



**Planning Commission Agenda  
June 4, 2008**

**Planning  
Commissioners**

Del Robins  
Chairman

Sherman Huff  
Vice Chairman

David Lewis

Shane Marshall

Michael Christianson

David Stroud

- 6:30 P.M. Agenda Meeting
- 7:00 P.M. 1. Preliminary Activities
- a. Pledge of Allegiance
  - b. Approval of Minutes: May 7, 2008
2. Public Hearings
- a. **Spanish Trails Plat C Amended Preliminary Plat**  
Applicant: Highland Homes  
General Plan: Residential 5.5 to 8 Units Per Acre  
Zoning: R-1-8  
Location: 500 South Spanish Trails Boulevard
  - b. **Revoir Zone Change**  
Applicant: Shane and Nicole Revoir  
General Plan: Residential 2.5 to 3.5 Units Per Acre  
Zoning: Rural Residential existing, R-1-9 proposed  
Location: 2870 East Canyon Road
3. Staff Reports
- a. **Academy Park Plat A Amended Preliminary Plat**  
Applicant: Western States Construction  
General Plan: Residential 2.5 to 3.5 Units Per Acre  
Zoning: R-1-12  
Location: 920 South Del Monte
  - b. **Holman**  
Applicant: Ryan Holman  
General Plan: Residential 4.5 to 5.5 Units Per Acre  
Zoning: R-1-6  
Location: 134 East 300 North
  - c. **KJ Subdivision**  
Applicant: Kamp Jones Investments  
General Plan: Residential 4.5 to 5.5 Units Per Acre  
Zoning: R-1-6  
Location: 236 West 800 North
  - d. **Geslison Estates**  
Applicant: Jerry Pidcock  
General Plan: Residential 4.5 to 5.5 Units Per Acre  
Zoning: R-1-6

Location: 66 North 300 East

e. **Spanish Fork Manor**

Applicant: Tracy Peterson Homes

General Plan: Residential 5.5 to 8 Units Per Acre

Zoning: R-1-6

Location: 13 South 475 West

4. Other Discussion

a. **Discussion on Planning Commission work program**

**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.

1 Draft Minutes  
2 Spanish Fork City Planning Commission Meeting  
3 May 7, 2008  
4  
5

6 **Commission Members Present:** Chairman Del Robins, Dave Lewis, David Stroud,  
7 Michael Christianson, Shane Marshall, Sherman Huff.  
8  
9

10 **Staff Present:** Dave Anderson, Planning Director; Richard Nielson, Public Works  
11 Assistant Director; Shelley Hendrickson, Planning Secretary.  
12

13 **Citizens Present:** Mike Bertelsen.  
14  
15

16 **CALL TO ORDER**  
17

18 Chairman Robins called the meeting to order at 7:01 p.m.  
19  
20

21 **PRELIMINARY ACTIVITIES**  
22

23 **Pledge**  
24

25 Chairman Huff led the pledge of allegiance.  
26

27 **Adoption of Minutes: April 2, 2008**  
28

29 Commissioner Lewis **moved** to **approve** the minutes of March 12, 2008. Commissioner  
30 Stroud **seconded** and the motion **passed** all in favor.  
31  
32

33 **STAFF REPORTS**  
34

35 **Erdmann Subdivision Waiver**

36 Applicant: Mike Bertelsen

37 General Plan: Residential 2.5 to 3.5 Units Per Acre

38 Zoning: R-1-9

39 Location: 751 South 1100 East  
40

41 Mr. Anderson explained the proposal met the City standards for a flag lot in the R-1-  
42 9 zone and the Development Review Committee's recommendation that the  
43 proposal be approved subject to a few conditions.

44

45 Discussion was held regarding the waiver meeting the City's ordinance and could not  
46 be denied, and whether or not neighbors were notified of proposals such as this  
47 nature. Mr. Anderson concurred that they are not.

48

49 Commissioner Huff **moved** to **approve** the Erdmann Subdivision Waiver for Mike  
50 Bertelsen located at 751 South 1100 East subject to the following conditions:

51

## 52 **Conditions**

53

- 54 1. That the applicant dedicates the required public utility easements.
- 55 2. That the applicant makes the necessary power changes in accordance with  
56 the City's Standards.

57

58 Commissioner Stroud **seconded** and the motion **passed** by a unanimous roll call  
59 vote.

60

## 61 **650 West Street Vacation**

62 Applicant: Spanish Fork City

63 General Plan: Light Industrial

64 Zoning: Industrial 1

65 Location: 1000 North 650 West

66

67 Mr. Anderson explained the proposal was annexed into the city this year. The  
68 petitioner would like to take ownership of the street and use the land in a  
69 development. He further explained that the County had re-routed the street so it no  
70 longer crossed the railroad tracks to the north and City staff did not see any reason  
71 to own this particular piece of right-of-way.

72

73 Discussion was held regarding the road that ran parallel to the railroad tracks posing  
74 an access problem. Mr. Nielson said there would be a cul-de-sac bulb that would  
75 provide access to the railroad and the old depot property.

76

77 Commissioner Stroud asked if both of the parcels were owned by the same  
78 individual. Mr. Anderson said no and that the property owner to the East had shown  
79 interest in purchasing it.

80

81 Discussion was held regarding access from 10<sup>th</sup> North, whether or not there were  
82 any plans for a spur off of the tracks to the parcel. Mr. Nielson explained there was a  
83 sighting that products could come in by rail.

84

85 Commissioner Stroud **moved** to recommend that the proposed **vacation** of 650  
86 West between 1000 North and the railroad right-of-way to the north be **approved**.  
87 Commissioner Christianson **seconded** and the motion passed by a unanimous roll  
88 call vote.

89

90

### 91 Other Discussion

92

#### 93 **Discussion on Planning Commission work program**

94

95 Mr. Anderson reminded the commission about a joint meeting with the City Council  
96 on May 13, 2008 at 5:30 p.m. and again on May 29, 2008 at 5:30 p.m. That the  
97 City Council had approved a moratorium on flag lots and multi-family housing in the  
98 R-3 and R-1-6 zones and joint meetings would need to take place to discuss the  
99 issues.

100

101

### 102 Adjournment

103

104 Chairman Lewis moved to **adjourn**. Commissioner Huff seconded and the motion  
105 **passed** all in favor at 7:18 p.m.

106

107

108 **Adopted:**

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Shelley Hendrickson, Planning Secretary



# REPORT TO THE PLANNING COMMISSION SPANISH TRAILS PRELIMINARY PLAT AMENDMENT

**Agenda Date:** June 4, 2008

**Staff Contacts:** Dave Anderson, Planning Director

**Reviewed By:** Development Review Committee

**Request:** The applicant, Highland Homes, is requesting that a previously approved Preliminary Plat be amended so as to include a site for a religious institution.

**Zoning:** R-1-8

**General Plan:** Residential 5.5 to 8 Units Per Acre

**Project Size:** 21.31 acres

**Number of lots:** 113

**Location:** 500 South Spanish Trails Boulevard

## Background Discussion

The proposed Amended Preliminary Plat contains 113 residential units and a 4.2-acre parcel for a religious institution. The original Preliminary Plat contained 141 residential units and lands for no other uses.

As required, the applicant held a neighborhood meeting on April 25, 2008. A record of attendees and comments from that meeting are attached to this report.

## Development Review Committee

The Development Review Committee reviewed this request in their May 28 meeting. No action was taken in that meeting but it is anticipated that the DRC will make a recommendation in their June 4 meeting, before the Planning Commission meeting.

## Budgetary Impact

There is no anticipated budgetary impact with the proposed Preliminary Plat amendment.

## Recommendation

Staff recommends that the Planning Commission recommend that the Preliminary Plat Amendment be approved subject to the following conditions:

1. That the applicant meet all conditions of the original approval.
2. That all improvements be installed according to City standards.







# Spanish Trails Neighborhood Meeting

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April 25, 2008 – 4:00 pm

Held at Spanish Fork City Council Office – Spanish Fork Utah

## Attendees:

Ginny DiRaimo  
Kellie Nelson  
Susan Barber  
Brenda McCanon  
Kerri Larsen  
Joel Harris  
Gordy Jones  
Angela Young

## Topics of Discussion:

- Susan Barber – Question if church site will be accessible from Spanish Trails Boulevard.
  - Answer – YES
- Snow removal will be provided by HOA
- Question if church site is a permitted use in this zone
  - Answer – YES
- General Discussion regarding crash gate on North Spanish Trails Boulevard.
  - No voiced concerns with church site itself

## Minutes prepared and submitted:

Joel Harris

SF West Land, LLC



# REPORT TO THE PLANNING COMMISSION REVOIR ZONE CHANGE

**Agenda Date:** June 4, 2008

**Staff Contacts:** Dave Anderson, Planning Director

**Reviewed By:** Development Review Committee

**Request:** The applicants, Shane and Nicole Revoir, are requesting that the zoning of a 1-acre parcel be changed from Rural Residential to R-1-9.

**Zoning:** Rural Residential existing, R-1-9 requested

**General Plan:** Residential 2.5 to 3.5 Units Per Acre

**Project Size:** 1 acre

**Number of lots:** N/A

**Location:** 2870 East Canyon Road

## Background Discussion

The subject property is currently zoned Rural Residential. The applicants have requested that the zoning be changed to R-1-9 so as to allow for the development of one additional lot. At present, there is one existing single family home on the one-acre parcel.

The proposed zoning is consistent with the General Plan for the zoning of the surrounding properties.

## Development Review Committee

The Development Review Committee reviewed this request in their May 28 meeting and recommended that it be approved. Draft minutes from the DRC meeting read as follows:

### Revoir

Applicant: Shane and Nicole Revoir  
 General Plan: Residential 2.5 to 3.5 Units Per Acre  
 Zoning: Rural Residential existing, R-1-9 proposed  
 Location: 2870 East Canyon Road

Discussion was held regarding the zoning, power, a nuisance strip, and placement of a driveway.

Mr. Thompson **moved to approve** the Revoir Zone Change for Shane and Nicole Revoir. Mr. Nielson **seconded** and the motion **passed** all in favor.

## Budgetary Impact

There is no anticipated budgetary impact with the proposed Zone Change.

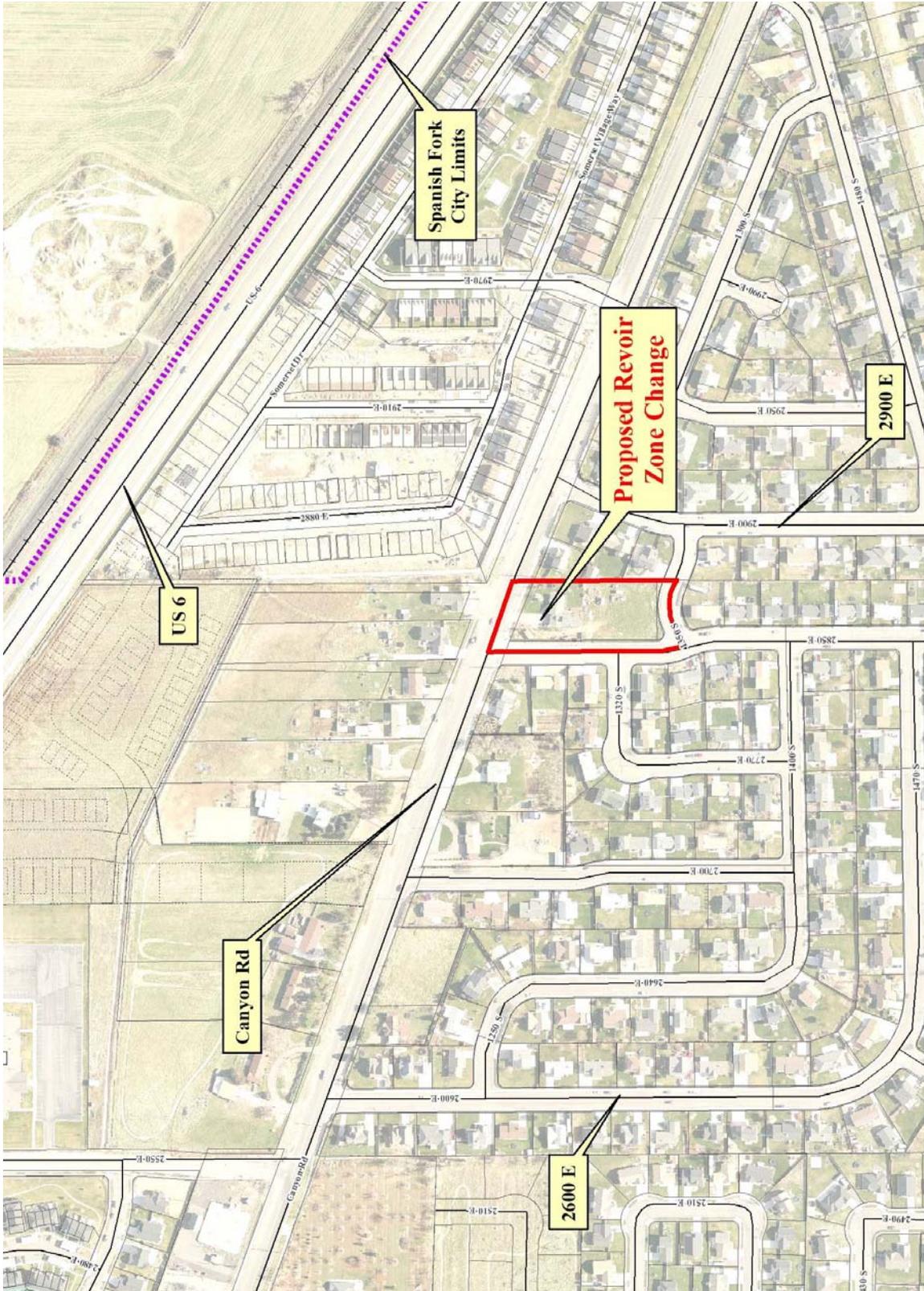
## Recommendation

Staff recommends that the Planning Commission recommend that the Revoir Zone Change be approved based on the following findings:

1. That the proposed change is consistent with the General Plan.



2. That R-1-9 zoning is consistent with the surrounding zoning of the surrounding properties.





# REPORT TO THE PLANNING COMMISSION ACADEMY PARK PLAT A PRELIMINARY PLAT AMENDMENT

**Agenda Date:** June 4, 2008

**Staff Contacts:** Dave Anderson, Planning Director

**Reviewed By:** Development Review Committee

**Request:** The applicant, US Charter School Development LLC, is requesting that a previously approved Preliminary Plat be amended so as to include a site for a religious institution.

**Zoning:** R-1-12

**General Plan:** Residential 2.5 to 3.5 Units Per Acre

**Project Size:** 6.17 acres

**Number of lots:** 7

**Location:** 3450 North Main Street

## Background Discussion

The proposed Amended Preliminary Plat contains 7 residential lots and a 3.5-acre parcel for a religious institution. The original Preliminary Plat contained 14 residential lots and lands for no other uses.

## Development Review Committee

The Development Review Committee reviewed this request in their May 28 meeting. No action was taken in that meeting but it is anticipated that the DRC will make a recommendation in their June 4 meeting, before the Planning Commission meeting.

## Budgetary Impact

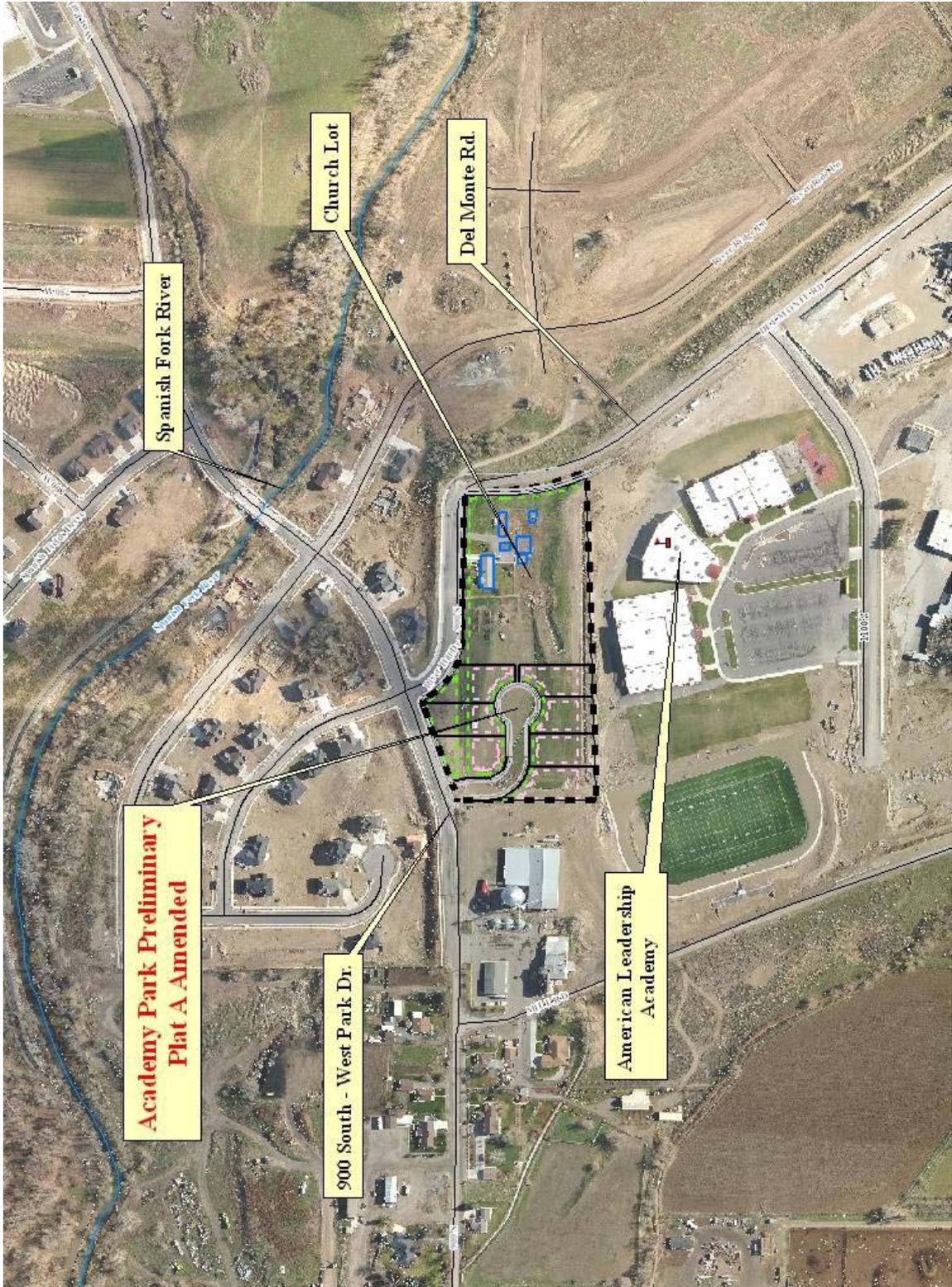
There is no anticipated budgetary impact with the proposed Preliminary Plat amendment.

## Recommendation

Staff recommends that the Planning Commission recommend that the Preliminary Plat Amendment be approved subject to the following conditions:

1. That the applicant meet all conditions of the original approval.
2. That all improvements be installed according to City standards.









# REPORT TO THE PLANNING COMMISSION HOLMAN SUBDIVISION WAIVER

**Agenda Date:** June 4, 2008

**Staff Contacts:** Dave Anderson, Planning Director

**Reviewed By:** Development Review Committee

**Request:** The applicant, Ryan Holman, is requesting approval for a Subdivision Waiver so as to create a flaglot.

**Zoning:** R-1-6

**General Plan:** Residential 4.5 to 5.5 Units Per Acre

**Project Size:** 19,000 Square Feet

**Number of lots:** 2

**Location:** 134 East 300 North

## Background Discussion

The proposed flaglot would contain some 9,200 square feet and meets the City standards for flaglots in the R-1-6 zone.

## Development Review Committee

The Development Review Committee reviewed this request on May 28, 2008 and recommended that it be approved. Draft minutes from the DRC's May 28 meeting read as follows:

### Holman

Applicant: Ryan Holman  
General Plan: Residential Office  
Zoning: R-1-6  
Location: 134 East 300 North

Mr. Anderson explained the proposal. Discussion was held regarding redlines, power pole relocations (at the applicant's expense) and public utility easement agreements.

Mr. Nielson **moved** to recommend **approval** of the Holman Subdivision Waiver for Ryan Holman located at 134 East 300 North subject to the following conditions:

### Conditions

1. That the applicant meets the requirements of the Power Department.
2. That the applicant records the public utility easements.
3. Meet the City's construction and development standards.

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

### Budgetary Impact

There is no anticipated budgetary impact with the proposed Subdivision Waiver.

### Recommendation



Staff recommends that the Planning Commission approve the proposed Holman Subdivision Waiver subject to the following conditions:

1. That the applicant dedicate the required public utility easements.
2. That the applicant make the necessary power changes in accordance with the City's Standards.
3. Meet the City's construction and development standards.





# REPORT TO THE PLANNING COMMISSION KJ SUBDIVISION WAIVER

**Agenda Date:** June 4, 2008

**Staff Contacts:** Dave Anderson, Planning Director

**Reviewed By:** Development Review Committee

**Request:** The applicant, Khayyam Jones, is requesting approval for a Subdivision Waiver so as to create a flaglot.

**Zoning:** R-1-6

**General Plan:** Residential 4.5 to 5.5 Units Per Acre

**Project Size:** 16,000 Square Feet

**Number of lots:** 2

**Location:** 236 West 800 North

## Background Discussion

The proposed flaglot would contain some 8,300 square feet and meets the City standards for flaglots in the R-1-6 zone.

## Development Review Committee

The Development Review Committee reviewed this request in their May 28 meeting. No action was taken in that meeting but it is anticipated that the DRC will make a recommendation in their June 4 meeting, before the Planning Commission meeting.

## Budgetary Impact

There is no anticipated budgetary impact with the proposed Subdivision Waiver.

## Recommendation

Staff recommends that the Planning Commission approve the proposed KJ Subdivision Waiver subject to the following conditions:

1. That the applicant dedicate the required public utility easements.
2. That the applicant make the necessary power changes in accordance with the City's Standards.







# REPORT TO THE PLANNING COMMISSION GESLISON SUBDIVISION WAIVER

**Agenda Date:** June 4, 2008

**Staff Contacts:** Dave Anderson, Planning Director

**Reviewed By:** Development Review Committee

**Request:** The applicant, Jerry Pidcock, is requesting approval for a Subdivision Waiver so as to create a flaglot.

**Zoning:** R-1-6

**General Plan:** Residential 4.5 to 5.5 Units Per Acre

**Project Size:** 17,000 Square Feet

**Number of lots:** 2

**Location:** 66 North 300 East

## Background Discussion

The proposed flaglot would contain some 8,700 square feet and meets the City standards for flaglots in the R-1-6 zone.

## Development Review Committee

The Development Review Committee reviewed this request in their May 28 meeting. No action was taken in that meeting but it is anticipated that the DRC will make a recommendation in their June 4 meeting, before the Planning Commission meeting.

## Budgetary Impact

There is no anticipated budgetary impact with the proposed Subdivision Waiver.

## Recommendation

Staff recommends that the Planning Commission approve the proposed Geslison Subdivision Waiver subject to the following conditions:

1. That the applicant dedicate the required public utility easements.
2. That the applicant make the necessary power changes in accordance with the City's Standards.







# REPORT TO THE PLANNING COMMISSION SPANISH FORK MANOR SUBDIVISION WAIVER

**Agenda Date:** June 4, 2008

**Staff Contacts:** Dave Anderson, Planning Director

**Reviewed By:** Development Review Committee

**Request:** The applicant, Tracy Peterson Homes, Inc., is requesting approval for a Subdivision Waiver so as to convert an existing duplex into a twinhome.

**Zoning:** R-1-6

**General Plan:** Residential 4.5 to 5.5 Units Per Acre

**Project Size:** 10,000 Square Feet

**Number of lots:** 2

**Location:** 13 South 475 West

## Background Discussion

The proposed twinhome lots would contain the minimum 4,000 square feet and meets most of the City standards for twinhomes in the R-1-6 zone. The only standard that is not met with the proposed twinhome is the setback from the structure to the property line to the south. To address the setback issue, a variance was approved in recent months by the City Council.

## Development Review Committee

The Development Review Committee reviewed this request on May 28, 2008 and recommended that it be approved. Draft minutes from the DRC's May 28 meeting read as follows:

### Spanish Fork Manor

Applicant: Tracy Peterson Homes  
General Plan: Residential 5.5 to 8 Units Per Acre  
Zoning: R-1-6  
Location: 13 South 475 West

Mr. Anderson said a variance was approved by the City Council for this proposal.

Mr. Nielson **moved** to **approve** the Spanish Fork Manor Subdivision Waiver for Tracy Peterson Homes subject to the following condition:

### Condition

1. That the building meets the building code requirements for twin homes.

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

### Budgetary Impact:

There is no anticipated budgetary impact with the proposed Subdivision Waiver.



**Recommendation:**

Staff recommends that the Planning Commission approve the proposed Spanish Fork Manor Subdivision Waiver subject to the following conditions:

1. That the building meets the building code requirements for twin homes.

