

**Adopted Minutes
Spanish Fork Planning Commission Meeting
January 6, 1999**

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

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

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

Citizens Present: Stan Houghton.

Minutes

A **motion** was made by Mr. Johns to approve the minutes of the December 2, 1998 meeting of the Spanish Fork Planning Commission as presented. The motion was **seconded** by Mr. Moffat, and it **passed** with a unanimous vote.

Public Hearing - Consider an Amendment to the Sign Section of the Zoning Ordinance to Increase the Allowable Wall Sign Area in Commercial and Industrial Districts

Mr. Nelson made a **motion** to open the public hearings at 7:07 pm. Mr. Baadsgaard **seconded**, and the motion **passed** with a unanimous vote.

The sign section of the City's zoning ordinance contains regulations regarding the size and location of wall signs for businesses. These regulations restrict the maximum size of wall signs to 48 square feet in Commercial Office and Business Park Districts and up to 200 square feet in other Commercial and Industrial districts depending upon the size of the building. This regulation tends to allow smaller buildings to have a somewhat larger amount of wall signage than large buildings can have. Mr. Comstock feels a more equitable regulation would seem to be based upon building size, but without a maximum size limitation. The Commercial and Industrial Districts currently have such a regulation, but have the 200 square foot maximum for wall signage pertaining to any one business. Mr. Comstock stated the staff recommends amending the ordinance to say the maximum sign area for each business is one (1) square foot for each linear foot of building elevation on which the sign is displayed.

A general discussion took place regarding the sign ordinance.

Mr. Nelson asked if this amendment would affect signage for businesses on Main Street. Mr. Comstock answered no.

Mr. Nelson made a **motion** to recommend the City Council's approval of the amendment to Chapter 17.28.010. (D)(2) and (D)(3) of the City Zoning Ordinance regarding the maximum sign regulations as discussed. Mr. Baadsgaard **seconded**, and the motion **passed** with a unanimous vote.

Public Hearing - Consider an Amendment to the General Plan to add an Affordable Housing Element

In 1996 the Utah State Legislature passed House Bill 295 which required that every community develop a Moderate Income Housing Element as part of their General Plan. This Moderate Income Housing Element was to be completed by December 31, 1998. Mr. Comstock reviewed the proposed draft ordinance prepared with the help of Mountainlands Association of Governments. The computer model prepared by MAG indicates Spanish Fork currently has a surplus of Moderate Income Housing as defined by the law and that no special programs or actions are needed by the City to ensure continued compliance with the intent of the law.

Mr. Comstock recommend approval of the Moderate Income Housing Element, but indicated the bottom line is the City does not need to do anything at this time.

Discussion took place regarding the different types of homes available in Spanish Fork including future homes from plats recently approved.

Mr. Nelson stated he is not dismayed the City has a surplus of affordable housing. He feels it is consistent with the type of employers in the area that do not pay high wages. Mr. Moffat suggested the City may want to try and attract some higher paying industries.

It was the overall feeling of the Commission that the mix of homes the City currently has is better than what was done before the new General Plan and Zoning Ordinance.

Mr. Baadsgaard made a **motion** to recommend approval of the General Plan amendment to provide a Moderate Income Housing Element. Mr. Nelson **seconded**, and the motion **passed** with a unanimous vote.

Public Hearing - Dallin Zone Change (R-R to R-1-12) and Preliminary Plat

A request has been received to rezone approximately 9.35 acres at 1750 South 1400 East from R-R, Rural Residential, to R-1-12, Low Urban Residential. Preliminary Plat approval will create 16 lots from approximately 9.35 acres.

The Development Review Committee reviewed this request on December 23, 1998. It was noted the General Plan for this area is residential 1-2.5 units per acre and the preliminary plat is 1.7 units per acre. Mr. Dallin has indicated the quality of the homes will be similar to those in the Wapiti Estates subdivision to the west and south. These are good quality homes with brick and stucco exteriors, upgrading roofing materials, and other restrictions on landscaping and fencing which help ensure a high quality neighborhood. Mr. Comstock indicated the Dallin subdivision will appear to be an extension of the Wapiti

subdivision. The Development Review Committee discussed whether the zoning should be R-1-9 (originally requested) or R-1-12, and recommended R-1-12 would be more appropriate because of the low density general plan designation. Some of the lots are smaller than 12,000 square feet, but the overall average size is considerably larger than that. Mr. Comstock reviewed conditions of approval from the Development Review Committee.

Mr. Moffat noted half of the lots in this project are smaller than 12,000 square feet, and those lots back up to the larger lots on the east side of the Wapiti Estates subdivision. He felt this might create a problem and suggested moving the road in the Dallin subdivision (1300 East) further east to make the lots more equal in size. Mr. Comstock indicated Mr. Dallin had wanted the bigger lots closer to his house which is on the southeasterly corner of the project. Much discussion took place regarding this issue. Consensus from the Commission was to have the 1300 East moved, and the depth of the six westerly lots increased by 16 feet.

Mr. Moffat made a **motion** to recommend approval of the Dallin Zone Change from R-R to R-1-12 and the Dallin Preliminary Plat subject to the following conditions:

1. The zoning district shall be R-1-12.
2. The maximum number of lots for the 9.35 acres shall be 16.
3. No lots east of Lots 1-6 may receive final plat approval until 1630 South and 1750 South are extended to 1400 East, and 1400 East is improved to Canyon Road with a minimum pavement width of 24 feet with 6 foot gravel shoulders.
4. Storm drainage calculations shall be submitted to Engineering.
5. Move 1300 East 16 feet to the east to increase the depth of the westerly 6 lots.
6. Provide CC&R's which are equal to or of higher quality than Wapiti Estates.

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

Mr. Baadsgaard made a **motion** to exit the public hearing at 8:03 pm. Mr. Moffat **seconded**, and the motion **passed** with a unanimous vote.

Spanish Fork East LDS Church - Preliminary Plat

The LDS Church is proposing to construct a facility at 2960 East 1660 South. A portion of this lot is located in Dave Olsen's development, the Oak View Subdivision. The other portion is property owned by Dale R. Barney.

City standards require that churches and schools be located on collector roads. The road (1660 South) along the south side of the lot will be designated as a collector. 1660 South also ties to 2960 East which is designated a collector road. The Development Review Committee recommended approval of the preliminary plat with conditions.

Mr. Nelson made a **motion** to approve the Spanish Fork East LDS Church Preliminary Plat subject to the secondary irrigation being shown on the plat, and the fire line being looped. Mr. Johns **seconded**, and the motion **passed** with a unanimous vote.

Other Business

Mr. Oyler reviewed a possible property exchange with the school district.

Appreciation was expressed to Chair Christensen for his service on the Commission. Mr. David Lewis will be appointed to fill the vacancy on the Commission, and Councilmember Thora Shaw will serve another year.

Adjournment

A **motion** was made to adjourn the meeting of the Spanish Fork City Planning Commission at 8:41 pm by Mr. Johns. The **second** was made by Mr. Moffat, and the motion **passed** with a unanimous vote.