



PLANNING COMMISSION AGENDA

Wednesday, April 5, 2006

	6:30 P.M.	AGENDA REVIEW
PLANNING COMMISSIONERS	7:00 P.M.	1. PRELIMINARY ACTIVITIES
		A. Pledge of Allegiance
		B. Minutes: March 1, 2006
PAUL BRADFORD CHAIRMAN		2. PUBLIC HEARINGS
DEL ROBINS ASST. CHAIRMAN		A. Stone Zone Change (Rezone)
DAVE LEWIS		1290 South 2300 East
TED SCOTT		Zone: R-R – R-1-8
SHERMAN HUFF		Applicant(s): Kimberly Stone
SHARON MIYA		B. Whispering Willow Amended (Preliminary Plat)
		Ridgefield Road & Highway 51
		Zone: R-3
		Applicant(s): Salisbury Development
		C. Gateway Commerce Amended (Preliminary Plat)
		3450 North Main
		Zone: I-1
		Applicant(s): Boulder Ranch LLC
		3. STAFF REPORTS
		A. Joyner Subdivision Waiver
		Approximately 50 South 630 West
		Zone: R-1-8
		Applicant(s): Jeremy Joyner
		B. Kamren Neilson Subdivision Waiver
		275 South 600 East
		Zone: R-1-6
		Applicant(s): Kamren Neilson
		C. Forbush Annexation
		Approximately 1400 North Highway 51
		Applicant(s): Cody Roberts
		D. Proposed Project Area Plan Entitled North Airport Plan EDA dated: March 10, 2006
		Applicant(s): City Staff & Redevelopment Agency
		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.

**Tentative Minutes
Spanish Fork City Planning Commission
March 1, 2006**

1 Agenda review at 6:30 p.m. by Ms. Johnson

2 The meeting was called to order at 7:00 p.m. by Chairman Bradford.

3 Commission Members Present: Chairman Paul Bradford, Assistant Chairman Del Robins, Chris
4 Wadsworth, Ted Scott, Sherman Huff and Sharon Miya.

5 Staff Members Present: Richard Heap, City Engineer; Christine Johnson, Asst. City Attorney,
6 Pam Bradley Secretary and Kimberly Robinson, Planning Secretary.

7 Citizens Present: Beth Person and Joe Broderick.

8 The pledge of allegiance was led by Commissioner Miya.

9 **Minutes**

10 Commissioner Huff made a **motion** to approve the minutes of the February 1, 2006 Planning
11 Commission meeting with corrections . Commissioner Robins **seconded** the motion and the
12 motion **passed** with a unanimous vote.

13 **Staff Reports**

14 **Proposed Project Area Plan Entitled Front Mountain Economic Development Project Area**
15 **Plan dated: February 10, 2006.**

16 Ms. Johnson presented to the committee the following information regarding the current zoning
17 of the property and the future objectives.

18 The Front Mountain Economic Development Project Area Plan would encourage economic
19 development with other businesses to follow being a positive to bring other businesses into the
20 area and would also be consistent with current general plan.

21 Ms Johnson stated when we implement these codes they do need to be consistent with current
22 state and federal laws and that this would be consistent with the goals the city has for this
23 property. There is a fifteen year budget period mandated by the State to monitor and assist in
24 development of area. The agency has created a budget which was included in packet given to
25 the Planning Commission members.

26 The improved infrastructure was discussed and the need for sewer and electrical improvements
27 in order to be more attractive for other business in the future and this would be paid for by the

28 tax increment. Benefit analysis. The Commission was asked to review the Benefit Analysis
29 presented by Jonnalyne Walker, an experienced economic development consultant and also the
30 evaluation of costs. Ms. Johnson said a bond would be anticipated but would be paid by the tax
31 increment.

32 Commissioner Huff questioned the terms of the bond and the terms were discussed.

33 Ms. Johnson recommended approval to the City Council.

34 Commissioner Robins questioned if the tax increment would pay for new roads to be constructed
35 and also what new roads would need to be built.

36
37 Mr Heap said U.D.O.T already has plans for a road so as they design for their light and
38 intersection it would match and meet plans for current road. U.D.O.T. would also coordinate
39 with the railroad though it might be three or four years.

40 There was discussion regarding the number of employees and the increased traffic this would
41 create in the area. Also, the Commission discussed the railroad crossing. Mr. Heap presented
42 options for future improvement on the crossing.

43 Commissioner Huff stated all documents are in order, property zoning meets requirements and
44 also meets the general plan and is within growth boundaries. Commissioner Huff suggested the
45 Planning Commission is to make recommendation.

46 Commissioner Robins made a **motion** for a positive recommendation to City Council.
47 Commissioner Huff **seconded** the **motion**. Roll call was taken and the voting was unanimous.

48 Commissioner Scott made a **motion** to adjourn. Commissioner Huff **seconded** the **motion** and
49 the meeting adjourned at 7:20.

**SPANISH FORK CITY
PLANNING COMMISSION
STAFF REPORT**



To: Planning Commission
From: Marlo Smith, Engineering Secretary
Date: April 5, 2006
Subject: Gary Stone Rezone
Location: 1290 South 2300 East

Zoning: R-R to R-1-8
Property Size: 10.07 acres
Lots: N/A

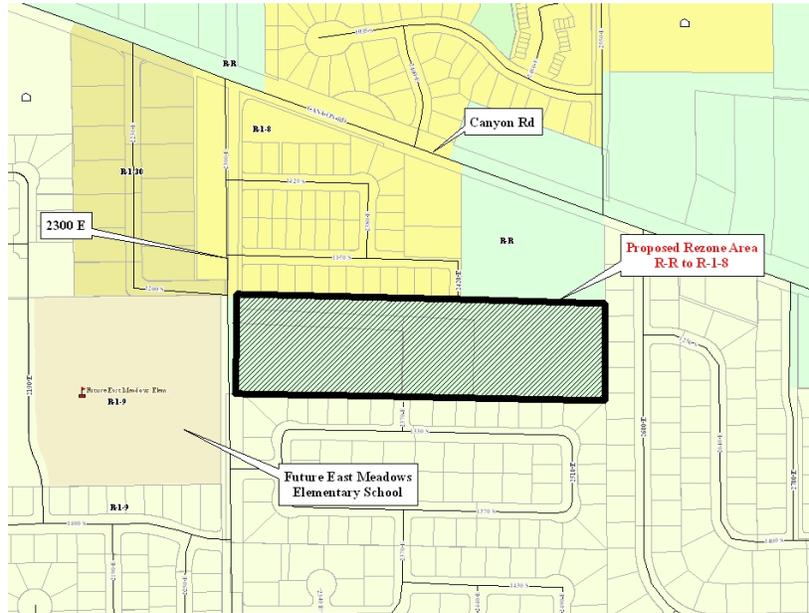
Public Hearing: Everyone within 300 feet of the property was noticed of the public hearing as well as being posted on the property and the city website 10 days prior to the meeting.

Background

The applicant(s), Gary Stone, is requesting to rezone approximately 10.07 acres from the R-R to the R-1-8 zoning designation. If approved the applicant is planning to develop a single family home subdivision. This property is shown on the General Plan as Residential 2.5 to 3.5 u/a and the zoning requested follows the General Plan.

Analysis

The property is 10.07 acres in size and currently is vacant property. To the north of the property is a single family homes subdivision zoned R-1-8. To the south and east is a single family home subdivision zoned R-1-9. To the west is the East Meadows Elementary School.



Development Review Committee

The Development Review Committee reviewed this request at their March 22, 2006 meeting and recommended approval.

Minutes from March 22, 2006

Mr. Baker made a **motion** to recommend to the Planning Commission approval of the Gary Stone Rezone located at 1290 South 2300 East from R-R to R-1-8. Mr. Foster **seconded** and the motion **passed** with a unanimous vote.

RECOMMENDATION

Approve

Make a motion to give the City Council a **POSITIVE** recommendation on the **Gary Stone Rezone of 10.07 acres at 1290 South 2300 East from R-R to R-1-8 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-1-8 is within that density range zoning complies.

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

Condition(s):

1. None

Deny

Make the motion to give the City Council a **NEGITIVE** recommendation on the **Gary Stone Rezone of 10.07 acres at 1290 South 2300 East from R-R to R-1-8** for the following reason(s):

Table

Make the motion to **TABLE** the **Gary Stone Rezone of 10.07 acres at 1290 South 2300 East from R-R to R-1-8** for the following reason(s):

**SPANISH FORK CITY
PLANNING COMMISSION
STAFF REPORT**



To:	Planning Commission	Zoning:	R-3
From:	Marlo Smith, Engineering Secretary	Property Size:	29 acres
Date:	April 5, 2006	# Lots/Units:	236
Subject:	Whispering Willows Amended Preliminary Plat	ID#	PRE 06-07
Location:	Ridgefield Road and Highway 51		

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

Background

The applicant(s), Salisbury Development, is requesting to Amend the Whispering Willows Preliminary Plat in order to remove the 12-plexes that were to be constructed south of Ridgefield Road and replace them with townhomes.

Analysis

The Whispering Willow Preliminary Plat was approved by the City Council on August 21, 2001. The approval was for 246 units of which 66 were to be single family homes and for 180 multi-family units. The original project showed the 180 multi-family units as 12-plexes.

The Whispering Willow Preliminary Plat was amended and approved by the City Council on December 6, 2005. The amendment was to build 72 of the 180 multi-family units in six 12-plex buildings and another 100 units as townhomes on the north side of the road.

The applicant has purchased the property and is requesting to build 52 townhomes of the 72 from the previous amended on the south side of the road and eliminate all 12-plex buildings. Overall the original density allowed for 246 units and with the amendments there are 218 units.

Amenities: The applicant will still construct the playgrounds as shown on the plans.

Development Review Committee

The Development Review Committee reviewed this request at their March 29, 2006 meeting and recommended approval subject to the conditions stated below.

Minutes from March 29, 2006

Mr. Baker made a **motion** to recommend to the Planning Commission approval of the Whispering Willow Amended Preliminary Plat located at Ridgefield Road and Highway 51 subject to the following findings and conditions:

FINDINGS:

1. The styles of the townhomes include two car garages.
2. The open spaces and tot lot qualify for the allowable density.

CONDITIONS:

1. Meets all of the Construction and Development Standards,
2. Work with the city utilities on the design,
3. The playground and open spaces shown on the plat remain and be declared private areas,
4. The plat declare the roads to be a public utility easements,
5. The interior sewer be private.

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

RECOMMENDATION

Approve

Make a motion to **APPROVE** the **Whispering Willows Amended Preliminary Plat located at Ridgfield Road and Highway 51** with the following findings and condition(s):

FINDINGS

- **The style of the townhomes include two car garages**
- **The open space and tot lot qualify for the allowable density.**

Condition(s):

1. Meet all of the Construction and Development Standards,
2. Work with the city utilities on the design,
3. The playground and open spaces as shown on the plat remain and be declared private areas,
4. The plat declare the roads to be public utility easements,
5. The interior sewer be private.

Deny

Make the motion **DENY** the **Whispering Willows Amended Preliminary Plat located at Ridgfield Road and Highway 51** for the following reason(s):

Table

Make the motion to **TABLE** the **Whispering Willows Amended Preliminary Plat located at Ridgfield Road and Highway 51** for the follow reason(s):

**SPANISH FORK CITY
PLANNING COMMISSION
STAFF REPORT**



To: Planning Commission
From: Marlo Smith, Engineering Secretary
Date: April 5, 2006
Subject: Gateway Commerce Amended Preliminary Plat
Location: 3450 North Main

Zoning: I-1
Property Size: 52.79 acres
Lots/Units:
ID# PRE 99-22

Public Hearing: The property was posted 10 days prior to the meeting as well as posted on the city website.

Background

The applicant(s), Boulder Ranch, is requesting to Amend the Gateway Commerce Preliminary Plat in order to allow for a larger parcel.

Analysis

The Gateway Commerce Preliminary Plat was approved by the City Council on May 16, 2000. The approval was for 26 commercial and industrial building lots.

The applicant is now requesting to change 10 lots into 3 larger lots to allow for industrial or commercial development. This request will also give reapproval of the Gateway Commerce Preliminary Plat due the fact that the subdivision approval has expired.

Development Review Committee

The Development Review Committee reviewed this request at their March 22, 2006 meeting and recommended approval subject to the conditions stated below.

Minutes from March 22, 2006

Mr. Baker made a **motion** to recommend to the Planning Commission approval of the Gateway Commerce Amended Preliminary Plat located at 3450 North Main Street subject to the following conditions:

CONDITIONS:

1. Meets all of the Construction and Development Standards,

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

RECOMMENDATION

Approve

Make a motion to **APPROVE** the Gateway Commerce Amended Preliminary Plat located at 3450 North Main Street **with the following condition(s)**:

Condition(s):

1. Meet all of the Construction and Development Standards,

Deny

Make the motion **DENY** the **Gateway Commerce Amended Preliminary Plat located at 3450 North Main Street** for the following reason(s):

Table

Make the motion to **TABLE** the **Gateway Commerce Amended Preliminary Plat located at 3450 North Main Street** for the follow reason(s):

**SPANISH FORK CITY
PLANNING COMMISSION
STAFF REPORT**



To:	Planning Commission	Zoning:	R-1-8
From:	Marlo Smith, Engineering Secretary	Property Size:	.5586 acres
Date:	April 5, 2006	# Lots:	4
Subject:	Jeremy Joyner Subdivision Waiver	ID#:	06-04
Location:	50 South 630 West		
Public Hearing:	N/A		

Background

The applicant(s), Jeremy Joyner, is requesting Subdivision Waiver approval in order to develop a 4 lot subdivision. The property is shown in the General Plan as Residential 3.5-4.5 u/a and Professional Office. The property is zoned R-1-8. The property is .5586 acres in size. To the north is the Spanish Fork City Property, to the south is the Taufer property, To the west is the Deauvono property and to the east is the Spanish Fork City Technology Building.

Analysis

If approved the developer is planning to construct 2 twin-home buildings. In 15.3.16.020(Table 1) a twin home lot in the R-1-8 zone is required to be 10,000 square feet in size.

Lot Sizes: both proposed twin home lots will be 11,716 square feet with 86 feet of frontage.

Development Review Committee

The Development Review Committee reviewed this request at their March 29, 2006 meeting and recommended approval subject to the findings and conditions stated below.

Minutes from March 29, 2006

Mr. Baker made a **motion** to recommend to the Planning Commission approval of the Joyner Subdivision Waiver located at 50 South 630 West subject to the following findings and conditions:

FINDINGS:

1. They have met the R-1-8 requirement of 10,000 square foot lots with 75' of frontage for twin home lots.

CONDITIONS:

1. Dedicate appropriate road sections needed.
2. Curb, gutter and asphalt be installed.
3. Work with the city utilities for property location of meters.
4. Provide an updated digital file to the City.

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

RECOMMENDATION

Approve

Make a motion to **APPROVE** the Jeremy Joyner Subdivision Waiver located at 50 South 630 West **with the following findings and condition(s)**:

FINDINGS

- That they have met the R-1-8 requirement of 10,000 square foot lots with 75' of frontage for twin home lots.

Condition(s):

1. Dedicate appropriate property sections needed.
2. Curb, gutter and asphalt be installed.
3. Work with the city utilities for property locations of meters.

Deny

Make the motion **DENY** the **Jeremy Joyner Subdivision Waiver located at 50 South 630 West** for the following reasons(s):

Table

Make the motion to **TABLE** **Jeremy Joyner Subdivision Waiver located at 50 South 630 West** for the following reasons(s):

**SPANISH FORK CITY
PLANNING COMMISSION
STAFF REPORT**



To:	Planning Commission	General Plan:	Residential 3.5-4.5 U/A & Light Industrial
From:	Marlo Smith, Engineering Secretary	Property Size:	90.848 acres
Date:	April 5, 2006	Zoning:	County R-A
Subject:	Forbush Annexation	Requested Zone:	R-1-9
Location:	1400 North Highway 51		

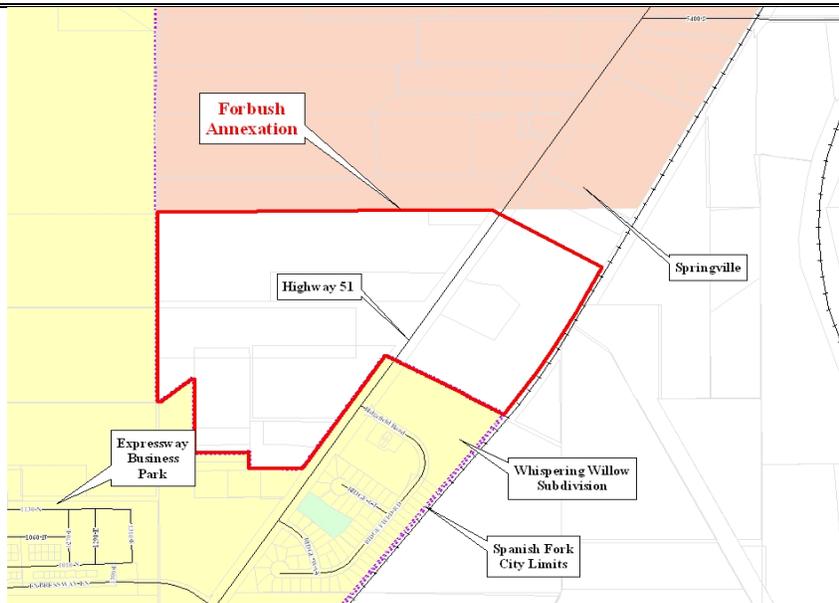
Public Hearing: N/A

Background

The applicant(s), Cody Roberts, is requesting to annex approximately 91 acres into Spanish Fork City from Utah County.

Analysis

The City Boundary is to the south and west of the property. The properties to the north were annexed into Springville City. Most of property is within Spanish Fork City's policy declaration boundary except for the northeast corner of the annexation. Springville City also shows this property within its Annexation Policy Plan. The annexation request is within the City's growth boundary except the northeast corner. The General Plan currently shows the annexation area as Residential 3.5 to 4.5 u/a or as light industrial. The property owner is requesting for the property to be zoned R-1-9. They would also be eliminating the Anderson salvage yard.



Development Review Committee

The Development Review Committee reviewed this request at their March 22, 2006 meeting and recommended approval subject to the conditions stated below.

Minutes from March 29, 2006

Mr. Baker made a **motion** to recommend to the Planning Commission approval of the Forbush Annexation located at 1400 North Highway 51 subject to the following conditions:

CONDITIONS:

1. An Environmental assessment done over the area covered by the salvage yard.
2. Modify the boundary to exclude the northeast corner to follow the City property lines,

3. Terminate Springville's power and work with Spanish Fork utilities,
4. Zone it R-R for now.

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

RECOMMENDATION

Approve

Make a motion to **APPROVE** the **Forbush Annexation located at 1400 North Highway 51** **with the following condition(s)**:

Condition(s):

1. An Environmental assessment done over the area covered by the salvage yard.
2. Modify the boundary to exclude the northeast corner to follow the City property lines,
3. Terminate Springville's power and work with Spanish Fork utilities,
4. Zone it R-R for now.

Deny

Make the motion **DENY** the **Forbush Annexation located at 1400 North Highway 51** for the following reason(s):

Table

Make the motion to **TABLE** the **Forbush Annexation located at 1400 North Highway 51** for the follow reason(s):