

Approved Minutes
Spanish Fork Planning Commission Meeting
July 3, 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; Paul Healey; Thad S. Jensen and Ted Scott.

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

Citizens Present: Matt Rosenbaum, Liz Rosenbaum, A.J. Christensen, Bernard Cope, Cyndi Hardman, Karen Payne and Mike Boothe.

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 May 1, 2002 meeting of the Spanish Fork Planning Commission with noted corrections. Commissioner Johns **seconded**, and the motion **passed** with a unanimous vote.

Commissioner Johns made a **motion** to approve the minutes of the May 15, 2002 meeting of the Spanish Fork Planning Commission with noted corrections. Commissioner Shaw **seconded**, and the motion **passed** with a unanimous vote.

Commissioner Healey made a **motion** to approve the minutes of the June 5, 2002 meeting of the Spanish Fork Planning Commission as presented. Commissioner Scott **seconded**, and the motion **passed** with a unanimous vote.

Public Hearing - Title 17 Zoning Ordinance Amendments

Commissioner Johns made a **motion** to open the public hearing at 7:10 p.m. Commissioner Healey **seconded**, and the motion **passed** with a unanimous vote.

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

Mr. Pierson stated that for the last few months he has reviewed with the Planning Commission a number of areas that need to be updated in Title 17 the Zoning Ordinance. The latest revision was given out for review and consideration. All of the corrections are in the packets that were reviewed during the agenda review. Other corrections discussed were on side entry garages; clarifications on residential treatment centers and clarification on structure to structure definition to Chapter 11.

Discussion took place regarding home occupations and parking.

Commissioner Jensen asked for some clarifications on long term care facilities. Discussion took place regarding different facilities and group home classifications.

Chair Lewis asked for any comments from the public. There were no comments.

Commissioner Jensen made a **motion** to close the public hearing at 7:32 p.m. Commissioner Shaw **seconded** and the motion **passed** unanimously.

Commissioner Shaw made a **motion** to approve the Title 17 - Zoning Ordinance Amendments with the changes presented and corrections on Chapter 11. Commissioner Jensen **seconded** and the motion **passed** unanimously.

Staff Reports - Jeff Finch Subdivision Waiver

Mr. Miller reviewed the request from Jeff Finch for approval of a subdivision waiver to develop another single family lot in the Medium High Residential R-2 zoning district. Currently, the property is one single family lot and the applicant is requesting to subdivide to construct another single family home on the other lot. The property is 2.1 acres and the applicant would like to subdivide off about a half acre to create two lots. Lot 1 will be 10,176 square feet and lot 2 would be 11,768 square feet. Both lots meet the requirements for the R-2 zone in size and width. A 20-foot unimproved access road was required by DRC to allow access to the Ashby property.

Discussion took place regarding the Ashby property. Discussion also took place regarding recording an agreement for the access road.

Mr. Pierson stated that Mr. Cope was here to represent the subdivision waiver. Mr. Cope stated that he had no problems with recording an agreement for the access required to the Ashby property.

Commissioner Johns made a **motion** to approve the Jeff Finch Subdivision Waiver at 300 North 1070 East with an unimproved access road to the Ashby property subject to the following conditions of approval:

1. That the development meets all plans and profiles approved by the City Engineering Department and Utility Department.
2. Road, curb, gutter, sidewalk and asphalt are to be installed.

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

Staff Reports - Parking on Main Street

Mr. Pierson discussed the need for review of the parking on Main Street. During the agenda review copies were handed out to show an agenda request from the June 18, 2002 City Council meeting addressing the parking problems from employees who work in the area parking for eight to twelve hours. Mr. Pierson also explained that the City Council has asked for input from the Planning Commission on the problem with vehicles parked on Main Street with “For Sale” or “yard/garage sale” signs.

Mr. Rosenbaum discussed that in front of the library there is a one hour parking restriction during the times the library is open. Main Street is a State Highway and therefore requires authorization from the State to require restricted parking.

Mr. Pierson commented if a restriction is put on Main Street the problem will move to other busy areas in town.

Commissioner Jensen stated that there are used car dealers in town, with the vehicles on Main Street that are “for sale,” it takes away business from the dealers.

Business owner Cindy Hardman stated that she doesn’t have any problems with “for sale” vehicles parking in front of her building which is Diaper Deals.

Business owner A.J. Christensen stated that he rarely notices “for sale” vehicles, but is not opposed to a three-hour parking restriction. Mr. Christensen is opposed to a restriction on the parallel and residential streets. Mr. Christensen did ask that the City consider asphaltting the empty lots behind the fire station and allow public parking.

Discussion took place on current parking behind the memorial building; and possibly business owners set up a fund for improvement parking behind buildings.

Chair Lewis asked Mr. Pierson to get a list of all property owners to the Chamber and have the Chamber meet with the property owners for their suggestions to the Planning Commission.

Adjournment

Commissioner Shaw made a **motion** to adjourn the July 3, 2002 Spanish Fork Planning Commission meeting. Commissioner Scott **seconded** and the motion **passed** with a unanimous vote. The meeting was adjourned at 8:48 p.m.