

Adopted Minutes
Spanish Fork Planning Commission Meeting
February 6, 2002

The meeting was called to order at 7:00 p.m. by Commissioner Roy L. Johns.

Commission members present: Commissioners Roy L. Johns, Thora L. Shaw, Paul Healey, Thad S. Jensen, and Ted Scott. Chair David E. Lewis was excused.

Staff Members Present: Emil Pierson, Planning Director; Carl Miller, GIS Specialist; and Connie Swain, Deputy City Recorder.

Citizens Present: Commissioner Jerry Grover, Clyde Naylor, Rich Henrie, and Valerie Nagasawa.

Agenda Review

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

Training Session

Mr. Pierson began a portion of the training session at 6:45 p.m. Mr. Pierson presented each member with a copy of the planning commission training packet.

Preliminary Activities - Pledge of Allegiance

The Pledge of Allegiance was led by Commissioner Johns.

Commissioner Johns made a **motion** to nominate Commissioner Shaw as the Vice-Chairman. Commissioner Jensen **seconded**, and the motion **passed** with a unanimous vote.

Minutes

Commissioner Johns made a **motion** to approve the minutes of the January 2, 2002 meeting of the Spanish Fork Planning Commission as presented. Commissioner Jensen **seconded**, and the motion **passed** with a unanimous vote.

Public Hearing

Commissioner Jensen made a **motion** to open the public hearing at 7:05 p.m. Commissioner Johns **seconded**, and the motion **passed** with a unanimous vote.

Conditional Use Permit - Utah County Animal Shelter

Mr. Pierson reviewed the site plan submitted by Utah County for an Animal Shelter located at 400 West 3000 North. Section 17.20.110 C 3 of the Spanish Fork Municipal Code states, animal shelters must go through the conditional use permit process. The Development Review Committee reviewed the conditional use and their recommendations are attached to the agenda.

Ms. Nagasawa reviewed the site plan submitted by Utah County for an animal shelter. The building will house mostly dogs, cats, and other domestic animals. There will also be an outdoor stall to house livestock animals. The building will have six night drop boxes allowing officers and residence to drop off animals after hours. There will be a veterinarian on site. Animals will be euthanized at this location, however incineration will be handled by an outside company. With this larger facility animals will be held for more than the current three days to allow additional adoption time. Landscape around the building will be zero scape including desert grass, perennials, shrubs, and trees.

Vice-Chair Shaw open the meeting for public input. None was given.

Commissioner Jensen made a **motion** to close the public input portion of the public hearing. Commissioner Healey **seconded**, and the motion **passed** with a unanimous vote.

Commissioner Johns made a **motion** to approve the conditional use permit for the Utah County Animal Shelter in the Light Industrial Zone at 400 West 3000 North with the following findings and condition(s):

Findings:

1. That the proposed animal shelter is consistent with the policies of the City's General Plan and the purpose of the light industrial zoning district in which the site is located.
2. The proposed animal shelter will not be materially detrimental to the health, safety, or general welfare of persons residing or working within the light industrial zone and neighborhood of the proposed use.
3. The proposed site is adequate in size and shape to accommodate the proposed animal shelter and it will meet all the requirements for the light industrial zoning district.
4. The site has adequate access to public streets to carry the type and quantity of traffic which may be generated by the use, and that on-site circulation is adequate to permit driveways, parking, pedestrian ways, and loading requirements in a manner which is safe and efficient.
5. That no additional conditions or stipulation were needed to negate any detrimental effects of the proposed animal shelter.

Conditions:

1. The animal stalls will be required to be cleaned at least once a week and to dispose of material in a manner that prevents odor from disrupting neighboring properties.
2. Domestic Animals will be required to be located inside at all times.

3. To work out electrical issues with the Electric Superintendent.

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

Commissioner Grover stated for the record, domestic animals include cats, dogs, small pigs and other indoor animals.

Commissioner Healey made a **motion** to close the public hearing. Commissioner Johns **seconded**, and the motion **passed** with a unanimous vote.

Domain at the Meadows - Amended

Commission Jensen made a **motion** to table the Domain at the Meadows Amended Plat since unanswered questions remain. Commissioner Healey **seconded**, and the motion **passed** with a unanimous vote.

Continued Training Session

Mr. Pierson continued the training session. The following items were discussed:

1. general plan and its purpose,
2. growth boundaries,
3. zoning ordinances, zones, codes, and maps,
4. re-zoning (Re-zones are required to match the general plan.),
5. density and ranges,
6. master plan development,
7. preliminary plats,
8. Development Review Committee,
9. conditional uses,
10. flag lots or subdivision waivers,
11. purpose of the planning commission
12. general ethics

Vice-Chair Shaw requested Mr. Pierson edit title 17, chapter 12.010.B, of the zoning ordinance.

Adjournment

Commissioner Healey made a **motion** to adjourn the meeting of the Spanish Fork Planning Commission. Commissioner Johns **seconded**, and the motion **passed** with a unanimous vote. The meeting was adjourned at 8:45 p.m.