Wednesday, July 5, 2023
Planning Commission

Planning Commission Agenda
PUBLIC NOTICE is hereby given that the Planning Commission of Spanish Fork, Utah, will hold a meeting at the City Council Chambers at Library Hall, on the second floor, 80 South Main Street, Spanish Fork, Utah, with a work session commencing at 5:00 p.m. and Planning Commission Meeting commencing at 6:00 p.m. on July 5, 2023.
Planning Commissioners

Todd Mitchell
John Mendenhall
Shauna Warnick
Joseph Earnest
Michelle Carroll
Michael Clayson

SPANISH FORK CITY does not discriminate on the basis of race, color, national origin, sex, religion, age or disability in the employment or the provision of services. The public is invited to participate in all Spanish Fork City Planning Commission Meetings located at the City Council Chambers at Library Hall, 80 South Main Street, Spanish Fork. If you need special accommodation to participate in the meeting, please contact the Community Development Office at 801-804-4580.

1. 5:00pm WORK SESSION -No formal actions are taken in a work session.

2. 6:00 Agenda Items

3. Minutes

A. June 7, 2023

4. Minor Plat Amendment and Zone Change (Public Hearing)

A. GREEN ACRES ESTATES PLAT F. The proposal involves changing the current zoning from R-1-9 to R-1-8 to allow for the amendment of 3 lots with existing single-family residences located at 850 East 900 South.

5. Annexation

A. MINOR-GOODWIN ANNEXATION. The proposal requests that 59 acres located at approximately 3100 East 100 South be annexed into the City.

6. Zone Change (Public Hearing)

A. WARNER FLOWER FARM. This proposal involves rezoning a 2.1 acre parcel from R-1-9 to R-R located at approximately 1490 South 1400 East.

7. Preliminary Plat Re-Approval

A. JOHNSON SUBDIVISION. The proposal involves the re-approval of the Preliminary Plat for a Master Planned Development including fifty-three (53) residential lots located at approximately 1000 South 3400 East.

8. Discussion

9. Adjourn

Draft Minutes
Spanish Fork City Planning Commission
80 South Main Street
Spanish Fork, Utah
June 7, 2023

Commission Members Present: Chairman Todd Mitchell, Commissioners John Mendenhall, Shauna Warnick, Joseph Earnest, Mike Clayson. Absent: Michell Carroll.

Staff Members Present: Dave Anderson, Community Development Director; Brandon Snyder, Senior Planner; Chris Thompson, Public Works Director; Ana Burgi, Assistant City Attorney; Jackson Dille, Planning Intern.

Citizens Present: Jared Morgan, Lynn & Sharon Hales, Dakota Hawks, Jackie Larson.

WORK SESSION

Chairman Mitchell called the meeting to order at 6:00 p.m.

PRELIMINARY ACTIVITIES

Pledge of Allegiance

Commissioner Mendenhall led the pledge.

MINUTES

May 3, 2023

Commissioner Mendenhall moved to approve the minutes from May 3, 2023.

Commissioner Earnest seconded and the motion passed all in favor.

CONDITIONAL USE PERMIT (Public Hearing)

1150 EAST VERIZON UPGRADE 2022

Brandon Snyder gave the location and a brief description of what the applicant is looking to do. He stated the applicant is looking to modify their existing antenna and expand the leased space on the ground to accommodate additional equipment located on the ground level. He stated that staff has recommended approval.

Commissioner Mendenhall stated it has only been 1-2 years since an upgrade was approved at this site and asked if this is the same company?

Brandon Snyder stated this approval is for Verizon. He is unsure if the previous approval was also for Verizon.

Chairman Mendenhall stated there were no issues with the previous project and hopes this will be similar.

Brandon Snyder stated the City just requested the applicant coordinate the landscaping and access with the City. He stated they are more than willing to do that.

Commissioner Earnest stated the presentation material stated this was a public hearing and asked that this be confirmed. It was stated this is a public hearing.

Chairman Mitchell opened the public hearing at 6:04

There was no public comment.

Chairman Mitchell closed the public hearing at 6:04

Commissioner Warnick moved to approve the 1150 East Verizon Upgrade 2022 based on the following findings and conditions.

Findings:

1. That the project conforms to the City's General Plan Land Use Designation and Zoning Map.

Conditions:

1. That the applicant meets the City's Zoning requirements and Construction Standards.
2. That the applicant addresses any red-lines.
3. That landscaping, access, and construction be coordinated with applicable Spanish Fork City departments, such as Power and Parks and Recreation.

Commissioner Clayson seconded and the motion passed all in favor.

CANYON ROAD VERIZON CELL TOWER

Brandon Snyder indicated that the site in question is already established. He provided a concise overview of the existing tower situated on Canyon Road within the City's compound, which serves various functions, including acting as a power substation. The applicant seeks to replace the current tower. Supporting this, he presented visual representations depicting a comparison of similar power lines. The proposed alteration involves relocating the tower by a distance of 10 feet from its current position. He mentioned that the DRC (Development Review Committee)

recommended approval, subject to certain conditions. These conditions include notifying the power department prior to commencing any work, limiting work hours from 8 am to 6 pm to respect the sensitivities of the neighboring residents to the north, and finalizing all lease agreements as a final requirement.

Chairman Mitchell opened the public hearing at 6:07

There was no public comment.

Chairman Mitchell closed the public hearing at 6:07

Commissioner Earnest moved to approve the Canyon Road Verizon Cell Tower based on the following findings and conditions.

Findings:

1. That the project conforms to the City's General Plan Land Use Designation and Zoning Map.

Conditions:

1. That the applicant meets the City's Zoning requirements and Construction Standards.
2. That the applicant notifies the Power Department prior to work commencing.
3. That the work hours be limited to 8 am to 6 pm.
4. Verification with the City is needed that there is a lease agreement for the area.

Commissioner Mendenhall seconded and the motion passed all in favor.

ANNEXATION (Public Hearing)

STOCKMAN FLATS

Brandon Snyder highlighted that the annexation in question, formerly known as GWC 320, has experienced significant growth and has now been rebranded as Stockman Flats, lending it a fresh identity. He explained that a few months back, the Planning Commission and City Council had assessed a proposal to include this area within the annexation policy boundary, and it had received approval from the City Council. Initially, Springville City had contemplated annexing this area, but concerns were raised by them about their ability to provide utilities and make timely improvements. Spanning across 535 acres, Stockman Flats encompasses a cluster of agricultural buildings and an existing residential home situated in its western sector, all currently utilized for agricultural purposes.

Brandon Snyder acknowledged the inherent challenges associated with its proximity to the lake, emphasizing that the applicant would need to navigate both the floodplain requirements enforced by the City and those stipulated by FEMA. Additionally, he mentioned that the applicant was present and would be addressing this matter during the present session. As part of the proposed annexation, the area is slated for rezoning to I-1 Light Industrial. However, there have been discussions regarding the optimal zoning designation for the remaining portion of land. The deliberations have centered on whether it should be designated as I-1 Light Industrial or categorized as Rural Residential. Snyder informed the audience that the DRC had previously recommended considering an R-R zoning designation, which stands for Rural Residential

Jared Morgan took the floor to engage the Commissioners in an enlightening discussion about the proposal at hand. With utmost clarity, he delivered a concise and captivating presentation to vividly illustrate the envisioned application. He confidently conveyed the extensive studies conducted to thoroughly analyze the soil conditions and meticulously assess the floodplain area. Notably, he emphasized that a sprawling 320 acres would be conscientiously designated as pristine wetlands, duly preserved for the benefit of the ecosystem.

Expounding further, Jared expressed their unwavering commitment to the preservation of these vital wetlands. Moreover, he eloquently expounded upon the exciting rebranding endeavor, as the business park gracefully transitions into the alluring realm of Stockman Flats. This transformation, he ardently affirmed, would seamlessly align with the unique character and aspirations of Spanish Fork.

To demonstrate their meticulous planning and dedication to environmental conservation, Jared then unveiled the mesmerizing conceptual plan, intricately interweaving the preserved wetlands into the very fabric of the design. With a genuine sense of anticipation, he emphasized how this harmonious integration would foster a symbiotic relationship between nature and progress, creating an unrivaled environment that would undoubtedly resonate with the community.

Jared Morgan proceeded to unveil the comprehensive phasing plan, encompassing a total of six distinct phases, with an estimated completion time of 1-2 years for each phase. It was emphasized that this project is envisioned as a decade-long endeavor. Following the presentation, Mr. Morgan graciously invited the commissioners to share any inquiries or concerns they may have.

Commissioner Mitchell asked if there have been any traffic studies conducted and it was stated that yes there have been studies conducted.

Jared Morgan stated there will be additional enhancements that will be added.

Commissioner Mitchell asked if City staff have reviewed any of these plans and it was stated City staff have not reviewed the enhancement plans at this time.

Dave Anderson spoke to some of the enhancements that have been proposed. He stated that traffic is not being routed through local streets.

Chris Thompson stated this is a great area for traffic flow.

Dave Anderson stated this has not been included in the City's annexation plan.

Commissioner Eanest asked if Mr. and Mrs. Hales are in favor of the I-1 light industrial zoning proposal for their property and it was stated that yes they are in favor.

Mr. Hales expressed his current frustrations with Springville City and a desire to disassociate from it, expressing a strong preference for being annexed into Spanish Fork. Furthermore, he made it clear that he has no immediate plans to sell his property. His vision for the area involves industrial zoning, with the only request being a small buffer zone between his property and the industrial developments.

Commission Mitchell stated the DRC had stated the property was suggested to be zoned R-R. But since the initial discussion, the property owners have since changed their minds and would prefer I-1 Light industrial after receiving further information.

According to Chris Thompson, given the airport's close proximity, the City would prefer not to have residential development in such an immediate vicinity of the airport.

Commissioner Warnick stated the proposal is in line with the City's general plan. She feels adding this area into an I-1 Light Industrial is really a no brainer.

Commissioner Earnest inquired of Dave Anderson and Brandon Snyder whether it would be correct to state that even if the property were zoned as I-1 light industrial, the City would not grant approval for an application unless there is sufficient utility infrastructure in place for the proposed use. They confirmed the accuracy of this statement.

Commissioner Mendenhall revisited a previous engaging conversation with MAG concerning transportation. He vividly recollected an intriguing prospect that emerged—constructing a road traversing the northern arm of the lake, aimed at alleviating the mounting pressure on I-15. Additionally, he recalled another significant aspect of the discussion, envisioning the extension of SR-77 westward to conveniently connect with the Payson/Santaquin area. Eager for progress, he inquired about the likelihood of witnessing these remarkable developments materialize. He firmly believed that there existed ample untapped potential within the region to facilitate such transformative projects.

Brandon Snyder stated this is a great question. He stated staff has looked at this possibility of a combination of Springville, Spanish Fork and MAG master plan transportation facilities. He stated the one Commissioner Mendenhall is referring to is actually further west of this annexation.

Commissioner Mendenhalled recalled that it should have aligned with Geneva Road.

Commissioner Warnick moved to recommend the approval of the Stockman Flats Annexation to the City Council based on the following findings and conditions.

Findings:

1. That the Springville City Council is not opposed to Spanish Fork's potential annexation of the subject property.
2. That Spanish Fork City is servicing industrial developments adjacent to the area.
3. That industrial development on this site is in line with Spanish Fork City's General Plan for the surrounding area.

Conditions:

1. That City staff further evaluates the need for public safety facilities in the area.
2. That the applicant cooperates with the City to solidify an overall area transportation roads and trails plan before any site plans are approved.

Commissioner Earnest seconded and the motion passed all in favor.

TRANSPORTATION MASTER PLAN (Public Hearing)

TRANSPORTATION MASTER PLAN REVISIONS (23.01 & 23.02 TMP)

Chris Thompson proposed an initial modification that involves transforming Canyon Creek Parkway from a congested 7-lane thoroughfare into a more streamlined 5-lane road. According to the study conducted, the expected positive impact on traffic from the extra lanes did not materialize as anticipated. Moving forward, Chris Thompson recommended a second alteration, which entails introducing a minor collector road at 3400 East. Additionally, a network of trails is set to be implemented, ensuring exceptional connectivity, although one specific trail connection was omitted due to compatibility issues. Nonetheless, the overall connectivity remains robust and impressive.

Commissioner Mitchell asked if the changes to the trails came about before or after and it was stated these changes were after the trail was drawn.

Commissioner Warnick asked what the blue lines represent and Chris Thompson stated they are the bike lanes in the road.

Chris Thompson stated the next proposed change is to 2300 East, he stated the city planned for 2300 East to be a larger road that could even be fit at the location.

6:50 pm Commissioner Earnest excused himself for the duration of the meeting.

Chris Thompson stated the City staff have made several proposed changes to go to the City Council and to be approved and take effect July 1st.

There was discussion regarding the future UTA station.

Commissioner Warnick asked if there were any proposed transit routes.

Dave Anderson spoke briefly to the future transit lines and discussed the proposed micro transit that is similar to a UTA owned UBER service.

Commissioner Mendenhall suggested the City looking at a public/private partnership.

Chairman Mitchelll opened the public hearing at 7:03.

Jackie Larson asked if the City speaks to the property owners prior to placing bus advertisements.

It was stated this is UTA and not Spanish Fork City.

Chris Thompson stated that there was a previous study that was conducted.

Chairman Mitchell closed the public hearing at 7:05.

Commissioner Clayson moved to recommend the approval of the Transportation Master Plan Revisions (23.01 & 23.02 TMP)to the City Council based on the following findings and conditions.

Commissioner Mendenhall seconded and the motion passed all in favor.

CONSTRUCTION STANDARDS (Public Hearing)

CONSTRUCTION STANDARDS REVISIONS (22.04)

Chris Thompson stated this pertains to ADU's and adding additional meters. He stated the ideal placement is next to the existing meters and not placing them separately.

He then stated the city has found a new way to do the detectable warning.

He stated a lot of the changes that are being made are related to standard details.

He stated they have also renumbered items in the book.

Shauna asked if these are done every 6 months and it was stated yes.

Chairman Mitchell opened the public hearing at 7:13.

There was no public comment.

Chairman Mitchell closed the public hearing at 7:13.

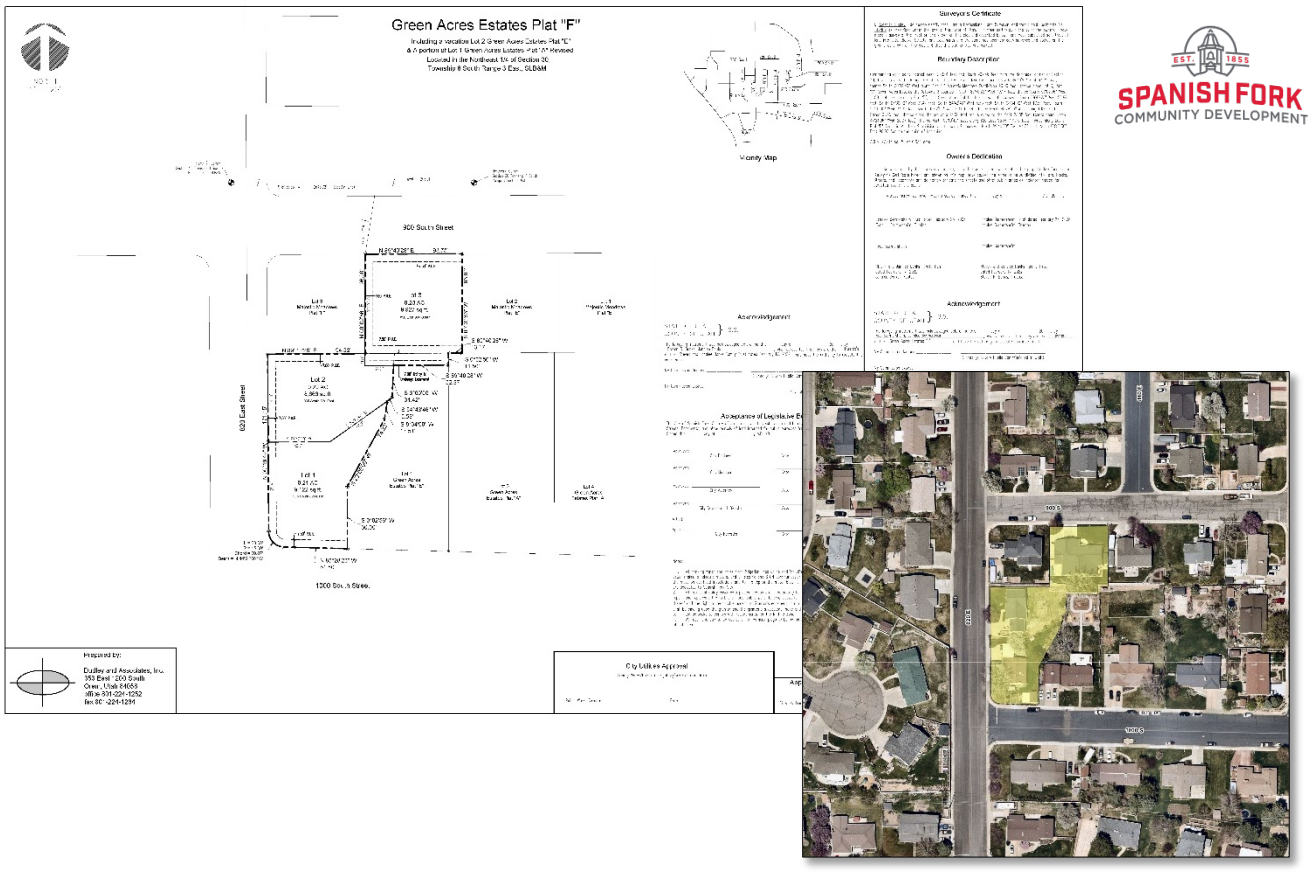
Commissioner Mendenhall moved to recommend approval of the Construction Standards Revisions (22.04) Amendments to the City Council.

Commissioner Warnick seconded and the motion passed all in favor.

Chairman Mitchell moved to adjourn the meeting at 7:15 p.m.

Adopted:

Kasey Woodard
Community Development
Division Secretary



Green Acres Estates Plat F Minor Plat Amendment and Zone Change Approval Request

July 5, 2023, Planning Commission meeting.

Located at 850 East 900 South, including 0.64 acres.

The subject property is zoned R-1-9 and the applicant has requested a change to the R-1-8 zone.

The applicant has requested Minor Plat Amendment approval for three (3) lots.

Key Issues

1. Zoning.
2. Lots.
3. Easements.

Recommendation

That the proposed Minor Plat Amendment and Zone Change be recommended for approval based on the following findings and subject to the following conditions:

Findings

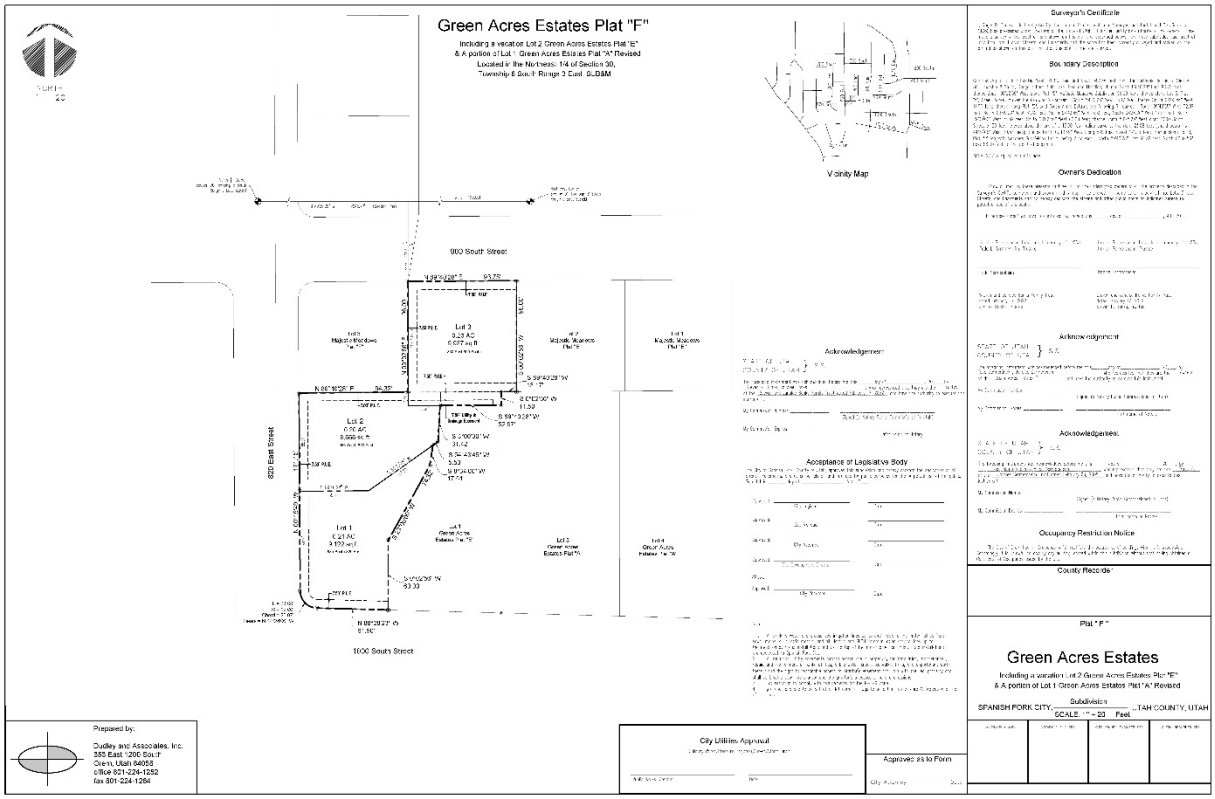
1. That the application conforms to the City's General Plan Designation.
2. That no additional lots are being created and the density will remain the same.

Conditions

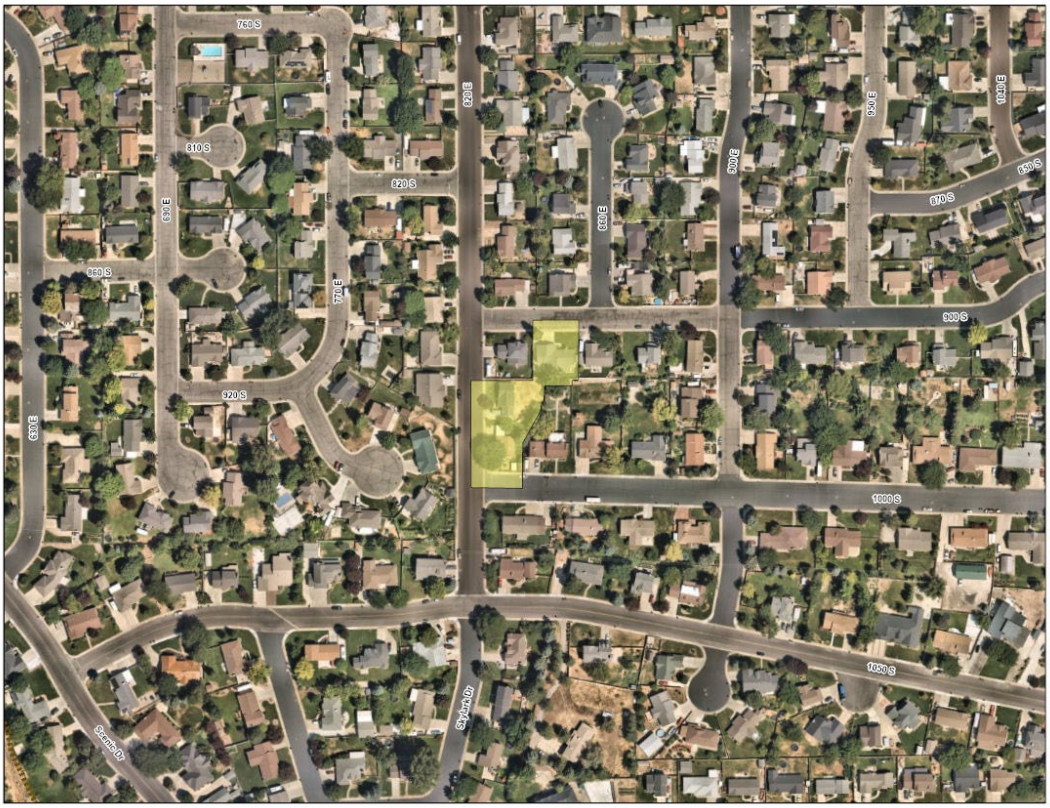
1. That the applicant meets the City's Zoning Requirements and Construction Standards.
2. That the applicant addresses any red-lines.
3. That approval of the Minor Plat Amendment is subject to City Council approval of the Zone Change.

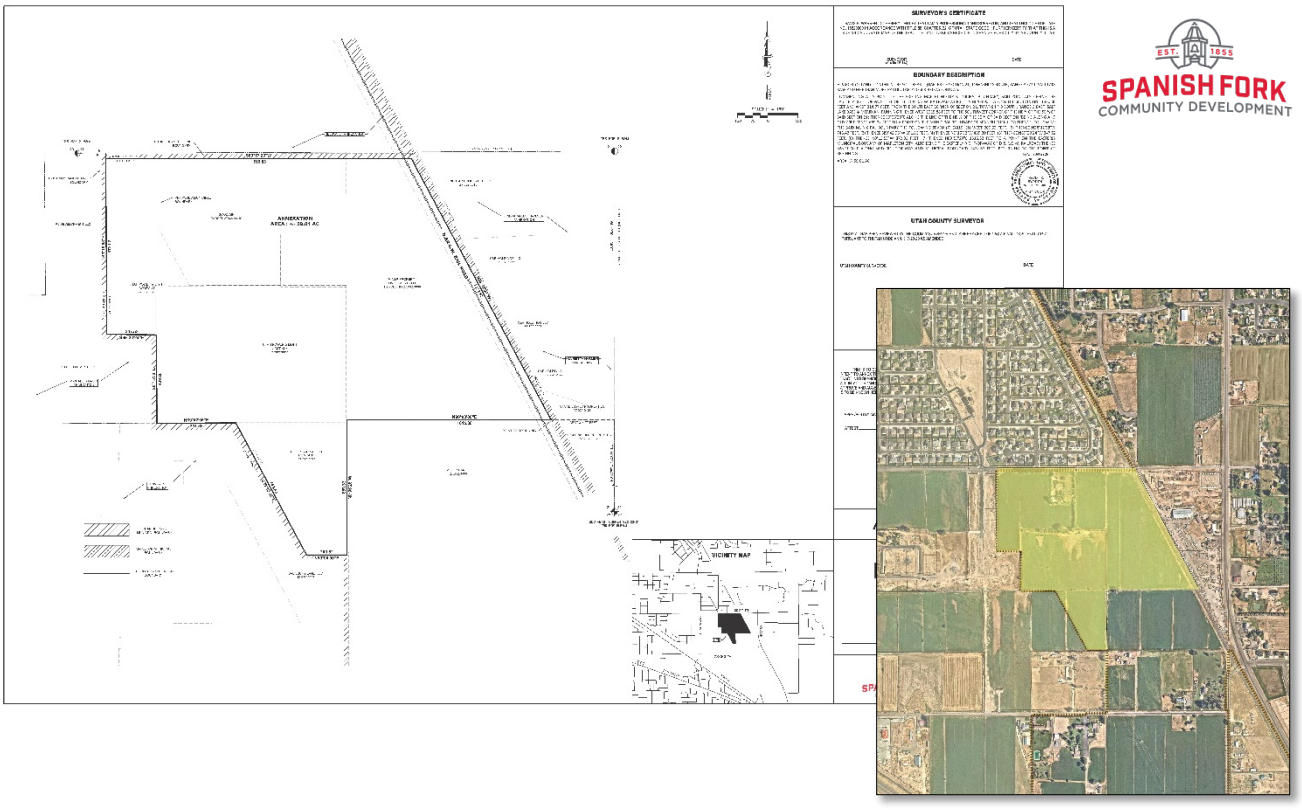
Exhibits

1. Plat.
2. Zoning Exhibit.


Green Acres Estates Plat "F"
Including a vacation Lot 2 Green Acres Estates Plat "E"
& A portion of Lot 1 Green Acres Estates Plat "A" Revised
Located in the Northeast 1/4 of Section 30,
Township 6 South Range 3 East SLB&M
Vicinity Map
900 South Street
800 East Street
1600 South Street
Lot 3
9.28 AC
6.077 ac.ft
Lot 2
0.70 AC
Lot 1
0.21 AC
9,157 sq.ft
Surveyor's Certificate
Boundary Description
Owner's Dedication
Acknowledgement
Acknowledgement
Occupancy Restriction Notice
County Recorder
Acknowledgement
Acceptance of Legislative Body
City Utilities Approval
Approved as to Form
Prepared by:
Dudley and Associates, Inc.
365 East 1300 South
Orem, Utah 84058
office 801-224-1252
fax 801-224-1284
Plat " F "
Green Acres Estates
Including a vacation Lot 2 Green Acres Estates Plat "E"
& A portion of Lot 1 Green Acres Estates Plat "A" Revised
SPANISH FORK CITY, Subdivision , UTAH COUNTY, UTAH
SCALE: 1" = 20 Feet


Green Acres
Plat F
Zone Change
1" = 100 Ft
Legend
Green Acres Estates - Plat F
R-1-9
From: R-1-9
To: R-1-8
R-1-9
SPANISH FORK
ENGINEERING
Print Date: 4/14/2023
Spanish Fork City GIS
40 South Main St
Spanish Fork, UT 84660
GIS Phone Numbers:
(801) 804-4571 (Administrator)
(801) 804-4570 (Intern)
(801) 804-4572 (Intern)


760 S
810 S
820 S
860 S
920 S
1000 S
1050 S
630 E
650 E
770 E
820 E
830 E
900 E
940 E
1000 E
Skyline Dr
Skyline Dr



Miner-Goodwin Annexation Approval Request

July 5, 2023, Planning Commission meeting.

Located at approximately 3100 East 100 South, including 59.01 acres.

The subject property is currently outside City boundaries but is located within the City's Annexation Policy Boundary and Growth Management Boundary.

The applicant has requested that this property be annexed into the City. The proposal will decrease the size of the existing island of unincorporated land.

Key Issues

1. Zoning.
2. Utilities.
3. Access.

Recommendation

That the proposed Annexation be recommended for approval with Rural Residential zoning based on the following findings:

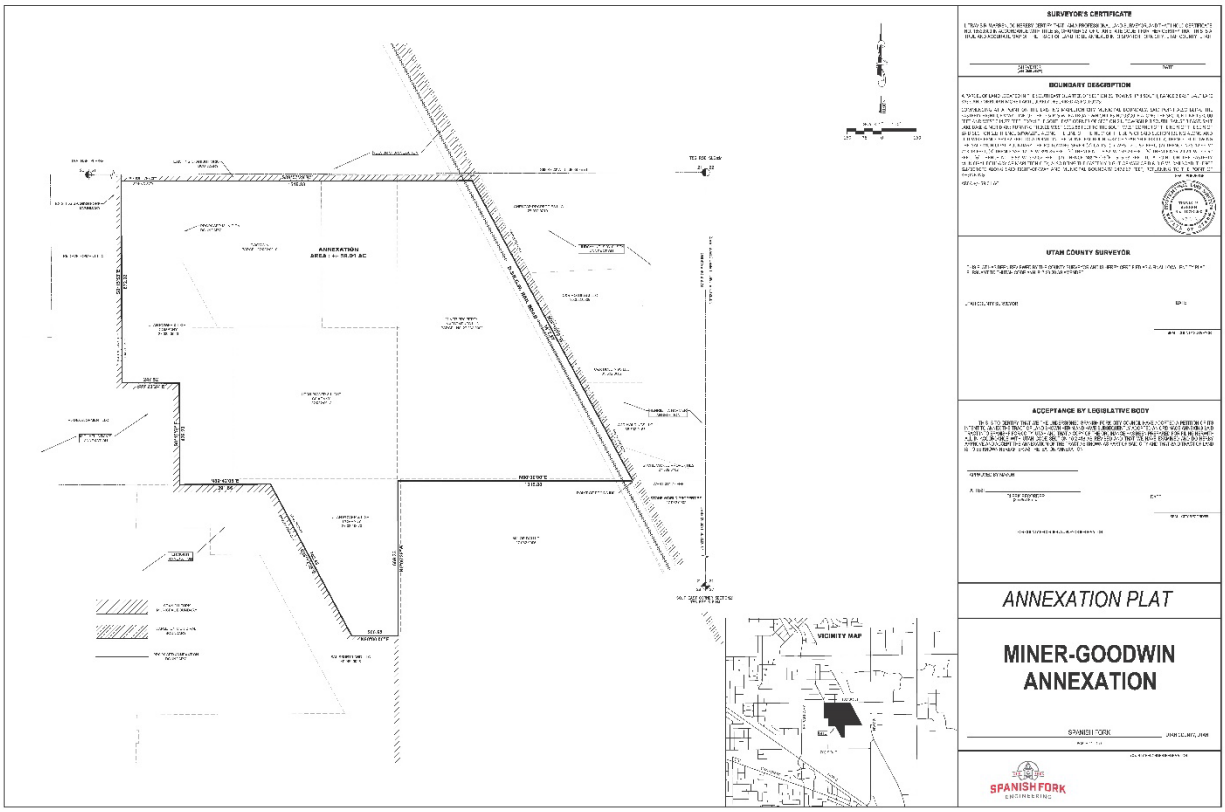
Findings

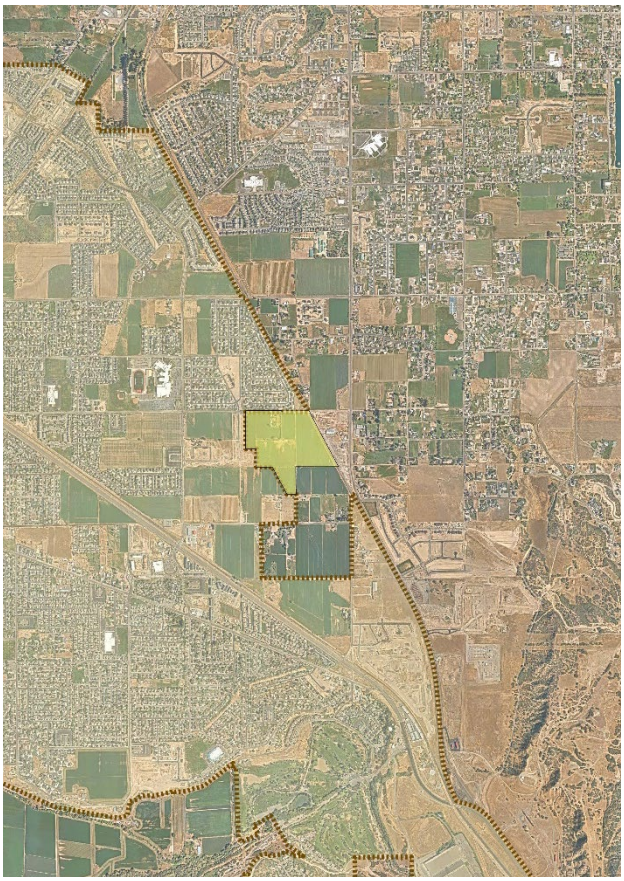
1. That the subject property is located within the City's Annexation Policy Boundary
2. That the subject property is located within the City's Growth Management Boundary.
3. That the General Plan Land Use Designation is Estate Density Residential.
4. That the proposed Rural Residential Zone is appropriate for the subject properties.
5. That Rural Residential zoning be assigned at the time of annexation.

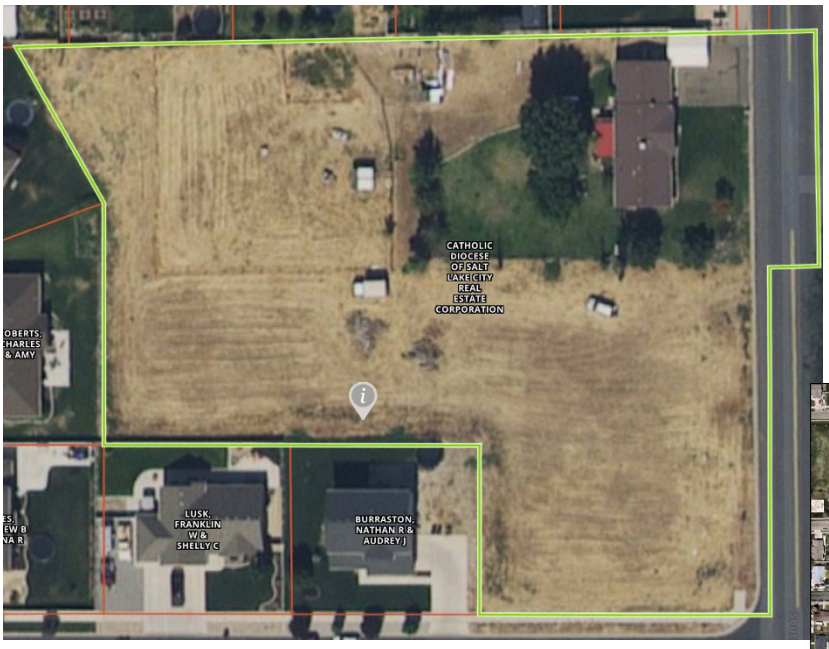
Exhibits

1. Annexation Plat.

Exhibit 1


SURVEYOR'S CERTIFICATE
BOUNDARY DESCRIPTION
UTAH COUNTY SURVEYOR
ACCEPTANCE BY LEGISLATIVE BODY
ANNEXATION PLAT
MINER-GOODWIN ANNEXATION
SPANISH FORK
SPANISH FORK ENGINEERING
VICINITY MAP







Warner Flower Farm Zone Change Approval Request

July 5, 2023, Planning Commission meeting.

Located at 1490 South 1400 East, including 2.2 acres.

The subject parcel is currently zoned R-1-9.

The applicant has requested that a Zone Change to the R-R Zone be approved in order to allow for a flower farm on a vacant lot.

The General Plan designation for the site is Medium Density Residential.

Key Issues

1. Improvements.
2. Access.
3. Utilities.
4. Proposed Use.

Recommendation

That the proposed Zone Change to Rural Residential be recommended for approval based on the following finding and subject to the following conditions:

Finding:

1. That the proposed use is appropriate for the site.

Conditions:

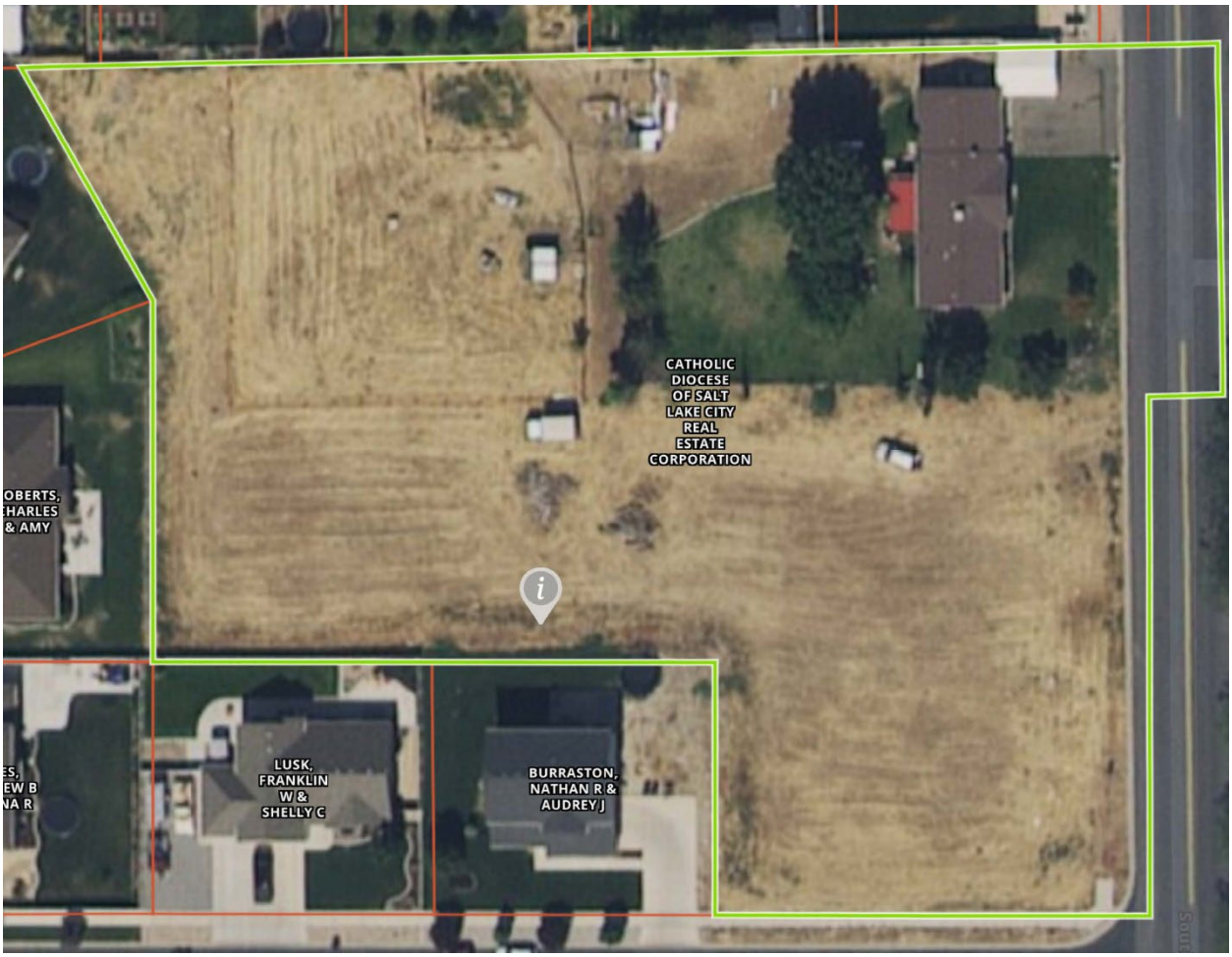
1. That the applicant meets the City's Zoning requirements and Construction Standards.
2. That the applicant addresses any red-lines.

Exhibits

1. Site Map.
2. Correspondence.
3. Parcel Combination Deed.

Request the following parcels (27:039:0415, 27:039:0416, 27:039:0089) located at 1490 South 1400 East Spanish Fork, be rezoned from R1-9 to Rural Residential. At the request of the City of Spanish Fork these parcels are being combined into a single parcel. This has been completed, see the attached document. This rezoning will allow Reed Warner (Fiori di Iole) to utilize the current vacant portions of the lot as a flower farm for agricultural purposes. The current zoning R1-9 is not conducive to this land use. The legal description has not been completed beyond the combining of existing descriptions into a single parcel.

The Catholic Church understands any future development of the parcel will require rezoning. They have requested that I act as their agent for the zone change request (see attached document).



Diocese of Salt Lake City

27 C Street
Salt Lake City, Utah 84103
Telephone (801) 328-8641
Fax (801) 328-9680

June 5, 2023

To: Spanish Fork City

From: Catholic Diocese of Salt Lake City Real Estate Corporation

RE: Real Estate Owned at 1490 South 1400 East Spanish Fork, Utah 84660
Tax ID #'s 27:039:0415, 27:039:0416, 27:039:0089

This letter is to inform Spanish Fork City that we have given permission on behalf of The Catholic Diocese of Salt Lake City Real Estate Corporation to Reed Warner to act as our agent in the rezoning of the 2.19769 Acres at 1490 South 1400 East Spanish Fork, Utah 84660.

(Msgr.) Colin F. Bircumshaw

Rev. Colin F. Bircumshaw
Vicar General
Diocese of Salt Lake City
Salt Lake City, UT 84103
801-328-8641

WHEN RECORDED MAIL TO:
Catholic Diocese of Salt Lake City Real Estate Corporation
27 C Street
SLC, UT 84103

ENT 37722:2023 PG 1 of 3
Andrea Allen
Utah County Recorder
2023 Jun 12 11:53 AM FEE 40.00 BY AR
RECORDED FOR Vantage Title Insurance Agency, LLC
ELECTRONICALLY RECORDED

WARRANTY DEED

Catholic Diocese of Salt Lake City Real Estate Corporation

Grantor,

City of **Salt Lake City**, County of **Salt Lake**, State of **UT** hereby **CONVEYS** and **WARRANTS** to

Catholic Diocese of Salt Lake City Real Estate Corporation

Grantee,

City of **Salt Lake City**, County of **Salt Lake**, State of **Utah**, for the sum of TEN DOLLARS and other good and valuable consideration, the following tract of land in **Utah** County, State of **Utah**, to-wit

See attached Exhibit "A"

ACCOMMODATION
RECORDING ONLY

Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to **2023** taxes and thereafter.

****THE PURPOSE OF THIS DEED IS TO COMBINE THE THREE PARCELS INTO ONE PARCEL AND ONE LEGAL DESCRIPTION****

ENT 37722:2023 PG 2 of 3

WITNESS the hand of said grantor, this 9th day of June, 2023

Catholic Diocese of Salt Lake City Real Estate Corporation

(Msgr.) Colin F. Bircumshaw

by: President

Colin F Bircumshaw, President

STATE OF **UTAH**)
:ss
COUNTY OF Salt Lake)

On the 9th day of June, 2023, personally appeared before me (Msgr.) Colin F. Bircumshaw who is being duly sworn, did say, that they are the President of Catholic Diocese of Salt Lake City Real Estate Corporation, and that the within and foregoing instrument was signed in behalf of said corporation by authority of its bylaws or of a resolution of its board of directors, and said President duly acknowledged to me that said corporation executed the same.

MARIA A. VELEZ-TUERO
Notary Public, State of Utah
Commission # 707811
My Commission Expires On
August 20, 2023

Notary Public

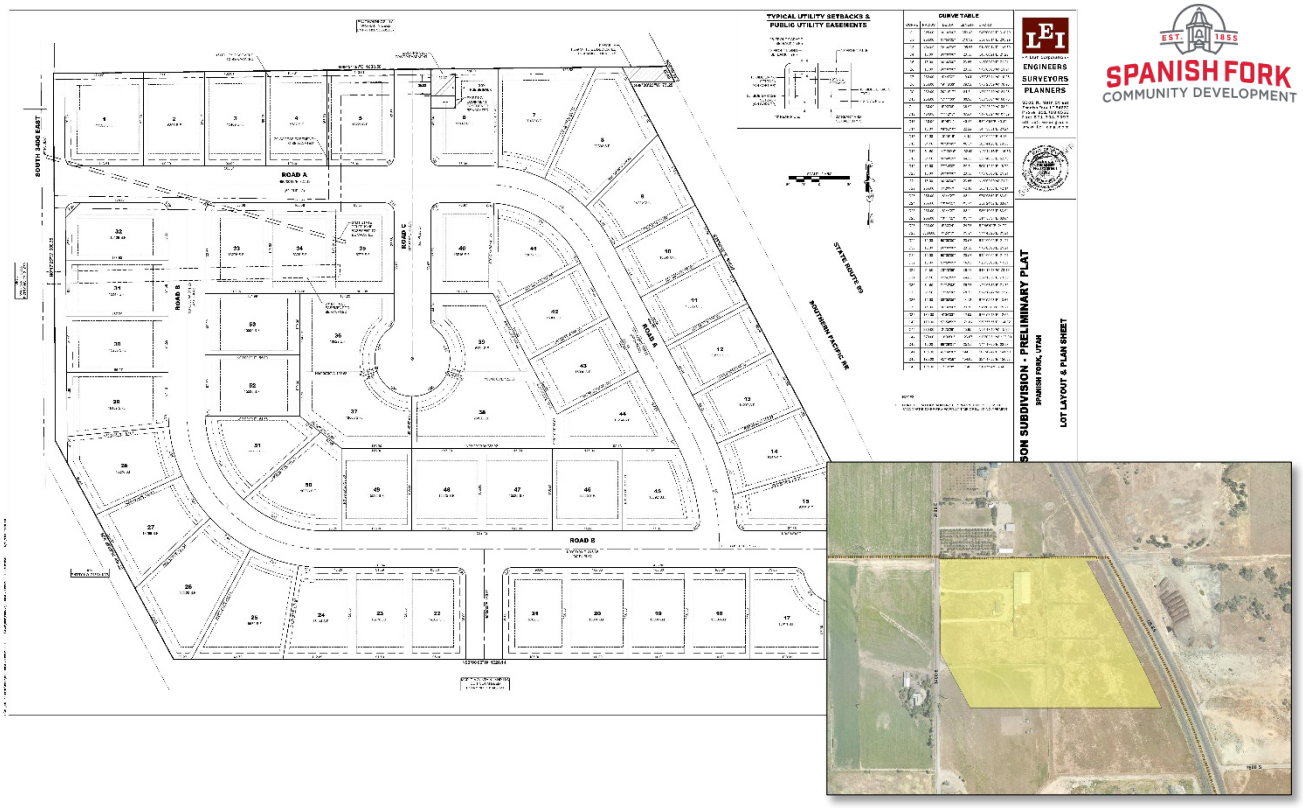
ENT 37722:2023 PG 3 of 3

EXHIBIT "A"

PARCEL: 27-039-0415
Commencing South 782.22 feet and East 906.4 feet from the West ¼ Corner of Section 29, Township 8 South, Range 3 East, Salt Lake Base & Meridian; thence North 89°00'00" East 78.8 feet; South 0°24'11" East 125 feet; South 89°00'00" West 32.64 feet; North .01 feet; North 0°0'1" East 41.1 feet; North 29°30'47" West 95.46 feet to point of beginning.

PARCEL: 27-039-0416
Commencing South 899.98 feet and East 1308.64 feet from the West ¼ Corner of Section 29, Township 8 South, Range 3 East, Salt Lake Base & Meridian; thence South 0°5'39" West 183.97 feet; West 154.91 feet; North 0°0'1" West 90 feet; West 200 feet; North 0°0'01" West 87.54 feet; North 89°0'0" East 32.63; North 0°24'4" West .02 feet; North 88°57'50" East 322.63 feet to point of beginning.

TAX ID: 27-039-0089
Beginning at a Point on the Quarter-Quarter Section Line, Said Point Being North 89°05'50" East Along the Quarter Section Line 1328.19 Feet and South 00°24'11" East Along the Quarter-Quarter Section Line 795.48 Feet from the West Quarter Corner of Section 29, Township 8 South, Range 3 East, Salt Lake Base and Meridian; Thence South 00°24'11" East Along the Quarter-Quarter Section Line 125.00 Feet; Thence South 88°57'50" West 348.50 Feet; Thence North 00°24'11" West 125.00 Feet; Thence North 88°57'50" East 348.50 Feet to the Point of Beginning.



Johnson Subdivision Preliminary Plat Reapproval Request

July 5, 2023, Planning Commission meeting.

Located at 1000 South 3400 East, including 25.42 acres.

The subject property is zoned R-1-15.

The applicant has requested Preliminary Plat reapproval for a Master Planned Development that includes fifty-three (53) residential lots.

Key Issues

1. Master Planned Development.
2. Improvements.
3. Cell Tower.
4. Power.
5. Access.
6. Walls.
7. Trails.

Recommendation

That the proposed Preliminary Plat be recommended for approval based on the following findings and subject to the following conditions:

Findings

1. That the application conforms to the City's General Plan Designation and Zoning Map.

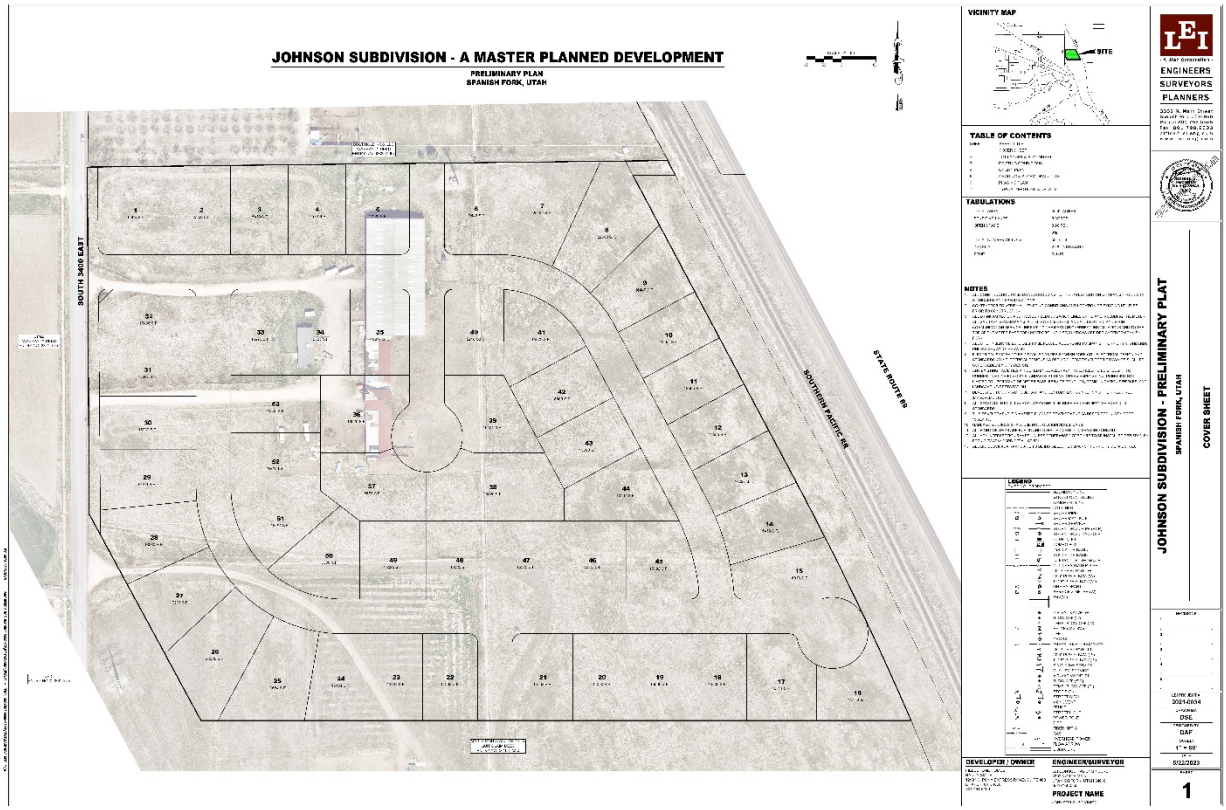
Conditions

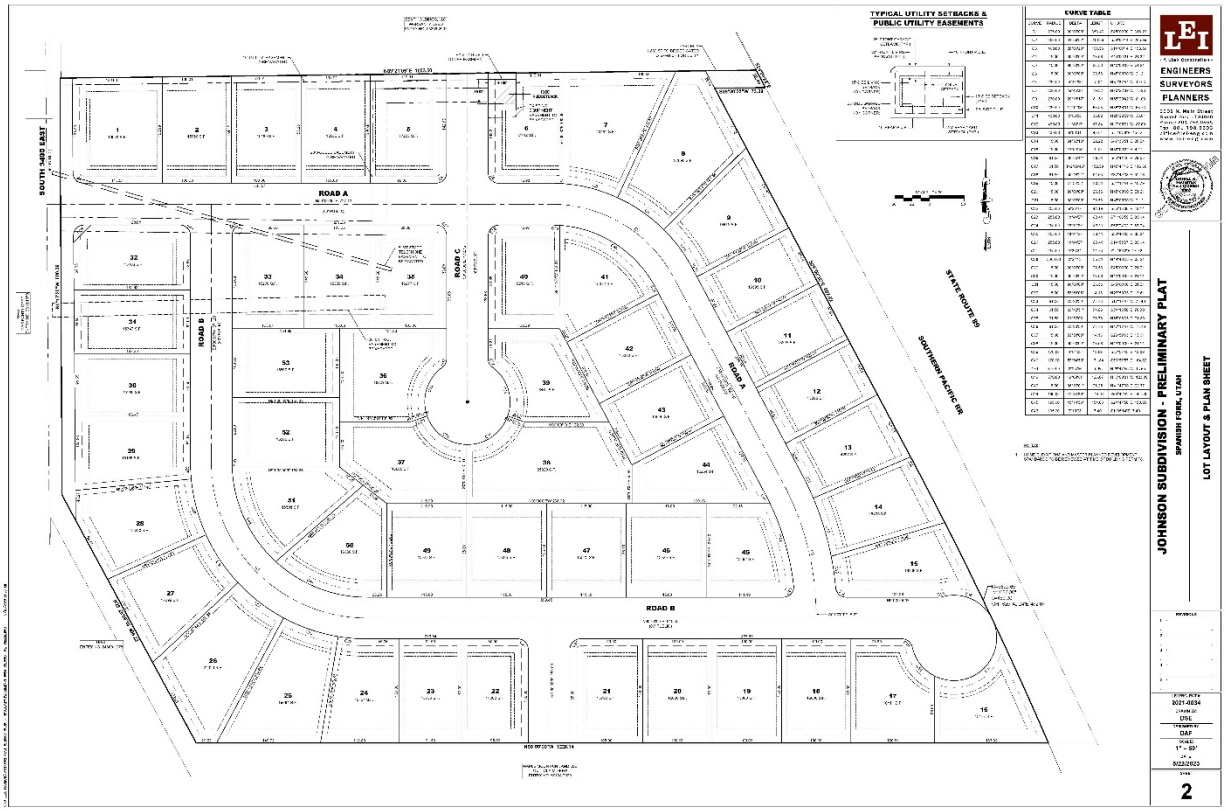
1. That the applicant meets the City's Zoning requirements and Construction Standards.
2. That the applicant addresses any red-lines.
3. That additional research be done on the eastern parcel adjacent to the project to determine if it is buildable and if it can be brought into the development.
4. That the City study with the applicant, the cell tower located on lot 6, and investigate whether or not it would be mutually beneficial, that the cell tower property be dedicated to the City and be part of the plat.

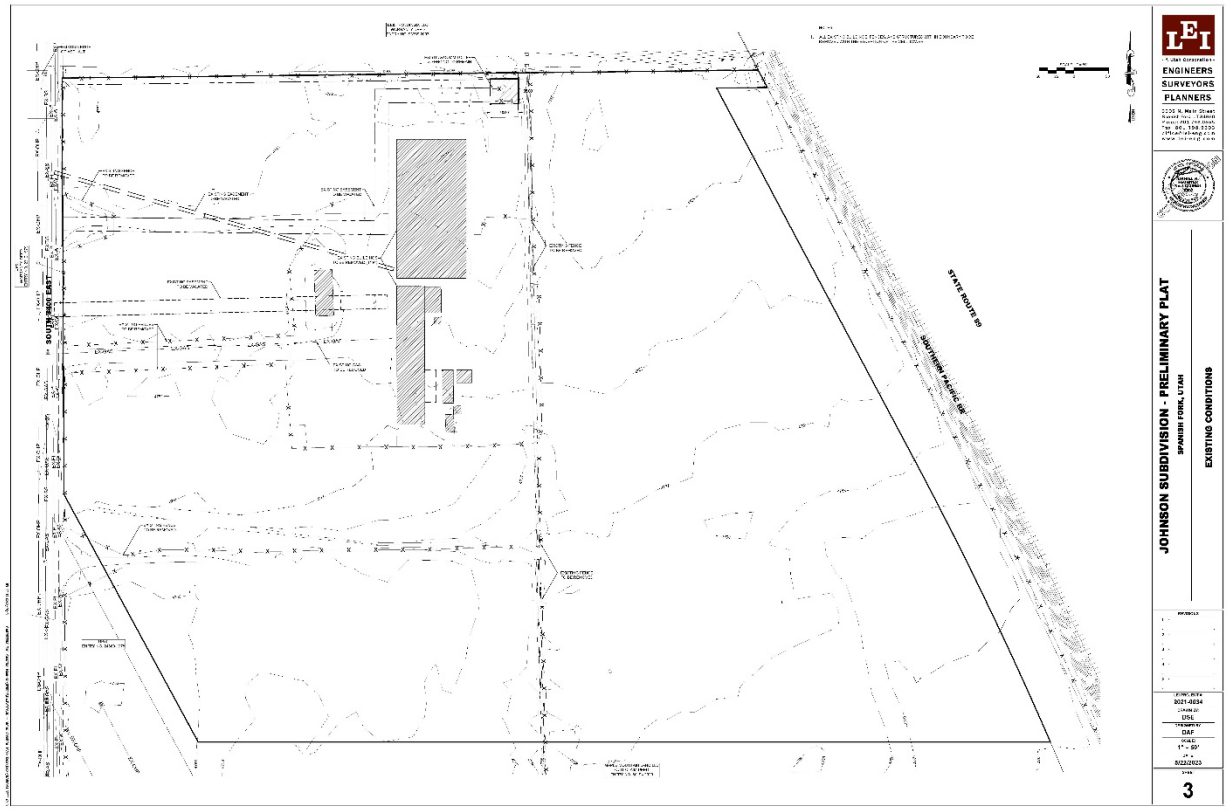
Exhibits

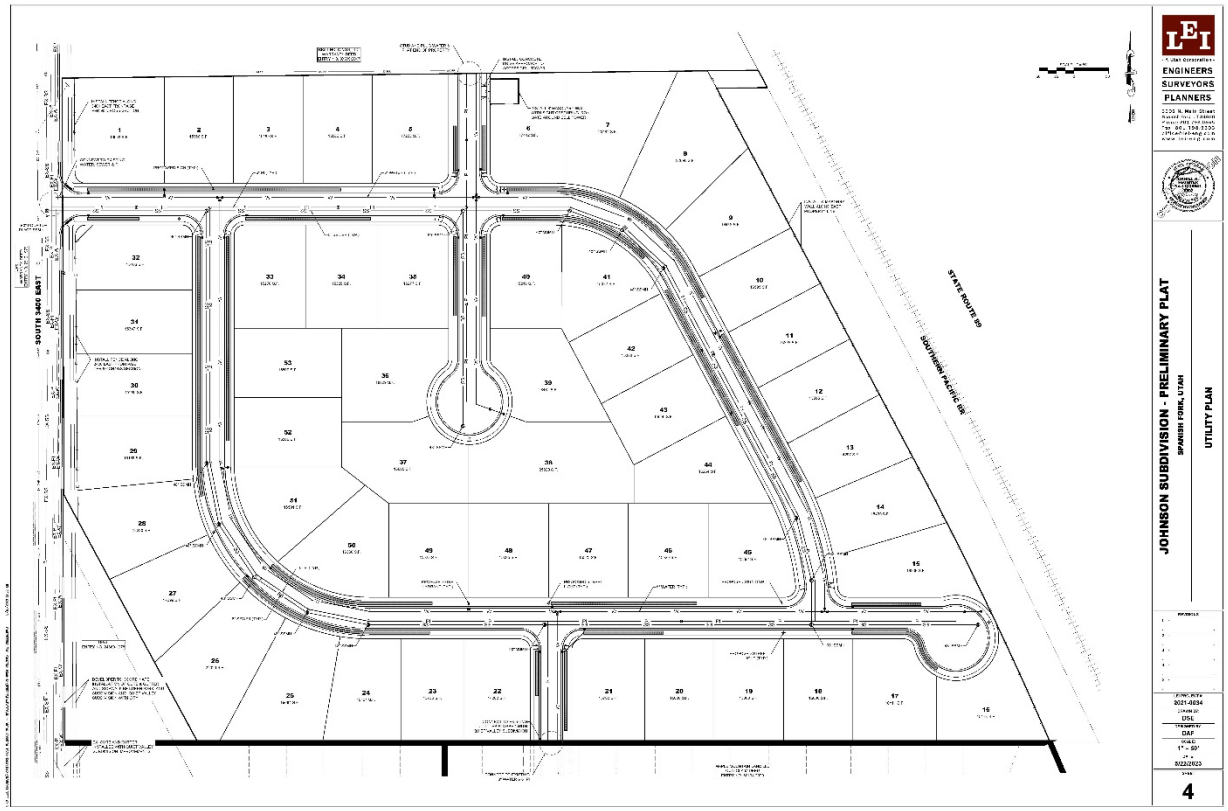
1. Preliminary Plat.

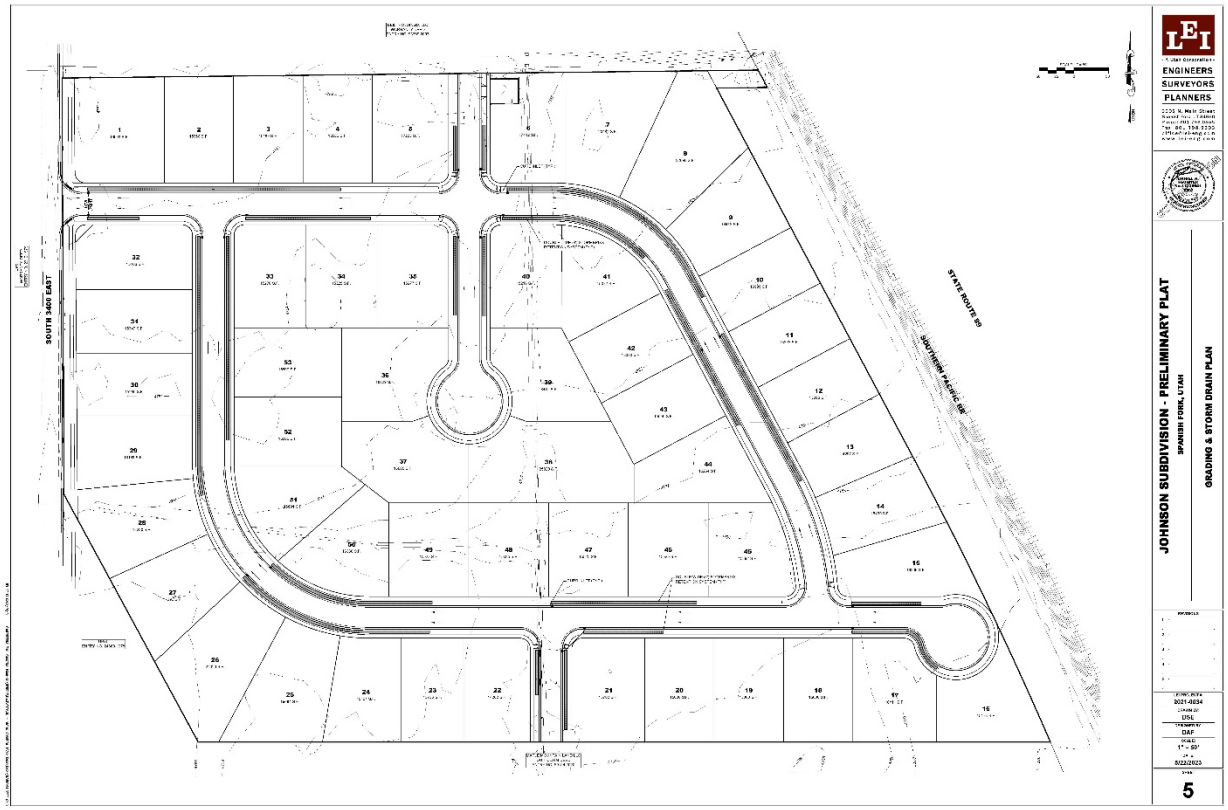
Exhibit 1

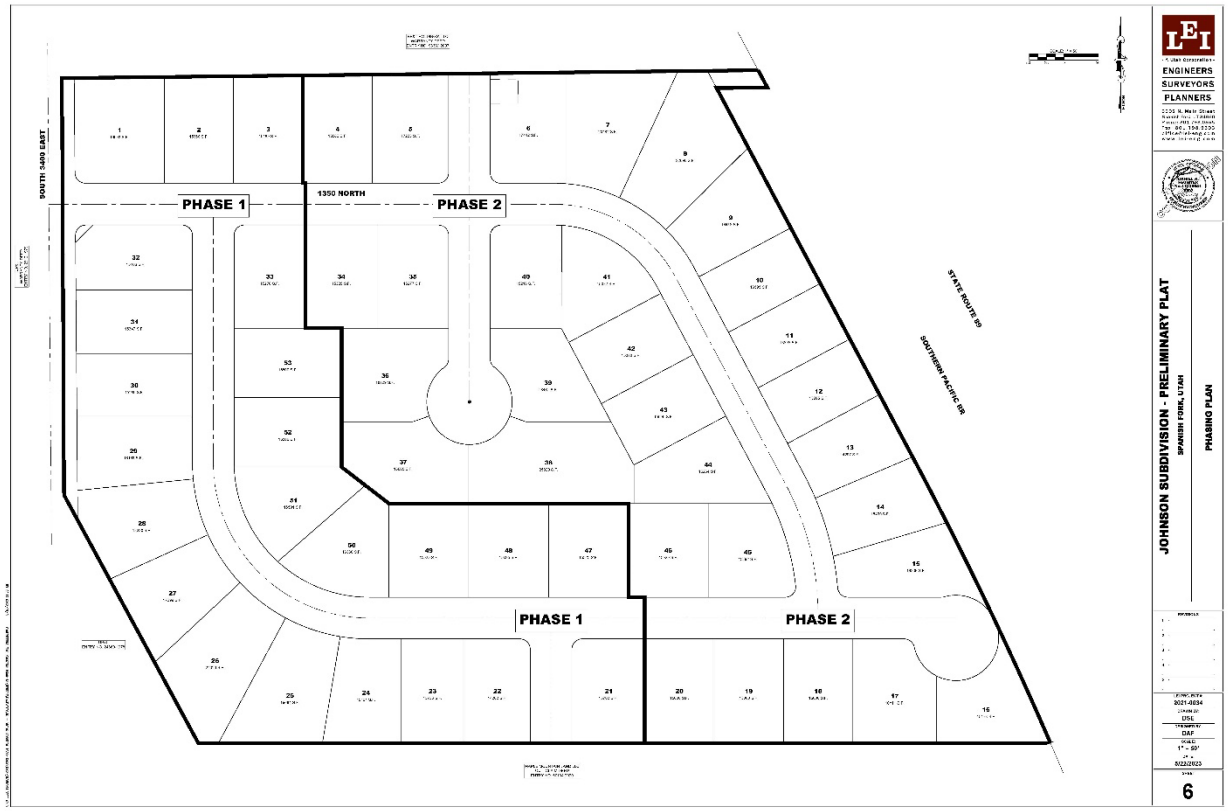

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