

**Approved Minutes**  
**Spanish Fork Planning Commission Meeting**  
**December 5, 2001**

The meeting was called to order at 7:00 pm by Chair Kevin Baadsgaard.

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

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

Citizens Present: Michael Carr, Leslie Carr, Allen Ainge and Darlene Ainge.

**Agenda Review**

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

**Public Hearing - Carr Zone Change**

Commissioner Shaw made a **motion** to open the public hearings at 7:00 pm. Commissioner Johns **seconded**, and the motion **passed** with a unanimous vote.

City Planner Pierson discussed the Carr Rezone that was tabled from the November 7, 2001 meeting. Mr. Jim Nielson was not willing to sign an agreement for long-term parking. The packet included in the agenda shows the design on the parking in the back of the home with a 20 foot driveway. Storm drain issues have been worked out. There will be trees every 20 feet and a 10 foot landscaping buffer. The site plan will still be reviewed by staff.

Commissioner Johns questioned the turn around option. City Planner Pierson stated that will be shown in the site plan when review takes place.

Discussion took place regarding landscaping maintenance concerns. Requesting that be a possible condition. More discussion took place regarding landscaping and that parking must be asphalt or concrete.

Commissioner Jensen questioned how much business and traffic is anticipated. Mr. Carr replied that there is only 3-5 customers a day and mostly done by appointments.

Chair Baadsgaard opened the meeting for public comment. None was received.

Discussion took place on the vinyl fence.

Commissioner Johns made a **motion** to approve rezoning the property located at 1260 East Center Street from Medium Residential (R-1-8) to General Commercial (C-2) with the following findings and conditions:

- That the zone change is consistent with the policies of the General Plan, including any policies of the Capital Improvements Plan; and
- That consideration has been given to include any conditions necessary to mitigate adverse impacts on adjoining or nearby properties.

**Conditions:**

1. That a site plan be submitted to the DRC after the zone change has been approved.
2. That the applicant install a six (6) foot vinyl fence on the south and west property lines with 2" caliper trees or 8-10 foot evergreen trees every 20 feet to buffer the adjacent residents from head lights from cars and with the use of bark around the trees instead of sawed.

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

**Annexation - Allen Ainge**

Allen Ainge is requesting to annex approximately 14.49 acres of their property at 1400 North Highway 51. South and west of the proposed annexation is property that was part of Spanish Fork Ranches. To the east is Whispering Willows a project with single family homes and 12-plexes recently approved by the City Council. To the north is property owned by the Orton's that is General Planned as Industrial/Business Park that will eventually come into the City.

The Properties are within Spanish Fork City's policy declaration and the growth boundaries. The current City Boundary as show on the map is on the south, east and west sides of the proposed annexation. The General Plan identifies these properties as Light Industrial/Business Park.

The DRC reviewed this item at their November 14<sup>th</sup> meeting. Discussion took place about the property and where the utilities are located and about the zoning and amortization of the savage yard. The DRC recommended approval of the Ainge Annexation with the following conditions:

1. Clean up northwest corner boundary and include it in the annexation;
2. There is to be an amortization of ten years to allow the savage yard and wrecking yard to move from non-conforming to conformation annexation;
3. Hook up to Spanish Fork City power, water, and sewer withing six (6) months of the annexation approval,
4. Pay fair portion of the connectors agreement.

Commissioner Jensen commented on the good that will come out of this annexation because of the

current project the Ainge's have done. Commissioner Jensen thanked the Ainges for their work they have done.

Mr. Ainge discussed the road around the property. City Planner Pierson stated that anything proposed to be done with the properties will go back through the Planning Commission.

Commissioner Jensen made a **motion** to give the City Council a positive recommendation on annexing the 14.49 acres know as the Ainge Annexation subject to the following conditions:

1. Clean up northwest corner boundary and include it in the annexation;
2. There is to be an amortization of ten years to allow the savage yard and wrecking yard to move from non-conforming to conformation annexation;
3. Hook up to Spanish Fork City power, water, and sewer withing six (6) months of the annexation approval,
4. Pay fair portion of the connectors agreement.
5. That the property be zoned Light Industrial (I-1).

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

Commissioner Shaw made a **motion** to close public hearings at 7:21 pm. Commissioner Lewis **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 7:22 pm. Commissioner Jensen **seconded**, and the motion **passed** with a unanimous vote.