

**Adopted Minutes  
Spanish Fork Planning Commission Meeting  
August 4, 1999**

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

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

Staff Members Present: Emil Pierson, City Planner; Richard J. Heap, Engineer/Public Works Director; Nate Crow, GIS Specialist; and Heather Frost, Public Safety Department Secretary.

Citizens Present: Julie Crow.

**Minutes**

Mr. Johns made a **motion** to approve the minutes of the July 7, 1999 Planning Commission meeting as presented. Ms. Shaw **seconded**, and the motion **passed** with unanimous vote.

**Subdivision - Wolf Hollow Ridge Preliminary Plat E**

Mr. Pierson informed the commission Mr. Cliff Hales of W.H., Inc. is requesting preliminary plat approval on a four lot single family subdivision. He said the property is currently vacant and there are no major topographic features that would inhibit residential development. He noted residential homes zoned R-1-9 are to the east, west and north. Mr. Pierson reviewed lot sizes, setbacks and access to the subdivision. He mentioned the homes in this subdivision will have similar construction and restrictions as other phases of Wolf Hollow Ridge. Mr. Pierson informed the commission the Development Review Committee recommended approval of the preliminary plat subject to the following conditions: 1) Setbacks will be as follows: Front - 20 feet to living areas and 25 feet to garages or carports; Rear - 25 feet; and Side 10 feet; and 2) Smoother transition in the curbing in front of Lot 1.

Ms. Shaw made a **motion** to recommend approval of the Wolf Hollow Ridge Plat E Preliminary Plat subject to the following conditions: 1)Setbacks will be as follows: Front - 20 feet to living areas and 25 feet to garages or carports; Rear - 25 feet; and Side 10 feet; and 2) Smoother transition in the curbing in front of Lot 1. The **second** was made by Mr. Lewis, and the motion **passed** with a unanimous vote.

**Phillips Annexation**

Mr. Pierson pointed out Mr. Don Phillips' 53.66 acres of property located at approximately 4300 South 100 West, north of Spanish Fork's current boundaries. He informed the commission the property is not currently within the Growth Management boundary. Mr. Pierson advised the commission of the Development Review Committee's recommendation for approval of the Phillips Annexation subject to the condition the developer will be

responsible for getting water to the property.

The commission discussed the annexation request.

A **motion** was made by Ms. Shaw to recommend approval of the Phillips Annexation subject to the following conditions: 1) The recommended zone for the property is I-1; and 2) The developer will be responsible for getting water to the property. Mr. Johns **seconded** the motion and it **passed** with a unanimous vote.

#### **Miscellaneous Discussion**

Chair J. Wayne Nelson expressed his feeling to the commission regarding holding extra meetings only when they are productive and his feeling that the planning commission, as an advisory board, should avoid tabling agenda items.

#### **Adjournment**

Ms. Shaw made a **motion** to adjourn the meeting of the Spanish Fork Planning Commission at 7:25 pm. The **second** was made by Mr. Johns, and the motion **passed** unanimously.