

Minutes
Spanish Fork Planning Commission Meeting
April 18, 2001

The meeting was called to order at 6:30 p.m. by Chair David E. Lewis for preliminary review of the agenda. At 7:00 p.m. regular business commenced.

Commission members present: Commissioners David E. Lewis, Paul Healey and Thad S. Jensen. Chair Kevin Baadsgaard, and Commissioners Shaw and Johns were excused.

Staff Members Present: Emil Pierson, City Planner, Richard Nielsen, and Pam Bradley, Planning Secretary.

No citizens were present.

Public Hearing-Spanish Fork Ranch Zone Change

Mr. Jensen made a **motion** to open the public hearing at 7:03 p.m. Commissioner Healey **seconded**, and the motion **passed** with a unanimous vote.

Spanish Fork Ranch LLC, is requesting to rezone approximately 52 acres from Medium Residential (R-1-8) to Light Industrial (I-1). The committee discussed what types of businesses would be consistent with the general plan for this area.

Commissioner Healey made a **motion** with the following findings:

1. That the rezone is consistent with the policies of the General Plan.
 2. To approve this amendment to the zoning map consideration has been given to include any conditions necessary to mitigate adverse impacts to adjoining or nearby properties.
- and subject to the following conditions:
1. The zone change not be granted final approval until after the removal of the 11 manufactured homes from the Spanish Fork Ranch Property by June 1, 2001 as per the Board of Health, or any extensions granted thereafter.
 2. The zone change not be granted until after the General Plan Amendment has been approved by the City Council.

Commissioner Jensen **seconded** the motion, the motion **passed** unanimously.

Mr. Jensen made a **motion** to close the public hearing at 7:17 p.m. Mr. Healey **seconded**, and the motion **passed** with a unanimous vote.

Mr. Lewis inquired about changing the way findings are listed and suggested that if conditions are added they can be stipulated and if the findings are not 100% they cannot be approved and that the conditions must satisfy the findings.

Discussion on the Overall Purpose of the Planning Commission

Mr. Pierson reviewed the following information with the members of the planning committee.

He felt that all meeting should begin with a Pledge of Allegiance.

A review of the responsibilities of a planning commission member were discussed and included the following:

1. To represent the public good.
2. To strike a balance between individual property rights and the public good.
3. To allow citizens to have an active role in the planning process of their community.
4. To ensure the planning is done in a reasonable and legal fashion.
5. To protect the constitutional rights such as “due process” and fair and equal treatment.

Mr. Pierson gave an example of a community that with neighborhood planning in which different neighborhood areas formed committees within the community with different views and visions in which the ideas were all brought together to better the community. He stated all visions are different.

General Ethics

- Keep an open mind and be willing to hear from all and consider many points of view.
- Avoiding “inside information” either on the giving or receiving end.
- Avoid using the “personal experience” as your only point of reference in making decisions.
- Assuring that meetings are conducted in such a way that allows for all citizens to participate and have an equal voice.
- Remembering that as an official commissioner of the city you are representing and thereby, helping to establish the credibility of city government.

Mr. Pierson completed his review by remarking that this is a team effort. The members need to be comfortable with their decisions and support decisions and each other.

Discussion on Ad Hoc committee for 2000 East Zone Change

Emil Pierson presented the following questions to the committee.

1. Are there any Planning Commission members that do not want to be on the Ad Hoc Committee?
2. How many member should be on the committee?
3. What is your vision for the area?

Mr. Pierson asked for suggestions from the committee members on whom they thought should be

on the Ad Hoc Committee. He also recommended that maybe each committee member choose one person to serve on the committee. This would limit the committed to around 12-15 people.

Mr. Lewis recommended that one or two residents from the residential area be included. The following names were suggested among the committee members:

- Bob Moore-Resident
- Doug Huntsman-County Sheriff
- Carl Bowcutt-Resident
- Karen Payne-Chamber of Commerce
- Jim Nielsen-Business owner and resident
- Enoch Ludlow
- Mel Hudman
- Huff Banks
- Pat Mitchell
- CeAnn Whitehead
- Dave Herring (alt)
- Kenny Parcell (alt)
- Doug Barber (alt)
- Greg or Jesse from L.E.I.

Mr. Pierson asked the each member to contact an assigned individual to see if they were willing to serve on the Ad Hoc Committee for further discussion at the next Planning Commission meeting.

Zoning Ordinance Review and Discussion

Emil Pierson, City Planner presented the Planning Commission with suggestions in changing the Accessory Building Ordinance as follows:

17.28.040. Accessory Buildings and uses.

a. Accessory buildings, Satellite Earth Stations:

All detached buildings, structures, or satellite earth stations must be located behind the front wall plane of the principal structure. Accessory buildings, structures, or satellite earth stations must also meet the following additional regulations.

1. Buildings, structures , or satellite earth stations **not** over seven (7) feet in height or over 120 square feet in area must meet the following requirements:
 - a. must be located behind the front wall plane of the principal structure
 - b. be a minimum of one (1) foot from property lines
 - c. be a minimum of six (6) feet from the principal building
 - d. meet fire and building code requirements.
2. Buildings and structures, or satellite earth stations **over** 120 square feet in area must meet the following requirements:

- a. ~~Over seven (7) feet and up to eight (8) feet in height from the finish grade must have a minimum of three (3) feet to a side or rear property line.~~
 - b. ~~Over eight (8) feet and up to nine (9) feet in height from the finish grade must have a minimum of five (5) feet to a side or rear property line.~~
 - c. ~~Over nine (9) feet and up to ten (10) feet in height from the finish grade must have a minimum of seven (7) feet to a side or a rear property line.~~
 - d. ~~Over ten (10) feet and up to eleven (11) feet in height from the finish grade must have a minimum a nine (9) feet to a side or a rear property line.~~
 - e. ~~Over eleven (11) feet and up to fifteen (15) feet in height from the finish grade must have a minimum of ten (10) feet to a side or a rear property line.~~
 - a. Side and rear setbacks must be five (5) feet from the property lines for all accessory buildings over 121 square feet and under 576 square feet (24 X 24).
 - b. Side and rear setbacks must be 10 feet from the property lines for all accessory buildings over 577 square feet.
 - c. The maximum height for detached buildings, structures, or satellite earth stations shall be fifteen (15) feet to the peak of the roof measured from the finish grade. Except in the R-R and A-E zones which the maximum height is 30 feet
 - d. In the R-R and A-E zoning districts the Development Review Committee may waive the maximum height requirements and impose setback requirements.
3. The minimum front setback for detached garages and other accessory buildings shall conform to the minimum front setback for main buildings and shall be set at least six (6) feet from the main structure.
 4. Accessory buildings shall not be located within six (6) feet of any dwelling or main building located upon an adjoining lot.
 5. Accessory buildings located between the front and back plane of the home that are over 120 square feet in size must be architecturally compatible with the main building.
 6. The combined square footage of all detached accessory buildings, structures, and satellite earth stations shall not exceed 500 square feet or 10% of the total lot area which ever is greater.

Mr. Lewis suggested on item C that the maximum height should be a ratio rather than a set amount of 15 feet.

Much discussion took place on this subject. No decision was made.

Adjournment

Mr. Healey made a **motion** to adjourn the meeting at 8:50 pm. Mr. Jensen **seconded** the motion.