
SPANISH FORK

Planning Commission Agenda October 4, 2006

Planning Commissioners

Paul Bradford
Chairman

Del Robins
Asst. Chairman

David Lewis

Sherman Huff

Sharon Miya

Michael Christianson

6:30 P.M. Agenda Review (Training)

7:00 P.M. 1. Preliminary Activities

- a. Pledge of Allegance
- b. Minutes: September 26, 2006
- c. Planning Review and Update

2. Public Hearings

- a. **Amendment to the Zoning Map**
Applicant: Clark Mitchell
Zoning: R-1-12 requested
Location: 2000 South 1400 East

3. Staff Reports

- a. **Preliminary Plat**
Applicant: Clark Mitchell
Zoning: R-1-12 requested
Location: 2000 South 1400 East

**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.

**Tentative Minutes
Spanish Fork City Planning Commission Meeting
September 6, 2006**

Agenda review 6:30 p.m.

Commission Members Present: Chairman Paul Bradford, Sherman Huff, Sharon Miya, Michael Christianson, Del Robins, Dave Lewis.

Staff Present: Christine Johnson, Assistant City Attorney; Dave Anderson, City Planner; Richard Nielson, Assistant Public Works Director; Richard Heap, Public Works Director; Shelley Hendrickson, Planning Secretary.

Citizens Present: Jed Morley, Bob Tandler, Ray Morley, Vic Deauvano, Keith Bradford, Denise Bradford, Pam Warby, John Warby, Clint Argyle, Clay Grant, Scott Peterson, Doug Page, Brent Bowers, Libby Hancock, Travis Hancock, Wade Dudley, Pat Parkinson, Kerry G. Judd, Travis Jasper, Becca Atkinson, Colby Atkinson, Kaye Mitchell, Margie Robins, Valene Hanson, Barbara Damon, Angelique Wolfe, Hannah Felter, Michael Vasques, Maridean Proctor, Armando Alvarez, Brent Mckell, Mark A. Mckell, Hilary Hendricks, Todd Hendricks, Marty Warren, Rod Warren, Rudy Bischof, Dale Searle, Michael Weatherhead, Dan Barp, Brad Frehner, Debra Frehner, Rick Salisbury, Brent Bowers.

CALL TO ORDER:

Chairman Paul Bradford called the meeting to order at 7:01 p.m.

PLEDGE:

Commissioner Miya led the pledge of allegiance.

MINUTES:

Commissioner Lewis made a **motion** to approve the minutes of August 2, 2006; with the noted corrections. Commissioner Huff **seconded** and the motion **passed** all in favor.

PUBLIC HEARINGS:

Commissioner Robins **moved** to open into Public Hearings. Commissioner Christianson **seconded** and the motion **passed** all in favor.

Amendment to the General Plan and Zoning Maps – D Land L.L.C

Mr. Anderson gave background and explained the proposal.

Discussion was density, single-family dwellings, and town homes.

Vic Deauvano

Mr. Deauvano addressed the Commission. He explained the proposal.

Discussion was density, the flood plain, and the berm.

Rudy Bischof

Mr. Bischof addressed the Commission. He is concerned with the height of the proposed structures, the way the properties will face, and open land.

Barbara Damon

Ms. Damon addressed the Commission.

Margie Robins

Ms. Robins addressed the Commission. Ms. Robins feels the river bottoms area is wonderful and does not want to see the development.

Dale Searle

Mr. Searle addressed the Commission. Mr. Searle feels the town homes would be best further down the property as not to obstruct the view of the adjacent property owners.

Michael Weatherhead

Mr. Weatherhead addressed the Commission. Mr. Weatherhead feels that Spanish Fork needs a legacy. Would like to see the river bottoms kept open as a legacy.

Mr. Deauvano addressed the Commission. He explained the proposal and answered the citizens questions.

Discussion was egress, ingress, the trail, and the proposed height of the town homes.

Angel Wolfe

Ms. Wolfe addressed Commission. Her concern is the crosswalks for the school kids that walk on Powerhouse road.

Ms. Robins addressed the Commission. She requested clarification on the access road.

Discussion was traffic, width of the road, and zoning.

Commissioner Robins made a **motion** to close the Public Hearing on this issue.

Commissioner Lewis **seconded** and the motion **passed** all in favor.

Commissioner Robins feels that this is a good development.

Commissioner Huff feels is in favor of this proposal.

Commissioner Lewis is in favor of this development.

Commissioner Christianson feels higher density around a golf course is warranted.

Commissioner Bradford feels this is the best use for this particular area.

Commissioner Lewis made a **motion** recommending to the City Council approval of the proposed General Plan and Zone Map Amendment for D Land L.L.C. located at 3100 East River Bottoms Road, changing the General Plan Map from Residential 1 unit per 5 acres/1.5 to 2.5 units per acre to Residential 5.5 to 8 units per acre, changing the Zoning Map from Exclusive Agriculture to R-3 based on the following findings:

Finding:

1. That the proposed designation would allow for a type of development that is consistent with that which has been constructed in the immediate vicinity.
2. That the proposed zoning is compatible with the zoning assigned to the neighboring properties.
3. That the proposed zoning would allow for development that is consistent and compatible with that which has been constructed in the immediate vicinity.

Commissioner Christianson **seconded** and the motion **passed** by a unanimous roll call vote.

Amendment to the General Plan and Zoning Maps – Catholic Church

Mr. Anderson gave background and explained the proposal.

Armando Alvarez

Mr. Alvarez addressed the Commission and explained the proposal.

Wade Dudley

Mr. Dudley addressed the Commission. He feels that parking is an issue.

Todd Hendricks

Mr. Hendricks feels crosswalks and safety of children is a concern.

Michael Ward

Mr. Ward addressed the Commission. He is concerned with density.

Dan Barp

Mr. Barp addressed the Commission. He is concerned with the width of the road.

Pat Parkinson

Ms. Parkinson feels that the proposed development is good. She feels the lower density is wonderful.

Mr. Alvarez feels that the proposed R-1-9 zone is consistent with the adjacent properties.

Commissioner Miya made a **motion** to close Public Hearing on this issue. Commissioner Lewis **seconded** and the motion **passed** all in favor.

Commission discussion was R-1-12 zoning, the two (2) acre parcel that will be left undeveloped for now.

Commissioner Robins made a **motion** recommending to the City Council approval of the proposed General Plan Amendment at approximately 1520 South 1400 East, changing the General Plan Map from Residential 1.5 to 2.5 units per acre to Residential 2.5 to 3.5 units per acre and changing the Zoning Map from Rural Residential to R-1-9 based on the following findings:

Findings:

1. That the proposed General Plan designation is compatible with the designation of the neighboring properties.
2. That the proposed designation would allow for a type of development that is generally consistent with that which has been constructed in the immediate vicinity.
3. That the proposed zoning is compatible with the zoning assigned to the neighboring properties.
4. That the proposed zoning would allow for uses that are consistent and compatible with those that has been constructed in the immediate vicinity.

Commissioner Lewis **seconded** and the motion **passed** by a unanimous roll call vote.

Commissioner Christianson recommended a five (5) minute break.

Break at 8:26 p.m. to 8:31 p.m.

Amendment to the General Plan Map – Fritzi Realty

Mr. Anderson gave background and explained the proposal.

Ray Morley

Mr. Morley addressed the Commission. He gave background and explained the proposal.

Bob Tandler

Mr. Tandler addressed the Commission. He gave background and explained the proposal.

Mr. Tandler expressed his belief that staff had made an error in preparing the maps that were presented last year.

Clint Argyle

Mr. Argyle addressed the Commission. He would like in the minutes that discussion is on

the Fritzi parcels only. He feels that the Commission should consider the zoning to be somewhere between the 2.5-3.5 units per acre and 5.5-8 units per acre. The neighborhood would like lower density.

Mark Mckell

Mr. Mckell addressed the Commission. He is concerned with the property line between the Mckell property and the Fritzi property line.

Brent Mckell

Mr. Mckell addressed the Commission. He feels that the Mckell property has a potential to become landlocked with the proposal and that they will lose a current right-of-way to their property.

Libby Hancock

Ms. Hancock addressed the Commission. She is concerned with traffic and feels the proposed density is too high.

Mr. Argyle addressed the Commission.

Mr. Tandler addressed the Commission.

Mr. Mckell addressed the Commission. He submitted a picture for viewing.

Brad Frehner

Mr. Frehner addressed the Commission. He feels traffic and safety of children in the area are big issues. He feels the property is best suited for a commercial zone.

Ms. Parkinson addressed the Commission. She feels that access into the proposed development is ludicrous.

Debra Frehner

Ms. Frehner addressed the Commission. She feels traffic is a concern.

Commissioner Lewis made a **motion** to close Public Hearing on this issue. Commissioner Miya **seconded** and the motion **passed** all in favor.

Discussion was sensitive lands.

Mr. Anderson addressed the Commission.

Discussion was UDOT's approval of access to the property, confusion whether the zoning is 2.5-3.5 units per acre or 4.5 to 5.5-8 units per acre, and traffic.

Mr. Anderson addressed the Commission with regard to access, zoning, and traffic.

Mrs. Johnson addressed the Commission with regard to legislative decisions.

Commissioner Miya made a **motion** recommending to the City Council approval of the proposed General Plan Amendment at approximately 1400 South Main, changing the General Plan Map from General Commercial/Residential 4.5-5.5 units per acre General Commercial/Residential 5.5-8 units per acre; limited to the Fritzi Realty properties, based on the following finding:

Finding:

1. That the proposed designation would allow for a type of development that is compatible with that which is anticipated in the surrounding area.

Commissioner Lewis **seconded** and the motion **passed** by a role call vote. Commissioner Christianson voted nay. He feels that the density is too high. Commissioner Huff voted nay. He feels that the density is too high.

Plat Amendment – Provo Craft

Mr. Anderson explained the proposal.

Kerry Judd

Mr. Judd addressed the Commission. He explained the proposal.

Commissioner Robins made a **motion** to the City Council approval of the Amended Plat for Gateway Commerce Park subject to the following condition:

Condition:

1. That the applicant make any required corrections required by the Development Review Committee to the plat and provide staff with a corrected copy prior to the submittal of a Final Plat.

Commissioner Huff **seconded** and the motion **passed** by a unanimous role call vote.

Commissioner Huff **moved** to close Public Hearings. Commissioner Robins **seconded** and the motion **passed** all in favor.

STAFF REPORTS

Annexation – Strawberry Water Staker Parson

Mr. Anderson gave background and explained the proposal.

Commissioner Christianson expressed concern with negligent use and whether the city would be liable.

Mrs. Johnson feels that it would not be the City's problem.

Mr. Anderson feels that by way of liabilities the City would not be assuming additional liability in annexing these properties but noted that he would discuss the issue with the City Attorney..

Christine Michael

Ms. Michael addressed the Commission with regard to wind turbines.

Commissioner Huff made a **motion** recommending to the City Council approval of the proposed Strawberry Water Staker Parson Annexation located at 2800 South Highway 6 with the Industrial 2 zoning assigned based on the following finding:

Finding:

1. That the proposed Annexation and associated zoning would allow for a type of development that is consistent with that which has been constructed in the immediate vicinity.

Commissioner Miya **seconded** and the motion **passed** by a unanimous roll call vote.

Subdivision Waiver – Kamren Nielson Subdivision

Mr. Anderson gave background and explained the proposal.

Scott Peterson

Mr. Peterson addressed the Commission. He explained the proposal.

Commissioner Robins made a **motion** approving the Subdivision Waiver for Kamren Nielson based on the following finding and subject to the following condition:

Finding:

1. That the proposed Subdivision Waiver is consistent with the requirements of the R-1-6 zone.

Condition:

1. That the applicant work with the Electric Department on the electric service in putting the electric utilities underground.

Commissioner Huff **seconded** and the motion **passed** all in favor.

Subdivision Waiver – Grant Subdivision

Mr. Anderson gave background and explained the proposal.

Clay Grant

Mr. Grant addressed the Commission. He gave background and explained the proposal.

Commissioner Robins made a **motion** to approve the Subdivision Waiver for Clay Grant based on the following finding and subject to the following conditions:

Finding:

1. That the proposed Subdivision Waiver is consistent with the requirements of the R-1-6 zone.

Conditions:

1. That the project meets the construction and development standards.
2. That the necessary corrections are made to the plat and a clean copy be provided for the City's files.
3. That any requirements of the Engineering and Electrical Departments be satisfied before deeds are recorded.

Commissioner Lewis **seconded** and the motion **passed** all in favor.

Subdivision Waiver – Teton Subdivision

Mr. Anderson gave background and explained the proposal.

Colby Atkinson

Mr. Atkinson addressed the Commission. He explained the proposal.

Commissioner Huff made a **motion** to approve the proposed Subdivision Waiver for Teton Construction based on the following finding and subject to the following conditions:

Finding:

1. That the proposed Subdivision Waiver is consistent with the requirements of the R-1-6 zone.

Conditions:

1. That the project meets the construction and development standards.
2. That the necessary corrections are made to the plan and a clean copy be provided for the City's files.
3. That any requirements of the G.I.S. Engineering and Electrical Departments be satisfied before deeds are recorded.

Commissioner Lewis **seconded** and the motion **passed** all in favor.

PLANNING REVIEW AND UPDATE

Mr. Anderson presented a power point presentation on growth related issues.

Discussion was made regarding the presentation.

Discussion was made regarding the Planning Commission's priorities.

ADJOURN

Commissioner Robins **moved** to adjourn. Commissioner Miya **seconded** and the motion **passed** all in favor.

Meeting **adjourned** at 11:00 p.m.

Adopted:

Shelley Hendrickson, Planning Secretary

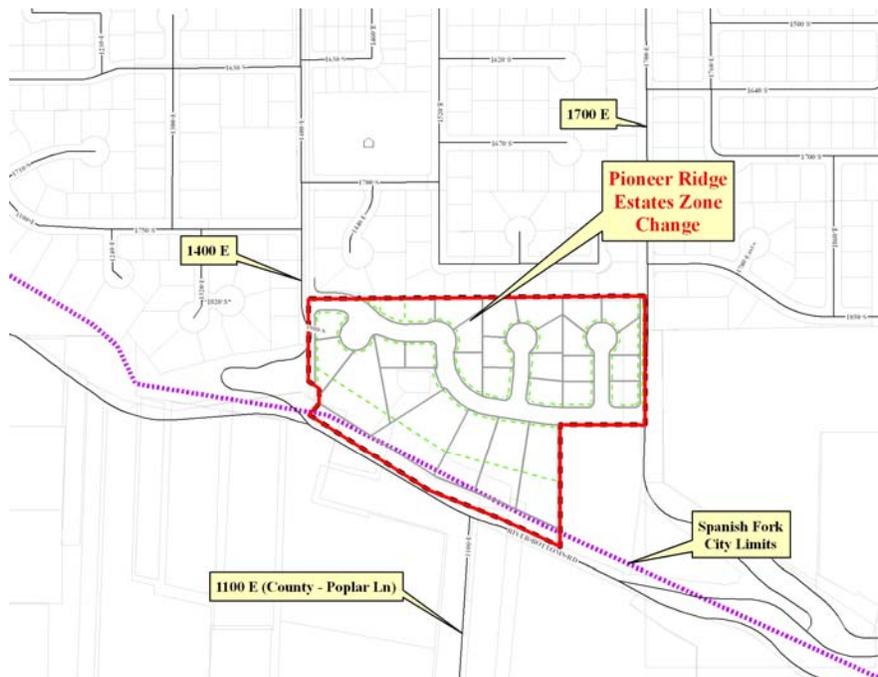
SPANISH FORK CITY
Staff Report to Planning Commission



Agenda Date:	October 4, 2006
Staff Contacts:	Dave Anderson, Planning Director
Reviewed By:	Development Review Committee
Subject:	Pioneer Ridge Preliminary Plat Approval Request

Background Discussion:

The applicant, Clark Mitchell, is requesting a Zone Change and Preliminary Plat approval for a 20-acre parcel located at approximately 2000 South 1400 East. The property is currently zoned Rural Residential and the applicant has proposed that the zoning be changed to R-1-12. The General Plan designates the property as Residential 1.5-2.5 units per acre.



Details

The proposed Preliminary Plat is a standard subdivision that contains a total of 28 building lots. The subject property is situated such that the building lots would be located above River Bottoms Road. The proposed plat has been prepared so as to convey ownership of the hillside to the individual lot owners, while encumbering the hillside portion of those lots with an easement. Staff understands that access from the individual lots in the development to River Bottoms Road will not be allowed. All of the proposed lots conform to the City's standards.

One of the more unique features of the subject property is the pioneer cemetery. Encompassed by the subject property is a parcel of land owned by Spanish Fork City which contains a pioneer era

cemetery. The applicant's proposal includes plans to dedicate additional acreage for the cemetery (represented as Lot B), the construction of parking spaces adjacent to the cemetery and a monetary contribution to be used for improvements at the cemetery.

Development Review Committee

The Development Review Committee reviewed these requests in their September 27 meeting and recommended that they be approved. Minutes from that meeting are as follows:

Pioneer Ridge Estates – 2000 South 1400 East

Mr. Anderson gave background and explained the proposal.

Discussion was held concerning the public drainage storm drain easement, 90 degree parking, landscaping and fencing for the cemetery, that the Daughters of the Utah Pioneers are to meet with Dale Robinson to prepare a concept plan for the cemetery, right-of-way dedication to the City for the trail, hillside landscape with regard to scenic easements (restrictions), legal language on the Plat (with regard to no storage, no excavation, specific landscape, whether fencing is or is not allowed), access will not be allowed from River Bottoms Road,

Mr. Anderson said that he did receive a copy of the neighborhood meeting attendance and minutes. There were not any concerns raised in the meeting. Developer has satisfied this requirement.

Mr. Baker made a **motion** to the Planning Commission approval of the Preliminary Plat for Pioneer Ridge Estates located at 2000 South 1400 East subject to the following conditions:

Conditions:

1. That the scenic easement be modified in the language to say no outside structures, no fencing within the easement, no storage of materials of any type, no access from River Bottoms Road. No excavation of any type.
2. That the trail be shown as road right-of-way.
3. That the cemetery be dedicated to the City for the Parks and Recreation Department.
4. That the retention basin be removed from private property and work with the City Engineers to put it in under the streets.
5. That the Plat notes concerning the scenic easement be required on the deeds of lot numbers 20-23, 26, and 27.
6. That the applicant work with the Parks and Recreation Department to propose a concept plan with an allotment of funds for the cemetery.
7. That parking for the Cemetery be 90 degree parking as to have access from both directions.

Mr. Banks **seconded** and the motion **passed** all in favor.

Discussion above with Preliminary Plat.

Mr. Baker made a **motion** to the Planning Commission approval of the Zone change request for Pioneer Ridge Estates, located at 2000 South 1400 East, to R-1-12 based on the following finding:

Finding:

1. That the zone is consistent with the General Plan and the proposed lots are larger than those in the vicinity.

Mr. Banks **seconded** and the motion **passed** all in favor.

Budgetary Impact:

Staff anticipates providing the City Council with a more detailed analysis of the financial impact of residential development in the near future but, for purposes of this report, simply notes that the long term cost to serve residential development generally exceeds anticipated revenue.

Alternatives:

As the proposed Preliminary Plat is consistent with the City's standards for developments in the R-1-12 zone, there are not many options that the City may pursue to require modifications.

Recommendation:

Staff recommends that the Planning Commission recommend that the City Council approve the proposed Preliminary Plat and Zone Change for Pioneer Ridge based on the following findings and subject to the following conditions:

Findings:

1. That the proposed Preliminary Plat meets the City's standards for Master Planned Developments in the R-1-12 zone.
2. That the R-1-12 zone is consistent with the General Plan.

Conditions:

1. That the language of the scenic easement be modified to say no outside structures, no fencing within the easement, no storage of materials of any type, no access from River Bottoms Road. No excavation of any type.
2. That Lot C be dedicated as road right-of-way.
3. That the cemetery be dedicated to the City for the Parks and Recreation Department.
4. That the retention basin be removed from private property and work with the City Engineers to put it in the streets.
5. That the Plat notes concerning the scenic easement be required on the deeds of lot numbers 20-23, 26, and 27.
6. That the applicant work with the Parks and Recreation Department to prepare a concept plan with an allotment of funds for the cemetery.
7. That parking for the Cemetery be 90 degree parking as to have access from both directions.

attachments: proposed Preliminary Plat
neighborhood meeting minutes

Pioneer Ridge Estates Neighborhood Meeting Minutes

When: 7:00pm Tuesday, September 19, 2006

Where: Veterans Building – Spanish Fork City

Clark Mitchell – 7:11pm

Welcoming comments to those in attendance; feedback encouraged along with comments and questions. Brief explanation of the proposed Pioneer Ridge Estates project – 28 lot subdivision in accordance with Spanish Fork city's master plan and zoning of R-112 with lots meeting the 12,000 sq/ft minimum. Not seeking density bonuses or PUD zoning. Project includes Pioneer Cemetery which will be expanded and beautified by budget given to Utah Daughters of Pioneers. Also a disclosure of Fred Vincent's property upon which he herds a 100 head of cattle for a few months of the year. The proposed layout is conducive to a safe and close neighborhood feel bringing a sense of "place". Project includes 50 ft proposed Trail Dedication running parallel with River Bottoms Road that will be deeded to Spanish Fork City for the future construction of a trail system, shown as lot C on the plat. Above that is a proposed Scenic Corridor with the intent of protecting the hillside from yard waste debris, building or digging, storage of anything. Scenic Corridor will preserve its natural beauty, open space and landscape therefore maintaining a scenic buffer to the homes on the southern boundary adding value to the overall project. Explanation of home design and construction including landscaping proposals and time restrictions contained in the CCR's. Concluding remarks regarding the project and its unique location.

Questions and Comments

1. Concern over the restrictiveness of time periods in putting in landscaping after home completion. Time frames are to prevent stalling of yard and unsightly property thus subtracting value from the overall project and neighborly, community feel. Time restrictions add to the overall project by providing value and are really in the property owner's best interest.
2. Question regarding reservation procedure. Names will be taken and entered into a pool which will then be drawn at random and assigned numbers chronologically for placement in picking lots.
3. Comment regarding Catwalk for children heading to school to avoid busy streets.
4. Concern about weed control on the farm ground until construction commences. We proposed cutting down and maintaining weed control till we break down.
5. Lot size concern, perhaps too small. We have dropped lots and lots till we got to this magic number that will allow for the best use of the property on both sides.
6. Proposed wall feature around project? We aren't interested in this feature as it inhibits unkept landscaping strips and confinement. Future property owners expressed concern over the wall and felt it wouldn't be in their best interest.
7. Scenic corridor question and its actual use. Some expressed interest in landscaping in the scenic corridor but we feel it would prove to be spotty and lower the value of having such a naturalscaped buffer.
8. Taxing concerns for southern lots lying in the scenic corridor with much of it being unusable and unbuildable.
9. Water concerns for expressed by Fred Vincent. Water seepage occurs on the lower bluffs on the southern slope and care needs to be taken if there was ever any use allowed there.
10. Land pricing questions were asked. At the due time we will release a price sheet for the lots but until then, given the unique area and prime real-estate of the project, expect the prices to be higher than its relative market value in other areas.

Conclusion– 7:55pm

Conclusion of neighborhood meeting and thanking of participation and comments. Time was then given for to view the maps, plats, and provided additional information to meet the needs and concerns for neighbors and potential buyers. Email addresses were taken and developer information was made accessible for future feedback and comments.