

**Adopted Minutes
Spanish Fork City Planning Commission
June 4, 1997**

The meeting was called to order at 7:00 pm by Vice-Chair Doug Christensen.

Commission Members Present: Vice-Chair Doug Christensen, and Commissioners J. Wayne Nelson, Kevin Baadsgaard, Brian Phillips, and Matthew D. Barber. Chair David Ludlow arrived at 7:02 pm.

Staff Members Present: Gregory A. Comstock, City Planner; Richard J. Heap, Engineer/Public Works Director, and Gina Peterson, Deputy Recorder. City Manager David A. Oyler arrived at 7:15 pm.

Citizens Present: Dan Williams, Jeffrey E. Adams, and Cris Child.

Public Hearing - 1998 Capital Facilities Budget

A **motion** was made by Mr. Nelson to open the public hearing at 7:00 pm to discuss the Capital Facilities budget and possible changes in the zoning ordinance. Mr. Baadsgaard **seconded** the motion, and it **passed** with a unanimous vote.

***Note: Chair David Ludlow arrived at 7:02 pm.*

Mr. Heap reviewed proposed changes in the Capital Facilities Budget including projects to be subsidized by the RDA. Impact fees were discussed. Mr. Heap explained the storm water impact fee would increase due to the process required to ensure the quality of drinking water.

***Note: City Manager David A. Oyler arrived at 7:15 pm.*

Mr. Nelson made a **motion** to amend the Capital Facilities portion of the Spanish Fork City General Plan as presented. Vice-Chair Christensen **seconded**, and the motion **passed** unanimously.

Public Hearing - Discussion on Adding Residential Storage Units as an Allowed Use in Residential Districts Under Certain Prescribed Conditions

Mr. Cris Child has submitted a request for a self-storage facility adjacent to his Lynnbrook subdivision in an R-2 zoning district. Current zoning regulations do not allow this type of use in a residential area. Mr. Comstock reviewed a draft ordinance with a possible method of allowing limited numbers of self-storage units in conjunction with residential developments. Discussion took place regarding the issue. Mr. Nelson feels the storage units could present problems unless strictly controlled. Mr. Barber suggested if the units

are allowed, they be required to be part of a homeowners association. Chair Ludlow added the homeowners association would be able to control aesthetics and maintenance of the area. Mr. Phillips expressed opposition to the idea because subleasing of the units cannot be controlled. The Commission discussed the pros and cons of allowing storage facilities as a use subject to conditions in designated zones, or with the issuance of a conditional use permit. Mr. Cris Child feels each request for storage units should be reviewed individually. Because of the high water table eliminating basements in Lynnbrook, Mr. Child feels there is a great need for the units in this area. Mr. Comstock noted the use would be semi-commercial as Mr. Child would be collecting a rental fee for the storage space. Mr. Child explained, due to its awkward shape and location, the only logical use of his property is storage units for nearby homeowners, or a park.

After further discussion, Mr. Nelson **moved** the City staff continue to pursue and refine a draft ordinance for residential storage units to be allowed with a conditional use permit. Mr. Baadsgaard **seconded** the motion, and it **carried** with a **majority** vote of 4:2. Chair Ludlow and Commissioners Nelson, Baadsgaard, and Barber voted for the motion, with Vice-Chair Christensen and Commissioner Phillips voting opposed.

Public Hearing - Discussion on Requiring Fencing When Residential Development Occurs Adjacent to Non-Residential Developments

The Commission discussed various types of allowable fences within the City. Mr. Comstock suggested the zoning ordinance be amended to create a fence standard which was previously allowed in the old ordinance. The fence type is a three foot high wood fence on top of a three foot high masonry base. Mr. Comstock feels this type of fencing provides an attractive and durable alternative to other fencing measures.

Buffer fencing issues were also reviewed. Current City ordinance requires a buffer fence when a commercial or other non-residential use borders a residential use. Typically the more intensive land use is required to provide screening when locating next to a less intensive use. Mr. Comstock asked the Commission their feelings on requiring a residential use to provide buffer fencing when developing adjacent to commercial uses. Comments from the Commission indicate buffer fencing should remain a requirement of the more intensive use. Chair Ludlow stated incompatible land uses are not always offensive in both directions. He feels a commercial use is not damaged when bordered by a residential use.

A **motion** was made by Mr. Christensen to amend fencing standards in the zoning ordinance to include the wood fence with a masonry base as recommended by Mr. Comstock. The motion was **seconded** by Mr. Nelson, and it **passed** with a unanimous vote.

Mr. Nelson **moved** to close the public hearing at 7:50 pm. Mr. Baadsgaard made the **second**, and the motion **passed** with a unanimous vote.

Spanish Meadows - Preliminary Plat

Mr. Dan Williams owns fully improved property at approximately 800 North and 100 East. An office complex has been built and Mr. Williams wishes to sell the offices individually. This requires a condominium subdivision. Mr. Heap noted Attorney Baker has reviewed the CC&R's and recommends a minor change stating the ingress/egress cross easement in the parking lot cannot be amended without City approval. Mr. Barber **motioned** to recommend approval of the Spanish Meadows Preliminary Plat with CC&R's acceptable to Attorney Baker. Vice-Chair Doug Christensen **seconded** the motion, and it **passed** with a unanimous vote.

Rod Hair - Subdivision Waiver

The Board of Adjustment granted Rod Hair a lot size and rear-yard setback variance on property located at 765 East Center. The existing parcel has two homes which were built several years ago. With the new flag lot ordinance, Mr. Hair would like to divide his parcel so both homes can be sold separately. Approval of the subdivision waiver was recommended by the Development Review Committee. Chair Ludlow expressed concern with possible contention between two different property owners due to the proximity of the homes.

Mr. Nelson made a **motion** to approve the Rod Hair subdivision waiver request with cross access easements on the driveway recorded with the plat. Mr. Barber **seconded**, and the motion **carried** with a **majority** vote of 4:2. Commissioners Nelson, Baadsgaard, Phillips, and Barber were in favor of the motion, while Chair Ludlow and Vice-Chair Christensen voted opposed.

Meiling Hales - Subdivision Waiver

Mr. Heap stated Nebo Credit Union would like to purchase a parcel of Meiling Hales property located near 1600 North Main. Because improvements on the property are complete, Mr. Heap recommended the formal subdivision process be waived. For the record, Mr. Nelson declared he is a member of the Nebo Credit Union.

A **motion** was made by Vice-Chair Christensen to approve the Meiling Hales subdivision waiver. The **second** was made by Mr. Nelson, and the motion **passed** unanimously.

Adjournment

Vice-Chair Christensen made a **motion** to adjourn the meeting of the Spanish Fork Planning Commission at 8:00 pm. Mr. Barber **seconded** the motion, and it **passed** with a unanimous vote.