

Approved Minutes
Spanish Fork Planning Commission Meeting
November 7, 2001

The meeting was called to order at 7:00 p.m. by Commissioner David E. Lewis.

Commission Members Present: Commissioners David E. Lewis, Roy L. Johns, Paul Healey, and Thora L. Shaw. Commissioner Thad S. Jensen and Chair Kevin Baadsgaard were absent.

Staff Members Present: Emil Pierson, City Planner; Richard J. Heap, City Engineer/Public Works Director; Nate Crow, GIS Specialist and Marlo Smith, Engineering Secretary

Citizens Present: Les Allen, *Dos Amigos*; Chris Thompson; Courtney Elliott; Lisa Elliott; Mr. & Mrs. Cox; Michael Carr; Leslie Carr and Andrea Demita.

Agenda Review

The Planning Commission reviewed the staff reports for each item on the agenda.

Minutes

Commissioner Shaw made a **motion** to approve the minutes of the October 7, 2001 meeting of the Spanish Fork Planning Commission with noted corrections. Commissioner Johns **seconded**, and the motion **passed** with a unanimous vote.

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

Public Hearing - Carr Zone Change

City Planner Emil Pierson discussed the request from Michael and Leslie Carr to rezone approximately 15,900 square feet from Medium Residential (R-1-8) to General Commercial (C-2) at 1260 East Center Street. The property is currently used for a single family residence but the owner has a home occupation (Veronica Michaels, Inc.). The owners would like to expand the home occupation to the whole upper level of the home and live in the basement.

Mr. Pierson discussed that the Development Review Committee has reviewed this request at its October 10, 2001 meeting and discussed the proposal and recommended approval with one condition:

1. That a site plan be submitted to the DRC after the zone change has been approved.

Mr. Pierson discussed the proposed site plan that is found in the Commissioners agenda packet.

Discussion took place on a fence that would be installed. The Ordinance would require a masonry wall but the Carr's were requesting a vinyl fence.

Discussion took place on the 6 shared parking spaces that are owned by Jim Nielson. Mr. Jim Nielson has signed a letter agreeing to the use of the six parking spaces. The Development Review Committee requested that the parking spaces be asphalted. It was stated by Mr. Pierson that World Gym has requested the whole parking lot for their use.

Commissioner Johns and Mr. Carr discussed that the size of the Carr's lot was 100'x165'. Commissioner Shaw questioned the length of the side yard. It was answered that it is 33'.

Commissioner Lewis asked if the Carr's would like to make any comments.

Mr. Carr discussed possible parking changes that might occur. Commissioner Johns suggested having an agreement recorded with Utah County to make the parking a legal issue. There was discussion on whether the signed letter was a lease agreement or a written agreement only.

City Planner Pierson discussed that the Planning Commission can waive the concrete fence and require a vinyl fence at their discretion. Mrs. Carr stated that they had copies of signed letters from all of the neighbors requesting a vinyl fence. Mr. Carr talked about the other commercial areas in town that bordered residential that had vinyl fences.

Mrs. Raylin Cox is a neighbor across the street. Mrs. Cox discussed the lack of cars at one time and that there wasn't a concern for traffic.

Commissioner Healey expressed his desire to table the item until further information and a lease agreement is available. Commissioner Shaw agrees to table so there will be no future problems. Discussion took place regarding resolution with Mr. Nielson before approval to City Council.

Commissioner Healey made a **motion** to table the Carr Zone Change until the December 5, 2001 Planning Commission meeting. Commissioner Shaw **seconded** and the motion **passed** with a unanimous vote.

Discussion took place on the motion to table the zone change until further resolution with the parking is accomplished with Jim Nielson.

Commissioner Shaw made a **motion** to close the public hearing at 7:40 p.m. Commissioner Johns **seconded** and the motion **passed** with a unanimous vote.

Cantabury Court - Preliminary Plat

City Planner Pierson discussed the Dos Amigos is requesting a preliminary plat approval for 208 units

in the currently Rural Residential (R-R) zone but has requested the Medium High Residential (R-2) zone. As per the Planning Commission the applicant will take the zone change request and the preliminary plat concurrently to the City Council. The General Plan shows this property as Medium High Urban Residential 5-8 dwelling units per acre.

City Planner Pierson discussed that on October 31, 2001 the Development Review Committee recommended parking stalls because of narrow roads and all concrete will be driveways and wouldn't allow parking on the street. Issues with 30 foot roads not being enough for on street parking were discussed. This development will be a gated community with a black wrought iron fence with stone pillars.

The Development Review Committee had twelve conditions. Discussion on condition #16 took place regarding Dos Amigos being required to sign off on all single family and multi-family plans.

Commissioner Johns asked if there were any other changes on the plat except for the parking. City Planner Pierson answered that there were no other changes.

Discussion took place regarding conditions recommended from the Development Review Committee.

Mr. Les Allen discussed the quality of materials that will be used on the buildings. Mr. Allen also discussed the different floor plans that they would have few stairs, some would be handicap accessible, there would be no yard work for the home owner. It will be designed for smaller families with 1400 square feet of main living and 1400 square feet basements with a optional 900 square foot loft. All the buildings will be diverse and all will be spec homes. The twelve-plexes will be 1 bedroom with an office.

Mrs. Chris Thompson requested that the homes on 2900 East be ramblers and not two story homes. Mr. Allen stated that the homes would be ramblers.

Mr. Courtney Elliott questioned the measurement of the twin homes.

Commissioner Shaw asked Mr. Allen to point out the 32 units that would be in phase 1.

Discussion took place regarding landscaping being done in phases. Discussion also took place regarding if Dos Amigos was to sell the development. City Planner Pierson stated that the new owners would have to come back for Planning Commission and City Council for any changes there might be.

Commissioner Johns made a **motion** to give Cantabury Court Subdivision a positive recommendation to the City Council subject to the following conditions:

1. Only 62 units in phase I are approved at this time and a note be placed on the plat stating the preliminary plat approval is limited to 62 units until infrastructure capacities for power, water and sewer have been resolved;

2. Install black fluted street lights along Canyon Road;
3. Provide additional parking with the approval of the Engineering and the City Planner;
4. Meet electric standards as per the Electric Department (Mr. Foster);
5. All streets in the development are to be 26 feet in width and private;
6. The development must meet what is shown in the packet: covered parking, park with playground and basketball court, pavillion, etc.;
7. Cantabury Court is to be a private residential development with private streets maintained by Cantabury Court homeowners association;
8. Pressurized Irrigation is to be installed as approved by the Engineering Department;
9. Sewer will be private and maintained by Cantabury Court homeowner association;
10. Receive approval by East Bench Irrigation Company for piping or abandonment of canal;
11. Receive approval from Utah Department of Transportation for Canyon Road and Highway 6;
12. The 62 units are contingent upon the payment of up to \$100,000 to Spanish Fork City for the costs of moving the eight manufactured homes;
13. Decorative lighting will be installed throughout the subdivision with the City's upgraded street lights;
14. The development must meet all current Construction and Development Standards;
15. CC&R's approved by the City Planner and City Attorney;
16. Dos Amigos will be required to sign off on all single family and multi-family plans.

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

Adjournment

Commissioner Shaw made a **motion** to adjourn the meeting of the Spanish Fork Planning Commission at 8:27 p.m.. Commissioner Healey **seconded**, and the motion **passed** with a unanimous vote.