

**Adopted Minutes
Spanish Fork City Planning Commission Meeting
December 3, 1996**

The meeting was called to order at 7:02 pm by Chair Doug Barber.

Commission Members Present: Chair Doug Barber, and Commission Members J. Wayne Nelson, Brian L. Phillips, and Clyde A. Swenson. Commissioner David A. Ludlow arrived at 7:06 pm. Commissioner Doug Christensen arrived at 7:17 pm.

Elected Officials Present: Mayor Marie W. Huff, and Councilmember Matthew D. Barber.

Staff Members Present: Gregory A. Comstock, City Planner; and Richard J. Heap, Engineer/Public Works Director.

Citizens Present: Blair Thomas, Kay Hansen, Brent Money, Jim Hendershot, Jered Johnson, Bruce Hall, Vic Deauvono, Trenton Fong, Adrian Acevedo, Rick Morse, James Demita, Emily Barker, Gloria Forscutt, David Kuhn, and Mark Dallin.

Minutes

A **motion** was made by Mr. Phillips to approve the minutes of the November 5, 1996 meeting of the Spanish Fork City Planning Commission. The motion was **seconded** by Mr. Swenson, and it **passed** with a unanimous vote.

***Note: Commissioner David A. Ludlow arrived at 7:06 pm.*

Spyglass Business Park - Preliminary Plat

Mr. Heap gave an overview of the Spyglass Business Park Preliminary Plat. He stated there are nine units with shared driveways and landscaping. The units will be sold separately as office condominiums. Mr. Comstock stated building number nine could not be used as an auto repair facility with the new C-O zoning. He noted the proposed use for building number eight is a dry cleaning establishment. Mr. Phillips stated the dry cleaning use would require a Conditional Use Permit.

Mr. Nelson made a **motion** to approve the Spyglass Business Park Preliminary Plat. The **second** was made by Mr. Ludlow, and the motion **passed** with a unanimous vote.

Kramer Subdivions - Amended Preliminary Plat

Mr. Heap reviewed the Kramer Subdivision Amended Plat. He noted Lot 2 contains an existing duplex and Lot 1 would be used as a single-family lot. Greg stated the Board of Adjustment at their November 1996 meeting denied a lot size variance request enabling Lot 1 to be a duplex lot.

A **motion** was made by Mr. Phillips to approve the Kramer Subdivision Amended Preliminary Plat. Mr. Nelson **seconded**, and the motion **passed** unanimously.

***Note: Commissioner Doug Christensen arrived at 7:17 pm.*

Expressway Square Shopping Center - Preliminary Plat

The Commission discussed the conditions of approval suggested by the Development Review Committee including cross access easements, and maintenance agreements. Mr. Heap stated landscaping and parking should be maintained together. Mr. Craig Gasser explained the history of the Shopping Center and stated the utilities and Expressway Lane were constructed at their expense. Discussion took place on sidewalks, the time frame for landscaping and the existing condition of the parking lot. Mr. Ludlow asked to see the CC&R's. He feels the CC&R's and maintenance at the shopping center are not working as is apparent by the number of potholes in the parking lot. Mr. Gasser feels requiring landscaping to be finished now is unnecessary. He prefers to landscape in increments and stated he will enter into an agreement to keep the area clean and weeds down until landscaping is done.

Mr. Nelson made a **motion** to approve the Expressway Square Shopping Center Preliminary Plat subject to meeting conditions set by the Development Review Committee. Mr. Swenson **seconded**, and the motion **carried** with a **majority** vote of 3:2; with Mr. Nelson, Christensen, and Swenson voting in favor of the motion and Mr. Phillips and Ludlow voting opposed.

Spanish Trails - Conceptual Preliminary Plat

Mr. Heap gave an overview of the project. Discussion took place on piping of ditches. Mr. Blair Thomas, Westfield Irrigation, stated the west side of the ditch needs to be piped with 54" reinforced concrete. Westfield will allow the piping to be done in phases, but it was noted the contract with DJ Elite will require completion of the piping in five years even if the Spanish Trails project is not completed. Various items were discussed as follows: Mr. Deauvono expressed his opposition to the six foot planter on the east side of the development. He felt a five foot planter would be sufficient. Mr. Deauvono agreed to the maximum of 205 units on the development but stated additional units may be requested in the future. Mr. Phillips felt an emergency access to the west of the development was needed. Mr. Deauvono objected to the eight foot asphalt or concrete trail. He would like to grade the trail with hard road base. Mr. Ludlow stated he understood the trail would be asphalt or concrete.

Mr. Ludlow **motioned** to approve the Spanish Trails Conceptual Preliminary Plat and elevations subject to meeting stipulations recommended by the Development Review Committee along with the possibility of reducing front setbacks to 20 feet, maybe less to living unit. The trail on the development will be paved. The City will handle maintenance of the trail. The **second** was made by Mr. Nelson, and the motion **passed** with a **majority** vote of 4:1; with Mr. Nelson, Christensen, Ludlow, and Swenson voting in favor, and Mr. Phillips voting opposed.

Adjournment

A **motion** was made by Mr. Christensen to adjourn the meeting of the Spanish Fork City

Planning Commission at 10:15 pm. The motion was **seconded** by Mr. Phillips, and it **passed** with a unanimous vote.