

**Adopted Minutes  
Spanish Fork Planning Commission  
January 7, 1998**

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

Commissioners Present: Chair David Ludlow, Vice-Chair Doug Christensen, and Commissioners Kevin Baadsgaard, J. Wayne Nelson, and Thora L. Shaw

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

Citizens Present: David Olsen, Hearthstone Development; Tom Scribner, Hearthstone Development; J. Dennis Stone, Jewel Rigby, Elva Mae Rigby, Brent Sumsion, Valley Asphalt; Kevin Madson, KMA Architects; Conley Christensen, Rick B. Ainge, Deanne Ainge, Karl Anderson, Bob Johnson, Gene Larsen, Anna Larsen, and Alan Birdsall.

### **Minutes**

A **motion** was made by Mr. Baadsgaard to approve the minutes of the December 3, 1997, meeting of the Spanish Fork City Planning Commission with one noted amendment. Chair Ludlow **seconded** the motion and it **passed** with a unanimous vote.

### **Public Hearing - Rick Ainge Zone Change**

Mr. Baadsgaard made a **motion** to open the public hearing at 7:03 pm. Mr. Nelson **seconded** the motion and it **passed** with a unanimous vote.

Mr. Rick Ainge has submitted a request to amend the General Plan from Residential Office to Commercial Office and to rezone approximately .525 acres at the northwest corner of 600 North and Main Street from R-O to C-O. Mr. Ainge is proposing to construct a fairly large office building that staff feels is out of character with the purposes of the Residential Office district. It also does not meet the landscaping requirements of the R-O district.

The Planning Commission discussed the character of Main Street at their October 16, 1997 meeting and believed the general character of Main Street should remain as shown on the General Plan and as currently zoned. The Development Review Committee reviewed Mr. Ainge's request and recommended approval only if the Planning Commission felt the long range goal of Main Street should be commercial.

The Commission discussed businesses and residences located along Main Street. Chair Ludlow noted citizens enjoy the trees and residential feel along Main Street.

Ms. Elva Mae Rigby stated the weeds in the vacant lot to the northwest of the property present a fire hazard. It was noted this area will become a parking lot for the proposed

office building. Chair Ludlow stated an occupancy permit would not be issued until all site improvements are complete.

The Planning Commission discussed the possibility of creating a new Main Street zone which would keep the street scape as it is now, while broadening allowable uses. It was felt general commercial uses could be allowed provided the landscape scheme remained the same. Mr. Comstock felt if a new zone was created it should be kept to Main Street and any properties that front Main Street.

Mr. Kevin Madson, architect for the project, expressed concern about the Commission revisiting the issue of Main Street zoning. He feels it will unnecessarily delay the project. Mr. Ainge reiterated Mr. Madson's comments, and asked the Commission to be sensitive to their needs.

Ms. Rigby feels the trend of Main Street ought to be commercial, but she stated residents that live on Main Street still need to look like they belong.

Mr. Christensen stated he would not feel comfortable approving the Ainge Zone Change or project until the Commission came to a conclusion regarding what type of zone they would like for Main Street. He **moved** to continue the Rick Ainge Zone Change until the February meeting when the staff can propose a hybrid zone of the Residential Office zone, keeping the current landscaping scheme of Main Street, but with more varied uses. Mr. Nelson **seconded** the motion, and it **passed** with a unanimous vote.

### **Public Hearing - Valley Asphalt Zone Change**

Valley Asphalt has submitted a request to rezone approximately 22.15 acres at 4550 East U.S. Highway 6 to a Surface Mining Overlay District. Valley Asphalt would like to expand its current nearby surface mining operation on County property. Mr. Comstock noted this is the first Surface Mining request the City has received. The property will revert back to its original use and zone when the surface mining is complete.

The Development Review Committee recommended approval of the proposal, noting that mining can only be done in ten acre increments, after which property would then have to be rehabilitated.

Drainage issues were discussed. Mr. Sumsion stated drainage will run into a pond on the County owned property. The pond will immediately disburse into the ground water. City Engineer, Richard Heap feels this would meet City drainage requirements. Chair Ludlow told Mr. Sumsion the drainage onto County property would likely make it hard to annex this property into the City, because the hole caused by the drainage would be nonconforming.

The meeting was opened for public comment of which none was received.

Mr. Nelson made a **motion** to recommended the City Council's approval of the Valley

Asphalt Zone Change subject to the condition that design review approval, meeting all the requirements of 17.24.040, must be obtained for not more than ten acres prior to commencing any surface mining operations. Mr. Baadsgaard **seconded** and the motion **passed** with a unanimous vote.

### **Public Hearing - Hearthstone Development Zone Change**

The Planning Commission reviewed the South Ridge Preliminary Plat at its December meeting. The zone change needs to take place before approval of the Preliminary Plat. Mr. Comstock noted the zone change is a housekeeping measure, because a small portion of the property was inadvertently left out of the original zone change. The zone change is consistent with the general plan, and the Development Review Committee has recommended approval.

Mr. Gene Larsen, homeowner in the Red Pines subdivision stated he did not realize the South Ridge development was going to take place. He expressed concern with building on, and usage of the irrigation right-of-way. It was noted development can never take place on the irrigation right-of-way.

No further public comment was received.

Mr. Christensen made a **motion** to recommend the City Council's approval of the Hearthstone Development Zone Change. Mr. Baadsgaard **seconded** and the motion **passed** unanimously.

A **motion** was made by Mr. Christensen to exit the public hearing at 8:25 pm. The **second** was made by Mr. Nelson, and the motion **passed** with a unanimous vote.

### **South Ridge - Preliminary Plat**

Mr. Comstock reviewed the amended Preliminary Plat for South Ridge. The Development Review Committee recommended approval subject to the following conditions:

1. The area zoned R-R in the northeasterly portion of the plat must be rezoned to R-1-12 prior to recordation of any final plat in that area.
2. 1570 South must be developed to Canyon Road in the first phase of development.
3. A geotechnical report is required on Lot "A", on the lots on the north side of South Ridge Drive, and on lots on the north side of the plat. The report must be reviewed by staff prior to placing on a City Council agenda.
4. The sewer trunkline agreement must be finalized prior to placing on a City Council agenda.
5. A landscape plan, including irrigation system, plant materials and sizes, slope stabilization methods, and grading plan must be submitted for Lot "A".
6. The storm drainage system must be designed to accommodate the City owned parcel west of this property.
7. The section corner for the S $\frac{1}{4}$  of Section 28 must be relocated.
8. Written approval from Strawberry Electric Service District must be obtained

- prior to moving the poles on the westerly property line.
9. A cash bond shall be posted for curb, gutter and sidewalk improvement along the north side of Bottoms Road.
  10. 1800 South shall be dedicated and improved, with utilities, to the easterly property line.

Chair Ludlow asked why Scenic Drive turns into South Ridge Drive in this development. Mr. Comstock stated it is a possibility to have South Ridge Drive be named Scenic Drive as a continuation of that road.

Discussion took place regarding phasing of the development. Mr. Olsen stated the first phase would include approximately twenty to thirty lots.

Mr. Nelson made a **motion** to approve the South Ridge Preliminary Plat subject to the conditions of the Development Review Committee. Mr. Baadsgaard **seconded** the motion and it **passed** with a unanimous vote.

### **Adjournment**

A **motion** was made by Mr. Baadsgaard to adjourn the meeting of the Spanish Fork Planning Commission at 8:35 pm. The motion was **seconded** by Mr. Christensen and it **passed** with a unanimous vote.