

**Adopted Minutes
Spanish Fork City Planning Commission Meeting
June 4, 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 and J. Wayne Nelson. Commissioners David Ludlow, Doug Christensen, and Brian Phillips were excused.

Elected Official Present: Councilmember Matt D. Barber.

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

Citizens Present: Sharron Webster, Bob Godfrey, Steve Bills, Mike Locke, Mike Watson, Craig Datwyler, and David Kuhn.

Minutes

A **motion** was made by Mr. Nelson to approve the minutes of the May 21, 1996, meeting of the planning commission. Mr. Swenson **seconded** the motion, and it **passed** unanimously.

Ensign Park - Preliminary Plat

Mr. Heap explained this plat is a planned business park. He said because they will be selling the individual units, they are required to go through the subdivision process. Mr. Heap said the Development Review Committee recommended some modifications, which have been made. They recommend approval of the Ensign Park Preliminary Plat. Mr. Craig Datwyler, the developer, stated plans are to proceed with the project as soon as the subdivision plat is approved.

Mr. Nelson made a **motion** to recommend approval of Ensign Park Preliminary Plat. The **second** was made by Mr. Swenson, and the motion **passed** with a unanimous vote.

Kerry J - Plat D - Preliminary

Mr. Heap reviewed the preliminary plat with the commissioners. He said there is an existing house on lot one and the developer plans to build a twin home on lot two. Mr. Heap said Mr. Frank Johnson, the developer of the adjacent property, has a connectors' agreement. The staff is currently reviewing the amount Mr. Johnson is claiming through his connectors' agreement. Mr. Mike Watson, the developer, said the property is currently zoned appropriately, he would like to simply split the lot. Mr. Heap noted the developer will need to stub water, sewer, and electric.

A **motion** was made by Mr. Swenson to recommend approval of Kerry J - Plat D - Preliminary Plat. Mr. Nelson **seconded** the motion, and it **passed** unanimously.

Majestic Meadows - Plat F - Preliminary

Mr. Heap explained this is a continuation of the development of Mr. Cris Child. He explained with the angle of the road, they are only able to build the road 41 feet wide, which is four feet less than the standard. He said the staff feels the 41-foot wide road will be adequate. Mr. Heap then informed the commission of another situation. He pointed out a 16-foot strip of land which is part of the proposed road. He said the 16-foot strip is owned by Mr. Abe Allen. He said Mr. Child will have to work with Mr. Allen to get the property dedicated for the road. Mr. Heap said it is the recommendation of the staff the preliminary be approved subject to the condition the final will not be approved until such time as the 16 feet of property is dedicated for the road.

Mr. Nelson made a **motion** to recommend approval of Majestic Meadows - Plat F - Preliminary subject to the condition the 16 feet of property owned by Mr. Allen is dedicated for the road before final plat approval takes place. The **second** was made by Mr. Swenson, and the motion **passed** with a unanimous vote.

Steve Bills Lot Split

Mr. Heap informed the commission Attorney Baker has indicated state law allows the subdivision platting requirements to be waived if a lot split meets area and frontage requirements. He explained Mr. Bills is requesting the subdivision platting requirements be waived on this lot split. Mr. Bills would like to split an existing twin home lot into two twin home lots. Mr. Heap said the Development Review Committee recommends waiving the subdivision platting requirements on this land division and allowing the deeds to be recorded on a metes and bounds description as long as the existing home meets the twin home standards.

Mr. Nelson made a **motion** to recommend approval of the Steve Bills Lot Split. Mr. Swenson **seconded** the motion, and it **passed** with a unanimous vote.

Zoning Ordinance

Mr. Comstock reviewed the proposed Residential Development Standards table with the commission. He noted as part of the standards, Ms. Sharron Webster and Mr. David Kuhn attended the meeting to discuss flag lots. The commission discussed the general concept of developing the inside portions of the block. The feeling of the commissioners present was favorable to the concept of flag lots because development of the inside of the blocks will eliminate garbage and unkept properties. They then discussed requirements for access, lot size, size of building, and the areas in the city where flag lots would be allowed. The commissioners determined a twenty-foot access would be sufficient with six-inch curb on each side of the access and eighteen feet of asphalt. If there is adequate space, a five-foot grassy swell on each side of the asphalt access would also be acceptable. The commission agreed flag lots should only be allowed in the block part of the city. The staff will determine a description of where the flag lots will be allowed. The lot sizes for flag lots will be the same as what is required in that particular zoning district, the access area will not be included in the square footage of the lot. The commission also determined only single family homes or duplexes will be allowed to be built on flag lots.

The commissioners discussed setback requirements. They reviewed the existing setbacks and proposed amendments to the setback requirements as shown on the Residential Development Standards (attached). Concerns of the commission included a five foot side yard setback may increase both fire hazard and fire insurance premium. Chair Barber will check with fire insurance underwriters. Discussion turned to lot sizes. The commissioners reviewed both the existing lot size requirements and proposed amendments to the lot sizes.

Mr. Comstock proposed changing the maximum building height to be measured at the actual top of the building. Currently the building height is measured at the square of the building. The proposed building heights are also listed on the attached table. The size of accessory buildings was discussed. The commission suggested ways to regulate the size of accessory buildings. Mr. Comstock was asked to draft options to regulate the size for review by the planning commission.

Discussion took place regarding minimum lot widths and depths. Mr. Comstock proposed some amendments to the current minimums. The commission showed no opposition to the proposed changes.

Mr. Comstock reviewed the zoning district map. He reviewed the zone changes that will have to be made as part of the adoption of the general plan.

Brief discussion took place regarding conditional use permits.

Mr. Comstock asked the commission to review the proposed ordinance regarding signs for discussion at the next meeting of the planning commission.

Adjournment

Mr. Swenson 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** unanimously.