

**Adopted Minutes
Spanish Fork Planning Commission Meeting
March 5, 1996**

The meeting was called to order at 7:00 pm by Chair Doug Barber.

Commission Members Present: Chair Doug Barber, and Commission Members J. Wayne Nelson, Brian Phillips, and David Ludlow. Absent were Commissioners Doug Christensen and Clyde Swenson.

Staff Members Present: Greg Comstock, City Planner; Richard J. Heap, Engineer/Public Works Director; and Heather Frost, Deputy Recorder.

Citizens Present: Shawn Seager, Greg Tidwell, Pat Doty, Rob McGovern, Don Lyster, and Matt Barber.

Minutes

Mr. Phillips made a **motion** to approve the minutes of the February 20, 1996, meeting of the planning commission. The **second** was made by Mr. Ludlow, and the motion **passed** with a unanimous vote.

Spanish Fork Country Estates - Preliminary Plat

Mr. Comstock outlined the location of the proposed development on the map. Mr. Heap informed the commissioners the property is currently zoned appropriately for this development. He noted the Development Review Committee had some concerns with the plans for irrigating the large lots. The commission discussed irrigation issues including the irrigation company and maintenance and liability issues. Mr. Heap noted this development is located in the affected area of the Strawberry lawsuit. He said a fee of \$1,108.50 will be charged on each lot to be paid to Strawberry. Mr. Ludlow stated the planning commission is uncomfortable with approving one-acre lots. The developer informed the commission stringent conditions, covenants, and restrictions will be placed on this development. The CC&R's will include a homeowners association and a water master specifically for the residents of this development. Discussion took place regarding private roads. Mr. Comstock recommended public roads in this development. Public roads will enable connections for future roads. Discussion turned again to water issues. The developer has been meeting with the irrigation company to obtain more information. He said he would install the infrastructure to accommodate the existing irrigation system and a secondary irrigation system if a secondary system is approved.

Mr. Nelson made a **motion** to recommend approval of Spanish Fork County Estates - Preliminary Plat subject to the condition the water issues are resolved. He included the recommendations of the Development Review Committee in his motion as follows: 1) The developer will design an irrigation system for both flood irrigation and secondary irrigation; 2) The restrictive covenants which place responsibility of the ditch upon the homeowners are strict and irrevocable; and 3) The buyers of the lots are informed of the

water issues. Mr. Phillips **seconded** the motion. Mr. Ludlow stated this development does not comply with the planning commission's concept in the general plan. Discussion took place regarding reducing the size of the lots. Because the property is in the lawsuit area, the moratorium on zone changes applies. The developer informed the commission he cannot wait until the Strawberry lawsuit is resolved to develop the property. Chair Barber called for a vote. The motion **passed** with a **majority** vote of 2:1; with Mr. Nelson and Mr. Phillips voting in favor of the motion, and Mr. Ludlow voting opposed to the motion.

**NOTE: Richard Heap was excused at 7:55 pm.*

Presentation by MAG on Proposed Trails Plan

Mr. Shawn Seager, representing Mountainlands Association of Governments, informed the commission many cities include trails planning in their Comprehensive General Plan. He suggested the commission consider incorporating some kind of trails plan in with the update of the general plan. Mr. Seager then presented a slide show displaying pictures of other communities in Utah with trails plans.

Mr. Comstock asked the commissioners if they would be interested in incorporating a trails plan into the general plan. The commission discussed possible sites a trail system might include. The commissioners expressed interest in incorporating a pedestrian trail plan and also a bicycle trail plan as part of the general plan. Some discussion took place regarding equestrian trails along the river.

A **motion** was made by Mr. Ludlow to recommend to the city council that Spanish Fork City support and advocate bicycle lanes between sister cities. Mr. Nelson **seconded** the motion, and it **passed** with a unanimous vote.

Zoning Ordinance

Mr. Ludlow asked if the commission should consider a maximum lot size. Mr. Comstock does not feel large lots will be a problem. He feels one acre lot developments will be few.

Mr. Comstock clarified questions Mr. Phillips had regarding the zoning map.

Discussion took place on the following items:

- Mr. Heap is working on the capital facilities plan
- The commission feels retirement communities should be allowed in lower density zones
- Retirement homes should be defined
- Conditional uses
- A small percentage of professional offices should be allowed in shopping center zone

Adjournment

Mr. Phillips made a **motion** to adjourn the meeting of the planning commission at 9:50 pm. The **second** was made by Mr. Nelson, and the motion **passed** with a unanimous vote.