



Planning Commission Agenda April 3, 2013

- Planning Commissioners** 6:00 P.M.
1. Preliminary Activities
 - a. Pledge of Allegiance
 - b. Approval of Minutes: March 6, 2013.
 2. Zone Map Amendments
 - a. **Canyon Creek**
Applicant: Tenedor, LLC
General Plan: General Commercial and Light Industrial
Zoning: Business Park and Commercial 2
Location: approximately 1500 North Chappel Drive
 3. Preliminary Plat
 - a. **Spanish Highlands**
Applicant: Ivory Development
General Plan: Low Density Residential
Zoning: Rural Residential existing, R-1-6 proposed
Location: approximately 2000 East 200 South
 4. Other Business
 - a. Field trip to view multi-family developments.
- 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.

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

Commission Members Present: Chairman Brad Gonzales, Seth Sorensen, George Gull, Bruce Fallon.

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: Lynn Rindlesbacher.

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

PRELIMINARY ACTIVITIES

Pledge

Commissioner Gonzales led in the pledge of allegiance.

MINUTES

February 6, 2013

Commissioner Sorenson **moved** to **approve** the minutes of February 6, 2013.
Commissioner Gull **seconded** and the motion **passed** all in favor.

ZONE MAP AMENDMENTS

Meadow Creek (previously known as 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

Mr. Anderson explained the proposed Zone Map Amendment and then the Preliminary Plat. He noted the changes and modifications to the plat. He said that City staff feels comfortable with the layout and are satisfied with the changes they just have a few modifications for the phasing plan.

46 Chairman Gonzales said that the Commission had discussed these proposals in their last
47 meeting and that there was a concern regarding access with regard to UDOT.

48
49 Mr. Johnson explained that the City had met with UDOT and that access issues had been
50 resolved.

51
52 Mr. Anderson explained that City staff did not know what the timeframe of the Canyon
53 Creek Development was and that if the Maple Mountain Parkway road is not built by the
54 Canyon Creek Developer, then the developer for Meadow Creek would be responsible to
55 construct it.

56
57 Chairman Gonzales asked if points of access would be needed with the properties to the
58 north. Mr. Anderson explained that it was the border between Spanish Fork City and
59 Springville City. Discussion with Springville indicated that the property is planned for
60 industrial development and that staff did not think it was wise to tie a local street in
61 residential neighborhood into an industrial development.

62
63 Discussion was held regarding storm drain detention.

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

66
67 Discussion was held regarding the Development Review Committee's conditions of
68 approval.

69
70 Commissioner Sorenson **moved** to **approve** the Meadow Creek Zone Map Amendment
71 subject to the following conditions:

72
73 **Conditions**

- 74
75 1. That the applicant address the Engineering Department's redline comments.
76 2. That an off-site sewer geotech report is provided with the Final Plat application.

77
78 Commissioner Fallon **seconded** and the motion **passed** all in favor by a roll call.

79
80
81 **PRELIMINARY PLAT**

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83 **Wash Creek**
84 Applicant: Scenic Development
85 General Plan: Medium Density Residential
86 Zoning: Rural Residential existing, R-1-6 proposed
87 Location: approximately 1500 North State Road 51

88
89 Discussion was held with the Zone Map Amendment.

90

91 Commissioner Fallon **moved** to **approve** the Meadow Creek Preliminary Plat subject to
92 the following conditions:

93

94 **Conditions**

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- 96 1. That the applicant address the Engineering Department's redline comments.
97 2. That an off-site sewer geotech report is provided with the Final Plat application.

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100 **PRELIMINARY PLATS**

101

102 **West Gate Manor**

103 Applicant: Jed Mitchell

104 General Plan: Low Density Residential

105 Zoning: R-1-8

106 Location: 310 North 450 West

107

108 Mr. Anderson explained that a year had passed and that the Preliminary Plat for West
109 Gate Manor was no longer vested. The applicant is requesting for re-approval. There are
110 not any changes.

111

112 Commissioner Sorenson **moved** to **approve** the West Gate Manor Preliminary Plat subject
113 to the conditions of the original approval. Commissioner Gull **seconded** and the motion
114 **passed** all in favor by a roll call vote.

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117 **McInelly Subdivision**

118 Applicant: Brett McInelly

119 General Plan: Low Density Residential

120 Zoning: R-1-9

121 Location: 3000 East Spanish Oaks Drive

122

123 Mr. Anderson explained that the proposal was to divide the property into two building
124 lots. The lots would have a shared driveway. The City's Engineering Department feels
125 that the shared drive is good as to not have two driveways coming out on the steep
126 Spanish Oaks Drive. City staff discussed sensitive lands and protecting property from
127 wildfire.

128

129 Commissioner Fallon asked if there was any need for a shared access easement. Mr.
130 Anderson said that it would have to be on the plat.

131

132 Mr. Johnson explained that the driveway will be a public access easement.

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134 Chairman Gonzales reviewed the Development Review Committees conditions of
135 approval.

136
137 Chairman Gonzales asked if there needed to be more detail relative to fire conditions and
138 defensible space.

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140 Mr. Anderson explained that when the motion was made, in the DRC meeting, it was left
141 open because they were not sure what the Fire Marshall would feel is necessary.

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143 Commissioner Fallon asked from a planning perspective how does this proposal differ
144 from a flag lot.

145
146 Mr. Anderson said that it did not have the literal stem or pole of a flag that goes out that
147 provides the means of access.

148
149 Commissioner Sorenson **moved** to **approve** the McInelly Preliminary Plat subject to the
150 following conditions:

151
152 **Conditions**

- 153
- 154 1. That the applicant incorporate any requirements imposed by the City Fire Marshall
 - 155 relative to defensible space.
 - 156 2. That the applicant addresses any outstanding issues related to the City's
 - 157 Construction Standards.
 - 158 3. That the applicant record, on the Final Plat, a shared use agreement for the private
 - 159 drive.

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161 Commissioner Fallon **seconded** and the motion **passed** all in favor by a roll call vote.

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163 **OTHER BUSINESS**

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

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168 Mr. Anderson explained the changes that the Commission gave him in their last meeting.

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170 Chairman Gonzales proposed to have a work session to review the sign ordinance. He
171 said that as we grow and develop it needs to be revisited.

172
173 Discussion was held regarding the City's website and the need for all of the City's Master
174 Plans to be in one location on the website.

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176 Mr. Anderson thanked Commissioner Sorenson for his service.

177
178 Chairman Gonzales moved to move May's meeting to the 8th. The Commissioners all
179 agreed.

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ADJOURNMENT

Chairman Gonzales **moved** to **adjourn**. Commissioner Sorenson **seconded** and the meeting **adjourned** at 6:48 p.m.

Adopted:

Shelley Hendrickson, Planning Secretary



MAP AMENDMENT

REPORT TO THE PLANNING COMMISSION TENEDOR ZONE CHANGE APPROVAL REQUEST

Agenda Date: April 3, 2013.

Staff Contacts: Dave Anderson, Community Development Director.

Reviewed By: Development Review Committee.

Request: Richard Mendenhall has requested that the zoning be changed on property located in the vicinity of Chappel Drive and 700 East from Industrial 1 and Shopping Center to Commercial 2 and Business Park.

Zoning: I-1 and SC existing, BP and C-2 proposed.

General Plan: Industrial and General Commercial.

Project Size: approximately 14 acres in all.

Number of lots: Not applicable.

Location: Approximately 700 East Chappel Drive.

Background Discussion

This proposal is something of a follow up to changes that were made to the Zoning Map in December of 2011. At that time, a boundary was established between the Business Park and Shopping Center Zoning Districts for properties that are included in the Canyon Creek Preliminary Plat. It is now proposed that that boundary be modified.

One part of the proposed Zone Change would allow a planned roadway to be the dividing line between the Shopping Center and Business Park zoning districts. The other part would adjust the boundary between the two zones in the vicinity of SAPA.

Staff has no concerns with the proposed Zone Change.

Development Review Committee

The Development Review Committee reviewed this request in their March 27, 2013 meeting and recommended that it be approved. Staff anticipates having minutes from that meeting available in the Commission meeting.

Budgetary Impact

It is unlikely that any accurate prediction of the budgetary impact of this proposal can be made at this time. Even so, in as much as this proposal may facilitate retail development, one would suspect that the change would have a positive impact on the City's finances.

Recommendation

Staff recommends that the proposed Zone Change be approved.





PRELIMINARY PLAT

REPORT TO THE PLANNING COMMISSION SPANISH HIGHLANDS AMENDED PRELIMINARY PLAT

Agenda Date: April 3, 2013.

Staff Contacts: Dave Anderson, Community Development Director.

Reviewed By: The Development Review Committee.

Request: The applicant is requesting to have a Master Planned Development approval amended to include three additional lots.

Zoning: R-1-12.

General Plan: Residential 2.5 to 3.5 units per acre.

Project Size: 23.6 acres.

Number of lots: 82.

Location: Approximately 2000 East 200 South.

Background Discussion

The Spanish Highlands Master Planned Development and adjacent Maple Highlands project were both approved several years ago. When those developments were approved, the boundary between the two developments was such that a few lots on the southern portion of the developments were split between the two developments. This proposal would now bring all of the lots that were at this transitional portion of the developments into the Spanish Highlands project. Those lots are identified as lots 80, 81 and 82 on the attached plat.

Staff believes it is sensible to modify the boundary of this project to include the three lots in question. Nonetheless, in accordance with our ordinance, the applicant still needs to justify their request for approval as this is a Master Planned Development. To that end, it has been represented to staff that the applicant will upgrade the construction of the homes, similar to what has been done in the rest of the Spanish Highlands development. To that end, the applicant has provided the architectural images that are attached to this report. Given the nature of the proposal and its limited size, staff believes that is an appropriate approach to take in justifying the proposed project density.

Development Review Committee

The Development Review Committee reviewed this request in their March 27, 2013 meeting and recommended that it be approved. Staff anticipates having minutes from that meeting available in the Commission meeting.

Budgetary Impact

No budgetary impact is anticipated with this proposal.

Recommendation



Staff recommends that the proposed Preliminary Plat for Spanish Highlands be approved.



Spanish Highlands

Architectural element options



Covered Front Porch with Railing

Decorative Gable Ends

Stucco Pop-outs

- Front Exterior combination Of Stone/Brick and Fiber Cement
- Full Stucco on Side and Back of Home
- Decorative Window Grids
- Decorative Window Trim
- Combination of shake and Lap Fiber Cement

Napoli

Total Finished Sq. Ft. 1,936

Total Unfinished Sq. Ft.

1,128

Total Sq. Ft. 3,064



Spanish Highlands

Architectural element options



Decorative gabled roof lines

Decorative exterior window Shutters

Covered Front Porch with Railing

- Front Exterior combination Of Stone/brick, Stucco and Fiber Cement
- Decorative exterior window Shutters
- Decorative Window Trim
- Optional 3-car garage
- Decorative Coach Lights
- Covered Front Porch with Railing
- Decorative gabled roof lines

Marseille

Total Finished Sq. Ft. 1,746

Total Unfinished Sq. Ft.

1,056

Total Sq. Ft. 2,802



Spanish Highlands

Architectural element options



- Front Exterior combination Of Stone/brick, Stucco and Fiber Cement
- Decorative exterior window Shutters
- Decorative Window Trim
- Optional 3-car garage
- Decorative Coach Lights
- Covered Front Porch with Railing
- Decorative gabled roof lines

Avignon

Total Finished Sq. Ft. 1,384

Total Unfinished Sq. Ft.

1,394

Total Sq. Ft. 2,778



Spanish Highlands

Architectural element options



- Front Exterior combination Of Stone/brick and stucco
- Tudor elevation
- Decorative Window Trim
- Optional 3-car garage
- Recessed Soffit Lights
- Grand entrance with rounded entry door
- Decorative dutch hip roof lines

Briarwood

Total Finished Sq. Ft. 2,158
Total Unfinished Sq. Ft. 994



Spanish Highlands

Architectural element options



- Front Exterior combination Of Stone/brick and Fiber Cement
- Shake and lap combination of fiber cement
- Decorative Window Trim
- Optional 3-car garage
- Decorative Coach Lights
- Covered Front Porch with Railing
- Decorative dutch hip roof lines
- Decorative Dormer

Amberwood

Total Finished Sq. Ft. 2,497
Total Unfinished Sq. Ft. 1,669



Spanish Highlands

Architectural element options



Decorative dutch hip roof lines

Decorative Dormer

Decorative Box Window

Covered Front Porch with Railing

- Front Exterior combination Of Stone/brick and Fiber Cement
- Decorative Box Window
- Decorative Window Trim
- Optional 3-car garage
- Decorative Coach Lights
- Covered Front Porch with Railing
- Decorative dutch hip roof lines
- Decorative Dormer

Carlisle

Total Finished Sq. Ft. 2,046
Total Unfinished Sq. Ft 2,128



Spanish Highlands

Architectural element options



- Front Exterior combination Of Stone/Brick and Fiber Cement
- Shake and lap combination of fiber cement
- Decorative Window Trim
- Optional 3-car garage
- Decorative Coach Lights
- Bay window

Roma

Total Finished Sq. Ft. 1,919
Total Unfinished Sq. Ft. 1,582

