



Planning Commission Agenda February 5, 2014

Planning Commissioners

Brad Gonzales

George Gull

Bruce Fallon

Richard Heap

Reed Swenson

Treaci Tagg

6:00 P.M.

1. Preliminary Activities

- a. Pledge of Allegiance
- b. Approval of Minutes: December 4, 2013 and January 8, 2014

2. Zone Changes

- a. **Mayfield**
Applicant: Edge Homes
General Plan: Low Density Residential
Zoning: Exclusive Agriculture existing, R-1-12 proposed
Location: 2550 East 130 North
- b. **River Pointe (staff will recommend this be continued)**
Applicant: Dave Adams
General Plan: Low Density Residential
Zoning: Rural Residential existing, R-1-12 proposed
Location: 900 South 1200 West

3. Preliminary Plats

- a. **Mayfield**
Applicant: Edge Homes
General Plan: Low Density Residential
Zoning: Exclusive Agriculture existing, R-1-12 proposed
Location: 2550 East 130 North

4. Other Business – discussion on proposed Changes to Title 15 and modifications to the General Plan.

5. Adjourn

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) 804-4531.

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Draft Minutes
Spanish Fork City Planning Commission Meeting
December 4, 2013

Commission Members Present: Chairman Brad Gonzales, Reed Swenson, Bruce Fallon, George Gull, Treaci Tagg.

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

Citizens Present: Malerie Smith, Julie Smith.

PRELIMINARY ACTIVITIES

Pledge of Allegiance

Chairman Gonzales led the Pledge of Allegiance.

Approval of Minutes: November 6, 2013

Commissioner Swenson **moved** to **approve** the minutes of November 6, 2013. Commissioner Fallon **seconded** and the motion **passed** all in favor.

PRELIMINARY PLAT

Skyhawk Condominiums

Applicant: Kevin Pritchett
General Plan: Mixed Use
Zoning: Commercial Downtown
Location: 300 North Main Street

Mr. Anderson explained that the proposal was to condominiumize a two story building in town; the building where Magelby's restaurant is. The building was built around 10 years ago. The only thing that this proposal has to do with is subdividing the physical air space that the businesses occupy. Currently the building is owned by one entity and should the plat be approved there could be several owners. Staff discussed a parking agreement that the owner of the property has with the City and City staff has recommended that the agreement be re-executed with the new property owners.

Chairman Gonzales expressed concern with there not being enough parking should the building be condominiumized. Mr. Anderson explained that this building is zoned

46 Commercial Downtown. The City's Commercial Downtown zone is the one and only zone
47 in town that does not require off street parking.

48
49 Discussion was held regarding the parking agreement.

50
51 Chairman Gonzales asked about the building meeting the building code. Mr. Anderson
52 said that the City's Chief Building Official recommended that the owner hire an architect
53 to identify what would need to be done to the building to bring into conformity with the
54 Building Code.

55
56 Discussion was held regarding the Building Code and what changes would need to be
57 made to the building to meet the Code.

58
59 Commissioner Swenson **moved** to recommend **approval** of the Skyhawk Condominiums
60 Preliminary Plat subject to the following conditions:

61
62 **Conditions**

- 63
64 1. That the applicant hires an architect to identify any changes that need to be met in
65 order for the building to meet the building Code.
66 2. That the applicant revises the cross access and parking agreement to include the
67 HOA.
68 3. That the applicant meet the City's Construction Standards.

69
70 Commissioner Gull **seconded** and the motion **passed** all in favor.

71
72
73 **OTHER BUSINESS**

74
75 **Discussion on the General Plan**

76
77 Chairman Gonzales explained that the Commission would be reviewing the General Plan
78 Map. The Commission broke the City General Plan Map into sections and discussion was
79 held regarding what they foresee and what they would like the City to look like in each
80 individual section.

81
82 **Discussion on Planning Commission Work Program**

83
84 The meeting **adjourned** at 7:00 p.m.

85
86 **Adopted:**

87
88 _____
Shelley Hendrickson, Planning Secretary

1 Draft Minutes
2 Spanish Fork City Planning Commission Meeting
3 January 8, 2014
4
5

6 **Commission Members Present:** Commissioner Bruce Fallon, George Gull, Reed
7 Swenson, Richard Heap, Treaci Tagg.
8

9 **Staff Present:** Dave Anderson, Community Development Director; Jason Sant, Assistant
10 City Attorney, Scott Aylett, Management Intern.
11

12 **Citizens Present:** Jesse Brimhall.
13

14 Commissioner Swenson opened the meeting at 6:08 p.m.
15

16 **PRELIMINARY ACTIVITIES**
17

18 **Pledge**
19

20 Commissioner Gull led in the pledge of allegiance.
21

22 **OTHER BUSINESS**
23

24 No minutes to approve.
25

26 Commissioner Swenson turned time to Mr. Anderson for discussion.
27

28 Mr. Anderson will present to the City Council this Saturday regarding the General Plan,
29 nodes (activity centers), and higher densities. Looking for Council's blessing on direction
30 that the Commission is heading based on previous discussions.
31

32 Commissioner Fallon proposed that discussion be held regarding Mr. Brimhall's proposal.
33

34 Mr. Anderson gave an introduction to the project, including concerns with the property
35 Current zoning is R-1-6.
36

37 Commissioner Swenson asked how access would be made available to Canyon Road.
38

39 Mr. Brimhall has proposed a change to the General Plan to allow up to 10-12 units to the
40 acre, as well as a Zone Change to R-3.
41

42 Mr. Anderson discussed the proposal by DR Horton and how it compares to Mr.
43 Brimhall's proposal. In Mr. Anderson's opinion, this property is an appropriate area for
44 higher density.
45

46 Mr. Anderson indicated that there would be two points of access, with the main road
47 being a 60-foot public street. The City would maintain the public street, and the HOA
48 would maintain the smaller streets connecting to the various units. The project would
49 have a fairly unique architectural design for Utah County, with higher-end, non-starter
50 homes. Mr. Anderson says it could add a positive development for our City. Mr.
51 Anderson added that when the City has an opportunity with a property that can support a
52 higher density, including traffic and fitting with neighboring developments, the City should
53 strongly consider it.

54
55 Mr. Anderson turned the time to Mr. Brimhall.

56
57 Mr. Brimhall said that the homes are rear-loaded, with garages being on the backside,
58 separating pedestrian and vehicular traffic, making them more pleasing to the eye. They
59 would also have greater amenities on site for the homeowners, including a commitment
60 and plan to put in these amenities, (e.g., pool, clubhouse, courts, etc.).

61
62 Commissioner Swenson asked where the amenities would go. Mr. Brimhall indicated on
63 the map that it would be in the center of the development. Mr. Brimhall committed to put
64 these amenities in the first phase of the project. To make the development what they
65 want it to be, the higher density is needed. They've done things to alleviate concerns with
66 the density. Traffic would be primarily from residents – not a through or shortcut for
67 others.

68
69 Commissioner Swenson asked the number of units. Mr. Brimhall indicated 170. DRC
70 suggestions reduced it to 167 (11.6 per acre). DRC was concerned with parking. Mr.
71 Brimhall said each home will have 2-car garage.

72
73 Commissioner Gull asked if there would be guest parking. Mr. Brimhall indicated on the
74 map several locations for guest parking and asked what the City permits for on-street
75 parking.

76
77 Commissioner Gull is concerned with how fire trucks can get through when cars park on
78 the street.

79
80 Mr. Anderson indicated that the fire official said that fire trucks typically stay on the
81 public street when fighting a fire, but the other streets are still built to accommodate fire
82 trucks. That doesn't always resolve concerns if vehicles are on the side of the road.

83
84 Mr. Brimhall discussed several locations where additional parking could be added,
85 including on street parallel parking.

86
87 Mr. Anderson said that because parking is a concern throughout the community, they
88 have discussed extensively various parking options and the fact that there are several
89 locations where parking could be added in the project. 2.5 parking spaces are required

90 for every unit. With this type of project, the City would need to require more something
91 like 3 spaces per unit because of the problems with parking in the past.
92
93 Mr. Brimhall indicated that larger driveways tend to lead to owners using the garage as a
94 storage unit and parking on the driveway. This design seeks to avoid this.
95
96 Commissioner Fallon asked if parking accessed directly from a public street is a concern
97 here.
98
99 Mr. Anderson said they probably could not do more than 4 spots together when they back
100 onto a public way. This would not be the case on the private drives.
101
102 Commissioner Tagg asked if they have considered trail access in this area.
103
104 Mr. Brimhall said the trail is a nice feature and Mr. Anderson said that higher density
105 projects ideally tie into these types of features.
106
107 Mr. Anderson discussed commercial development that will happen in the area in the
108 future.
109
110 Commissioner Gull asked about the canal, where it goes, if it is covered. Mr. Brimhall
111 said that it is currently uncovered.
112
113 Commissioner Swenson asked what they propose to do with the hill on US 6. Mr.
114 Brimhall said that they've tested the soil and it is good, and they'll let the engineers
115 determine what to do with the grade, but he claims that the elevation adds to the feel of
116 the project.
117
118 Commissioner Fallon asked if the General Plan should be changed because it is set as low
119 density. Anderson indicated that the area next to US 6 is medium density; the area next
120 to Canyon Road is low density. The General Plan is a guide to follow.
121
122 Commissioner Fallon asked if there would be landscaping requirements where the two
123 uses meet. Mr. Anderson responded that they would require a wall. It would not be
124 required along the church, which has a fence, but along any residential use.
125
126 Commissioner Fallon was concerned with the width at the south end with the public road
127 and having enough space for landscaping and sidewalks.
128
129 Commissioner Fallon asked if there would be more 2- or 3-story units. Mr. Brimhall
130 indicated that they plan to do more 3-story units. Commissioner Fallon complimented the
131 design and their efforts to make it a nice project.
132
133 Mr. Brimhall said this development will attract new people to Spanish Fork, not
134 necessarily provide housing for people already here.

135
136 Commissioner Fallon asked if there are any ecological requirements for landscaping. Mr.
137 Anderson said the City couldn't be more flexible when it comes to landscaping. The City
138 requires a certain number of shrubs and trees to the square-foot area. Because this is a
139 Zone Change and would be a Master Planned Development, the Council could require
140 more based on the Commission's recommendations.

141
142 Commissioner Swenson likes the look, and restated that parking needs to be addressed.
143 Additional discussion about parking was held.

144
145 Commissioner Fallon says he feels more comfortable about this than he did with DR
146 Horton's project, and he was comfortable with that project. Commissioner Fallon asked
147 what were the differences between the two projects. Mr. Anderson said that the location
148 of DR Horton was more prominent, with everything fronting on to a public setting; this is
149 more private.

150
151 Mr. Anderson asked for any other concerns. Commissioner Fallon asked what it means
152 for adjacent properties moving forward and the General Plan, because this could be a
153 catalyst for other things.

154
155 Mr. Anderson asked how the Commission liked taking the time to discuss this at such an
156 early stage. Commissioner Fallon and Commissioner Swenson both commented that they
157 liked looking at a project at an early stage.

158
159 Discussion regarding the project concluded.

160
161 Mr. Anderson briefly commented on the situation with Dr. John's.

162
163
164 **ADJOURNMENT**

165
166 The meeting adjourned at 7:33 p.m.

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168
169 **Adopted:**

170
171

Scott Aylett, Administration Intern



ZONING MAP AMENDMENT AND PRELIMINARY PLAT

REPORT TO THE PLANNING COMMISSION MAYFIELD ZONING MAP AMENDMENT AND PRELIMINARY PLAT

- Agenda Date:** February 5, 2014.
- 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 Exclusive Agriculture to R-1-12.
- Zoning:** Exclusive Agriculture existing, R-1-12 proposed.
- General Plan:** Low Density Residential.
- Project Size:** 13.8 acres.
- Number of lots:** 33.
- Location:** 130 North 2550 East.

Background Discussion

This proposal involves both a Zone Change and Preliminary Plat approval. The Zone Change would allow for the development of a subdivision with 12,000 square foot lots. The proposed Preliminary Plat is a standard subdivision with lots that all meet the City's requirements for the R-1-12 zone.

The R-1-12 zoning would allow for development that is similar to what has occurred west of the subject property and Maple Mountain High School. In the past, there have been discussions about having properties on the east side of 2550 East zoned R-1-15, but no property has yet been zoned for development east of 2550 East in this area. In any event, of which staff is aware, the City's vision for the subject property has always been to have it zoned R-1-12.

The proposed subdivision meets the City's requirements relative to lot size and lot dimensions for lots in the R-1-12 zone. The applicant would improve both 130 North and 2550 East as well as all of the interior streets in the development.

Applicants requesting Preliminary Plat Approval are required to hold neighborhood meetings. This applicant held a meeting on January 28, 2014. A list of attendees and notes form that meeting are attached to this report.

As the proposed zoning is consistent with the General Plan and the proposed subdivision meets the requirements for the R-1-12 zone, the DRC recommended that both the proposed zoning and Preliminary Plat be approved.

Development Review Committee

The Development Review Committee reviewed this request in their January 15, 2014 meeting and recommended that it be approved. Draft minutes from that meeting read as follows:



Mayfield

Applicant: Edge Homes

General Plan: Low Density Residential

Zoning: RR existing, R-1-12 requested

Location: 175 North 2550 East

Dave Andersen explained when the applicant submitted the first Preliminary Plat it did not meet the lot requirements. The applicant resubmitted the plat with the changes that were requested and now meets the requirements. The Zone Change request is for R-1-12 and there should not be a problem because the surrounding is R-1-12 as well.

Mr. Baker **moved** to **approve** the Mayfield Zone Change & the Mayfield Preliminary Plat subject to meeting the City Development Standards.

Mr. Adams **seconded** and the motion **passed** all in favor. Mr. Oyler abstained from voting.

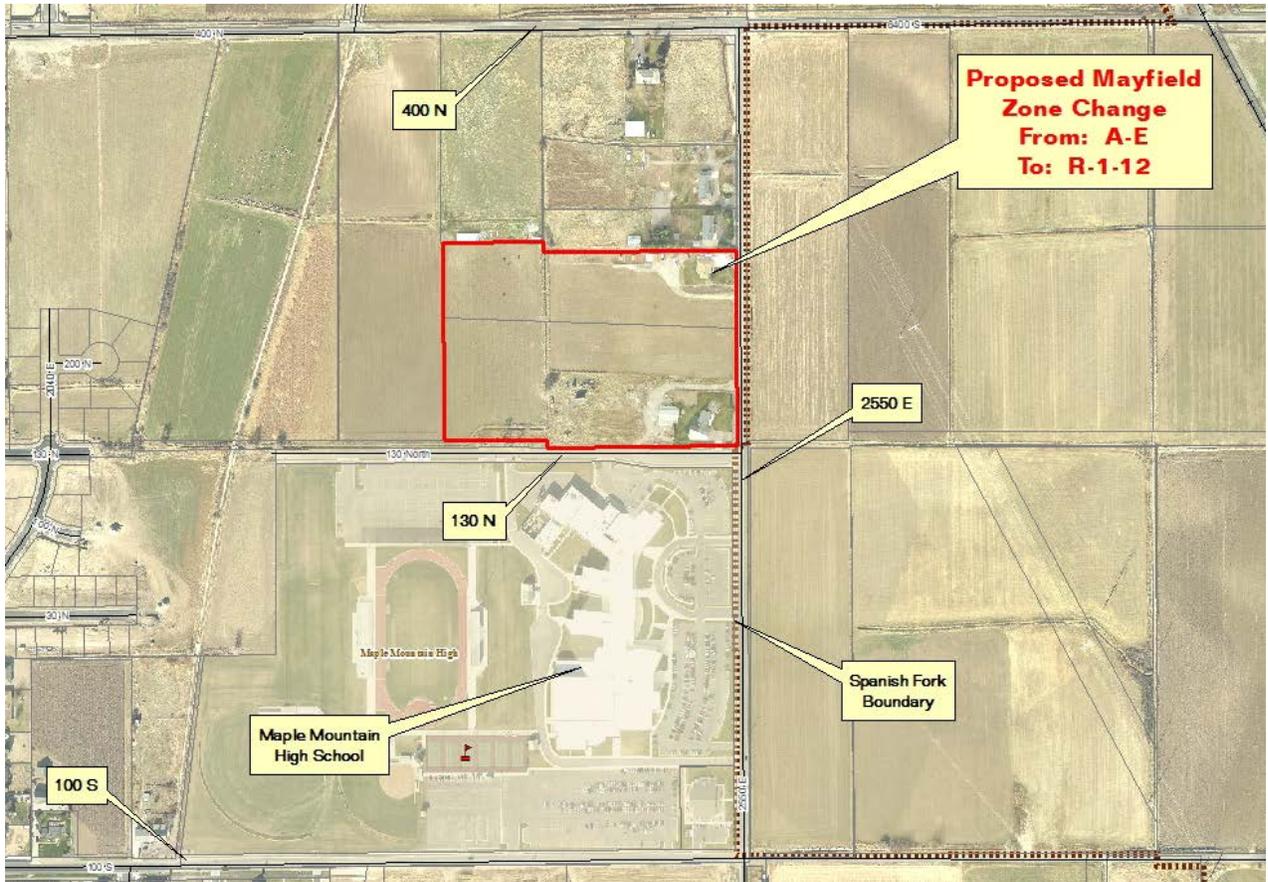
Discussion took place regarding LID, because this Edge Homes would like to start implementing LID into this development.

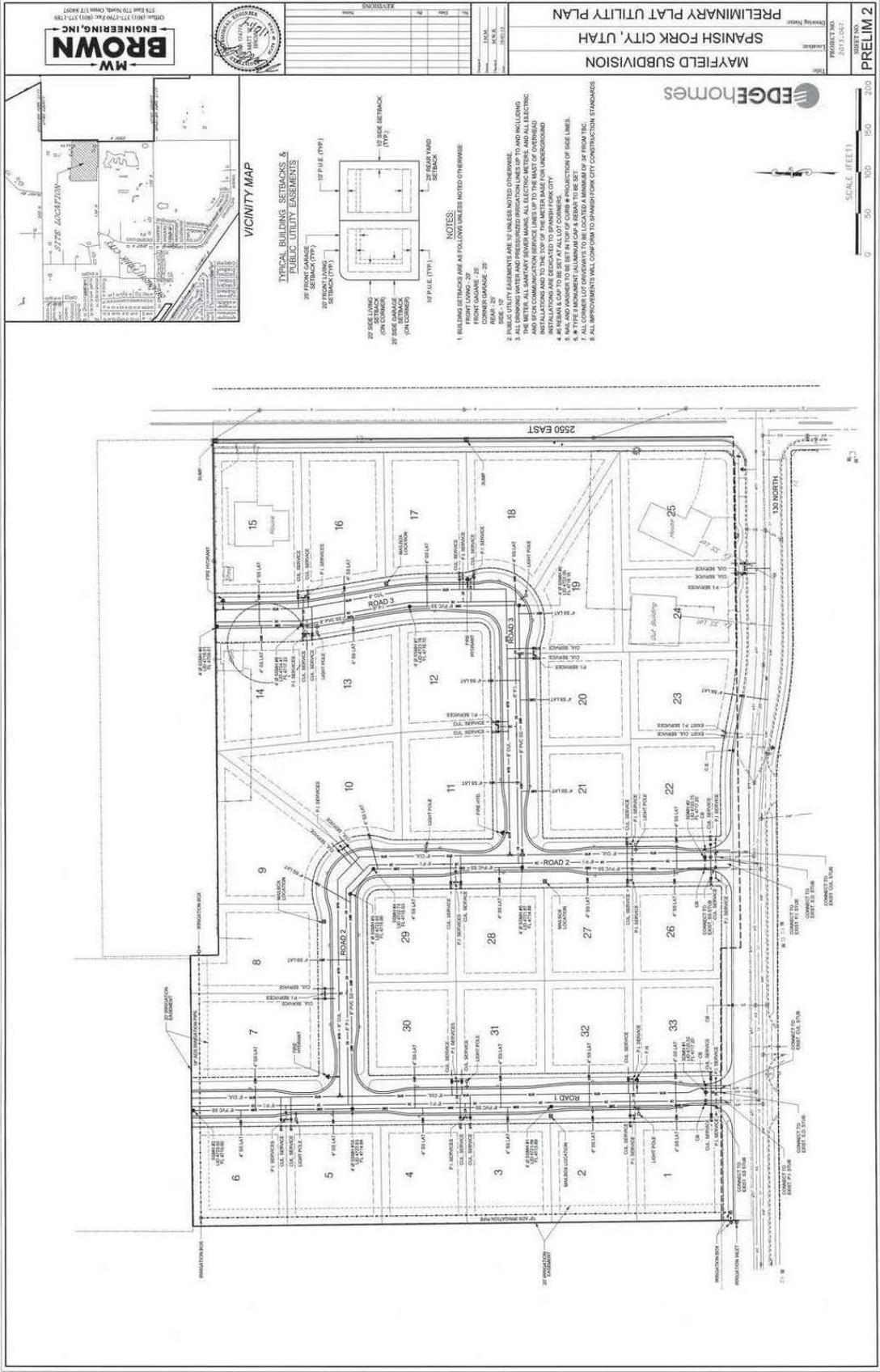
Budgetary Impact

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 approved.





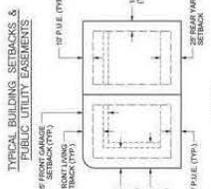
BROWN
ENGINEERING, INC.
 M.W.
 OFFICE: (801) 371-7790 FAX: (801) 371-1785
 278 EAST 7700 SOUTH, SUITE 177-1007



NO.	DATE	DESCRIPTION
1	12/31/2017	PRELIMINARY PLAT UTILITY PLAN

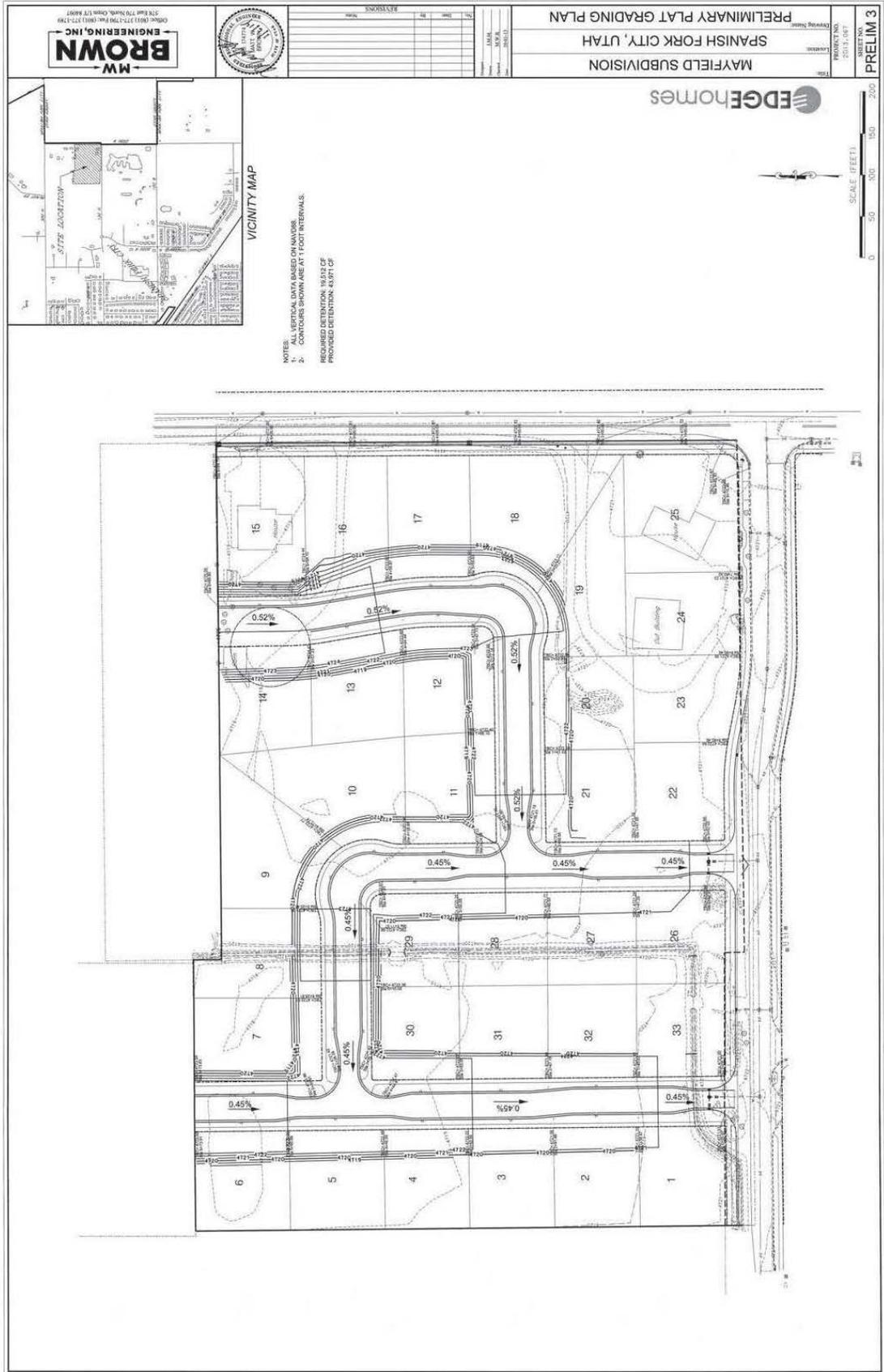
EDGEhomes
 MAYFIELD SUBDIVISION
 SPANISH FORK CITY, UTAH
 PRELIMINARY PLAT UTILITY PLAN
 PROJECT NO. 2017-047
 SHEET NO. PRELIM 2
 SCALE: (FEET)
 0 50 100 150 200

VICINITY MAP



NOTES:

1. BUILDING SETBACKS ARE AS FOLLOWS UNLESS NOTED OTHERWISE:
 FRONT YARD: 20'
 CORNER: 20'
 REAR: 20'
 SIDE: 10'
2. PUBLIC UTILITY EASEMENTS ARE 10' UNLESS NOTED OTHERWISE.
3. ALL WATERSHEDS AND PRESERVED WATERSHEDS UP TO AND INCLUDING THE 10' SETBACK SHALL BE MAINTAINED AND PROTECTED. ALL UTILITIES AND TECH COMMUNICATION SERVICE LINES UP TO THE MOUNT OF OVERHEAD INSTALLATION AND TO THE MOUNT OF UNDERGROUND INSTALLATION SHALL BE MAINTAINED AND PROTECTED.
4. IF NEAR & CAP TO BE SET AT ALL LOT CORNERS.
5. IF TREE MOVEMENT ALUMINUM CAP & DECK TO BE SET.
6. ALL LOT IMPROVEMENTS SHALL BE LOCATED A MINIMUM OF 4' FROM THE MOUNT OF OVERHEAD INSTALLATION.
7. ALL LOT IMPROVEMENTS SHALL BE LOCATED A MINIMUM OF 4' FROM THE MOUNT OF UNDERGROUND INSTALLATION.
8. ALL IMPROVEMENTS SHALL COMPLY TO SPANISH FORK CITY CONSTRUCTION STANDARDS.





480 West 800 North
Suite 200
Orem, UT 84057

p: 801.494.0150
f: 801.221.4966

Mayfield Subdivision Community Meeting

Name: Paul & Dennis Snyder - 801-376-1456 - 801-319-2796

Signature: Dennis Z. Snyder

Name: Jim & Trudy Summison 801-319-2459 801-368-7715

Signature: James

Name:

Signature: Judy Summison 801-368-7715

Name: Ross & Janene Baadsgaard 801-798-8295

Signature: Ron Baadsgaard

Name: Janene Baadsgaard

Signature:

Name:

Signature:

Name:

Signature:

Name:

Signature:

Name:

Signature:

www.edgehomes.com



p: 801.494.0150
f: 801.221.4966

480 West 800 North
Suite 200
Orem, UT 84057

TO: Spanish Fork City

FR: Edge Homes

Date: January 28, 2014

RE: Mayfield Subdivision Community Meeting

To Whom It May Concern,

A community meeting was held on January 27, 2014 at 5:00 p.m. regarding the Mayfield Subdivision. Mr. and Mrs. Snyder were kind enough to allow the meeting to be held in their residence. The Snyders have an important role in the development considering they are the land sellers and originally planned to develop the property.

The project was discussed at length. The low impact development process was described along with our forecasted development schedule. A site plan was shown along with typical elevations that Edge Homes builds. The neighbors were especially appreciative that the front yards will be landscaped.

The major concerns that were voiced by the community members revolved around keeping their property safe from the negative aspects of the construction process. Edge Homes understands the importance of following industry standard SWPPP procedures. When these procedures are followed we believe many of the concerns will be mitigated, mainly the concerns of mud, dust, and debris from the construction activities.

It is Edge Homes' desire to provide a quality community that will add to Spanish Fork City as well as maintain a positive relationship with adjoining land owners.

Sincerely

Ray Dawson

www.edgehomes.com