

**Adoptive Minutes
Spanish Fork Planning Commission Meeting
May 1, 2002**

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

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

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

Citizens Present: Jesse Memmott, Sherman Bearnson, Jared DeHart.

Agenda Review

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

Preliminary Activities - Pledge of Allegiance

The Pledge of Allegiance was led by Chair David E. Lewis.

Minutes

Commissioner Shaw made a **motion** to approve the minutes of the April 3, 2002 meeting of the Spanish Fork Planning Commission with noted corrections. Commissioner Johns **seconded**, and the motion **passed** with a unanimous vote.

Public Hearings - General Plan Amendments

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

Chair Lewis reviewed the rules and regulations for a public hearing.

Mr. Pierson discussed the changes that he feels are needed to the General Plan. Mr. Pierson referred the commissioners to the handout that was given to them; the red underlines are to show what was added, the deleted areas are specified.

Mr. Pierson reviewed the various updates made to the General Plan.

Discussion took place on growth percentages and how to figure averages over the next 20 years.

Mr. Heap discussed his trip to Washington DC with Mayor Randy Brailsford of Salem, to attend the congressional hearing to testify on South Utah County's behalf to allow the CUP project

water to be delivered to South Utah County. Mr. Heap felt that the meetings went well and increased the chances of the water being delivered as promised.

Chair Lewis opened the meeting for public comment.

Mr. Sherman Bearnson addressed the Planning Commission to discuss his future plans on his property on 2300 East. Mr. Bearnson would like to fence the area along the bottom of the Riverbottoms Road and requested permission for a road to run along the top of the hill on 2300 East. Mr. Bearnson also offered his shares of strawberry water for the City's use if needed. Mr. Bearnson was thanked for his statements and was told to get with Mr. Heap on any fencing restrictions.

Chair Lewis stated that he likes the forward projections used in the General Plan.

Chair Lewis asked for a motion to close the public hearing.

Commissioner Shaw made a **motion** to close the public hearing. Commissioner Jensen **seconded**, and the motion **passed** unanimously.

Commissioner Shaw made a **motion** to give the General Plan amendments a positive recommendation to the City Council. Commissioner Scott **seconded**, and the motion **passed** with a unanimous vote.

Preliminary Plat Reapproval - Canyon View Estates

Mr. Pierson reviewed the re-approval request from Bill Creer in order to develop 20 single family building lots. The preliminary plat was first approved on October 20, 1998 and then again on October 17, 2000 by the City Council and has since expired. Most improvements are already in place. The development review committee meeting reviewed this request and their recommendation was to approve with conditions.

Mr. Jared DeHart discussed that Mr. Creer is ready to proceed with this subdivision and that a lot of money has been put up.

Commissioner Shaw asked Mr. DeHart if Mr. Creer was going to let it expire again. Mr. DeHart stated that it was not going to expire and Mr. Creer wants it done and completed.

Mr. Pierson discussed that it would be recommendable to continue with the August 1999 construction and development standards because of the improvements already in place.

Commissioner Jensen made a **motion** to re-approve the Canyon View Estates Preliminary Plat located at 1240 South 1400 East subject to the following condition(s):

1. Meet the construction and development standards of August 1999;
2. Move water meter and electric boxes, and,
3. Complete the conduit and transformer as directed by the electric department. .

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

Subdivision Waiver - Memmott Subdivision - 449 East 200 South

Mr. Pierson reviewed the request by Jesse Memmott to subdivide the lot at 449 East 200 South into two parcels. The property is 13,340 square feet in size. Both lots will meet the requirements of the R-2 zone in size and width. The development review committee meeting approved this sub-waiver and recommended that the telephone pole movement be worked out with Qwest.

Chair Lewis asked Mr. Memmott if he had other questions or comments. Mr. Memmott had none.

Commissioner Johns made a motion to approve the Memmott Subdivision Waiver at 449 East 200 South subject to the following condition(s):

1. That the telephone pole movement be worked out with Qwest.

Commissioner Healey **seconded**, and the motion **passed** unanimously.

Chair Lewis abstains and excuses himself from the next item. Commissioner Shaw proceeds with the following:

Subdivision Waiver - Lewis Flag Lot

Mr. Pierson reviewed the request by David Lewis to develop a flag lot in the R-2 zoning district. The property is 19,602 square feet in size. The flag lot will meet the minimum standards of being 8,000 square feet. The development review committee approved this sub-waiver with conditions to re-route power and install drainage or curbing on both sides of the driveway.

Discussion took place regarding a fire hydrant being required and electrical concerns.

Commissioner Healey made a **motion** to approve the Lewis Subdivision Waiver for a flag lot at 125 South 600 East subject to the following condition(s):

1. That the development meet all plans and profiles approved by the City Engineering Department and Utility Department.
2. Install a driveway according to the development standards.

Commissioner Scott **seconded**, and the motion **passed** unanimously with Chair Lewis abstaining from the vote.

Staff Report - Zoning Ordinance Amendments

Mr. Pierson reviewed the packet that was delivered last month on the zoning ordinance amendments.

Discussion took place on landscape ordinance; accessory buildings; manufactured homes; flag

lots and accessory apartments.

Adjournment

Commissioner Shaw made a **motion** to adjourn the May 1, 2002 meeting of the Spanish Fork Planning Commission. Commissioner Johns **seconded** and the motion **passed** with a unanimous vote. The meeting was adjourned at 9:35 p.m.