

**Adopted Minutes
Spanish Fork City Planning Commission
September 3, 1997**

The meeting was called to order at 7:05 pm by Vice-Chair Doug Christensen.

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

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

Citizens Present: Paul Larsen, James Nielsen, Randy Burnham, Kris Johnson, Jered Johnson, and Karen Payne, Chamber of Commerce.

Public Hearing: James Nielsen Zone Change

A **motion** was made by Mr. Nelson to open the public hearing at 7:05 pm. Mr. Baadsgaard **seconded**, and the motion **passed** with a unanimous vote.

Mr. Comstock explained that Jim Nielsen's property, located at approximately 1300 East Center Street, west of US Highway 6, is currently zoned C-1. The C-1 zone was established for neighborhood commercial uses to be in harmony with neighboring residential areas. The C-2 Zone allows more uses that would service both local residents and highway travelers and has no restrictions on hours of operation. Specifically, Mr. Nielsen would like to have a gym/health club as part of the development. A health club is not allowed in the C-1 Zone but is allowable under C-2 zoning standards. Mr. Comstock noted the Development Review Committee has recommended approval of the zone change from C-1 to C-2.

The hearing was opened to the public for questions.

Mr. Burnham requested clarification of the hours of operation allowed in each zone. Operating hours allowed for the C-1 Zone are from 6:00 am to 11:00 pm. The C-2 Zone has no limitations on hours of operation. Mr. Nielsen expressed the feeling that none of the retail establishments considered for his development would go beyond the hours allowed in the C-1 Zone.

Mr. Phillips inquired as to what types of businesses would be developed on the property. Anticipated businesses included a Gold's Gym (health club) and Domino's Pizza. Mr. Nielsen added a Laundromat was previously considered but would most likely not be developed. He hopes pursue smaller outlet-type stores with development of the gym, but he stated he did not intend on allowing a business that would bring in an excessive amount

of traffic.

Mr. Nelson **moved** to recommend approval of the James Nielsen zone change from C-1 to C-2 to the City Council. Mr. Baadsgaard **seconded** the motion, and it **passed** unanimously.

Mr. Nelson made a **motion** to close the public hearing at 7:15 pm. Mr. Baadsgaard **seconded** the motion and it passed with a **unanimous** vote.

Subdivision Waiver: Paul Larsen

The subdivision waiver request of Paul Larsen was reviewed. The property is located at approximately 1120 East Center Street. The back of the lot would be split-off to form a flag lot in the rear. Both lots meet zoning standards, although the back flag lot could not be a duplex lot, it does meet the requirements for a single family dwelling. It was noted the rear lot could possibly be approved as a twin home lot. The Development Review Committee recommended approval of the Larsen Subdivision Waiver.

Mr. Christensen **motioned** to approve the Larsen Subdivision Waiver. Mr. Nelson made the **second** and the motion **passed** unanimously.

Subdivision Waiver: Olsen

The request of Mr. Olsen to divide his lot into two 5,000 square foot lots, meets the minimum requirements for a twin home to be constructed. It is located at approximately 85 South 100 East. Approval of the Olsen Subdivision Waiver is recommended by the Development Review Committee.

A **motion** was made by Mr. Nelson to approve the Olsen Subdivision Waiver. Mr. Baadsgaard **seconded** the motion and it **passed** unanimously.

Subdivision Waiver: Jered Johnson

Mr. Heap explained that once a Plat has been recorded, in order to divide a lot within that plat it needs to be resubmitted as a revised plat rather than just acquiring approval of a subdivision waiver from the Planning Commission. Therefore, this request would need to be forwarded to the City Council for approval as a revised subdivision plat for Vineyard Plat A. The new plat would require the signatures of the 25 property owners within the plat. Notices have been sent out to these property owners. If there is any protest a public hearing will be held in 45 days. Mr. Heap noted that although the lots being considered for approval both have less than the required area for this zone, they have been granted a variance by the Board of Adjustment.

Mr. Christensen made a **motion** to send the request for approval on the Vineyard Subdivision Revised Plat A to the City Council. Mr. Barber **seconded** the motion and it **passed** with a unanimous vote.

Other Business

Mr. Heap withdrew the Seven Mountain Plat B from the agenda. He stated this plat will be presented as a revised plat before the City Council.

Discussion of Trails

Mr. Comstock opened a discussion on future city trails, with the objective of determining possible trail locations, the type of trails desired and the anticipated preparations needed to be taken by the City to move forward on the trail projects. He suggested the following questions be considered:

1. What does the City want to do with trails, and if so, how extensive a trail system should be implemented?
2. Does the City want to have trails similar to Provo's River Parkway Trail?
3. Should bike lanes be along the streets or away from them?
4. Are commuter trails an option the City wants to consider along with recreational trails?

It was also noted that the County is adopting a plan for a County trail which may include or tie into proposed city trails. There was concern about the type of future development that might encroach on these trail areas. Mr. Ludlow suggested a letter be written to the County requesting certain areas be designated as "trail areas" to limit the type of development in those specified areas. It was also suggested all trails need to be designated as public/open areas for easier visibility, maintenance and safety. Trails in Provo and St. George adjacent to backyards of residential areas require patrolling by bicycle police. It was felt that "open" trails would be more desirable and safe.

Various trail types and locations were discussed. It was felt that a walking/jogging/bike trail along the ridge north of River bottoms would be very desirable. There were questions on how to integrate a trail with new development in that area. An estimated area of at least thirty feet would be needed for this trail with an eight foot asphalt path. If this area were deeded to the City by developers, it could be regarded as a "linear park" in the City. It was stated this type of park would be a good amenity for the neighborhood as well as the City. Mr. Comstock noted if a trail is wanted along the north ridge of the River bottoms, the General Plan will need to be amended to so developers are aware of the proposed land use.

A walking and equestrian path along the River bottoms Road was discussed. The Commission feels a path in this area would be very beneficial to residents and visitors alike. It was noted the River bottoms Road is already being used by runners and bicyclists.

Possible bicycle paths were noted as follows: Center Street from the Middle School to the High School; 600 East and 900 East from the north to south end of the City; Canyon Road

(possible detached path); 300 West north to the industrial area (detached); and, 300 East from the north end of the City connecting south to the River bottoms. It was the consensus of the Commission that marked bicycle trails between schools, residential, and recreation areas which are frequented by youth would be beneficial in providing safer access for children. Wider streets can accommodate marked bicycle lanes along with parking of vehicles.

It was generally felt that more pedestrian access should be considered when commercial developments are approved. Pedestrian access problems from north Main Street (under the freeway overpass) and to the area in the Expressway Square Shopping Center were reviewed. Mr. Comstock noted the shopping centers and strip malls are designed for pedestrian use. Proper access to these areas would increase the desired foot traffic.

In closing the discussion, Mr. Comstock reviewed financing options including possible expenditures from the City, grants, and citizens. He stated if the City would like to proceed with a trails master plan, it will need to be incorporated with the City's Comprehensive General Plan as soon as possible. Mr. Comstock was directed to draft a document regarding trails that has the potential to be added to the General Plan.

Other Business

Mr. Comstock requested the October Planning Commission meeting be moved from October 1, 1997, to October 8, 1997. The Commission Members agreed to the change.

Adjournment

Mr. Phillips **motioned** to adjourn the meeting of the Spanish Fork City Planning Commission at 8:30 pm. Mr. Baadsgaard **seconded** the motion, and it **passed** with a unanimous vote.