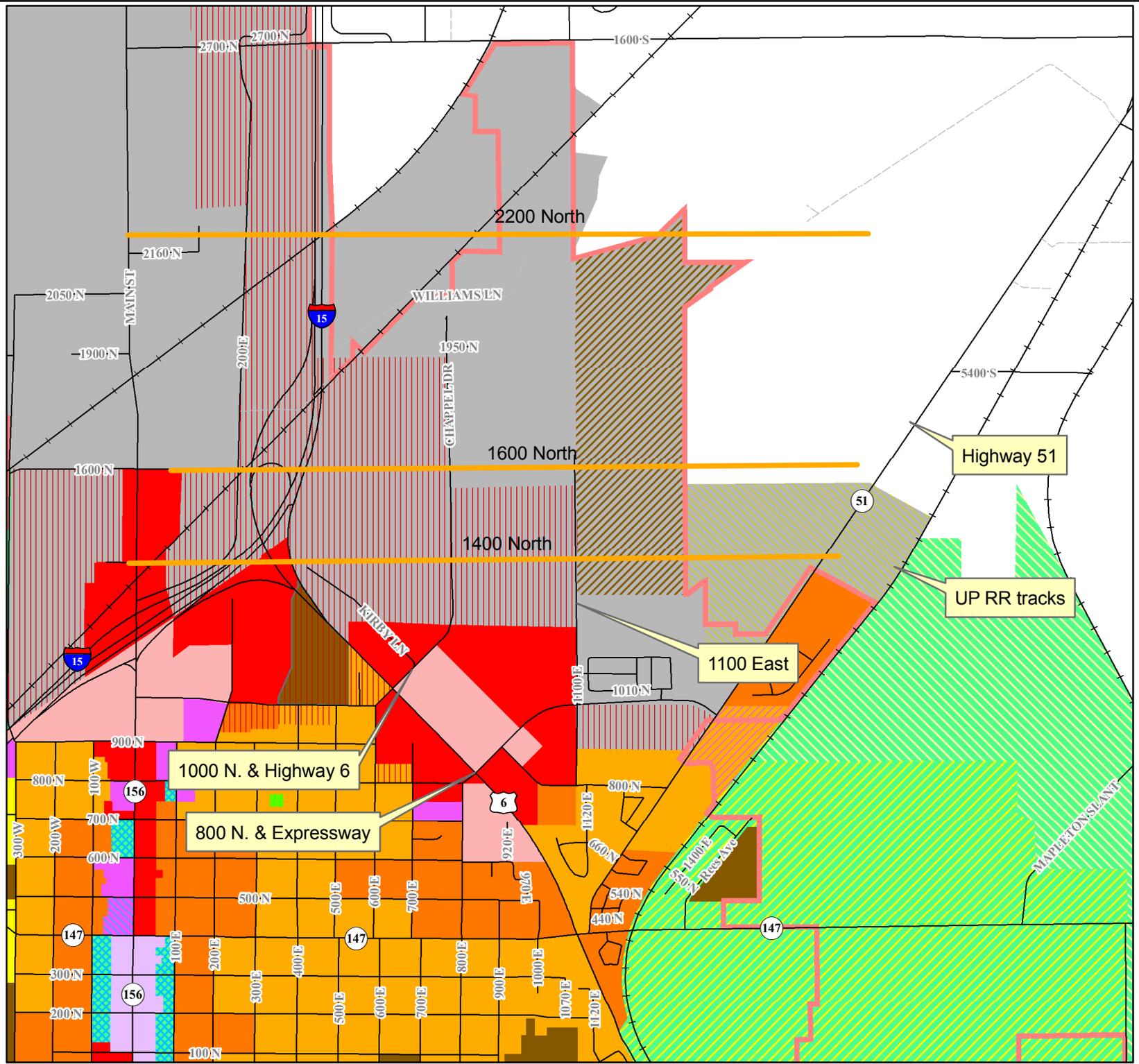
1/3/2006



Geographic Information Systems

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

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Spanish Fork Planning Commission Staff Report

To: Planning Commission
From: Emil Pierson, City Planner
Date: January 4, 2006
Subject: Landscaping
Location: City wide

Background

A request was made by the Planning Commission to have staff present them some ideas of a possible landscaping ordinance. In Utah County and Salt Lake County, a number of cities require front yard landscaping to be installed. A few of these include: Payson City, Mapleton City, Eagle Mountain, and Sandy City. Doing research I found a number of other cities that require landscaping. I have attached a number of other ordinances for your review.