

**Adopted Minutes
Spanish Fork City Planning Commission
July 2, 1997**

The meeting was called to order at 7:00 pm by Chair David Ludlow.

Commission Members Present: Chair David Ludlow and Commissioners Kevin Baadsgaard and Brian Phillips. Vice-Chair Doug Christensen and Commissioners Matthew D. Barber and J. Wayne Nelson were excused.

Staff Members Present: Richard J. Heap, Engineer/Public Works Director; and Heather Frost, Public Safety Department Secretary. City Manager David A. Oyler arrived at 7:20 pm.

Citizens Present: Brian Gabler, Alexander Stone, Katie Stone and Jay Newitt.

Minutes

A **motion** was made by Mr. Phillips to approve the minutes of the June 4, 1997, Spanish Fork City Planning Commission meeting as printed. Mr. Baadsgaard **seconded** the motion, and it **passed** unanimously.

Subdivision Waiver: A. Stone

Mr. Heap reviewed the subdivision waiver request from Mr. Alexander Stone. He explained it meets the requirements and the Development Review Committee recommends approval subject to the notation that it is the responsibility of the property owner to relocate any overhead power lines that may be conflicting with new construction on the flag lot.

Mr. Stone was present at the meeting and informed the commissioners he is prepared to relocate any overhead power lines.

Mr. Phillips made a **motion** to approve the A. Stone Subdivision Waiver with the understanding it is the responsibility of the property owner to relocate any overhead power lines that may be conflicting with new construction on the flag lot. The **second** was made by Mr. Baadsgaard, and the motion **passed** unanimously.

Subdivision Waiver: Jay Newitt

Mr. Heap explained this request meets zoning requirements. He indicated the Development Review Committee recommends approval subject to the following conditions: 1) The water meter be located in the landscaped area; 2) Setbacks meet the zoning requirements of 20 feet to the home and 25 feet to the garage or carport; 3) The electrical meets the requirements of the Electric Department and any costs associated with

relocations or new construction be the responsibility of the property owner; and 4) A six inch wall be constructed on each side of the drive.

A **motion** was made by Mr. Baadsgaard to approve the Jay Newitt Subdivision Waiver request subject to the following conditions: 1) The water meter be located in the landscaped area; 2) Setbacks meet the zoning requirements of 20 feet to the home and 25 feet to the garage or carport; 3) The electrical meets the requirements of the Electric Department and any costs associated with relocations or new construction be the responsibility of the property owner; and 4) A six inch wall be constructed on each side of the drive. Mr. Phillips **seconded** the motion, and it **passed** with a unanimous vote.

Madison Business Park Condominiums - Preliminary

Mr. Heap informed the commission the Development Review Committee has addressed this proposed preliminary. He stated all improvements which are required for subdivision approval have been reviewed and approved during the site plan review and approval process. The Development Review Committee recommends approval of this preliminary plat.

The commissioners reviewed the proposed preliminary plat. They discussed CC & R's, landscaping, and accessibility.

**Note: Mr. Oyler arrived at 7:20 pm.*

Mr. Phillips **moved** to approve the Madison Business Park Condominiums - Preliminary Plat. The **second** was made by Mr. Baadsgaard, and the motion **passed** unanimously.

Miscellaneous Items

The commissioners listed items they would like to discuss at future meetings of the planning commission including: the feasibility of a study on Scenic Drive hillside project, discussion with Mountainland Association of Governments regarding proposals for bike trails in the city, the concept of basement apartments in owner occupied homes and the feasibility of requiring sound walls for developments along major roadways. They discussed the status of the Valley Asphalt conditional use permit and the Strawberry Electric Service District lawsuit. They also had a brief discussion on legislation pertaining to impact fees.

Adjournment

A **motion** was made by Mr. Phillips to adjourn the meeting at 7:45 pm. Mr. Baadsgaard **seconded**, and the motion **passed** unanimously.