

Minutes
Spanish Fork Planning Commission
July 11, 2001

The meeting was called to order at 6:30 pm by City Planner Emil Pierson for a preliminary review of the agenda. At 7:05 pm, Commissioner David Lewis led the pledge of allegiance.

Commissioners Present: Commissioners Paul Healey, Thad S. Jensen, Roy L. Johns, David E. Lewis and Thora L. Shaw. Chair Kevin Baadsgaard was excused.

Staff Members Present: Emil Pierson, City Planner; Richard J. Nielson, Assistant Public Works Director; and Gina Peterson, Deputy Recorder.

Citizens Present: James DeMita, Barry Allensworth, and Roger Knell.

Agenda Review

The Planning Commission reviewed each item on the agenda. No general discussion took place.

Public Hearing - Christensen General Plan Amendment

Ms. Shaw made a **motion** to open the public hearing at 7:10 pm. Mr. Johns **seconded**, and the motion **passed** with a unanimous vote.

City staff requests to amend the General Plan for 74.55 acres along U.S. Highway 51. The amendments would change the Ken Christensen/Gardner parcels from Business Park/Light Industrial to Residential 5-12 units per acre (northeast corner). The Thompson/Robinson parcels would go from Professional Office to Professional Office/Residential 5-8 units per acre. The Child parcel would change from Residential 5-8 units per acre to Professional Office/Residential 5-8 units per acre. The last change would occur on properties north of 800 North. These parcels would go from Residential 5-12 units per acre to Professional Office/Residential 5-8 units per acre.

Mr. Pierson stated the changes are recommended to provide the property owners with more flexibility in uses as well as to ensure spot zones will not occur when the properties are rezoned.

Mr. Lewis asked about future use of the surrounding properties. He expressed concern with the intersection at Expressway Lane and Highway 51 becoming extremely busy when it develops for commercial use.

The meeting was opened for public comment. None was received.

Mr. Johns made a **motion** to recommend approval of the Christensen General Plan Amendment for properties along Highway 51 with general plan designations as follows:

1. Ken Christensen/Gardner parcels from Business Park/Light Industrial to Residential 5-12 units per acre;
2. Thompson/Robinson parcels from Professional Office to Professional Office/Residential 5-8 units per acre;
3. Child parcel from Residential 5-8 units per acre to Professional Office/Residential 5-8 units per acre;
4. Properties north of 800 North to go from Residential 5-12 units per acre to Professional Office/Residential 5-8 units per acre.

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

Ms Shaw made a **motion** to exit public hearing at 7:24 pm. Mr. Jensen **seconded**, and the motion **passed** with a unanimous vote.

Paul Robinson Annexation

Paul Robinson and Nina Child have requested to annex 23.14 acre located at 700 North and Highway 51. The properties are within Spanish Fork City's policy declaration and the growth boundary.

The Robinson parcels are on the east side of Highway 51 and are master planned for Professional Office/Residential 5-8 units per acre. There are two homes on the parcel controlled by the Robinson's. One of the homes is used as a group home for children, and the other is where the Robinson's reside.

The Child parcel, on the west side of Highway 51, is also master planned for Professional Office/Residential 5-8 units per acre.

Mr. Jensen asked the maximum capacity of the group home. Mr. James DeMita indicated the group home currently houses 10 kids. Mr. Jensen asked if there have been any problems with the home and Mr. Pierson stated none that staff is aware of.

Mr. Lewis asked what types of juveniles are in the group home. Mr. DeMita stated these boys have had minor altercations with the law or have been removed from abusive situations. They have to be under 18 years old and generally stay nine to twelve months. There are no severely disabled kids.

Ms. Shaw reviewed the permitted uses for the professional office zone.

Mr. Jensen made a motion to recommend the City Council's approval of the Robinson Annexation of 23.14 acres at 6205 South Child Road subject to the property connecting to the City's utilities at the time of development. Mr. Healey seconded, and the motion passed with a unanimous vote.

Spanish Fork East Stake - Subdivision Waiver

The LDS Church is requesting a subdivision waiver in order to split off 4.57 acres for construction of a stake center at 1850 South 2000 East. The total property is 14.63 acres in the R-R, Rural Residential zone and is currently used for agricultural purposes. The area is master planned for a density of 2.5 to 3.5 units per acre.

Mr. Pierson stated a lot of new subdivisions have been approved for this area, but there isn't anyplace planned for an LDS church. The LDS Church is planning ahead for a future location to put an LDS Stake Center. The developers will not break ground until they are ready for construction. Once the site plan is approved, the Church will have 120 days until that approval expires. Mr. Pierson noted it is likely construction will not have begun by that time.

Mr. Roger Knell, architect for the project was present. He indicated the projected time for development of the church is three years. He acknowledged the LDS Church is trying to secure a site now so when subdivision development occurs they will have a site for a stake center. Mr. Knell stated the Church is also looking for three acres to construct a regular meeting house in this area. The Church requests that site plan approval be obtained so they can close on the property purchase. They realize it is likely they will have to get the site plan approval extended.

Ms. Shaw made a **motion** to approve the Spanish Fork East Stake Subdivision Waiver at 1850 South 2000 East. Mr. Johns **seconded**, and the motion **passed** with a unanimous vote.

Esther Ridge Amended Preliminary Plat

Developer Frank Santos is requesting to amend the Esther Ridge Preliminary Plat, 1650 South 2400 East, to do the following:

- Modify the ground finished area for ramblers from 1,200 square feet to 1,000 square feet.
- Reduce a two-story home from 1,500 square feet to 1,300 square feet.
- Change the exterior home requirements from 20% of the units being 100% hard surface to 50% of the homes being all hard surface.

This request will only affect Plats C, D, and E. It will not include the townhomes in Plat F.

Mr. Pierson indicated this request is being made to facilitate the sale of more plats and to increase the amount of hard surface materials (brick, rock, stucco) in the later plats.

The Development Review Committee reviewed the request on June 20, 2001, discussing the issue at length. The Committee recommended approval of a modification of Mr. Santos request.

Mr. Santos noted only Plat A is developed. He feels the amendment will benefit the subdivision by upgrading the outside of the houses to make them look better, yet bring costs down by decreasing the square footage. Mr. Santos stated there is a lot of competition in the market for these types of homes and he need the amendments to remain competitive.

Mr. Lewis stated he has a concern that certain CC&R's were already promised to the residents. How will their rights of the residents of Plat A be maintained because they have nicer homes. Mr. Santos stated the future plats will still have nice homes because the exterior surface will be

upgraded. He further stated the next plat has been sitting for a year and a half. Mr. Lewis stated the fluctuations of sales is a risk that is taken when subdivisions are developed.

Mr. Lewis asked what the units per acre were for the property as designated in the general plan, and Mr. Pierson answered 2.5 to 3.5 units per acre. The current density is at 3.3 units per acre. Mr. Pierson stated Mr. Santos has provided amenities in the subdivision to justify the higher density.

Mr. Santos indicated homes to the east of his development, built by Rick Salisbury, are between 1,000 and 1,200 square feet.

Mr. Lewis reviewed size restrictions in various subdivisions throughout the City. He stated he is still concerned with protecting the interests of the residents that already bought a home in the Esther Ridge subdivision. Mr. Santos reiterated the exterior of the homes will be an upgrade from what was previously approved.

Ms. Shaw stated she is comfortable leaving the subdivision requirements as they are. She likes the way Plat A was developed and feels those homes should be protected.

Mr. Jensen asked what market the City is after. He would prefer having homes that are affordable to keep grown children living in Spanish Fork.

Ms. Shaw stated she is concerned that all the City's new homes are going into the starter home market.

Mr. Santos stated the current market is not what it was a year ago. He can't hold onto the property forever and will do what he can to get the property sold.

Mr. Pierson believes the City is getting a better quality home than the homes built to the east of this subdivision. He feels the City will continue to see a trend of decreasing square footage, particularly since larger homes are not selling. The trade-off of having 50% of the homes all hard surface is a big benefit.

Mr. Pierson recommended that homes on the north side of 1650 South be 1,100 square foot for ramblers and 1,300 square feet for two-story homes with 100% hard surface. He also suggested that basements be required on all homes with no homes on slab.

Ms. Shaw made a **motion** to recommend approval of the Amended Preliminary Plat for the Esther Ridge Subdivision Plats C, D, and E subject to the following conditions:

1. Single family homes will be a minimum of 1,100 square feet and two-story homes will be a minimum of 1,300 square feet;
2. 100% of the front elevation of the units will be hard surface. 50% of the units will be entirely hard surface, including corner units which must be entirely hard surface. All homes on the north side of 1650 South will be entirely hard surface, these are included in the total 50 percent.

3. No duplicate plans (exterior view) will be allowed within 200 feet of another, as determined by the City Planner;
 4. Basements are required on all homes.
- Mr. Johns **seconded**, and the motion **passed** with a unanimous vote.

Adjournment

Ms. Shaw made a **motion** to adjourn the meeting at 8:47 pm. Mr. Johns **seconded**, and the motion **passed** with a unanimous vote.