



PLANNING COMMISSION AGENDA

WEDNESDAY, FEBRUARY 1, 2006

	6:30 P.M.	AGENDA REVIEW
PLANNING COMMISSIONERS	7:00 P.M.	1. PRELIMINARY ACTIVITIES
		A. PLEDGE OF ALLEGIANCE
		B. MINUTES:
PAUL BRADFORD CHAIRMAN		C. PLANNING REVIEW AND UPDATES ON PROJECTS
DEL ROBINS ASST. CHAIRMAN		2. PUBLIC HEARINGS
DAVE LEWIS		A. <u>GENERAL PLAN AMENDMENT</u>
TED SCOTT		A request to amend the General Plan map from Residential 5-12 u/a to R-O/Residential 5-12 u/a to construct an office.
SHERMAN HUFF		Applicant(s): Michael Nelson
SHARON MIYA		Location: 115 East 300 North
		B. <u>ZONING MAP AMENDMENT (REZONE)</u>
		A request to amend Zoning Map from R-3 to R-O in order to construct an office.
		Applicant(s): Michael Nelson
		Location: 300 North 100 East
		C. <u>ZONING MAP AMENDMENT (REZONE)</u>
		A request to amend the Zoning Map from R-1-8 to R-1-6 to construct a duplex.
		Applicant(s): Clay Grant
		Location: 605 North 300 West
		D. <u>ZONING MAP AMENDMENT (REZONE)</u>
		A request to amend the Zoning Map from R-1-9 to R-1-6 to subdivide the property and construct 3 homes.
		Applicant(s): Mark Dallin
		Location: 1200 East Canyon Road
		3. STAFF REPORTS
		A. <u>DRAFT LANDSCAPING ORDINANCE</u>
		Applicant(s): Planning Commission and City Staff
		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.

**SPANISH FORK CITY
PLANNING COMMISSION
STAFF REPORT**



To: Planning Commission
From: Emil Pierson, City Planner
Date: February 1, 2006
Subject: General Plan Amendment – Public Hearing
Location: 115 East 300 North
Noticed: General Plan: 10 days prior to the meeting in the Daily Herald; all properties within 300 feet of the property

Zoning: R-3
Property Size: .22 acres
Lots: N/A

Background

Michael Nelson, is requesting to Amend the General Plan for the property at 115 East 300 North. Currently the property is General Planned for Residential 5-12 unit per acre and the applicant is requesting to Amend the General Plan at this location to Residential 5-12 u/a and Residential Office.

If the General Plan Amendment is approved the applicant would also like to rezone the property from the R-3 zoning designation to Residential Office. The applicant is planning on remodeling the single family home to build an office.



Analysis

To the north and east is single family homes which are General Planned as Residential 5-12 u/a. To the south is 300 North and a home that has a beauty salon in it. To the west is property General Planned as Residential 5-12 u/a and Residential Office. The property is .22 acre or 9,498 square feet in size.

General Plan, page 40 G. Commercial Goals and Policies, Goal Two.

Policy d. Allow limited retail, service commercial, office, and other similar uses in those portions of Main Street, which are currently residential, subject to strict design review standards to maintain a residential character consistent with the area. Allow the same uses along the east side of 100 West and along the west side of 100 East between 100 North and 300 North.

Development Review Committee

The Development Review Committee reviewed this request at their January 25, 2006 meeting and recommended denial of the General Plan Amendment for the following reasons:

1. The parking must be in front of the building and on the side of it therefore not meeting the requirements of the R-O zone.
2. The office (home) wouldn't fit in with the neighborhood character with parking on the side and front of the building.
3. Concerns with the parking and the sight triangle
4. Is the use an office or a medical use which requires additional parking

DRC Minutes from January 25, 2006

Mr. Baker made a **motion** to recommend to the Planning Commission denial of the Michael Nelson General Plan Amendment, Zoning Text Amendment and Rezone located at 115 East 300 North. Mr. Nielson **seconded** and the motion **passed** with a unanimous vote.

Recommendations

Approval

Make a motion that to give the Michael Nelson General Plan Map Amendment at 115 East 300 North from Residential 5-12 u/a to Residential 5-12 u/a & Residential Office a ***POSITIVE RECOMMENDATION*** to the City Council.

Table

Make a motion to **TABLE** the Michael Nelson General Plan Map Amendments at 115 East 300 North for the following reasons:

Deny

Make a motion to **DENY** the Michael Nelson General Plan Map Amendments at 115 East 300 North for the following reasons:

GP Map

1 Inch equals 188 Feet



Legend

- Roads
 - Not Paved
 - Paved
 - Railroad
- Rivers
- Buildings
- Property Lines
- County_SF_Parcel
- 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
- 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

9/29/2004



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**SPANISH FORK CITY
PLANNING COMMISSION
STAFF REPORT**



To:	Planning Commission	Zoning:	R-3 to R-0
From:	Emil Pierson, City Planner	Property Size:	.22 acres
Date:	February 1, 2006	# Lots:	N/A
Subject:	Michael Nelson Rezone		
Location:	115 East 300 North		

Public Hearing: Everyone within 300 feet of the property was noticed of the public hearing as well as being posted on the property 10 days prior to the meeting.

Background

The applicant(s), Michael Nelson, is requesting to rezone approximately .22 acres or 9,498 square feet from the R-3 to the R-O (Residential Office zoning designation. If approved the applicant is planning to construct a podiatrist office in the existing single family home. This property is shown on the General Plan as Residential 5 to 12 u/a and the General Plan would need to be changed prior to the zoning request so it conforms with the General Plan.



Analysis

The property is .22 acres in size and currently has a single family home on the property. To the north and east of the property is two single family homes. To the south is 300 North and a single family home on the corner which also has a beauty salon. To the west is property owned by the City zoned for Residential Office.

The purpose of the Residential Office zoning designation is defined in 15.3.16.040.
This district is intended to allow low intensity professional office uses on a scale consistent with residential areas. Strict architectural and site plan review will be required to ensure compatibility with adjoining residential areas. This district serves as a transition between more intense commercial areas and residential land uses, or is

located along busier streets where limited office use is being introduced. Residential and office use of the same structure is allowed. Some limited commercial use may also be allowed in selective locations.

Issues on the Rezone: These are items that need to be changed in the Land Use Code to remodel the home into an office.

A. Permitted Uses....

The following uses will only be allowed on properties between 100 West and 100 East: **(Concern): when reviewing the General Plan is states only on the west side of 100 East and on the east side of 100 West.**

3. Personal services businesses

H. Parking

No parking will be allowed in front of the principal structure for non-residential uses.

Development Review Committee

The Development Review Committee reviewed this request at their January 25, 2006 meeting and recommended denial of the General Plan Amendment and then the Rezone. The DRC recommended denial for:

1. The parking must be in front of the building and on the side of it therefore not meeting the requirements of the R-O zone.
2. The office (home) wouldn't fit in with the neighborhood character with parking on the side and front of the building.
3. Concerns with the parking and the sight triangle
4. Is the use an office or a medical use which requires additional parking

Minutes from January 25, 2006

Mr. Baker made a **motion** to recommend to the Planning Commission denial of the Michael Nelson General Plan Amendment, Zoning Text Amendment and Rezone located at 115 East 300 North. Mr. Nielson **seconded** and the motion **passed** with a unanimous vote.

RECOMMENDATION

Approve

Make a motion to give the City Council a **POSITIVE** recommendation on the Michael Nelson Rezone of .22 acres at 115 East 300 North from R-3 to R-O **with the following findings and condition(s):**

FINDINGS

- That the zone change is consistent with the policies of the General Plan, including any policies of the Capital Improvements Plan; and

The General Plan shows this property as Residential 5-12 u/a and Residential Office and the R-O zoning complies.

- That consideration has been given to include any conditions necessary to mitigate adverse impacts on adjoining or nearby properties.

Condition(s):

1.

Deny

Make the motion to give the City Council a **NEGITIVE** recommendation for the Michael Nelson Rezone of .22 acres at 115 East 300 North from R-3 to R-O follow reason(s):

Table

Make the motion to **TABLE** the Michael Nelson Rezone of .22 acres at 115 East 300 North from R-3 to R-O for the follow reason(s):

Property Map

1 Inch equals 188 Feet



Legend

Roads

- Not Paved
- Paved
- + Railroad
- Rivers

- Buildings
- Property Lines
- County_SF_Parcels
- Spanish Fork Boundary

- A-E
- BP
- C-1
- C-2
- C-D
- C-O
- I-1
- I-2
- I-3
- R-1-12
- R-1-30
- R-1-6
- R-1-8
- R-1-9
- R-1-6
- R-3
- R-O
- R-R
- S-C
- UV-C

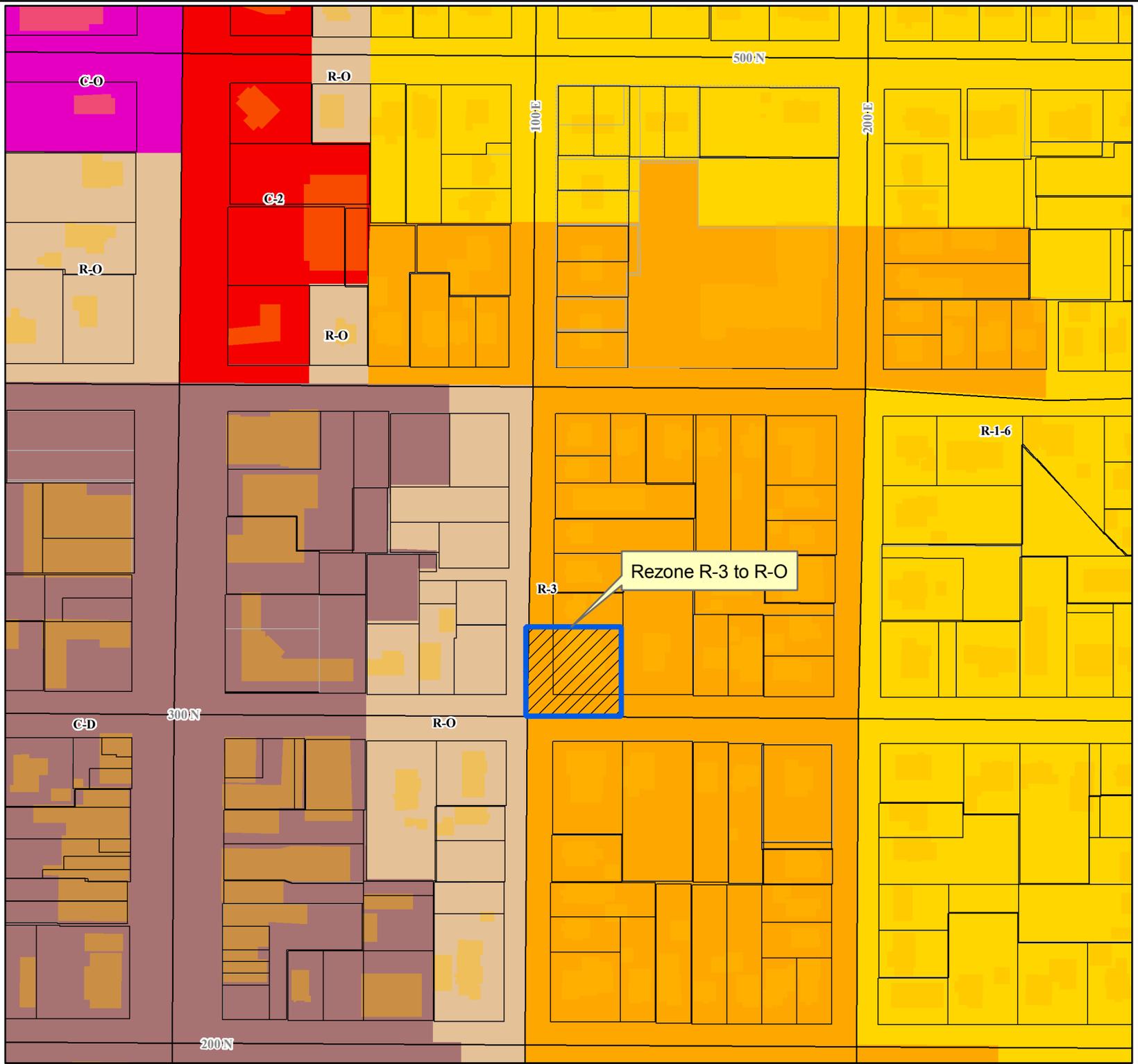
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**SPANISH FORK CITY
PLANNING COMMISSION
STAFF REPORT**



To:	Planning Commission	Zoning:	R-1-8 to R-1-6
From:	Emil Pierson, City Planner	Property Size:	.26 acres
Date:	February 1, 2006	# Lots:	N/A
Subject:	Clay Grant Rezone		
Location:	605 North 300 West		

Public Hearing: Everyone within 300 feet of the property was noticed of the public hearing as well as being posted on the property 10 days prior to the meeting.

Background

The applicant(s), Clay Grant, is asking for rezone approval of approximately .26 acres or 11,271 square feet from the R-1-8 to the R-1-6 zoning designation. If approved the applicant is planning to construct a duplex on the property. This property is shown on the General Plan as Residential 3.5 to 5 u/a and the zoning requested follows the Plan.

Analysis

The property is .26 acres in size and currently has a single family home on the property. To the north is a welding shop. To the south and west is single family



homes zoned R-1-8. To the east is more single family homes that are zoned R-1-6 which allows for duplexes if the lot is over 10,000 square feet in size and can meet the parking requirements.

Development Review Committee

The Development Review Committee reviewed this request at their January 25, 2006 meeting and recommended approval. The DRC discussed the adjacent properties and surrounding uses and the condition of the existing homes and why the street has been used as the barrier for the map.

Minutes from January 25, 2006

Mr. Baker made a **motion** to recommend to the Planning Commission approval of the Clay Grant Rezone located at 605 North 300 West from R-1-8 to R-1-6. Mr. Nielson **seconded** and the motion **passed** with a unanimous vote.

RECOMMENDATION

Approve

Make a motion to give the City Council a **POSITIVE** recommendation on the Clay Grant Rezone of .26 acres at 605 North 300 West from R-1-8 to R-1-6 zoning district **with the following findings and condition(s):**

FINDINGS

- That the zone change is consistent with the policies of the General Plan, including any policies of the Capital Improvements Plan; and

The General Plan shows this property as Residential 3.5 to 5 u/a and the R-1-6 is within that density range.

- That consideration has been given to include any conditions necessary to mitigate adverse impacts on adjoining or nearby properties.

Condition(s):

None

Deny

Make the motion to give the City Council a **NEGITIVE** recommendation for the Clay Grant Rezone of .26 acres at 605 North 300 West from R-1-8 to R-1-6 follow reason(s):

Table

Make the motion to **TABLE** the Clay Grant Rezone of .26 acres at 605 North 300 West from R-1-8 to R-1-6 for the follow reason(s):

GP Map

1 Inch equals 188 Feet



Legend

- Roads
 - Not Paved
 - Paved
 - Railroad
 - Rivers
- Buildings
- Property Lines
- County_SF_Parcel
- 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
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- 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
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- 9-12 U/A
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- Professional Office / Residential Office
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- Light Industrial / Commercial
- Light Industrial / Business Park
- Light Industrial / Public Facilities
- Medium Industrial
- Heavy Industrial
- Public Facilities
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- Recreation

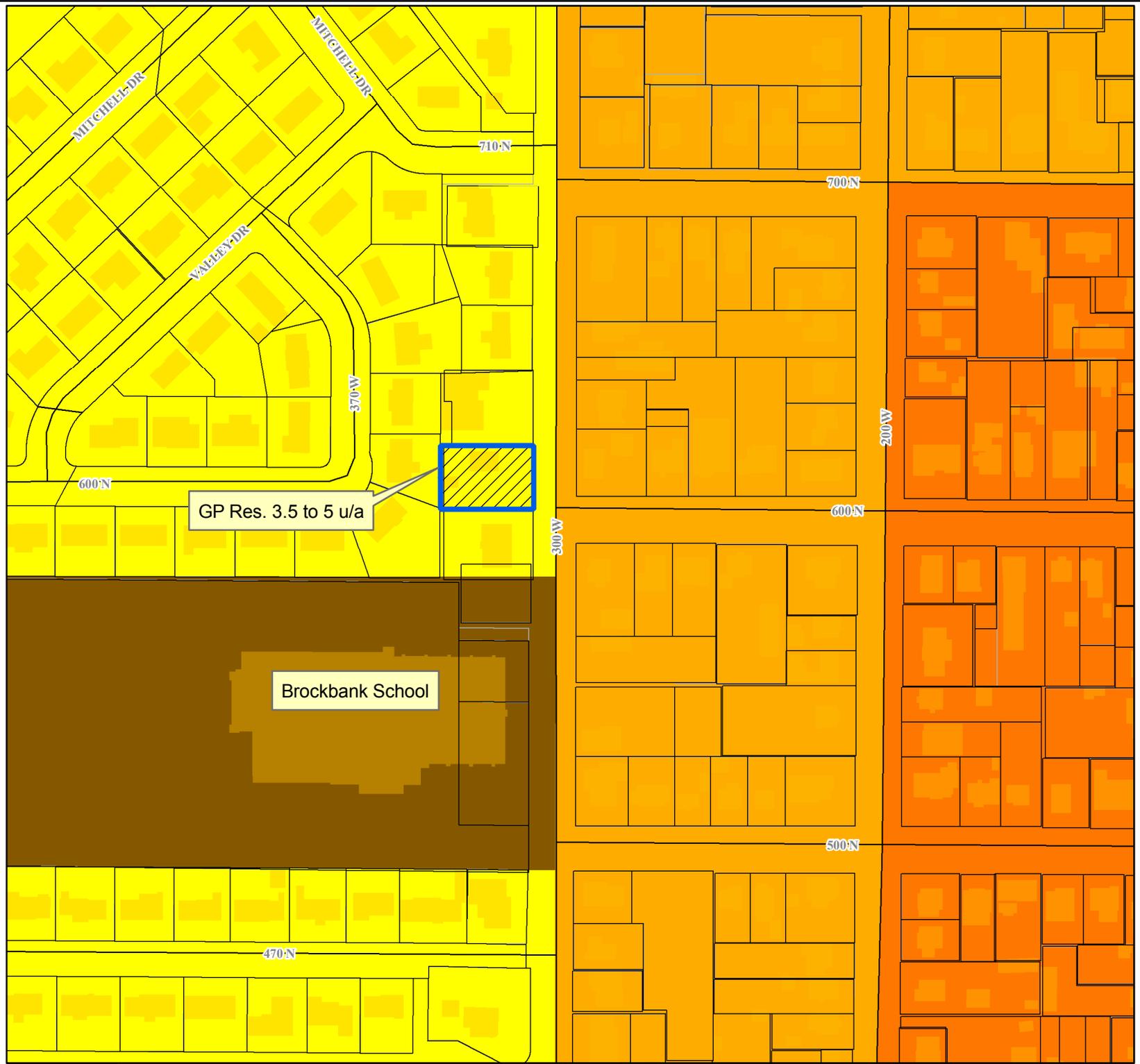
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Zoning Map

1 Inch equals 188 Feet



Legend

Roads

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- Paved
- Railroad
- Rivers

- Buildings
- Property Lines
- County_SF_Parcels
- Spanish Fork Boundary

- A-E
- BP
- C-1
- C-2
- C-D
- C-O
- I-1
- I-2
- I-3
- R-1-12
- R-1-30
- R-1-6
- R-1-8
- R-1-9
- R-1-6
- R-3
- R-O
- R-R
- S-C
- UV-C

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**SPANISH FORK CITY
PLANNING COMMISSION
STAFF REPORT**



To: Planning Commission
From: Emil Pierson, City Planner
Date: February 1, 2006
Subject: Mark Dallin Rezone
Location: 1200 East Canyon Road

Zoning: R-1-9 to R-1-6
Property Size: .93 acres
Lots: N/A

Public Hearing: Everyone within 300 feet of the property was noticed of the public hearing as well as being posted on the property 10 days prior to the meeting.

Background

The applicant(s), Mark Dallin, is asking for rezone approval of approximately .93 acres or 40,464 square feet from the R-1-9 to the R-1-6 zoning designation. If approved the applicant is planning to construct three single family homes on the property any additional units would make the proposal non-conforming to the General Plan. This property is shown on the General Plan as Residential 2.5 to 3.5 u/a and the zoning requested follows the Plan.



Analysis

The property is .93 acres in size and currently has a number of out buildings on the property. To the north of the property is Canyon Road and a field with agricultural uses zoned R-R. To the south, west and east is a single family homes zoned R-1-9.

Development Review Committee

The Development Review Committee reviewed this request at their January 18, 2006 meeting they discussed the width of the property and the density with the R-1-6 zone and if it met the General Plan. After discussing the issues the DRC recommended approval.

Minutes from January 18, 2006

Mr. Baker made a **motion** to recommend approval of the Mark Dallin Rezone located at 1200 East Canyon Road from R-1-9 to R-1-6 with the following conditions:

- 1 Entering into a development agreement that would require side yard setbacks to have a minimum of 10 feet,
- 2 Density can not be greater than the requirement of the General Plan,
- 3 Only single family homes can be built on this property.

Mr. Perrins **seconded** and the motion **passed** with a unanimous vote.

RECOMMENDATION

Approve

Make a motion to give the City Council a **POSITIVE** recommendation on the Mark Dallin Rezone of .93 acres at 1200 East Canyon Road from R-1-9 to R-1-6 **with the following findings and condition(s)**:

FINDINGS

- That the zone change is consistent with the policies of the General Plan, including any policies of the Capital Improvements Plan; and

The General Plan shows this property as Residential 2.5-3.5 u/a and the R-1-6 is within that density.

- That consideration has been given to include any conditions necessary to mitigate adverse impacts on adjoining or nearby properties.

Condition(s):

- 1.

Deny

Make the motion to give the City Council a **NEGITIVE** recommendation for the Mark Dallin Rezone of .93 acres at 1200 East Canyon Road from R-1-9 to R-1-6 follow reason(s):

Table

Make the motion to **TABLE** the Mark Dallin Rezone of .93 acres at 1200 East Canyon Road from R-1-9 to R-1-6 for the follow reason(s):

Property Map

1 Inch equals 188 Feet



Legend

-  Site Pictures
- Roads
 -  Not Paved
 -  Paved
 -  Railroad
 -  Rivers
-  Buildings
-  Property Lines
-  County_SF_Parcels
-  Spanish Fork Boundary
-  A-E
-  BP
-  C-1
-  C-2
-  C-D
-  C-O
-  I-1
-  I-2
-  I-3
-  R-1-12
-  R-1-30
-  R-1-6
-  R-1-8
-  R-1-9
-  R-1-6
-  R-3
-  R-O
-  R-R
-  S-C
-  UV-C

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