

**Adopted Minutes
Spanish Fork Planning Commission Meeting
February 4, 1998**

The meeting was called to order at 7:00 pm by Commissioner J. Wayne Nelson

Commission Members Present: Commissioners Roy L. Johns, J. Wayne Nelson, and Thora L. Shaw. Vice-Chair Doug Christensen and Commissioners Kevin Baadsgaard and Chad Moffat were excused.

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

Citizens Present: Frank Johnson, Earl Betts, Roberta Betts, Roger Knell, Charles Wixom, Deanne Ainge, Rick B. Ainge, Kevin Madson, Conley Christensen, Ben Jacobsen, and James DeMita.

Minutes

A **motion** was made by Ms. Shaw to accept the minutes of the January 7, 1998, meeting of the Spanish Fork City Planning Commission as presented. Mr. Johns **seconded** the motion and it **passed** with a unanimous vote.

Public Hearing - Possible Changes to the General Plan and to the Zoning Ordinance Pertaining to the R-O (Residential Office) District Along Main Street

Mr. Johns made a **motion** to open the public hearings at 7:01 pm. Ms. Shaw **seconded** the motion and it **passed** with a unanimous vote.

At their January 7, 1998 meeting, the Planning Commission directed staff to create a draft for a new Main Street zoning district. The district would be a modification of the current R-O District. The proposed change came about due to a request from Mr. Rick Ainge for a zone change at the northwest corner of 600 North and Main Street. Mr. Ainge is proposing to construct a large office building that staff feels is out of character with the purposes of the R-O district.

Mr. Comstock reviewed the Commission's request and suggested the district remain the same, but that the use list possibly be modified and broadened to allow a wider range of general commercial uses. Mr. Comstock feels if most C-2 uses were allowed on Main Street, it wouldn't make sense to create a different zoning district. He stated if the Commission believes significant changes should be made to the district, the entire Main Street development pattern should be reevaluated.

Much discussion took place on appearance and trend of Main Street.

Mr. Rick Ainge stated issues regarding Main Street have been reviewed in other meetings. He does not feel someone would purchase property on Main Street for a residence, because the property is much more valuable as commercial property. Mr. Ainge feels his project can be accomplished without having a severe negative impact on the residents in the neighborhood.

Councilmember Shaw expressed the concern that homes along Main Street may not be able to sell as a residence if a change in the zoning district took place. She stated it is not fair to penalize people that want to sell their homes as residential property. Mr. Ainge stated selling a home as commercial property significantly increases the return on the home.

Mr. Charles Wixom stated he does not see a problem with allowing professional offices along Main Street as long as architectural restrictions and buffers are required.

Mr. Nelson asked how adjacent neighbors feel about Mr. Ainge's office building. Mr. Ainge stated Ms. Jane Olsen felt there would be some type of commercial use at this site eventually. Mr. Ainge also stated other neighbors are in favor of the office building because it will make use of the vacant lot fronting Main Street as well as the "weed patch" adjacent to the lot.

Mr. Kevin Madson, KMA Architects reviewed the office building site plan and presented drawings of the building. It was noted the only reason the Ainge Office Building doesn't fit in the R-O district is the size of the building and the limited amount of landscaping.

Mr. Madson stated no actual dimensions for buildings are made in the R-O district. It was a subjective call by the City that the Ainge project was too large. Mr. Madson stated if the project was in the middle of the block, he would agree with the subjective call. He feels Mr. Ainge's project should be approved because it sits on the border of residential and commercial use.

Mr. Comstock asked if the Commission feels the size of the building would fit in the R-O district if it met landscaping requirements. A brief discussion took place, and consensus from the Commission was the Rick Ainge Office Building would fit in the R-O zone.

Mr. Johns made a **motion** to leave the R-O zone as it is and to allow the Rick Ainge Office Building as long as it meets landscaping and parking requirements. Ms. Shaw **seconded** the motion, and it **passed** with a unanimous vote.

A **motion** was made by Ms. Shaw to exit the public hearing at 8:05 pm. The **second** was made by Mr. Johns, and it **passed** with a unanimous vote.

East Canyon Pointe - Preliminary Plat

The Commission reviewed the East Canyon Pointe Preliminary Plat. The Development Review Committee requested a street be dedicated half-way along the west side of the

property. Mr. Comstock stated the Committee felt the street was needed to eliminate future development from needing to exit onto Canyon Road.

Ms. Shaw asked if problems would arise if the church was built in the Strawberry lawsuit affected area. City Staff stated they do not foresee problems with development of a church in this area and stated SESD will probably service the building. Architect for the project, Mr. Roger Knell hopes the SESD lawsuit will be resolved before completion of the building (approximately one year). He did note temporary power would be needed for construction.

Mr. Johns made a **motion** to approve the East Canyon Pointe Preliminary Plat. Ms. Shaw **seconded** and the motion **passed** unanimously.

Kessinger Subdivision Waiver

Mr. Heap reviewed the Kessinger Subdivision Waiver at 100 North 900 East. The Development Review Committee recommended approval subject to a four foot sidewalk being installed by the developer along 100 North, and the addition of a twelve foot wide concrete driveway.

Ms. Shaw made a **motion** to approve the Kessinger Subdivision Waiver. Mr. Johns **seconded** and the motion **passed** with a unanimous vote.

B & K Heights Subdivision Waiver

The Development Review Committee recommended the Planning Commission's approval of the B & K Heights Subdivision Waiver.

A **motion** was made by Mr. Johns to approve the B & K Heights Subdivision Waiver. The motion was **seconded** by Ms. Shaw and it **passed** unanimously.

Discussion on the Trails Plan

Mr. Comstock stated the property owners opposed to the trails plan could not attend the meeting and requested the issue be tabled until the March Planning Commission meeting.

Ms. Shaw **moved** to table discussion on amendment to the trails section of the General Plan. Mr. Johns **seconded**, and the motion **passed** with a unanimous vote.

Other Business

Ms. Shaw suggested, because of many new members on the Planning Commission, an agenda review meeting be held prior to conducting official business. She feels it would enable the Commission to move through the agenda at a faster pace. Ms. Shaw stated the public would be welcome at the agenda review, but no public input would be taken. Discussion took place regarding the legality of an agenda review meeting.

Mr. Comstock feels the idea is worthwhile, but stated some people may think the Commission is getting unfair advantage by reviewing the material in advance. It was

determined to review the idea when the full Commission is present.

Adjournment

A **motion** was made by Ms. Shaw to adjourn the meeting of the Spanish Fork Planning Commission at 8:34 pm. The motion was **seconded** by Mr. Johns, and it **passed** unanimously.