



## Planning Commission Agenda January 5, 2011

### Planning Commissioners

6:00 P.M. 1. Preliminary Activities

b. Approval of Minutes: December 1, 2010

Michael Christianson  
Chairman

a. Pledge of Allegiance

Shane Marshall

2. Preliminary Plats

David Stroud

a. **Fritzi Subdivision Waiver**

Applicant: Fritzi Realty

General Plan: Light Industrial

Zoning: Industrial 1

Location: Arrowhead Trail and Cal Pac Avenue

Rick Evans

Tyler Cope

Brad Gonzales

b. **Skyline**

Applicant: Skyline Development

General Plan: Light Industrial

Zoning: Industrial 1

Location: 3450 North Main Street

3. Discussion on General Plan Update

**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.

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**Draft Minutes**  
**Spanish Fork City Planning Commission Meeting**  
**December 1, 2010**

**Commission Members Present:** Rick Evans, Tyler Cope, Shane Marshall, Dave Stroud.

**Staff Present:** Dave Anderson, Community Development Director; Shelley Hendrickson, Planning Secretary; Jason Sant, Assistant City Attorney; Trapper Burddick, Assistant City Engineer.

**Citizens Present:** Rich Harris, Paige Sanford, Andrea De Paz, Randall Jeffs, Damien Hubert, Myrna Dalton, Terry Holker.

Assistant Chairman Marshall called the meeting to order at 6:01 p.m. and excused Chairman Christianson.

**PRELIMINARY ACTIVITIES**

**Pledge**

Commissioner Stroud led the Pledge of Allegiance.

**PRESENTATION**

**Myrna Dalton with Haven Homes for Girls will present a proposal to utilize the old Rees Elementary School as a Residential Treatment Facility for Girls aged 12 to 18.**

Mr. Anderson said that the Haven Home for Girls had approached the City to turn the old Rees School into a Residential Treatment Center for teenage girls. He explained that a zone text and map amendment would need to be made in order to accommodate the use. Mr. Anderson explained the purpose for their presence at the meeting and asked the Commission to contemplate during the presentation any ideas or concerns that they might have for this type of use at that location. Mr. Anderson suggested that the Commission focus on the land use side of things, pros and cons and how to mitigate the impact of the use at this location. He said the proposal was not on the agenda for the Commission to take any action, just to provide feedback and thoughts. He further explained that, should the proposal move forward, the next step would be a public hearing and that the Commission should take any input from the public before making a decision.

Commissioner Marshall expressed that the Commission would not be bound by anything that they might say in this meeting.

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Commissioner Evans explained that the proposal had gone to the Development Review Committee several months ago and asked if the proposal had been to the Development Review Committee a second time. Mr. Anderson said no but that City staff had met with the applicant.

Mr. Anderson said that one of the bigger concerns of adapting this building for a new use is the feasibility both in terms of constructability of the improvements and the expense of making those improvements. He said that the applicant had been researching the site since the Development Review Committee meeting.

Myrna Dalton

Ms. Dalton gave background on the Haven Home for Girls and explained their program.

Terry Holker

Mr. Holker introduced himself. He gave an overhead presentation on the Haven Home for Girls Program. He is there Director of Admissions.

Commissioner Marshall asked if the school would be accredited. Ms. Dalton said classes would be taught through the Nebo School District. Commissioner Marshall asked what the length of the typical stay was. Ms. Dalton said 6-8 months. Commissioner Marshall asked what the typical day was like. Ms. Dalton explained that the girls got up at 6:00 a.m., went to school and were home at 3:00 p.m. She said they were then allowed 45 minutes of down time after school to relax, nap, watch television etc. and after 45 minutes it was therapy time. The therapist would then give the girls an individual assignment. Then talent time for self esteem building. She also explained that they have individual therapy and group therapy, addictions classes, tobacco classes, life skills and then before bed they met in a group for 45 minutes to express how they felt about the day. She said weekends were spent doing service projects with humanitarian projects on Sundays.

Commissioner Stroud asked how many girls they were proposing to house at this location. Ms. Dalton said sixteen.

Commissioner Evans asked what lead to them teaching school in house at this location as opposed to out-of-house school at there Orem locations. Ms. Dalton explained the difference between what the two school districts provide.

Commissioner Marshall asked if this facility would be closed or locked down. Ms. Dalton said they could not lock the girls in, due to State regulations, but that the building would have an alarm so that they would know where the girls were at all times.

91 Commissioner Stroud asked if they would like to have more than sixteen. Ms.  
92 Dalton said that all of the girls were on Medicaid and that State Law would not  
93 allow for more than sixteen girls per home.  
94  
95 Commissioner Marshall asked if they had plans to remodel the interior.  
96  
97 Ms. Dalton gave a handout to the Commission and explained what changes they  
98 were proposing with regard to the building. She said a fire suppression system  
99 would need to be installed. She explained that they had hired an Engineer to look  
100 at the building. She said they plan to fix the brick and re-do the landscape. She  
101 explained what changes they were proposing to the City ordinance.  
102  
103 Commissioner Evans asked what feedback they had received from the  
104 neighborhood around there Orem facilities. Ms. Dalton explained they had  
105 received complaints from neighbors on one facility but no complaints on their other  
106 location.  
107  
108 Commissioner Marshall said it seemed like a substantial investment to locate to  
109 this site and asked why they wanted this site. Ms. Dalton explained how their  
110 program involved the girl's families and that they could do family group therapy at  
111 this facility but that the parents would not stay over night.  
112  
113 Commissioner Stroud said he felt that this building would be a good use of the  
114 property. Commissioner Evans agreed and explained he felt it was a blighted lot  
115 and felt the neighbors just might like to see something in there.  
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117 Commissioner Marshall said he came with some pre-conceived notions but after  
118 the presentation feels that it is a good use of the property.  
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120 Commissioner Evans told Ms. Dalton to consider having a neighbor come in from  
121 one of their other facilities to say how they feel about the facility being in their  
122 neighborhood. He then asked Mr. Anderson about the building being a non-  
123 conforming use.  
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125 Mr. Anderson explained that the building was not non-conforming. That it had  
126 been used as a school and that if someone wanted to put it back into that use they  
127 could but that the zoning did not permit a residential facility.  
128  
129 Discussion was held regarding Residential Treatment Facilities and different types  
130 of clientele and how not to open the door too broadly.  
131  
132 Mr. Anderson explained that City staff would try to minimally adjust the ordinance  
133 but that the opportunity would still increase and become impossible to regulate in  
134 a distinct fashion what some may see as a different use.  
135

136 Commissioner Evans asked Ms. Dalton when they plan to open. She said by June  
137 1, 2011.

138

139 Commissioner Marshall asked how the girls get to this facility. Ms. Dalton said  
140 they were contracted with the State and explained the process.

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143 **ADJOURNMENT**

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145 Commissioner Evans **moved** to **adjourn**. Commissioner Marshall **seconded** and the  
146 meeting **adjourned** at 6:47 p.m.

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149 **WORK SESSION**

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151 The work session began at 6:47 p.m.

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153 The Commission reviewed changes to the General Plan and then Mr. Anderson  
154 presented a power point on economic development.

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156 Work session ended at 8:25 p.m.

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158 **Adopted:**

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Shelley Hendrickson, Planning Secretary



# PRELIMINARY PLAT

## REPORT TO THE PLANNING COMMISSION FRITZI SUBDIVISION WAIVER

**Agenda Date:** January 5, 2011.

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

**Reviewed By:** Development Review Committee

**Request:** Fritzi Realty is requesting to have this two-lot Subdivision Waiver approved.

**Zoning:** Industrial 1.

**General Plan:** Light Industrial.

**Project Size:** 13.84 acres.

**Number of lots:** 2.

**Location:** Arrowhead Trail and Cal Pac Avenue.

### Background Discussion

The proposed Subdivision Waiver would create two lots. Issues related to development on the site were addressed with a Site Plan approval that occurred in November.

### Development Review Committee

The Development Review Committee reviewed this request in their December 29, 2011 meeting and recommended that it be approved. Draft minutes from that meeting read as follows:

#### Fritzi

Applicant: Fritzi Realty  
 General Plan: Light Industrial  
 Zoning: Industrial 1  
 Location: Arrowhead Trail and Cal Pac Avenue

Mr. Johnson explained what would need to be changed on the plat.

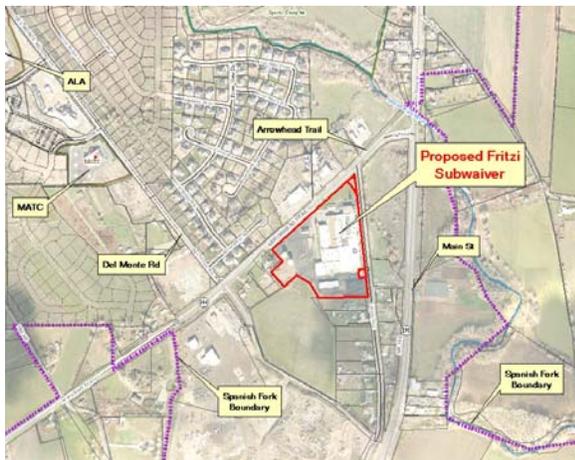
Mr. Baker **moved** to **approve** the Fritzi Subdivision Waiver. Mr. Oylar **seconded** and the motion **passed** all in favor.

### Budgetary Impact

There is no anticipated budget impact with this proposed subdivision.

### Recommendation

Staff recommends that the proposed Preliminary Plat be approved.





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7-2000

**BURDWORS CERTIFICATE**

NO BURDWORS CERTIFICATE IS REQUIRED FOR THIS PROJECT. THE PROJECT IS A REVISION TO AN EXISTING BURDWORS CERTIFICATE. THE PROJECT IS A REVISION TO AN EXISTING BURDWORS CERTIFICATE. THE PROJECT IS A REVISION TO AN EXISTING BURDWORS CERTIFICATE.

**BOUNDARY DESCRIPTION**

THE BOUNDARY OF THE PROJECT IS DESCRIBED AS FOLLOWS: ...

**CORPORATE ACKNOWLEDGMENT**

STATE OF \_\_\_\_\_ S.E. \_\_\_\_\_  
COUNTY OF \_\_\_\_\_ DISTRICT OF \_\_\_\_\_

I, \_\_\_\_\_, SECRETARY OF THE BOARD OF DIRECTORS OF THE PROJECT, DO HEREBY CERTIFY THAT THE PROJECT HAS BEEN APPROVED BY THE BOARD OF DIRECTORS OF THE PROJECT AND THAT THE PROJECT IS IN ACCORDANCE WITH THE BURDWORS CERTIFICATE AND THE BURDWORS CERTIFICATE IS IN FULL FORCE AND EFFECT.

**CORPORATE ACKNOWLEDGMENT**

STATE OF \_\_\_\_\_ S.E. \_\_\_\_\_  
COUNTY OF \_\_\_\_\_ DISTRICT OF \_\_\_\_\_

I, \_\_\_\_\_, SECRETARY OF THE BOARD OF DIRECTORS OF THE PROJECT, DO HEREBY CERTIFY THAT THE PROJECT HAS BEEN APPROVED BY THE BOARD OF DIRECTORS OF THE PROJECT AND THAT THE PROJECT IS IN ACCORDANCE WITH THE BURDWORS CERTIFICATE AND THE BURDWORS CERTIFICATE IS IN FULL FORCE AND EFFECT.

**ACCEPTANCE BY LEGISLATIVE BODY**

CITY OF \_\_\_\_\_ BOARD OF HEALTH

APPROVED SUBJECT TO THE FOLLOWING CONDITIONS: \_\_\_\_\_

**PLANNING COMMISSION APPROVAL**

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2000, BY THE PLANNING COMMISSION OF THE CITY OF \_\_\_\_\_.

**NOTES**

- ALL CONCEPTS AND INFORMATION SHOWN ON THIS PLAN ARE THE PROPERTY OF THE ENGINEER AND SHALL BE KEPT IN CONFIDENCE.
- THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE PROJECT AND HAS FOUND THAT THE PROJECT IS IN ACCORDANCE WITH THE BURDWORS CERTIFICATE AND THE BURDWORS CERTIFICATE IS IN FULL FORCE AND EFFECT.
- THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE PROJECT AND HAS FOUND THAT THE PROJECT IS IN ACCORDANCE WITH THE BURDWORS CERTIFICATE AND THE BURDWORS CERTIFICATE IS IN FULL FORCE AND EFFECT.

**CAL PAC AVENUE**

**ARROWHEAD TRAIL**

**STATE PLANE COORDINATES**

LINE	BEARING	DISTANCE
1	N 0° 00' 00" E	100.00
2	S 90° 00' 00" E	100.00
3	S 0° 00' 00" E	100.00
4	N 90° 00' 00" W	100.00

**OWNER** \_\_\_\_\_

**ENGINEER** \_\_\_\_\_

**DATE** \_\_\_\_\_



# PRELIMINARY PLAT

## REPORT TO THE PLANNING COMMISSION SKYLINE BUSINESS PARK PRELIMINARY PLAT

**Agenda Date:** January 5, 2011.

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

**Reviewed By:** Development Review Committee

**Request:** Skyline Development is requesting Preliminary Plat approval for a fourteen-lot industrial subdivision.

**Zoning:** Industrial 1.

**General Plan:** Light Industrial.

**Project Size:** 32.81 acres.

**Number of lots:** 14.

**Location:** 3450 North Main Street.

### Background Discussion

The proposed Preliminary Plat is presented for the Planning Commission's recommendation. This plat would create 14 lots to accommodate uses that are permitted in the City's Industrial 1 zone. As proposed, the plat meets the City's zoning requirements with respect to lot size and dimensions. There are some issues related to utilities that will be addressed with Final Plat applications as the City is currently completing utility master plans.

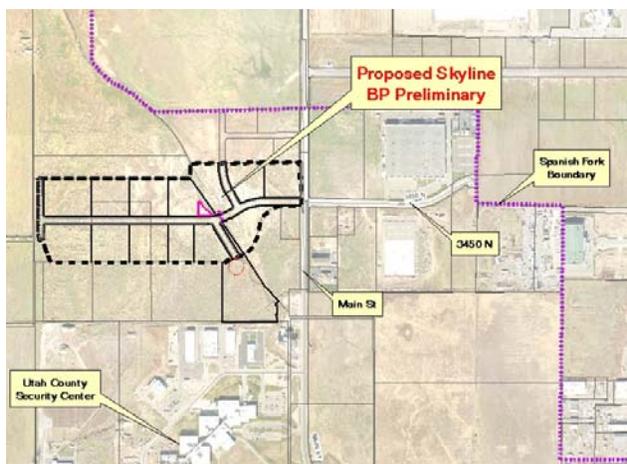
### Development Review Committee

The Development Review Committee reviewed this request in their December 29, 2011 meeting and recommended that it be approved. Draft minutes from that meeting read as follows:

### Skyline

Applicant: Skyline Development  
 General Plan: Light Industrial  
 Zoning: Industrial 1  
 Location: 3450 North Main Street

Mr. Anderson explained where the project was located. Mr. Johnson said discussion would need to take place regarding where a public road would be meeting a private road and that until the master utility plans were done that they would only be able to move forward on the lot that fronted Main Street. Discussion was held regarding the time frame on the master utility plans. Mr. Burdick said it would be 4-6 weeks before it would be completed. Mr. Anderson asked what master plans would need to be done before a Final Plat could be approved. It was determined that by February all of the utility plans would be done and a Final Plat could be approved. Mr. Johnson said one other condition was related to the size of the storm drain lines (18 inch). Mr. Morrill said that the trail plans show a trail along Dry Creek. Discussion was held regarding the classification of trail (Type B) which meant it would be a 16-foot easement with 10 feet of asphalt and 4 feet on one side and two feet on



the other. Mr. Morrill said that developers are typically responsible to install the trail.

Staff recommends that the proposed Preliminary Plat be approved.

Mr. Peterson explained where the power would need to be connected.

Mr. Anderson asked if they had done any work to determine whether or not there were wetlands on the site. It was disclosed to the applicant that it is his responsibility to address any wetland issue on the site. Mr. Oyler said that wetlands need to be identified before the City will approve a Final Plat. Mr. Baker explained that wetland issues are Federal issues.

Mr. Baker **moved to approve** the Skyline Preliminary Plat subject to the following conditions:

### **Conditions**

1. That the applicant increase the storm water lines to 18 inches.
2. That the applicant meet the Engineering Department conditions.
3. That the applicant cannot proceed to record anymore than the single lot on Main Street until the master utility plans are complete on storm drain and sewer.
4. That the applicant take care of any wetlands issues.
5. That the applicant meets the City's Construction and Development Standards.
6. That the applicant meets the Power Department conditions.
7. That the trail easement be shown on the plat.

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

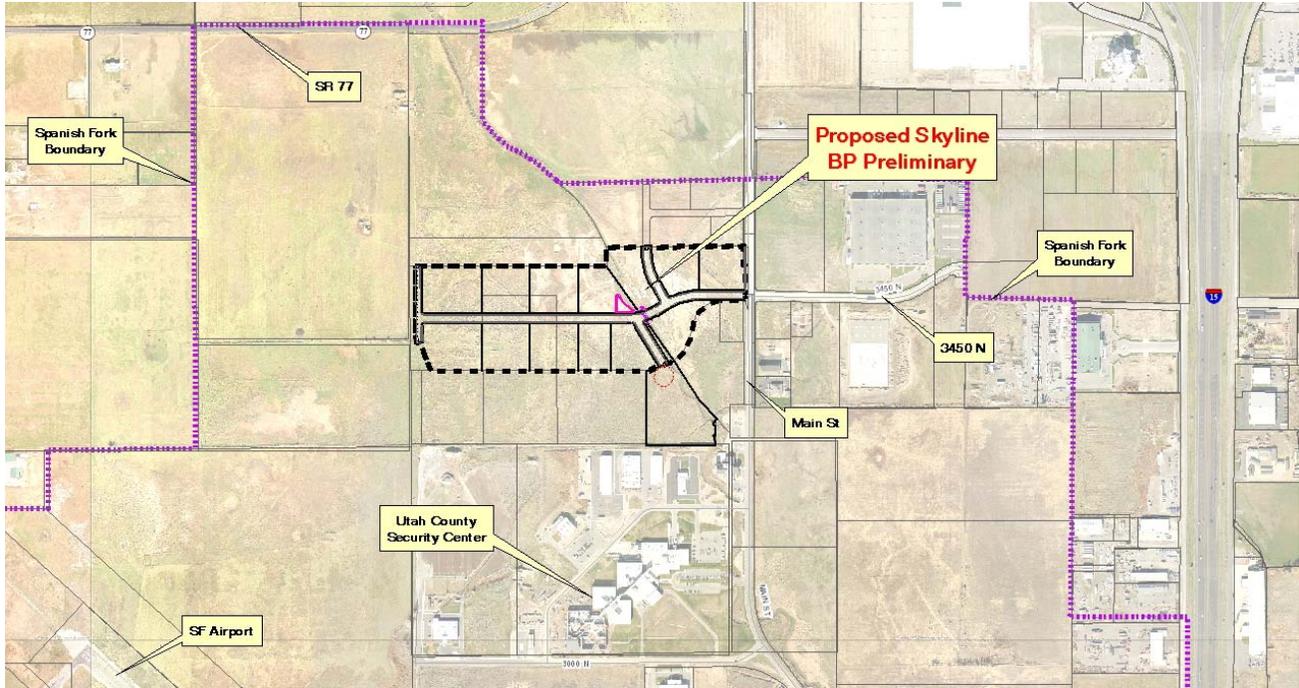
Mr. Anderson said that the trail issue would need to be worked out before the Planning Commission meeting.

Mr. Morrill asked if the detention basin would be the City's. Mr. Johnson explained it would not be maintained by the City.

### **Budgetary Impact**

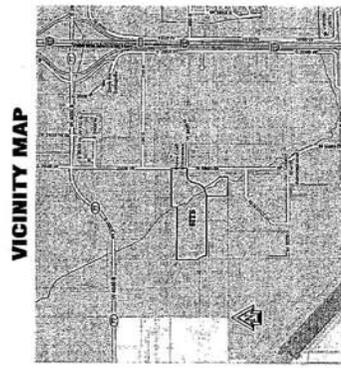
There is no anticipated budget impact with this proposed subdivision.

### **Recommendation**



# SKYLINE BUSINESS PARK

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 2  
TOWNSHIP 3 SOUTH, RANGE 1 WEST  
SALT LAKE BASE AND MERIDIAN  
SPANISH FORK, UTAH COUNTY, UTAH

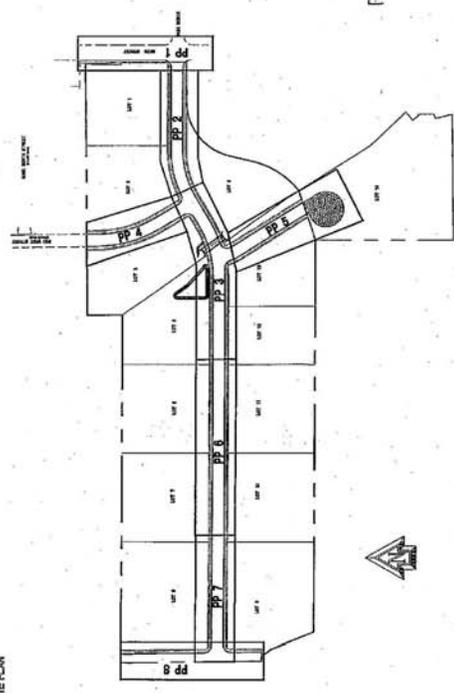


VICINITY MAP

NOT TO SCALE

## SHEET INDEX

- C1 SHEET INDEX/NOTES/ VICINITY MAP
- C2 SURVEY
- C3 PRELIMINARY PLAN
- C4 DEMOLITION + EROSION CONTROL PLAN
- C5 SWPPP
- C6 PHASING PLAN
- C7 SITE PLAN
- C8a OVERALL UTILITY PLAN
- C8b STORM DRAIN/UTILITY PLAN
- C7 GRADING PLAN
- C4 DRAINAGE BASINS
- C4 UTILITY DETAIL SHEET
- C8b DETAIL SHEET
- PP 1 PLAN + PROFILE
- PP 2 PLAN + PROFILE
- PP 3 PLAN + PROFILE
- PP 4 PLAN + PROFILE
- PP 5 PLAN + PROFILE
- PP 6 PLAN + PROFILE
- PP 7 PLAN + PROFILE
- PP 8 PLAN + PROFILE
- PP C COLLECT PLAN + PROFILE



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## DESIGN NOTES

**GENERAL NOTES:**  
1. All work shall conform to latest Utah, Spanish Fork City Standard Technical Specifications and Standard Drawings. Spanish Fork City Standards shall be used in conjunction with Spanish Fork City standards.  
2. All traffic control, signing & signage to conform to current MUTCD standards.  
3. All utility lines shall be shown on the map of Utah with Cultural Resources.  
4. All work shall be done in accordance with the current Utah Code.  
5. All work shall be done in accordance with the current Utah Code.  
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7. All work shall be done in accordance with the current Utah Code.  
8. All work shall be done in accordance with the current Utah Code.

## CONTACTS

**DESIGN OWNER:**  
THE DEVELOPER  
SKYLINE DEVELOPMENT  
4300 NORTH STATE CROSSING  
SPANISH FORK, UT 84459  
(801)-454-4554

**Know what's below.**  
CALL 811 BEFORE YOU DIG.  
MAKE SURE YOU CALL  
www.811.utah.gov  
1-800-488-8111

## SYMBOL LEGEND

SYMBOL	DESCRIPTION
◆	SECTION CORNER
⊕	STREET MONUMENT
X	WATER VALVE
○	WATER METER
⊗	FIRE HYDRANT
⊙	SEWER MANHOLE
⊠	STORM DRAIN MANHOLE
⊡	STORM DRAIN CONCRETE BOX
⊢	STORM DRAIN MANHOLE
⊣	LIGHT POLE
⊤	POWER POLE
—	MONUMENT LINE
- - -	CENTERLINE
⋯	BOUNDARY LINE
⋯	ADJACENT PROPERTY
⋯	EASEMENT
⋯	POWER
⋯	POWER CABLE
⋯	TELEPHONE CABLE
⋯	GAS PIPE
⋯	WATER PIPE
⋯	IRIGATION PIPE
⋯	SEWER PIPE
⋯	STORM DRAIN PIPE
⋯	CONTOUR
⋯	CURB & GUTTER



Surveying  
Architecture  
Landscape Architecture  
Land Planning  
Engineering

1111 North 30th Street  
Phoenix, AZ 85018  
Tel: (602) 944-1400  
Fax: (602) 944-1401

# SKYLINE BUSINESS PARK APPROX. 3500 NORTH MAIN STREET SPRING RIVER, UT

DATE: MAY 4, 2010  
SHEET NO. 10033A  
JOB NO. 10033A  
DRAWN BY: [Name]

**LEGEND**

GRAPHIC SCALE  
1" = 100' (Horizontal)  
1" = 20' (Vertical)

**BOUNDARY LINE**  
--- (Dashed line)

**DEED LINE**  
--- (Dotted line)

**ROAD**  
--- (Double line)

**SECTION CENTER**  
--- (Dashed line with dots)

**FOUND MARK**  
--- (Dashed line with cross)

**REBAR AND CAP**  
--- (Dashed line with circle)

**WIRELESS CORNER**  
--- (Dashed line with square)

**CONCRETE**  
--- (Hatched pattern)

**WATER MAIN**  
--- (Line with 'M')

**SEWER**  
--- (Line with 'S')

**UTILITY DITCH (IMBEDDED)**  
--- (Line with 'U')

**CAUSEWAY**  
--- (Line with 'C')

**WIRELESS CORNER**  
--- (Symbol)

**SURVEYORS CERTIFICATE**

WE, THE UNDERSIGNED, SURVEYORS, DO HEREBY CERTIFY THAT WE HAVE PERSONALLY EXAMINED THE FIELD AND THE INSTRUMENTS USED IN THE SURVEY AND THAT WE ARE AWARE OF THE FACTS AND CIRCUMSTANCES OF THE SURVEY AND THE TRUTH OF THE SAME.

**LEGAL DESCRIPTION**

BEING PART OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SALT LAKE COUNTY, UTAH, AS SHOWN HEREON.

