



Planning Commission Work Meeting Agenda March 6, 2013

Planning Commissioners	5:00 P.M.	1.	Discussion to review City ordinances, capital facilities plans, the General Plan and the development review process.
Brad Gonzales	6:00 P.M.	2.	Adjourn to business meeting.
Seth Sorenson			
George Gull			
Bruce Fallon			
Richard Heap			
Reed Swenson			

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.



Planning Commission Agenda March 6, 2013

- Planning Commissioners** 6:00 P.M.
1. Preliminary Activities
 - a. Pledge of Allegiance
 - b. Approval of Minutes: February 6, 2013.
 2. Zone Map Amendments
 - a. **Meadow Creek (previously known as Wash Creek)**
Applicant: Scenic Development
General Plan: Medium Density Residential
Zoning: Rural Residential existing, R-1-6 proposed
Location: approximately 1500 North State Road 51
 3. Preliminary Plat
 - a. **Meadow Creek (previously known as Wash Creek)**
Applicant: Scenic Development
General Plan: Medium Density Residential
Zoning: Rural Residential existing, R-1-6 proposed
Location: approximately 1500 North State Road 51
 - b. **West Gate Manor**
Applicant: Jed Mitchell
General Plan: Low Density Residential
Zoning: R-1-8
Location: 310 North 450 West
 - c. **McInelly Subdivision**
Applicant: Brett McInelly
General Plan: Low Density Residential
Zoning: R-1-9
Location: 3000 East Spanish Oaks Drive
 4. Other Business
 - a. Discussion on Planning Commission rules of order.
- Brad Gonzales
Seth Sorenson
George Gull
Bruce Fallon
Richard Heap
Reed Swenson

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.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44

Draft Minutes
Spanish Fork City Planning Commission Meeting
February 6, 2013

Commission Members Present: Chairman Brad Gonzales, Seth Sorensen, George Gull, Reed Swenson,

Staff Present: Dave Anderson, Community Development Director; Shelley Hendrickson, Planning Secretary; Jered Johnson, Engineering Division Manager; Assistant City Engineer; Jason Sant, Assistant City Attorney.

Citizens Present: Gary Carter, Lynn Rindlisbacher.

Chairman Gonzales opened the meeting at 6:00 p.m.

PRELIMINARY ACTIVITIES

Pledge

Commissioner Heap led in the pledge of allegiance.

MINUTES

January 2, 2013

Commissioner Swenson **moved** to **approve** the minutes of January 2, 2013.
Commissioner Sorensen **seconded** and the motion **passed** all in favor.

GENERAL PLAN & ZONE MAP AMENDMENT

Airport Expansion

Applicant: Spanish Fork City

General Plan: City-wide

Zoning: City-wide

Location: City-wide

Mr. Anderson explained the properties that were involved in the Zone Change (Williams and Fern Hansen Trust) and the commitment to zone the property Industrial 1. The current zone is Exclusive Agriculture and the proposal is to change the zone to Industrial 1. The General Plan uses 1150 West as the dividing line between industrial and agricultural zoning.

45 Chairman Gonzales asked if the property would conform to FAA rules if it is zoned
46 Industrial. Mr. Anderson said that it would and explained the height restriction associated
47 with lengthening the runway. The runway will be shifted to the North and West so as to
48 give a greater buffer from buildings on the southeast. Discussion was held regarding the
49 height restriction and buildings.

50

51 Chairman Gonzales asked who and in what forum was the agreement made, with regard
52 to zoning, to the property owner. Mr. Anderson explained that the airport manager
53 helped organize the annexation and that the property owner felt that it was represented
54 to them that the zoning would be Industrial 1. There was not a written agreement.

55

56 Commissioner Sorenson said that the property owner is requesting the Zone Change, not
57 the City.

58

59 Mr. Anderson said that the property owner feels that the property is worth more if it is
60 zoned industrially than agriculturally.

61

62 Commissioner Swenson asked for clarification on the properties involved.

63

64 Chairman Gonzales opened for public comment. There was none.

65

66 Commissioner Heap **moved** to recommend **approval** of changing the zoning to Industrial-
67 1. Commissioner Sorenson **seconded** and the motion **passed** all in favor by a roll call
68 vote.

69

70 Commissioner Heap **moved** to recommend **approval** of changing the General Plan as
71 proposed. Commissioner Swenson **seconded** and the motion **passed** all in favor by a roll
72 call vote.

73

74 ***Bruce Fallon arrived at 6:18 p.m.*

75

76 **Gary Carter**

77 Applicant: Gary Carter

78 General Plan: Medium Density Residential

79 Zoning: R-1-6 proposed, R-1-8 existing

80 Location: approximately 475 West 100 South

81

82 Mr. Anderson explained that the applicant was proposing to change the zone in order to
83 construct duplexes. The General Plan for the property is Mixed Use. The mixed use
84 designation gives the City a lot of latitude for the way that properties are put to use. City
85 staff believes building duplexes is appropriate for this area. The City only has one zone
86 that permits duplexes which is the R-3 zone with an In-Fill Overlay approval. The In-Fill
87 Overlay Zone is a tool that the City has for design criteria and site specific mitigation.

88

89 Chairman Gonzales asked why the applicant requested R-1-6 if they needed R-3 zoning.
90 Mr. Anderson explained that he had given the applicant some wrong information relative
91 to zoning and that for what the applicant wanted to do he would need R-3.
92
93 Commissioner Heap asked if 475 West had been fully dedicated to the City. Mr. Johnson
94 said it had not.
95
96 Discussion was held regarding the zoning on adjacent properties and the structures on
97 them.
98
99 Chairman Gonzales opened for public comment.
100
101 Janae Wilson
102 Ms. Wilson explained that there were 10 homes along 475 West and that they are all over
103 2,500 square feet. Behind the homes is senior housing. She expressed concern about
104 feeling sandwiched between senior housing and the transient nature of duplexes. Will
105 they be for sale or for rent?
106
107 Mr. Wilson expressed that he would want single-family homes.
108
109 Gary Carter
110 Mr. Carter explained that he did plan on putting in a senior development. The square
111 footage would be 1500-1600 square feet on one level and that it would be a quality
112 development.
113
114 Chairman Gonzales asked if the duplexes would be for rent or purchase.
115
116 Mr. Carter said that they would be for sale to seniors.
117
118 Justin Milstead
119 Mr. Milstead expressed concerned with whether or not there would be an HOA. Mr.
120 Carter said that there would be.
121
122 Frank Kanig
123 Mr. Kanig said that he had relatives in the senior project and that it is very nice. He feels
124 the senior development is not a transient development.
125
126 Discussion was held regarding single-family dwellings instead of multi-family.
127
128 Commissioner Sorenson expressed that he felt that it was tough to find the balance for
129 the City and the rights of the property owner.
130
131 Mr. Kanig explained where he lived and that it used to be a farm and that he would love
132 for it to still be a farm but that people have to change plans as time goes along.
133

134 Mr. Anderson said that the applicant would be willing to take a few weeks to explore
135 some other options.

136
137 Chairman Gonzales **moved** to **table** the proposal in order for the applicant to explore
138 some other options. The motion **died** for lack of a **second**.

139
140 Mr. Carter explained that he felt that he was blessing the surrounding properties with the
141 type of development he was proposing. He said that he understood what could be built
142 on the property (but would probably not be feasible) and expressed how he thought it
143 would affect the neighborhood. He expressed that this plan would still be to build single
144 level, rambler, quality, stucco homes for seniors.

145
146 Discussion was held regarding what the neighbors would prefer to see built and what was
147 allowed in the R-3 zone.

148
149 Commissioner Swenson **moved** to **approve** the Gary Carter Zone Change. Commissioner
150 Gull **seconded** and the motion **passed** by a roll call vote. Chairman Gonzales voted **nay**.

151
152 Mr. Anderson explained the process once a Zone Change is approved.

153
154 Commissioner Fallon suggested that the two twin homes on the East end face 475 West.

155
156 Mr. Carter explained that it might only be feasible to construct four homes and that with
157 duplexes there could be more families.

158
159 **Wash Creek**

160 Applicant: Scenic Development
161 General Plan: Medium Density Residential
162 Zoning: R-1-6 proposed, Rural Residential existing
163 Location: approximately 1600 North State Road 51

164
165 Mr. Anderson explained the proposal was to change the zoning from Rural Residential to
166 R-1-6 in order for the applicant to build a standard subdivision in the R-1-6 zone. The
167 total number of lots would be 180. He further explained that there were a few details that
168 needed to be finalized before action is taken on the proposal. There will need to be a
169 change to accommodate UDOT relative to the Maple Mountain Parkway intersection.

170
171 Mr. Pierce explained that the details had to do with the City's utility ordinance and lot
172 layout.

173
174 Mr. Anderson said that the applicant had submitted a phasing plan.

175
176 Chairman Gonzales asked if the City had discussed a barrier wall along the highway. Mr.
177 Anderson said that the City's ordinance had a design standard for landscape and a
178 masonry wall.

179
180 Mr. Swenson expressed concern about the amount of homes and only one access.
181
182 Mr. Pierce explained that there would be a second access onto Maple Mountain Parkway.
183
184 Chairman Gonzales asked about the phasing plan and access. Mr. Anderson explained
185 that Maple Mountain Parkway would need to be constructed. The City only allows fifty
186 homes to be built before a second access is allowed.
187
188 Lynn Rindlisbacher
189 Mr. Rindlisbacher said that he had been working with UDOT and the City. He explained
190 that the sewer would need to run to the West, down Maple Mountain Parkway. His plan
191 is to start phase one and gradually work their way to the West. He said that they did not
192 get the bid for the home along the highway and so he would need to remove it from his
193 plans. He explained that he could not build on the power corridor and had talked with Ms.
194 Forbush about giving her the property to pasture horses. He said that Rocky Mountain
195 Power said that they could fence the easement.
196
197 Commissioner Sorenson asked if the power corridor could be a retention basin. Mr.
198 Rinlesbacher said that Mr. Johnson said no.
199
200 Commissioner Fallon asked if there was any advantage in moving forward with the Zone
201 Change without the plat.
202
203 Chairman Gonzales opened for public comment.
204
205 Dick Sumsion
206 Mr. Sumsion explained that he owned property and where it is located relative to the
207 proposal. He expressed that he would be interested in multi-family, not single-family
208 homes for his parcel and was concerned about the zoning.
209
210 Mr. Rindlisbacher explained what his timeline was for construction.
211
212 Commissioner Sorenson **moved** to **table** the Wash Creek Zone Change and Preliminary
213 Plat. Commissioner Heap **seconded** and the motion **passed** all in favor by a roll call vote.
214
215 **PRELIMINARY PLAT**
216
217 **Wash Creek**
218 Applicant: Scenic Development
219 General Plan: Medium Density Residential
220 Zoning: Rural Residential existing, R-1-6 proposed
221 Location: approximately 1500 North State Road 51
222
223 Discussion was held with respect to the Zone Change.

224 **OTHER BUSINESS**

225

226 **Discussion on Planning Commission Rules of Order**

227

228 Mr. Anderson addressed the Commission. Discussion was held regarding building
229 permits per year, lot inventory, the City's Parks and Recreation Master Plan as it relates
230 to growth and the Wash Creek Preliminary Plat.

231

232 Discussion was held regarding the Rules of Order and whether or not to allow the
233 Chairman to vote and gender neutral.

234

235 Chairman Gonzales made a **motion to make** the changes, per discussed, to the Rules of
236 Order in their March meeting. Commissioner Fallon **seconded** and the motion **passed** all
237 in favor.

238

239 **ADJOURNMENT**

240

241 Chairman Gonzales **moved to adjourn**. Commissioner Sorenson **seconded** and the
242 meeting **adjourned** at 7:52 p.m.

243

244 **Adopted:**

245

246

Shelley Hendrickson, Planning Secretary



PRELIMINARY PLAT

REPORT TO THE PLANNING COMMISSION MEADOW CREEK ZONING MAP AMENDMENT AND PRELIMINARY PLAT

- Agenda Date:** February 6, 2013.
- Staff Contacts:** Dave Anderson, Community Development Director.
- Reviewed By:** Development Review Committee.
- Request:** That the City's Zoning Map be amended and that a Preliminary Plat be approved. Per the request, the Zoning Map would be changed from Rural Residential to R-1-6.
- Zoning:** Rural Residential existing, R-1-6 proposed.
- General Plan:** Medium Density Residential.
- Project Size:** 44 acres.
- Number of lots:** 191.
- Location:** Approximately 1500 North State Road 51.

Background Discussion

The proposed project involves some 44 acres located on each side of State Road 51 near the Spanish Fork/Springville City boundary. In previous meetings and correspondence, this project was referred to as Wash Creek. The applicant has changed the project name and it is now known as Meadow Creek.

In order to approve the proposed Preliminary Plat, the City must first approve a Zone Change. This change would modify the zoning from Rural Residential to R-1-6. The City's General Plan designates the subject property Medium Density Residential and the R-1-6 zone is consistent with the Medium Density Residential designation. Staff has no concerns with the proposed Zone Change.

The proposed Preliminary Plat is a standard subdivision where the proposed lots must conform to the City's requirements for residential lots in the R-1-6 zone. As proposed, staff understands that the project generally conforms to the City's zoning standards.

The Commission will recall discussion in your February meeting about this proposal. In that meeting public comments were taken on the proposed Zone Change but the hearing was continued to a future meeting. Therefore, before taking action, it is important that the Commission provides an opportunity for anyone present to comment on this proposal if they chose to do so.

Modified plans to the applicant's subdivision proposal and phasing plan accompany this report. Our staff has started the review of this most recent submittal and so far has found no changes that we believe need to be made. We expect to have our review complete before your meeting and will be prepared to comment on any changes we believe need to be made.



Development Review Committee

The Development Review Committee reviewed this request in their January 23, 2013 meeting and recommended that it be approved. Draft minutes from that meeting read as follows:

Wash Creek

Applicant: Scenic Development
General Plan: Medium Density Residential
Zoning: R-1-6 proposed, Rural Residential existing
Location: approximately 1600 North State Road 51

Discussion on the Preliminary Plat was held along with the Zone Change.

Mr. Anderson explained the proposal was a plat with 186 lots on each side of State Road 51. The proposal is to change the zoning to R-1-6 and be developed as a standard subdivision. As a standard subdivision the City would not be talking about any minimum architectural controls or landscaping would not be discussed. Mr. Anderson further explained the Rocky Mountain Power line that runs through the proposal. He said that the City had not looked at any other plats that included lots within the power corridor. He expressed that he did not like the idea of lots being platted within the easement but that he could not find anything in the City's Municipal code that addresses it.

Discussion was held regarding the rocky mountain corridor easement and a gas line easement that says the ground cannot be graded. The applicant was in agreement, with the City, that they want the corridor to look good (as long as the costs are not outrageous).

Mr. Thompson asked Mr. Beecher to pull up the City's trail system on the overhead projector.

Mr. Anderson explained that the City has struggled to come up with what to do with this 120-foot wide corridor that runs through Spanish Fork City all the way to Lehi City. You can't build homes or make any beneficial uses of it. In the past people have dedicated the land to the City and approved some other developments where the City required that they keep it open with the idea that the only beneficial use would be to have it open as a trail corridor.

Discussion was held regarding the lots backing the corridor. Who would maintain it, could it be fenced or should it be left open?

Mr. Anderson explained that he felt that the corridor was a bigger issue than could be addressed today and that he would like to have

more dialogue with Rocky Mountain Power and have the applicants involved in the discussion.

Discussion was held regarding the corridor in the Legacy Farms project and projects that the applicant has worked on in other cities relative to the corridor. Further discussion was held regarding the easement and fencing and the easement becoming a trail, what Provo City had done with the corridor and wetlands.

Mr. Anderson explained that the City would not know, for another 120 days, where the alignment of the Maple Mountain Parkway road would be. Discussion was held regarding the road.

Discussion was held regarding signage on the property.

Mr. Baker **moved** to recommend that the Planning Commission **approve** the Wash Creek zone change, including the islands to R-1-6. Mr. Oyler **seconded** and the motion **passed** all in favor.

Discussion was held regarding the re-alignment of the sewer, what would be required when it goes through the garbage, how deep the garbage is, where the garbage is located and the Maple Mountain Parkway road being built on top of the garbage (it was determined that the developer would be responsible in obtaining and following a geo tech report), a deadline for when Maple Mountain Parkway will need to be built and who would be paying for the road.

Mr. Thompson explained that Tenedor would construct a ribbon road and the applicant will construct curb, gutter and sidewalk and connect to the ribbon road. What is reimbursable, via impact fees, are the difference in cost from a local road to a minor arterial road. Chances are that the applicant will not be paying Tenedor anything and not being reimbursed very much from the City. He expressed that he felt that the asphalt that Tenedor constructs, that benefits the applicant, off sets the extra right-of-way behind the curb that the applicant has to donate and in the end Tenedor will have a reimbursement agreement for the streets impact fee.

Discussion was held regarding a connector's agreement, impact fees and whether or not they will wash out relative to the road, the sewer trunk line, geo tech reports, the City's mathematical process for impact fee reimbursement, geo tech test boars, how deep the sewer line will be, acquiring property for road right-of-way and what

property that the City owns versus property that the applicant owns and what credit will be given to the applicant for property that they will dedicate to the City with regard to the road.

Mr. Pierce explained that the City only allows 50 homes on one access and for the applicant to keep that in mind with their phasing plan.

Discussion was held regarding the property the City owns versus the applicant and what could be bought and sold and what the City requires for water shares.

Mr. Thompson moved to recommend that the Planning Commission approve the Wash Creek Preliminary Plat subject to the following conditions:

Conditions

1. That the Maple Mountain Parkway road is re-aligned.
2. That no lots be platted in the Rocky Mountain Power easement without a letter from Rocky Mountain Power and Questar Gas companies that allows landscape area or a fence.
3. That enough land is taken from the corner of Maple Mountain corridor and Highway 51 for a monument sign.
4. That the applicant revises the phasing plan and shows fewer than 50 lots per phase.
5. That the applicant meets the City's Engineering Department's redline comments.
6. That an off-site sewer geotech report is provided by Final Plat.

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

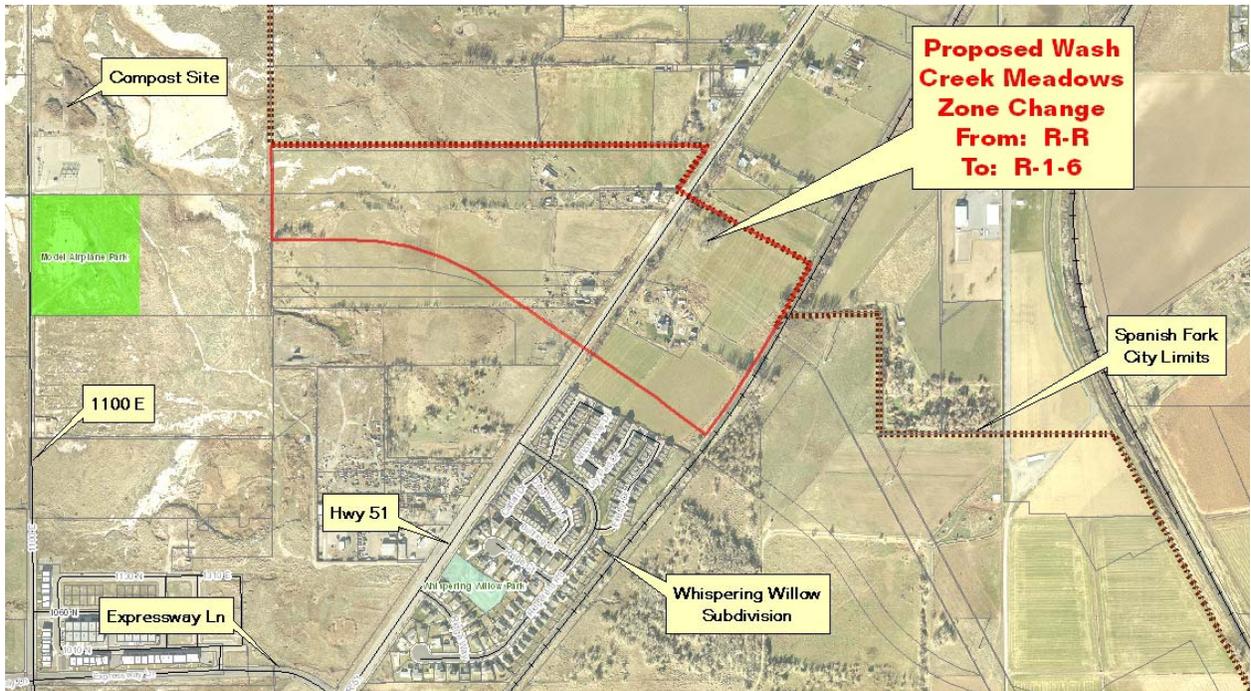
Discussion was held regarding the motion.

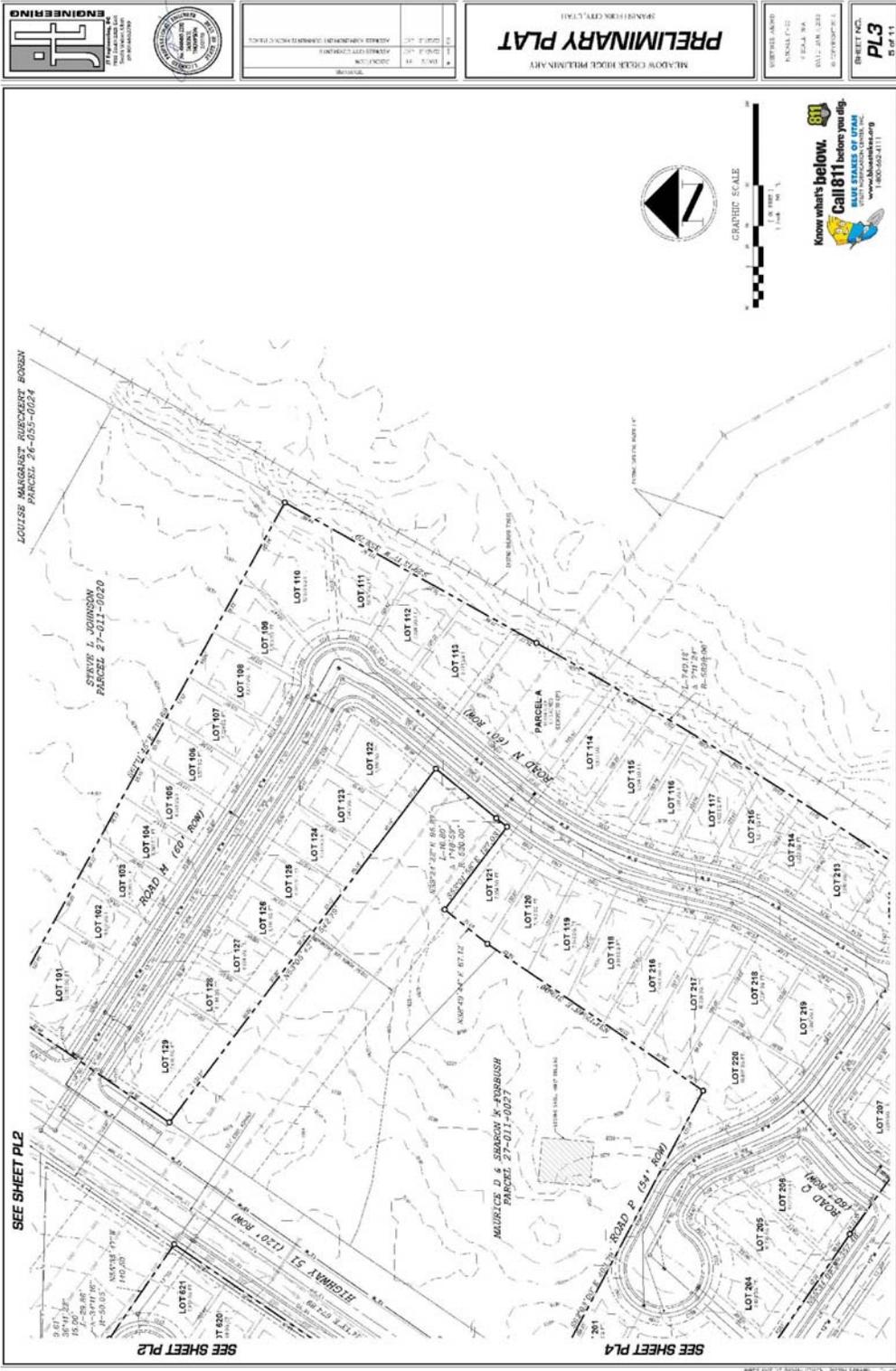
Budgetary Impact

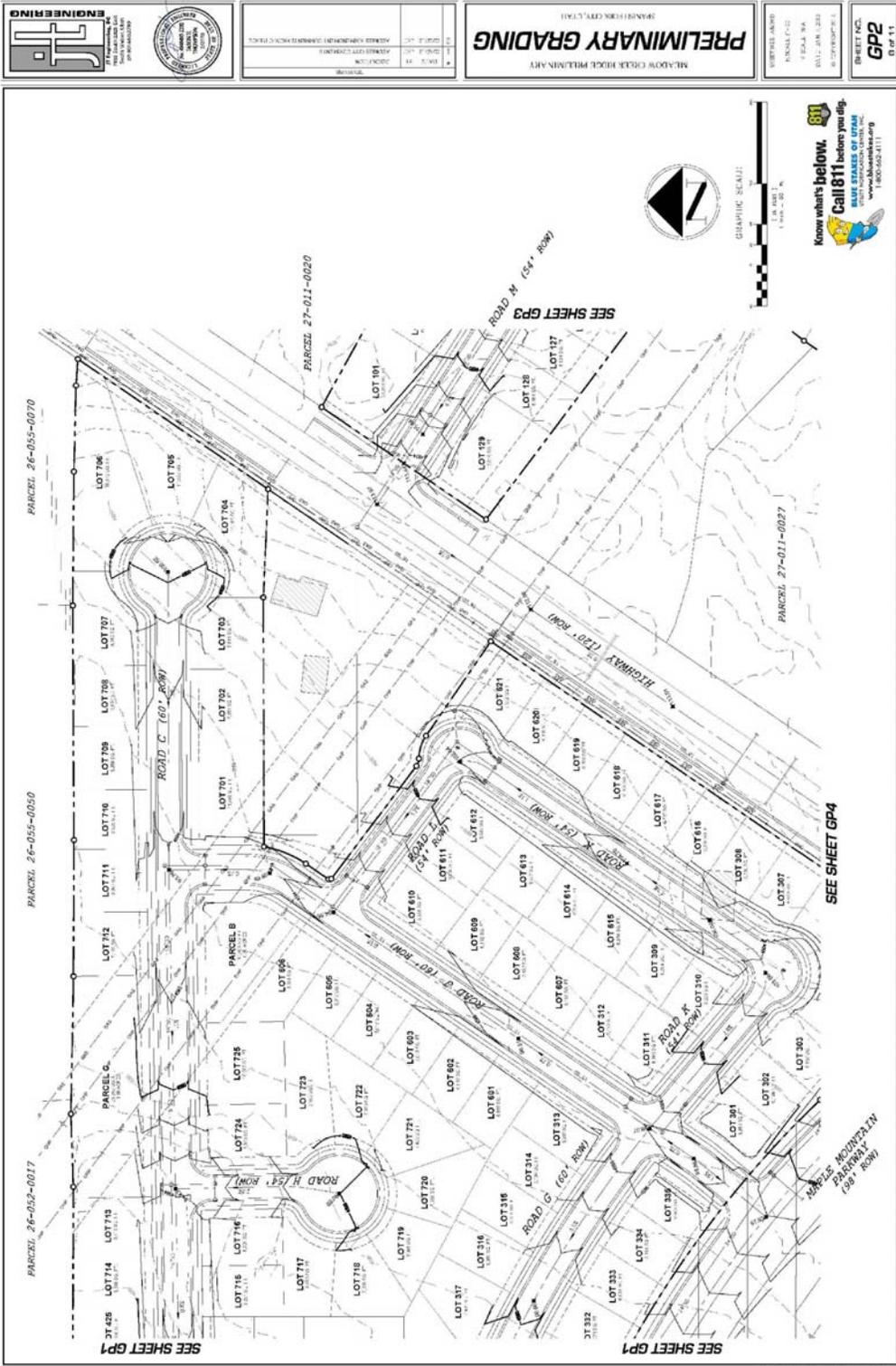
There is no immediate budgetary impact anticipated with the approval of this plat.

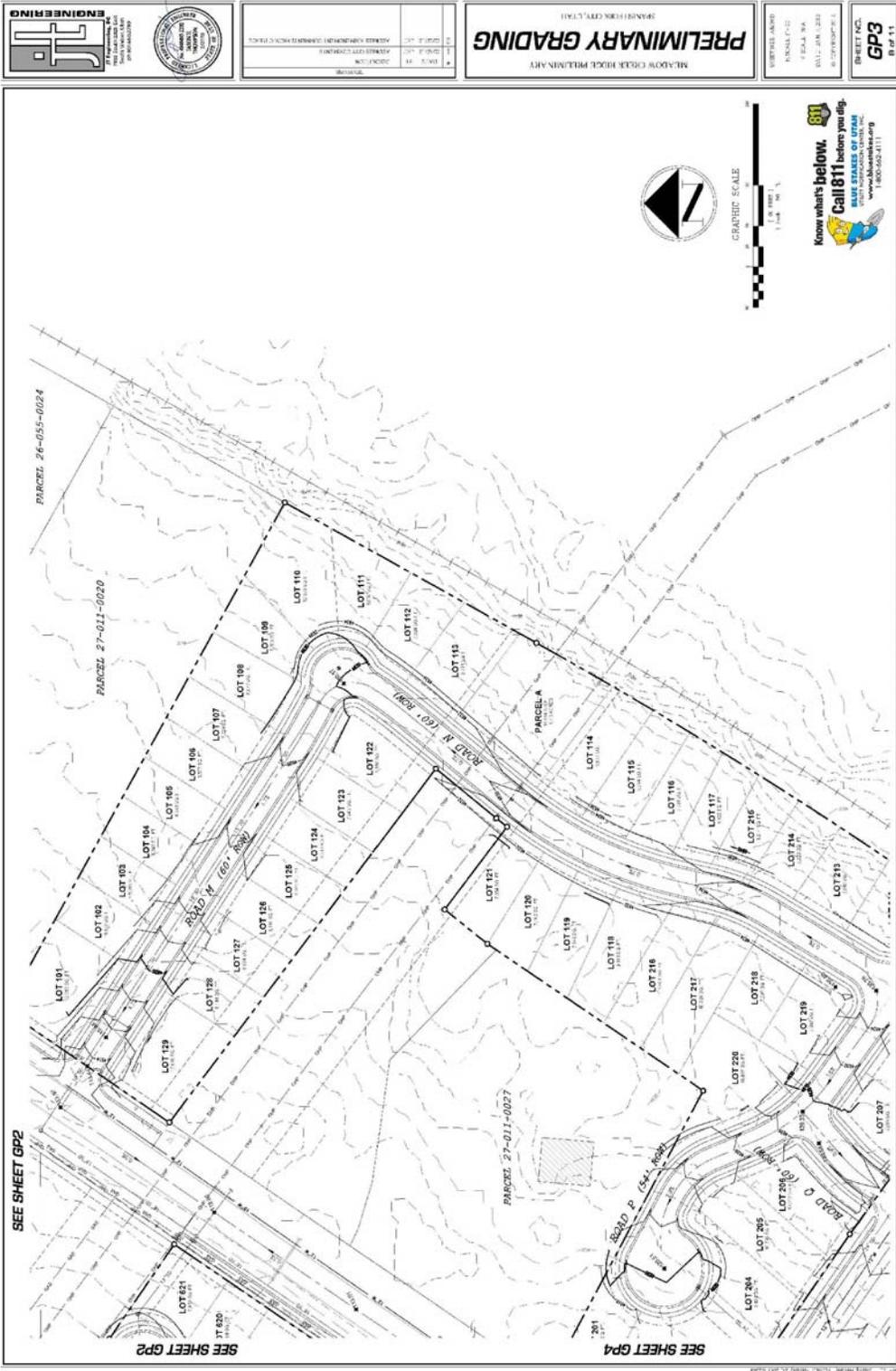
Recommendation

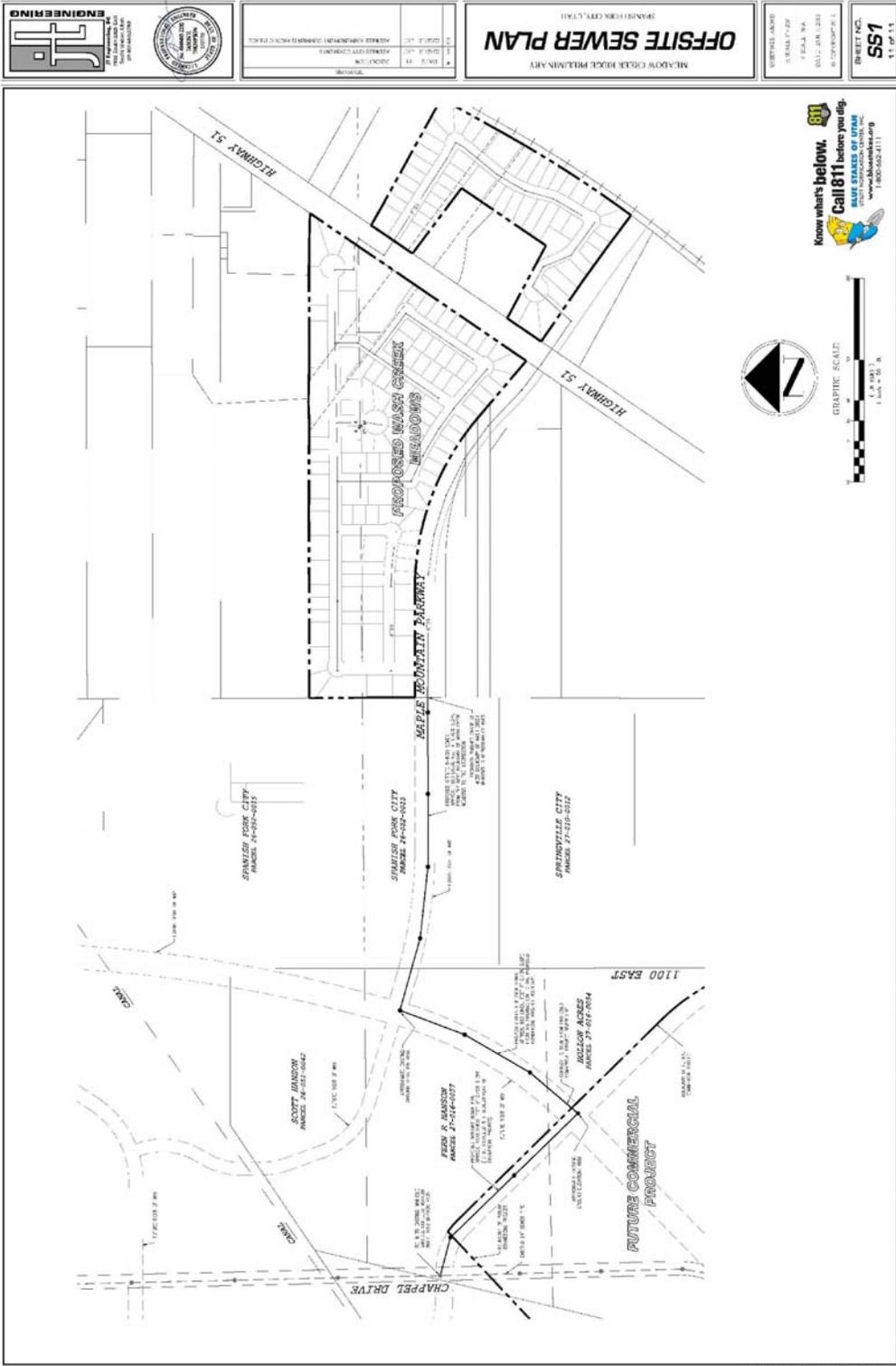
Staff recommends that the proposed Zone Change and Preliminary Plat be continued to the Commission's next meeting.













March 1, 2013

Cory Pierce, PE
Staff Engineer
40 South Main Street
Spanish Fork City, Utah 84660

RE: Meadow Creek Ridge - Offsite Utility Construction per Phase

Dear Cory,

Below is an outline of our anticipated offsite utility construction per phase. References to roadway names and phasing are per the submitted preliminary drawings prepared February 27, 2013. All lengths listed are approximate.

Phase 1 (29 Lots):

1. 12" Secondary Water in Highway 51: 1305 lineal Feet. This includes a stub to the westerly and easterly right of way lines for Highway 51 at the future Maple Mountain Parkway.
2. 12" Culinary Water in Highway 51: 1285 lineal feet. This includes a stub to the westerly and easterly right of way lines for Highway 51 at the future Maple Mountain Parkway.
3. 8" Sanitary Sewer (Options A & B):
 - A. The line will begin at the Phase 1 boundary at the intersection of Road M and Highway 51. It will then go north along the Highway, west along Road C, south along Road B, west along the future Maple Mountain Parkway, south along future alignment of 1100 South to a future commercial project. It is anticipated that the sewer line within the commercial project will be constructed from Chappel Drive. If Phase 1 is constructed prior to the commercial project, the line would then go northwesterly through the commercial project to an existing manhole in Chappel Drive. See SS1 in the submitted preliminary drawings.
 - a) Approx. length from Highway 51 to Maple Mountain parkway: 2825 L.F.
 - b) Approx. length from Maple Mtn Pkwy to the future commercial project: 2525 L.F.
 - c) Approx. length through future commercial project to Chappel Dr.: 1105 L.F.
 - d) Total offsite sewer: 6455 L.F.
 - B. If Maple Mountain Parkway is constructed prior to Phase 1, the quantity of offsite sewer will be as outline above in item 3.A.a.
4. 18" Storm Drain: 360 lineal feet. This line will extend from Road M in Phase 1, turn southwesterly down Highway 51 to the proposed manhole adjacent to Lot 621. The pipe will then head west and be stubbed 10 feet inside Lot 621. This pipe will extend through the remainder of the development as each phase is constructed. A temporary ditch could be cut into the existing ground to channel storm drain runoff from the stubbed pipe to the discharge point at the northwest corner of the project.
5. Improvements along the east half of Highway 51 will be constructed along the 245 feet of frontage of the phase.

jason@jtengpc.com • ph: 801.475.7307 • cel: 801.866.7702 • fax: 801.475.7307

JT Engineering, PC 7955 South 2325 East • South Weber, Utah 84405

Phase 2 (20 Lots):

6. 12" Secondary Water in Maple Mtn Pkwy with a connection to the stub at the easterly edge Hwy 51 constructed for Phase 1 : 815 lineal Feet
7. 12" Culinary Water in Maple Mtn Pkwy with a connection to the stub at the easterly edge Hwy 51 constructed for Phase 1 : 800 lineal Feet
8. 24" Storm Drain in Maple Mtn Pkwy west of Road Q. This will be stubbed on the west side of Highway 51, assuming Maple Mtn Pkwy west of Highway 51 hasn't been constructed: 590 lineal feet. If Maple Mtn Pkwy has been constructed west of Hwy 51, the connection will be at the easterly side of Highway 51 with a total length of offsite pipe being 470 lineal feet.

Phase 3 (35 Lots):

9. By the time Phase 1 and 2 are completed, it is anticipated that a two lanes of asphalt (one in each direction) for Maple Mountain Parkway have been constructed along Phases 3, 4, and 5. This includes culinary water, sanitary sewer, secondary water, and storm drain utilities with stubs to Road B and Road J. For this phase, half width improvements will be provided along the frontage of Phase 3 which includes curb and gutter, a 10 foot wide trail, and a 6 foot tall wall. The length of this frontage is 890 lineal feet.
10. Improvements along the west half of Highway 51 will be constructed along the 295 feet of frontage of the phase.

Phase 4 (38 Lots):

11. No offsite utilities will be needed for this phase.
12. Half width improvements will be provided along the frontage of Phase 4 which includes curb and gutter, a 10 foot wide trail, and a 6 foot tall wall. The length of this frontage is 240 lineal feet.

Phase 5 (23 Lots):

13. No offsite utilities will be needed for this phase.
14. Half width improvements will be provided along the frontage of Phase 5 which includes curb and gutter, a 10 foot wide trail, and a 6 foot tall wall. The length of this frontage is 685 lineal feet.

Phase 6 (21 Lots):

15. No offsite utilities will be needed for this phase.
16. Improvements along the west half of Highway 51 will be constructed along the 380 feet of frontage of the phase.

Phase 7 (25 Lots):

17. No offsite utilities will be needed for this phase.
18. Improvements along the west half of Highway 51 will be constructed along the 285 feet of frontage of the phase.

If you need to discuss any of these responses, you can reach me at 801-660-2790.

Thank you,

Jason Thompson, PE
Principal
JT Engineering, PC



PRELIMINARY PLAT

REPORT TO THE PLANNING COMMISSION WEST GATE MANOR PRELIMINARY PLAT

Agenda Date: March 6, 2013.

Staff Contacts: Dave Anderson, Community Development Director.

Reviewed By: Development Review Committee.

Request: Jed Mitchell is requesting Preliminary Plat approval (reapproval) for a subdivision that was originally approved in August of 2004 and then reapproved in May of 2011.

Zoning: R-1-8.

General Plan: Low Density Residential.

Project Size: 13.94 acres.

Number of lots: 45.

Location: 310 North 450 West.

Background Discussion

A Preliminary Plat for this development was approved in May of 2011. As the last Final Plat in the development was recorded more than one year ago, the Preliminary Plat must be reapproved before additional phases can be constructed.

No changes have been made to the street layout and no significant changes have been made to the lot layout from the previously approved Plat.

The proposed development is a standard subdivision and all lots in the development conform to the City's requirements for developments in the R-1-8 zone.

Development Review Committee

The Development Review Committee reviewed this plat on February 20, 2013 and recommended that it be approved. Minutes from that meeting read as follows:

West Gate Manor

Applicant: Jed Mitchell
General Plan: Low Density Residential
Zoning: R-1-8
Location: 310 North 450 West

Mr. Anderson explained that the Preliminary Plat needed to be re-approved.

Mr. Oylar **moved** to **reapprove** the West Gate Manor Preliminary Plat subject to meeting the conditions of the original approval. Mr. Anderson **seconded** and the motion **passed** all in favor.

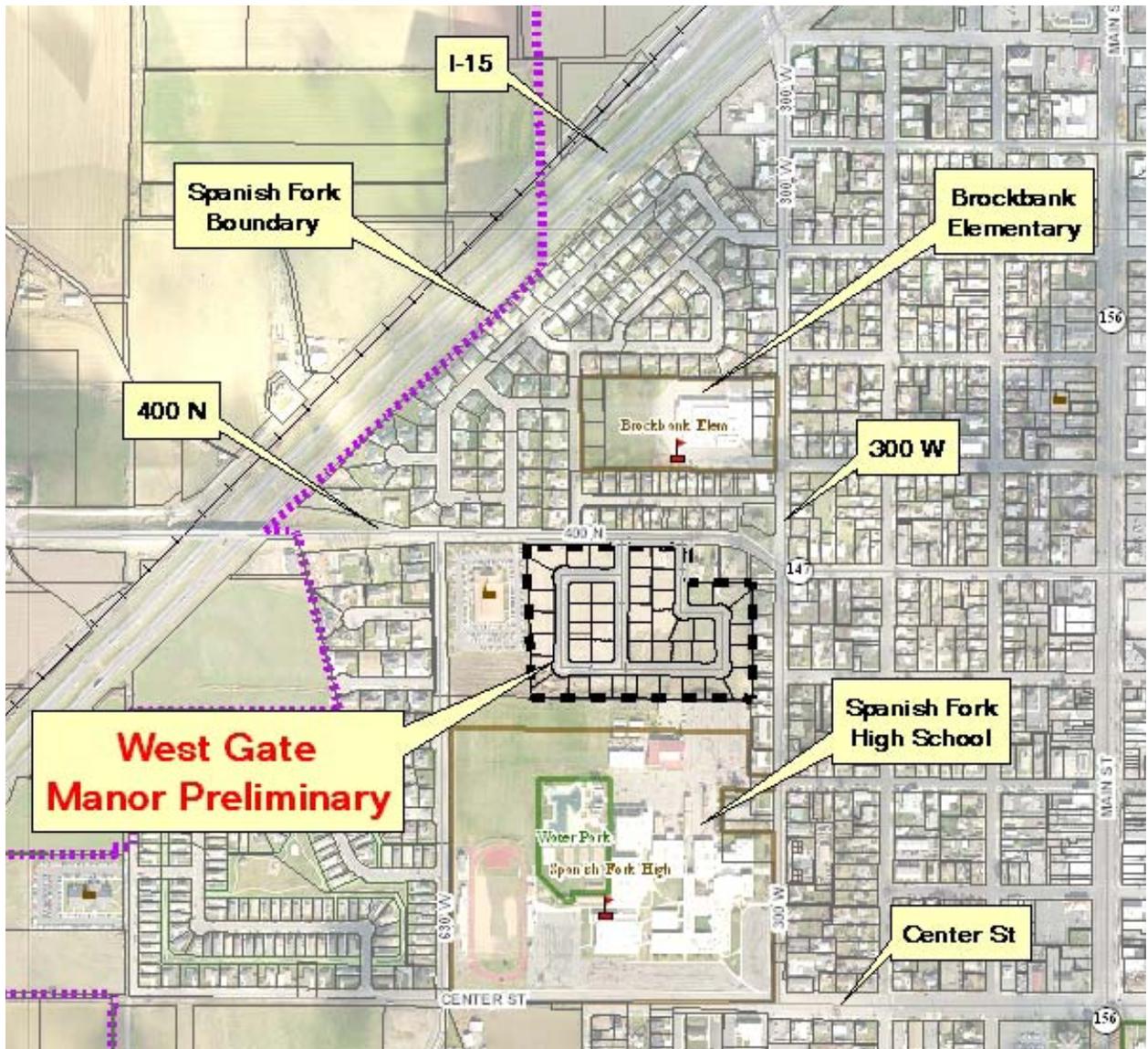
Budgetary Impact

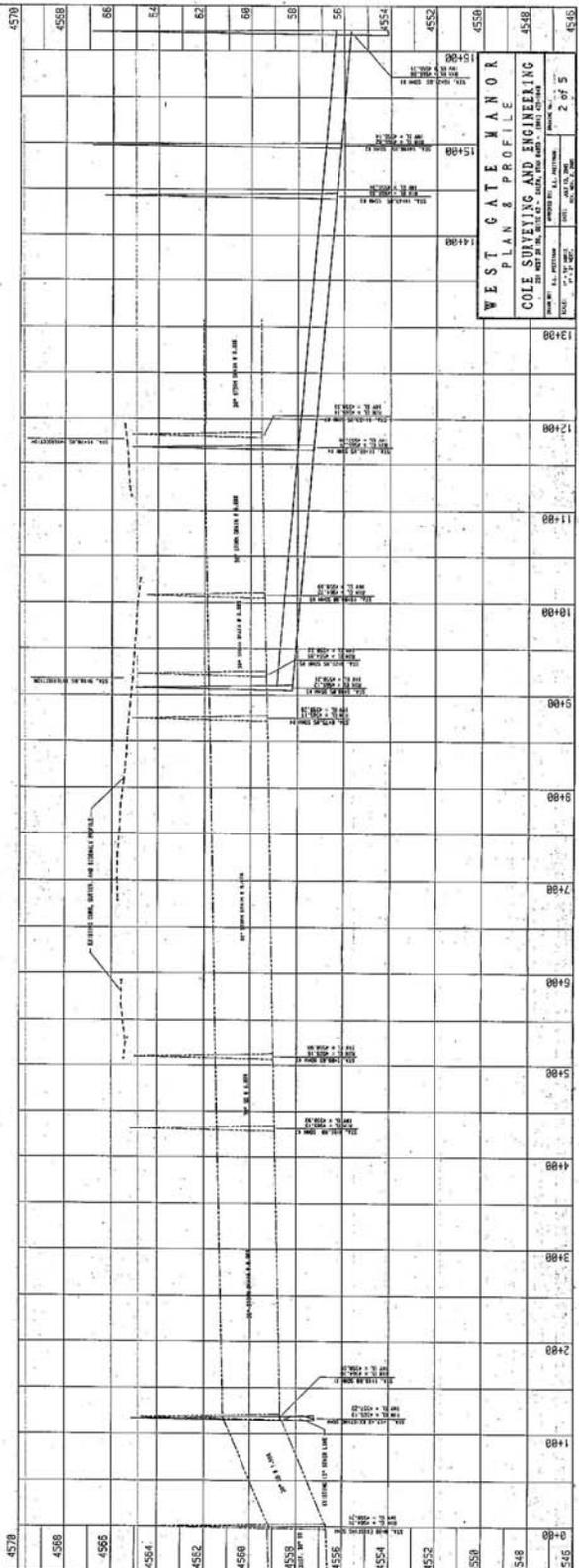
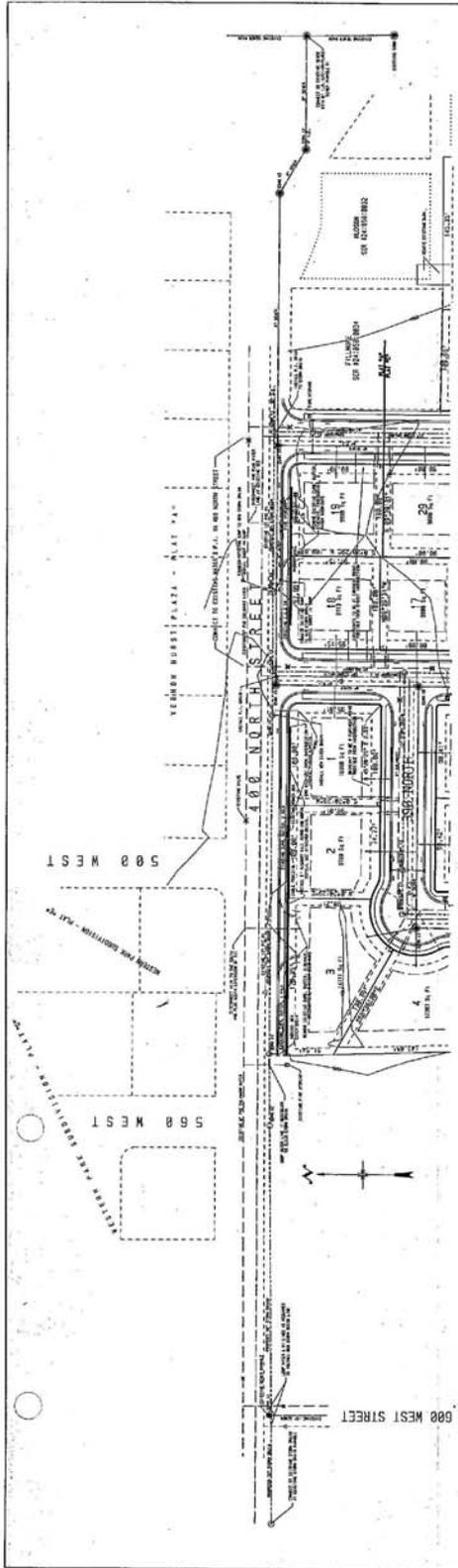
There is no anticipated budget impact with this proposed subdivision.

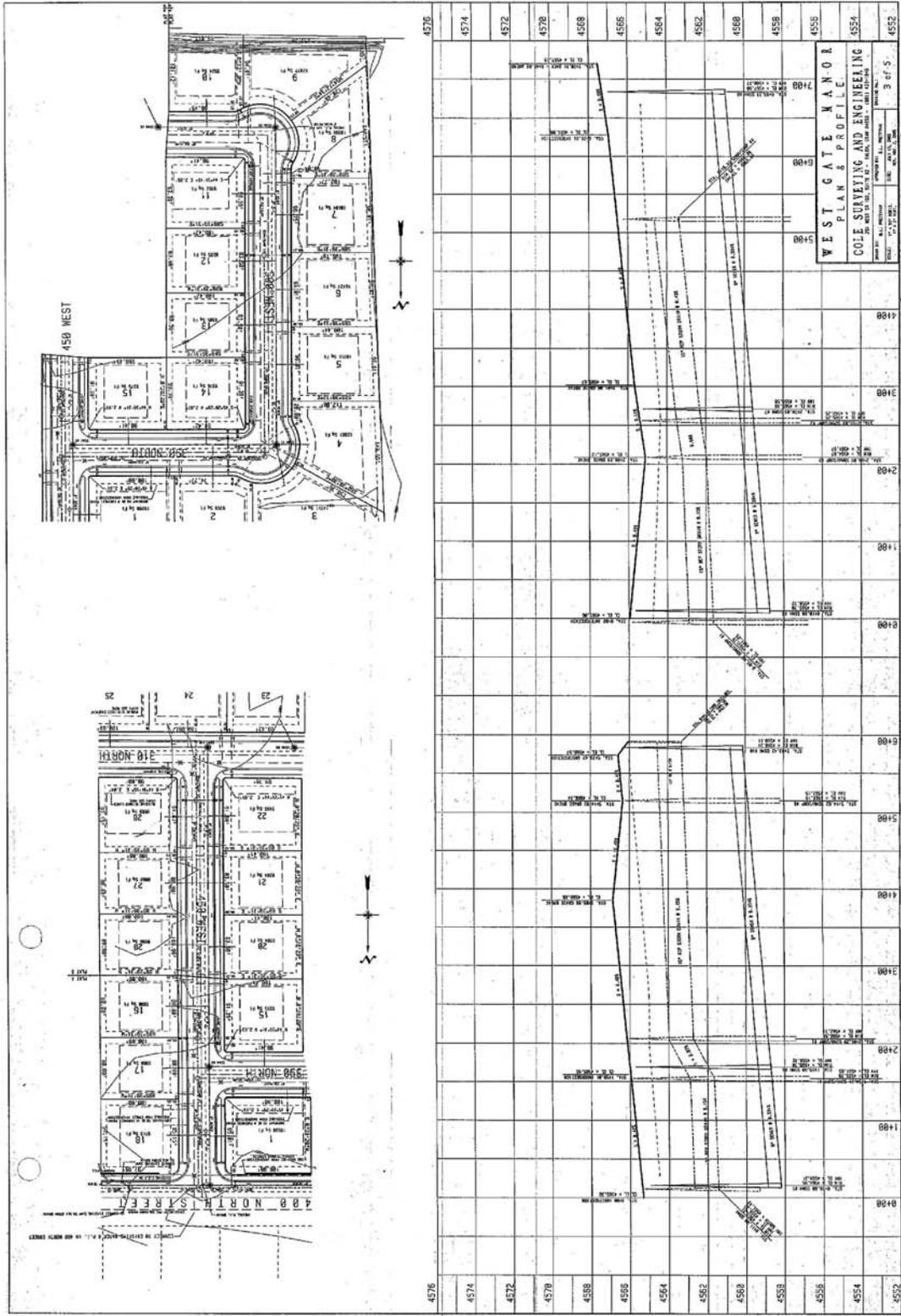


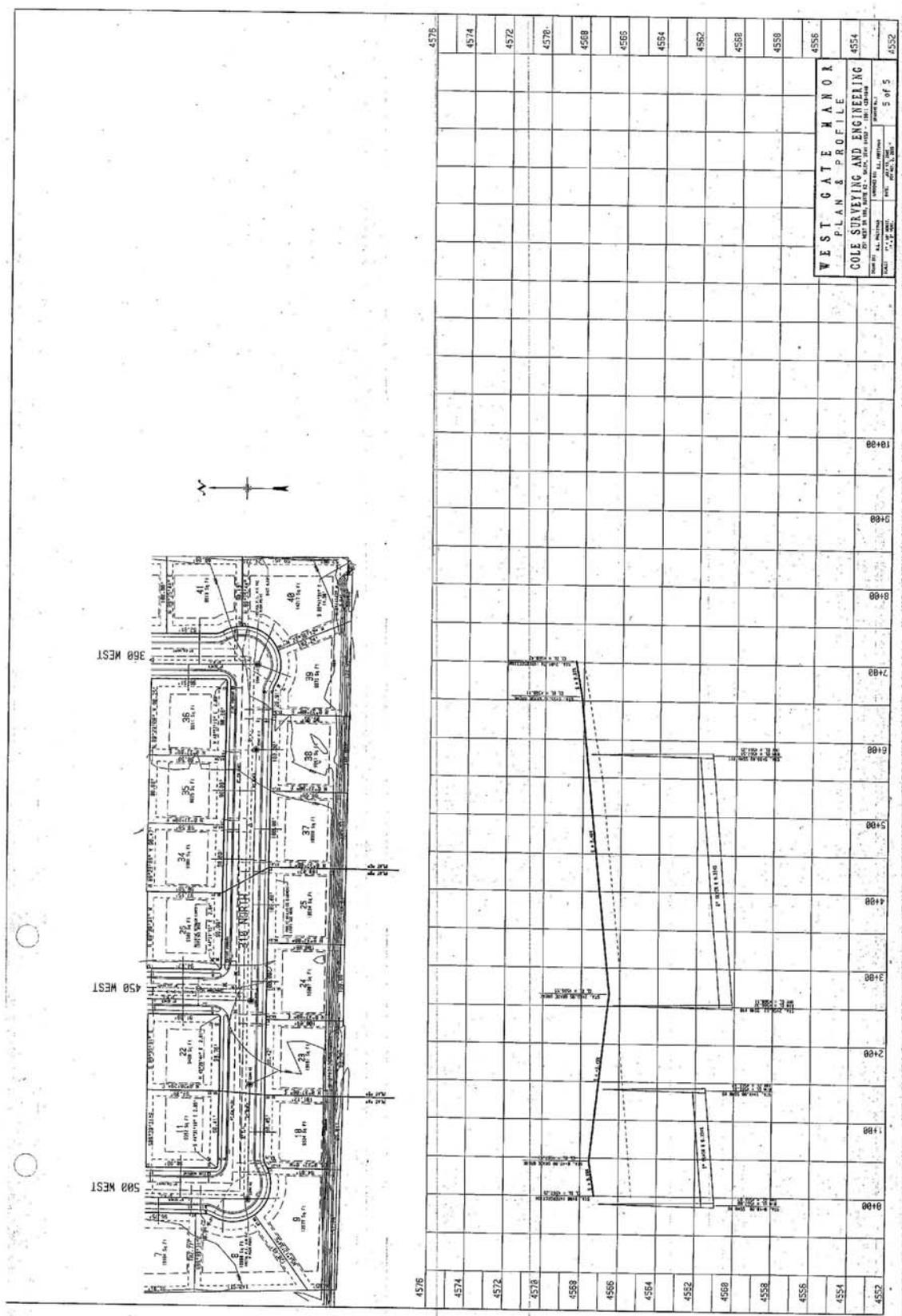
Recommendation

Staff recommends that the proposed Preliminary Plat be approved.

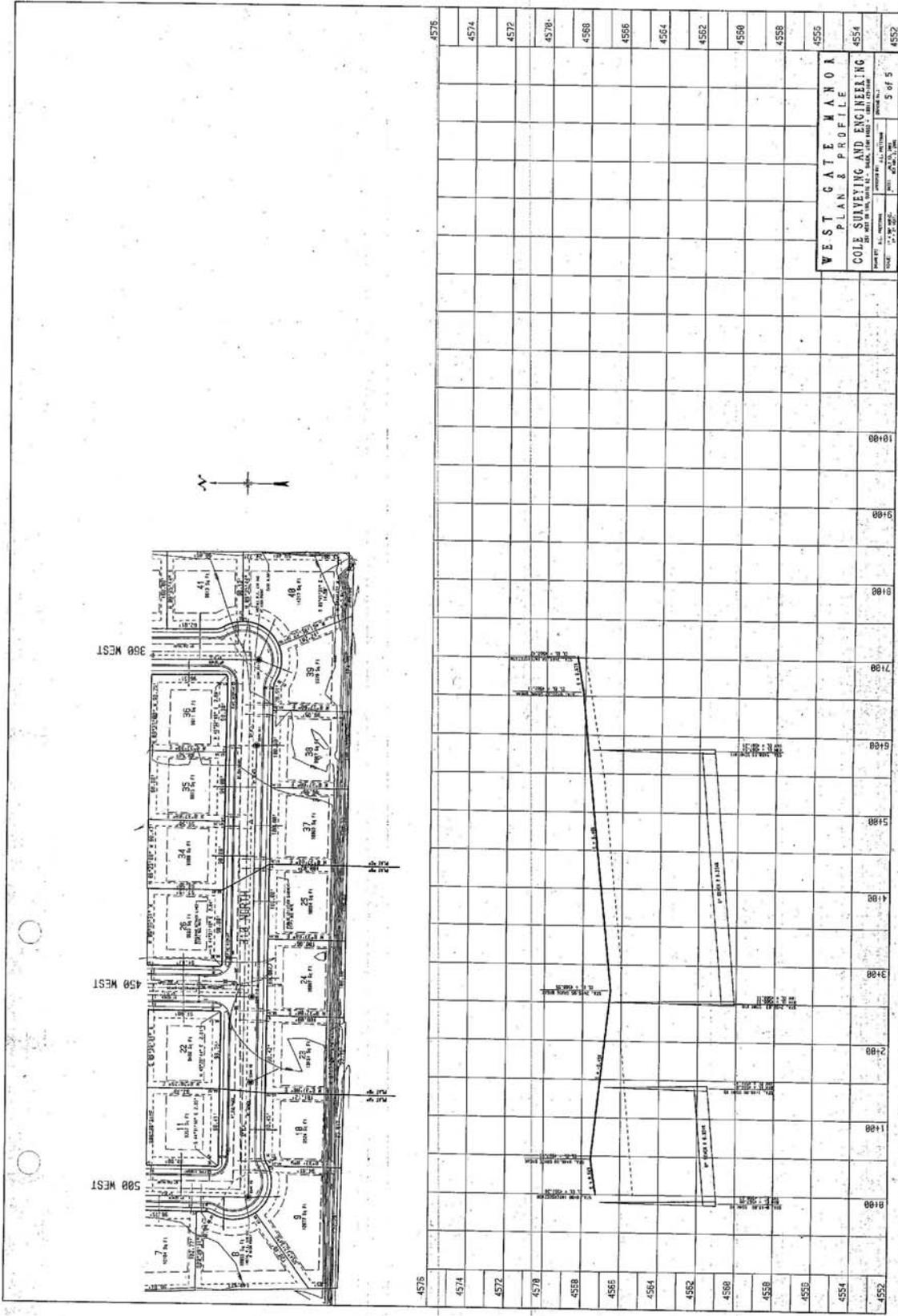








WEST GATE MANOR
 PLAN & PROFILE
 COLE SURVEYING AND ENGINEERING
 201 WEST 10th Street, Suite 200 - Omaha, Nebraska 68102
 SCALE: 1" = 10'-0" (PLAN) 1" = 10'-0" (PROFILE)
 SHEET 5 OF 5





PRELIMINARY PLAT

REPORT TO THE PLANNING COMMISSION MCINNELLY PRELIMINARY PLAT

Agenda Date: March 6, 2013.

Staff Contacts: Dave Anderson, Community Development Director.

Reviewed By: Development Review Committee.

Request: Brett McInnelly is proposing to subdivide a 3.6 acre parcel into two building lots.

Zoning: R-1-9.

General Plan: Low Density Residential.

Project Size: 3.6 acres.

Number of lots: 2.

Location: Approximately 3000 East Spanish Oaks Drive.

Background Discussion

This proposal would result in the development of two lots adjacent to the Oaks Subdivision on Spanish Oaks Drive. As proposed, the two lots would be accessed by a shared driveway which is somewhat necessitated by the steepness of the property and Spanish Oaks Drive. Both proposed lots conform to the City's requirements for lots in the R-1-9 zone.

The subject property is in a hillside area which approaches the urban interface with surrounding public lands. As such staff believes it is appropriate to have the City's Fire Marshall involved in the building permit review process. The main purpose of his involvement is to help ensure there is adequate space between homes and large fuel sources that might help convey a wildfire.

Development Review Committee

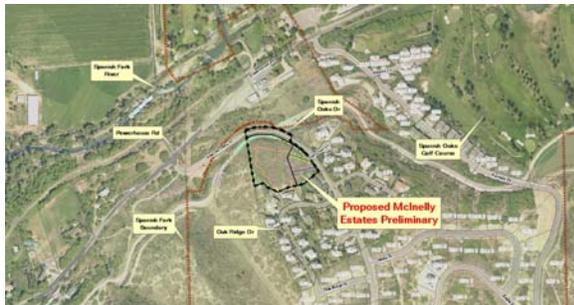
The Development Review Committee reviewed this plat on February 20 and recommended that it be approved. Minutes from that meeting read as follows:

McInnelly Subdivision

Applicant: Brett McInnelly
 General Plan: Low Density Residential
 Zoning: R-1-9
 Location: 3000 East Spanish Oaks Drive

Mr. Pierce said that the applicant had satisfied the redline comments.

Discussion was held regarding The Oaks recorded plat and the subdivision of a lot that was not legally subdivided, the geo-tech report, and whether or not there was a specific fault on the property and fire clearance for wild land urban interface.



Mr. Anderson **moved** to recommend **approval** of the McInelly Subdivision subject to the following conditions:

Conditions

1. The applicant incorporates any requirements imposed by the City Fire Marshall relative to defensible space.
2. That the applicant address any outstanding issues related to the City's Construction Standards.

Discussion was held regarding whether or not to require fire sprinkler systems in the homes and what a safe buffer for the urban interface would be.

Mr. Sant **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.

