

**Adopted Minutes
Spanish Fork Planning Commission Meeting
December 2, 1998**

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

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

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

Citizens Present: Frank Johnson, Charles Wixom, Bryan E. Choryer, Gordon Dawe, and David E. Lewis.

Minutes

A **motion** was made by Ms. Shaw to approve minutes of the November 4, 1998 meeting of the Spanish Fork Planning Commission with noted amendments. Mr. Moffat **seconded**, and the motion **passed** with a unanimous vote.

Public Hearing - Johnson Zone Change and Ginie J. Preliminary Plat

Mr. Johns made a **motion** to open the public hearing at 7:05 pm. Ms. Shaw **seconded**, and the motion **passed** with a unanimous vote.

A request has been received from Mr. Frank Johnson to rezone approximately 400 West 100 South from R-1-8 Medium Urban Residential, to R-2, Medium High Urban Residential. Preliminary Plat approval will create 14 lots from 2 acres. Mr. Johnson proposes to develop 14 condominium units which will be age restricted for adults over 55. A small project park will be provided adjacent to 400 West.

Mr. Comstock noted the project will benefit traffic circulation in the area by participating in the development of the 400 West connection between Center Street and 100 South. He also noted the Development Review Committee recommended approval subject to one condition.

General issues regarding the plat were discussed. The meeting was opened for public comment.

A few citizens expressed concerns that traffic in the area would be increased.

Mr. Moffat made a **motion** to recommend approval of the Frank Johnson Zone Change from R-1-8, Medium Urban Residential to R-2, Medium High Urban Residential and the Ginie J. Preliminary Plat subject to the following condition:

1. That a fire hydrant be installed at the southwestern corner of the project on the north side of 100 South, with a 4 foot wide gate in the fence adjacent to it.

Mr. Johns **seconded**, and the motion **passed** with a unanimous vote.

The request will proceed to the City Council on January 5, 1999.

Public Hearing - Expansion of Non-Conforming Use: Western Metal Recycling

Mr. Ken Swenson proposes to construct a "Lean-to" building to be used for warehousing of metal products which are ready to ship. The building will be adjacent to the existing building on Main Street.

The Development Review Committee felt the expansion was relatively minor but discussed requiring additional paving and a better perimeter fence. After much discussion, the Development Review Committee recommended approval subject to conditions.

The Commission discussed the need for additional paving at the site. It was determined paving should also become a condition of approval.

No public comment was received.

Ms. Shaw made a **motion** to approve the Nonconforming Use Expansion for Western Metal Recycling subject to the following conditions:

1. Installation of a concrete fence on the northern border from the existing building proceeding east for a distance of 100 feet. The City may consider sharing the cost of the additional fencing along the Fairgrounds boundary.
2. Slats shall be installed in the existing chain link fence between the office and salvage yard.
3. Paving of the storage area is required. The paving to be 200 feet from the curb.

Mr. Johns **seconded**, and the motion **passed** with a unanimous vote.

Public Hearing - Hunters Crossing Zone Change (R-R to R-1-8) & Preliminary Plat

Public Hearing - Hearthstone Development II Zone Change (R-R to R-1-12) & Preliminary Plat

A **motion** was made by Ms. Shaw to table the Hunters Crossing Zone Change and Preliminary Plat and the Hearthstone Development II Zone Change and Preliminary Plat. The **second** was made by Mr. Moffat, and the motion **passed** with a unanimous vote.

Ms. Shaw made a **motion** to exit the public hearings at 7:30 pm. Mr. Johns **seconded**, and the motion **passed** with a unanimous vote.

Stone Subdivision Waiver

Mr. Gordon Dawe is requesting a subdivision waiver for property located at 800 East 185 North. The property contains an existing duplex which the property owner would like to turn into condominiums. The property meets all City requirements and the buildings

were constructed with the requirements of a twinhome.

Mr. Moffat made a **motion** to approve the Stone Subdivision Waiver at 800 East 185 North. Ms. Shaw **seconded**, and the motion **passed** with a unanimous vote.

Western Park - Plat H - Revised Preliminary Plat

Mr. Heap reviewed the revised plat for Western Park Plat H. He stated the Development Review Committee has some concerns with the retention basin, including reasonable access to the basin. Mr. Comstock reviewed four conditions of approval from the Development Review Committee.

Mr. Johns made a **motion** to approve the Revised Preliminary Plat for Western Park Plat H subject to the following conditions:

1. Lot 7 has a twelve foot easement with a ten foot asphalted access.
2. Block wall as required by City Ordinance along the entire length of I-15 as it adjoins the property.
3. Chain link fencing around remaining two sides of the retention basin with a gated access to the basin.
4. Set up an escrow account to pay for the maintenance of the basin with the interest accumulated from the account. The fee would be refunded to whoever posted the fee when the storm drainage on 400 North is complete. The amount of the fee is to be determined by the Engineering Department.

Ms. Shaw **seconded**, and the motion **passed** with a unanimous vote.

Other Business

Mr. Comstock stated the Planning Commission will soon see a minor proposed amendment to the sign ordinance regarding wall signage.

He also stated each city in the State has been required to add an affordable housing element to the general plan. MAG has helped determine how the City stands with regard to affordable housing. The Planning Commission will probably be reviewing the information in January.

Ms. Shaw discussed regulations regarding accessory buildings.

Adjournment

Mr. Moffat made a **motion** to adjourn the meeting of the Spanish Fork Planning Commission at 7:57 pm. Ms. Shaw **seconded**, and the motion **passed** with a unanimous vote.