

**Adopted Minutes
Spanish Fork City Planning Commission Meeting
April 30, 1996**

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

Commission Members Present: Chair Doug Barber, and Commission Members Clyde A. Swenson, J. Wayne Nelson, and Brian Phillips. Commissioner Doug Christensen arrived at 7:15 pm. Commissioner David Ludlow was excused.

Staff Members Present: Greg Comstock, City Planner; David A. Oyler, City Manager; and Heather Frost, Deputy Recorder.

Citizens Present: Jeffrey M. Baird, Andrea Bradford, and James Demita.

Minutes

Mr. Nelson made a **motion** to approve the minutes of the April 23, 1996, meeting of the planning commission. The **second** was made by Mr. Swenson, and the motion **passed** unanimously.

Citizen Request - James Demita

Mr. Comstock explained Mr. James Demita owns property located in the southwest part of the city near the city ballpark property. Mr. Demita would like to develop the property, however, because the property is in the flood plain, the commission has designated the property R-A-1. Mr. Demita has contacted agencies which have informed him the property may not be in the flood plain. Mr. Comstock suggested the planning commission recommend an alternate land designation for properties in the flood plain, should the property owner be able to show the property is not actually in the flood plain. Discussion took place regarding the flood plain designation and the agencies who make that determination. Mr. Comstock expressed concern with making the flood plain wider by allowing building to take place on this property. Mr. Demita approached the commission with a map showing his property in relation to other properties in the flood plain.

*NOTE: Commissioner Doug Christensen arrived at 7:15 pm.

Because the property is situated such that it is above the surrounding property, Mr. Demita stated his feeling that the property will be taken out of the flood plain and that if the property is developed, it will not pose additional risk. The planning commission agreed if Mr. Demita could have the property taken out of the flood plain by FEMA, the property could possibly be developed at a higher density. Mr. Comstock will show the property as 3.5-5 / 5-20 units per acre and will indicate in the general plan if the property is taken out of the flood plain, its designation will be 3.5-5 units per acre, if it is not taken out of the flood plain it will remain 5-20 acre parcel.

General Plan - Zoning Ordinance

The commission continued their review of the zoning ordinance beginning with the General Development Standards. They discussed parking standards and reviewed the *Parking Requirements by Use table*. The staff and commission recommended some amendments and additions to the proposal, including the following: 1) Add child care centers; 2) Check for group home requirements in the residential district; and 3) Determine whether a manufacturing business parking requirement should be based upon square footage of the building or the number of employees.

The commission reviewed the proposed requirements listed under the general development standards in regards to landscaping, buffering, and walls. New requirements were proposed, and after lengthy discussion, and the commission agreed to the proposed changes. Some of those changes include the requirement of trees being planted as a buffer and a visual barrier fence being required on multi-family dwellings in the R-1, R-2, R-3, and R-O districts when that use abuts a single family use or district. Other changes proposed in the C-O, C-1, C-2, S-C, and B-P districts, were regarding parking. It was proposed parking lots containing more than 40 spaces shall include planter areas within the parking lot with a minimum of 100 square feet of planter area for every 10 parking spaces. The commission discussed the types of landscaping materials that should be required. Mr. Comstock will check existing buildings and landscaping in the I-1 and I-2 districts, to determine a recommended percentage of landscaping in those districts.

Landscaping standards and maintenance, general fencing requirements, and solid waste receptacle areas were discussed, some minor amendments were recommended.

The commission reviewed the clear vision area proposal. They discussed safety issues pertaining to this topic.

The accessory buildings and uses section was reviewed. The commissioners agreed the city should require accessory buildings to be a reasonable size. They briefly touched on swimming pools, yard sales, and permitted animal requirements inside the city limits.

They then discussed uses subject to conditions including group homes, home occupations, seasonal sales and special events, subdivision model home complexes, and temporary office or construction trailers.

Adjournment

The meeting of the planning commission adjourned at 10:00 pm.