



## Planning Commission Agenda July 7, 2010

- Planning Commissioners** 5:30 P.M. Agenda Meeting
- Michael Christianson Chairman 6:00 P.M. 1. Preliminary Activities
- Shane Marshall a. Pledge of Allegiance
- David Stroud 2. Staff Reports
- Rick Evans a. **Spanish Highlands Ward Preliminary Plat**  
Applicant: LDS Church  
General Plan: 2.5 to 3.5 units per acre  
Zoning: Rural Residential  
Location: 2150 East 100 South
- Tyler Cope b. **DFCU Preliminary Plat**  
Applicant: Calvin Sabin  
General Plan: General Commercial  
Zoning: Shopping Center  
Location: 700 East Kirby Lane
- c. **Francis**  
Applicant: Karl Francis  
General Plan: Professional Office  
Zoning: Commercial Office  
Location: 375 West Center
- d. **Amherst Meadows**  
Applicant: Salisbury Homes  
General Plan: Residential 2.5 to 3.5 units per acre  
Zoning: R-1-8  
Location: 1250 South 2300 East
3. Other Discussion
- a. **Discussion on commercial design guidelines, the General Plan update and Planning Commission chairmanship.**

**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 at 40 South Main Street, Room 140, Spanish Fork. If you need special accommodations to participate in the meeting, please contact the City Manager's Office at (801) 804-4530.



# PRELIMINARY PLAT

## REPORT TO THE PLANNING COMMISSION SPANISH HIGHLANDS WARD PRELIMINARY PLAT

**Agenda Date:** July 7, 2010.

**Staff Contacts:** Dave Anderson, Community Development Director.

**Reviewed By:** Development Review Committee

**Request:** The LDS Church has requested to have a Preliminary Plat approved for a two-lot subdivision.

**Zoning:** Rural Residential

**General Plan:** Residential 2.5 to 3.5 units per acre.

**Project Size:** 6.92 acres.

**Number of lots:** 2.

**Location:** Approximately 2150 East 100 South.

### Background Discussion

The proposed Preliminary Plat is presented for the Planning Commission's recommendation. The LDS Church anticipates constructing a church on lot 1 while lot 2 would be dedicated to the City for use as a detention basin. The subject property has been cultivated for at least the past several years.

### Development Review Committee

The Development Review Committee reviewed this request in their June 23, 2010 meeting and recommended that it be approved. Draft minutes from that meeting read as follows:

### Spanish Highlands Ward

Applicant: LDS Church  
 General Plan: Residential 2.5 to 3.5 units per acre  
 Zoning: Rural Residential  
 Location: 2150 East 100 South

Mr. Anderson explained the proposal and discussion ensued regarding how many lots were involved.

Mr. Anderson **moved** to recommend that the City Council **approve** the Spanish Highlands Ward Preliminary Plat located at 2150 East 100 South. Mr. Thompson **seconded** and the motion **passed** all in favor.

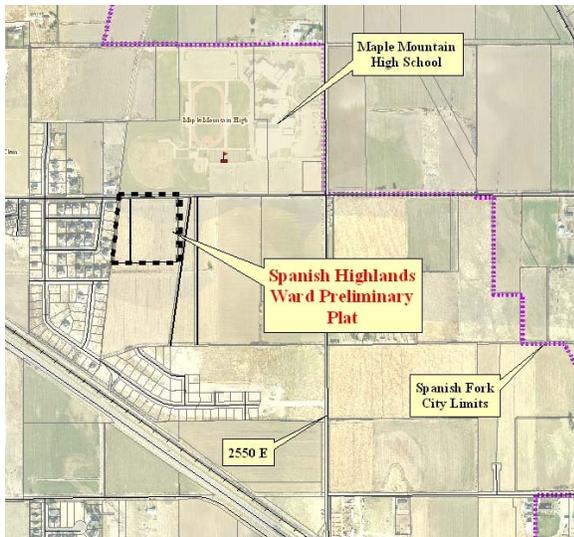
Discussion was held regarding when the Site Plan would be approved. Mr. Anderson said that they would like to have it approved next week.

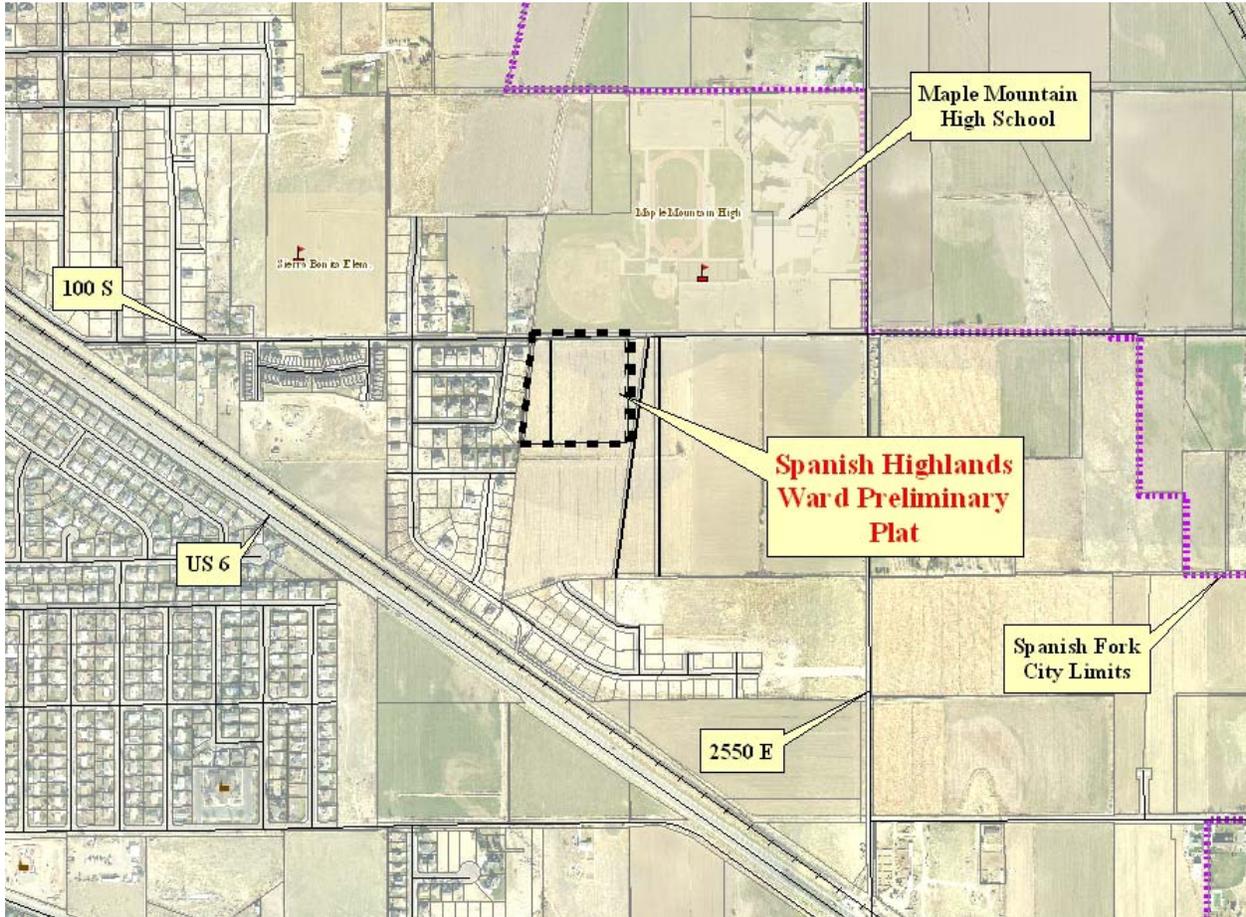
### Budgetary Impact

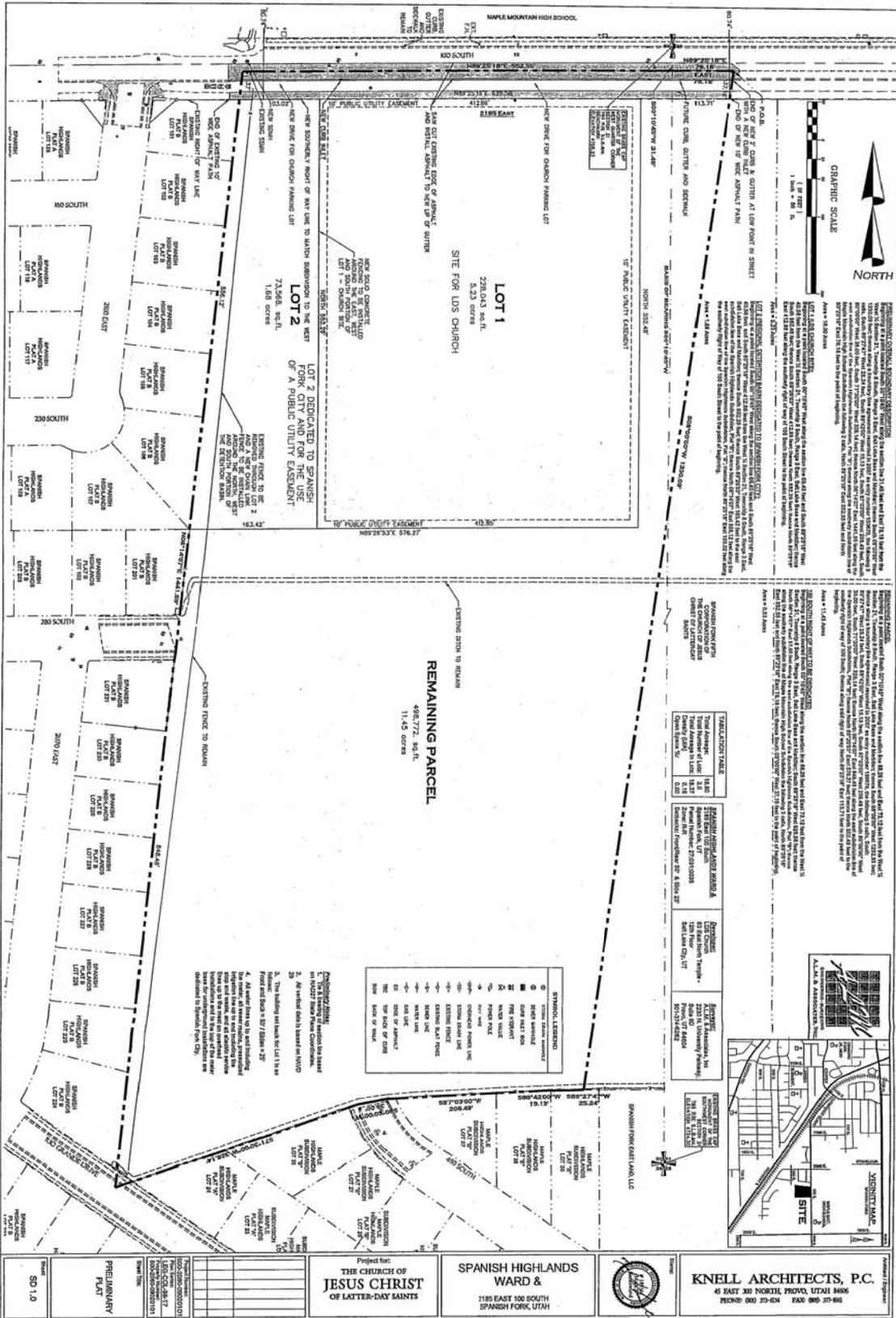
There is no anticipated budget impact with this proposed subdivision.

### Recommendation

Staff recommends that the proposed Preliminary Plat be approved.









# PRELIMINARY PLAT

## REPORT TO THE PLANNING COMMISSION DFCU PRELIMINARY PLAT

**Agenda Date:** July 7, 2010.

**Staff Contacts:** Dave Anderson, Community Development Director.

**Reviewed By:** Development Review Committee.

**Request:** The proposal involves a 4-lot subdivision of property that is partially developed.

**Zoning:** Shopping Center.

**General Plan:** General Commercial.

**Project Size:** 4.81 acres.

**Number of lots:** 4.

**Location:** Approximately 700 East Kirby Lane.

### Background Discussion

The proposed Preliminary Plat is presented in order to rectify unapproved subdivisions that have occurred in recent years. Most, if not all, of the required public infrastructure is in place. The subdivision would ultimately create one vacant lot. A representative of Taco Time has proposed to construct a restaurant on that lot.

### Development Review Committee

The Development Review Committee reviewed this request in their June 23, 2010 meeting and recommended that it be approved. Minutes from that meeting read as follows:

### DFCU

Applicant: Calvin Sabin  
 General Plan: General Commercial  
 Zoning: Shopping Center  
 Location: 700 East Kirby Lane

Mr. Anderson explained that all of the property owners involved with this subdivision were cooperating to get this approved and that all of the subdivision issues had been addressed.

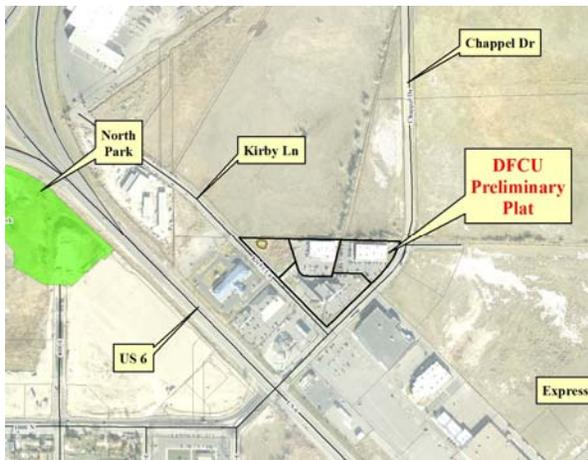
Mr. Anderson asked the applicant about easements involving Mr. Morley. Mr. Sabin explained that he was working with Mr. Morley's secretary and that she was preparing the documents.

Mr. Anderson **moved** to recommend **approval** of the DFCU subdivision. Mr. Sant **seconded** and the motion **passed** all in favor.

Discussion was held regarding the Taco Time Site Plan.

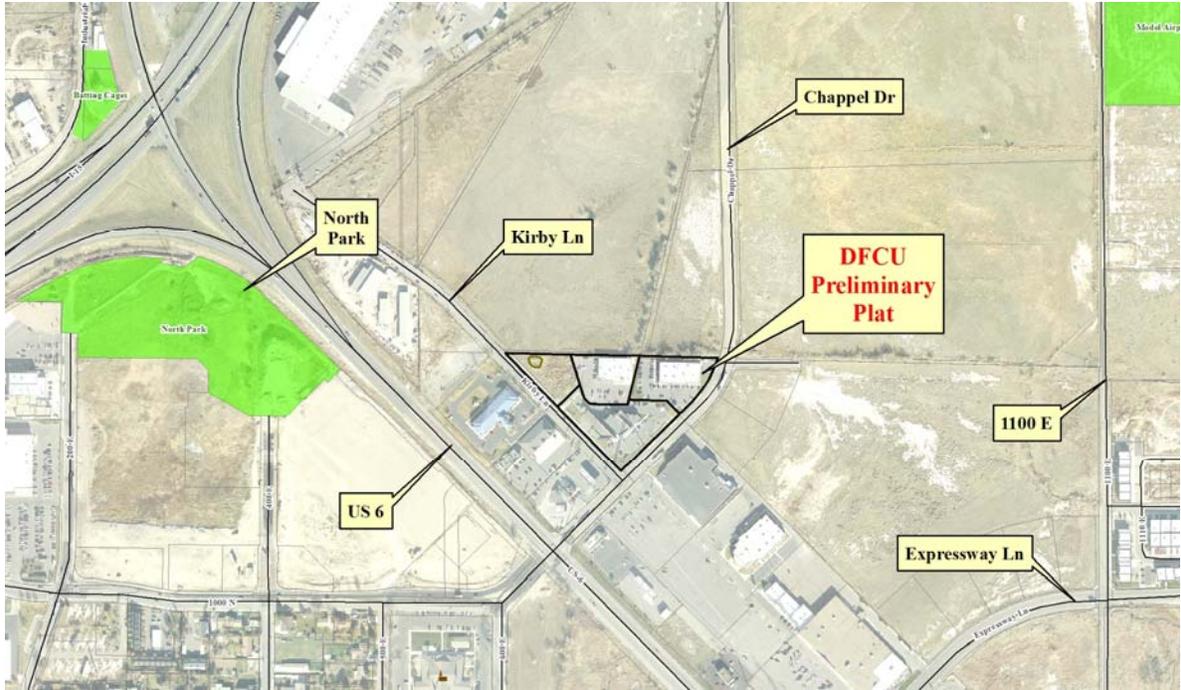
### Budgetary Impact

There is no significant budgetary impact anticipated with this proposed subdivision.



**Recommendation**

Staff recommends that the proposed Preliminary Plat be approved.







# PRELIMINARY PLAT

REPORT TO THE PLANNING COMMISSION  
FRANCIS SUBDIVISION WAIVER

**Agenda Date:** July 7, 2010.

**Staff Contacts:** Dave Anderson, Community Development Director.

**Reviewed By:** Development Review Committee

**Request:** Karl Francis has proposed to subdivide a lot with an office building on it to create a second lot that could be legally conveyed to a separate owner.

**Zoning:** Commercial Office

**General Plan:** Professional Office

**Project Size:** 1 acre.

**Number of lots:** 2.

**Location:** 375 West Center.

## Background Discussion

Karl Francis is proposing to subdivide a parcel that has an existing office building on it so as to be able to convey a lot to a different owner. As proposed, both lots in the subdivision conform to the City's standards in the Commercial Office zone.

As the adjacent public infrastructure is installed and only two lots are involved, this subdivision qualifies for approval as a Subdivision Waiver. The Planning Commission is the Land Use Authority and will ultimately approve or deny this approval request.

## Development Review Committee

The Development Review Committee reviewed this request in their June 30, 2010 meeting and recommended that it be approved. Draft minutes from that meeting will be available in the Commission meeting.

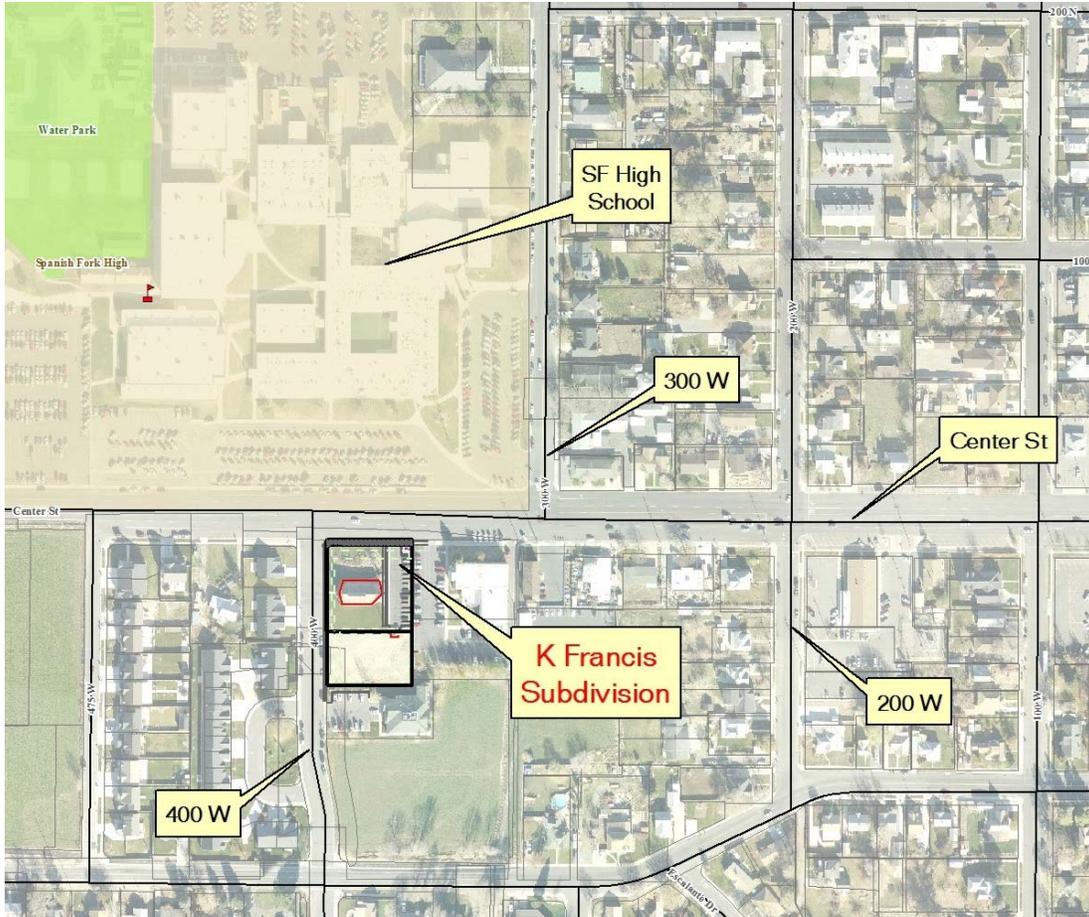
## Budgetary Impact

There is no anticipated budget impact with this proposed subdivision.

## Recommendation

Staff recommends that the proposed Subdivision Waiver be approved.









# PRELIMINARY PLAT

## REPORT TO THE PLANNING COMMISSION AMHERST MEADOWS PRELIMINARY PLAT

**Agenda Date:** July 7, 2010.

**Staff Contacts:** Dave Anderson, Community Development Director.

**Reviewed By:** Development Review Committee.

**Request:** It is proposed that the City reapprove the Preliminary Plat for Amherst Meadows, a subdivision that was originally approved in 2006.

**Zoning:** R-1-8

**General Plan:** Residential 2.5 to 3.5 units per acre.

**Project Size:** 10.22 acres.

**Number of lots:** 4.

**Location:** 1250 South 2300 East

### Background Discussion

Amherst Meadows was originally approved in 2006. Due to the configuration of the development, when the first phase was constructed the improvements were essentially completed for both the first and second phases.

For whatever reason, no plat has yet been recorded for the second phase even though the required improvements have all been installed and the project was reapproved once before in 2009. Given the amount of time that has lapsed since the most recent approval, that approval has expired. Therefore, prior to having this phase recorded, the applicant must have both the Preliminary and Final Plats reapproved.

There are no proposed changes to the design of the plat. All of the lots contained therein conform to the City's requirements for subdivisions in the R-1-8 zone.

### Development Review Committee

The Development Review Committee will review this request on July 7, 2010 and will have draft minutes and a recommendation prepared prior to the Commission meeting.

### Budgetary Impact

There is no significant budgetary impact anticipated with this proposed subdivision.

### Recommendation

Staff recommends that the proposed Preliminary Plat be approved.

