

**Adopted Minutes
Spanish Fork Planning Commission Meeting
April 7, 1999**

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

Commission Members Present: Chair J. Wayne Nelson, Vice-Chair Chad Moffat, and Commissioners Kevin Baadsgaard, and Roy L. Johns. Commissioner Thora L. Shaw was excused. Commissioner David E. Lewis arrived at 7:06 pm.

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

Citizens Present: Betty Hone, Becky Warner, Gordon Taylor, Kim Turner, Greg Tidwell, Glen Warner, Jeff Warner, Cathy Devenish, Trent Devenish, Stuart B. Tanner, Matt Tobler, and Walt Heyward.

Public Hearing - Amendments to Title 16 "Subdivision Ordinance" and Policy 39 "Development Standards"

Mr. Johns made a **motion** to open the public hearing at 7:06 pm. Mr. Baadsgaard **seconded**, and the motion **passed** with a unanimous vote.

***Note: Commissioner Lewis arrived at 7:06 pm.*

Mr. Baadsgaard made a **motion** to table the public hearing on the amendments to the Subdivision Ordinance and Development Standards until the May 1999 Planning Commission meeting. Mr. Johns **seconded**, and the motion **passed** with a unanimous vote.

Public Hearing - Taylor/Turner Properties Zone Change (R-R to R-1-8) and Hunters Crossing Preliminary Plat

A request has been submitted by Mr. Kim Turner to rezone approximately 12.46 acres at 2425 East Canyon Road from R-R, Rural Residential, to R-1-8, Medium Urban Residential. Hunters Crossing Preliminary Plat approval will create 35 single family lots and 27 townhouse lots from the 12.46 acres for an overall density of 4.98 units per acre.

Mr. Comstock reviewed discussion and conditions of approval from the Development Review Committee meeting. The project will include a 3/4 acre private neighborhood park and other landscaped open space around the townhouse area. A homeowners association will be responsible for maintenance of the project's open space. The single family lots range in size from 5,724 to 16,333 square feet with a wide variety of sizes in between. The

roads will be public and constructed to City standards, however, the cul-de-sac will have a different design with parking spaces provided in its center, and no parking allowed around the perimeter. It is hoped this design will help minimize conflicts with snow removal, garbage pick-up, and parked cars.

Mr. Baadsgaard noted a visual barrier fence will be installed around the City's substation adjacent to the project. He suggested the fence be extended to Lots 1 and 2 to create uniformity. Mr. Kim Turner stated it is possible the fence may be extended.

Chair Nelson opened the meeting for public input.

Developer Kim Turner gave an overview of the development including specific house plans.

Mr. Lewis expressed concern with the five foot side setback relating to backyard access. He feels the setback is too small, especially if adjoining property owners put a fence between their lots. Developer Greg Tidwell stated each lot, with the exception of Lots 13 and 14 have accessibility from the outside of the project behind the lots. He said as the lots are marketed and sold, people will know what they are buying into. Mr. Heap noted all utilities will be located in the front of the lots.

Discussion took place regarding the authority of the homeowners association.

Mr. Stuart Tanner, a nearby property owner, asked how a fire truck would access the rear yard when the irrigation company is gone and the perimeter access is no longer needed. Mr. Comstock indicated typically a fire truck will use the public roads and not drive into the backyard, regardless of the setbacks.

Mr. Tanner then expressed concern about lack of water supply from the recent growth. Mr. Heap explained this development, as well as many other large water users will be online for pressurized irrigation. The use of pressurized irrigation will take a big load off the culinary water demand. Chair Nelson stated historically the City has been very wise in acquiring water for growth.

Ms. Becky Warner spoke on behalf of her mother-in-law Betty Hone who lives west of the development. She asked if fencing will be provided between her property and the development. Mr. Tidwell stated there will be some type of fencing. The developers will consult with Ms. Hone before proceeding to determine the type of fencing.

Mr. Trent Devenish reviewed concerns regarding increased traffic exiting from 2550 East onto U.S. Highway 6. Mr. Heap reviewed future plans with UDOT to hopefully alleviate these concerns, including widening the Highway to five lanes. Mr. Lewis asked if there were plans for a traffic light at this intersection. Mr. Heap stated UDOT will be completing a study to determine if a semaphore is needed.

No further public input was received. Chair Nelson closed the public input portion of the

meeting.

Mr. Moffat stated he is concerned that every home being approved is shown 1400 square feet or larger and yet the CC&R's list a minimum requirement of 1000 square feet. He also expressed concern with the minimal frontage and sideyard requirements. Mr. Lewis reiterated Mr. Moffat's comments.

Mr. Moffat stated with regard to the 1100 lots in various developments recently approved, the majority of the homes are in the entry level range of \$125,000 to \$140,000. Both he and Mr. Lewis related their feeling the City has a sufficient amount of entry level homes.

Mr. Moffat feels all requirements of the City including setbacks, have been put aside because the developer is providing amenities to get smaller lots. He does not feel the City is following the guidelines that have been set. Mr. Comstock indicated this type of project is what the City expected to see in this area because the area is shown as mid-density range in the General Plan. He stated when you start getting smaller lots, you typically will see the setbacks decrease. The normal R-1-8 setback of ten feet would be difficult to provide with smaller lots.

Mr. Lewis asked if it was cost effective to eliminate some lots, making the project less dense with larger lots. Mr. Tidwell answered no, due to the amenities that are being provided. He reviewed the materials and design of the homes and stated these homes will not be considered "affordable housing" because they will be above \$125,000 due to amenities provided in housing quality.

Mr. Gordon Taylor expressed support for the project. He stated his family is responsible for the homes that will be developed in this area, and they wanted a nice project. He also stated they wanted something different than the typical grid system.

A lengthy discussion took place regarding fencing. The Commission reviewed their concern with fencing of front and sideyards. It was their feeling front yard fencing would make the lots look extremely narrow. Mr. Comstock suggested limiting fencing to the rear plane of the yard. Mr. Taylor noted many people want a fenced backyard for privacy and safety. He stated they are open to backyard fencing if it is done with consistent materials.

Mr. Moffat made a **motion** to recommend the City Council's approval of the Taylor/Turner Zone Change and Hunters Crossing Preliminary Plat subject to the following conditions:

1. An eight foot high decorative block wall with wiring on top acceptable to the Electric Department shall be constructed along the rear lot line of Lots 3 through 6, 13, and 14.
2. A minimum side setback of six (6) feet.
3. A minimum of 1200 square feet on the main level of each home.
4. A maximum of seven similar floorplans will be allowed.

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

Mr. Lewis made a **motion** to close the public hearing at 8:36 pm. Mr. Baadsgaard **seconded**, and the motion **passed** with a unanimous vote.

Finch Annexation

A request has been submitted from Mr. Henry Finch to annex approximately 176 acres north of the Spanish Fork Airport and west of the Utah County Jail facility. The property is contiguous to the City limits on its south and east side, and most of the property is within the City's Growth Management boundary. Annexation of properties outside the Growth Management boundary is normally discouraged except in cases where environmental, open space, or safety concerns can better be managed if the property is within the City limits. Because the portion of this property outside the Growth Management boundary adjoins the airport runway, the Development Review Committee believed that safety issues would be managed better if it were within the City limits.

Mr. Lewis asked if the Growth Management boundary will be expanded to include the small piece to the west. Mr. Comstock answered yes.

A general discussion took place regarding the annexation in relation to the airport.

Mr. Baadsgaard made a **motion** to recommend approval of the annexation with the condition that the property be zoned I-1. Mr. Moffat **seconded**, and the motion **passed** with a unanimous vote.

Discussion on Housing Quality and Growth Issues

Mr. Comstock reviewed information regarding building permits over the past few years, valuation, and general types of housing products which have been approved in the City. The Commission discussed overall growth issues and what types of incentives can be offered to developers to provide nicer homes.

The Growth Management boundary was reviewed. Studies done by City staff indicate the 5-year growth boundary is more than adequate to handle five years of proposed growth.

Mr. Lewis requested information regarding the legal limitations of the City when regulating size and quality of materials in homes.

Mr. Moffat requested additional demographic information, including the income of citizens of Spanish Fork.

After some discussion, it was determined that staff should get the additional requested information for further discussion at a future meeting.

Adjournment

Mr. Baadsgaard made a **motion** to adjourn the meeting of the Spanish Fork Planning Commission at 9:49 pm. Mr. Lewis **seconded**, and the motion **passed** unanimously.