

**Adopted Minutes
Spanish Fork Planning Commission Meeting
November 6, 2002**

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

Commission members present: Chairman David E. Lewis; Commissioners Roy L. Johns; Thora L. Shaw; Paul Healey and Ted Scott.

Commission members absent: Thad S. Jensen

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

Citizens Present: Jim Biesinger; Chris Biesinger; Mrs. Biesinger; Mark Dallin; 5 unknown scouts.

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 Lewis.

Public Hearing - Biesinger Rezone

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

Chair Lewis stated that items 2a and 3a on the agenda will be discussed together. (Biesinger Rezone and Biesinger Subwaiver)

Mr. Pierson discussed the request from Jim Biesinger to rezone approximately 6.76 acres from Commercial Office (C-O) to Medium High Residential (R-1-6). At this time the property has an existing residence that would remain and if approved the owner would like to construct another single family home on one of the other lots. Lot 1 would be 39,789 square feet and lot 2 will be 12,417 square feet. Lot 3 will be 5.73 acres in size and contain the wetland on the west side of the lot. In the future the owner will probably develop the east side of lot three with single family homes.

Mr. Biesinger was asked if he had any comments. Mr. Biesinger discussed the retirement complex he was originally going to build on this property but funding was impossible to get after September 11, 2001. Mr. Biesinger stated that he will run utilities on 800 North past lot 2 and install curb gutter and sidewalk past the property on lot 2. A request for a connectors agreement

will be submitted after construction for the utilities on 800 North.

Discussion took place regarding the wall requirements on SR-51.

Chair Lewis asked for a motion.

Commissioner Johns made a **motion** to approve the Biesinger Rezone to rezone the property located at 1143 East 800 North from Commercial Office (C-O) to Medium High Residential (R-1-6) with the following findings and conditions:

- That the rezone 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 impact on adjoining or nearby properties.

Commissioner Shaw **seconded** and the motion **passed** unanimously.

Commissioner Shaw made a **motion** to close the public hearing at 7:20 p.m. Commissioner Scott **seconded** and the motion **passed** unanimously.

Staff Reports - Biesinger Subdivision Waiver

Discussion took place regarding the debris in the corner of 800 North and SR-51.

Commissioner Shaw made a **motion** to approve the Biesinger Subdivision Waiver at 1143 East 800 North subject to the following conditions of approval:

1. All utilities are run to and thru lot 2,
2. Install curb, gutter and sidewalks according to the development standards,
3. Submit wet lands report, and,
4. Clear the debris from the corner of 800 North and SR-51.

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

Staff Reports - Warren Subdivision Waiver (Flag Lot)

Mr. Pierson discussed that the applicant Mark Dallin is representing the owner Jean Warren, who is requesting subdivision waiver approval in order to develop a single family home on a flag lot in the Medium High Residential zoning district. The property is currently one single family lot and the applicant is requesting to subdivide to construct another single family home. The property is 19,701 square feet in size. Lot 1 will be 9702 square feet with the handle being 2100 square feet for a total of 11,406 square feet and lot 2 will be 8,295 square feet. All access will be from 100 North.

Discussion took place regarding the plans that were submitted had some discrepancies with them.

Commissioner Shaw made a motion to table the Warren Subdivision Waiver until corrected plans were submitted. Commissioner Scott seconded.

Chair Lewis asked City Staff if they felt this should be held up until corrected plans were submitted. Mr. Heap stated that he didn't think it should be tabled because a condition could be made that no building permit would be approved until red line drawings were submitted.

Commissioners Lewis, Johns and Healey were opposed to the motion. The motion died with a 2:3 vote.

Commissioner Johns made a **motion** to approve the Warren Subdivision Waiver located at 460 East 100 North subject to the following conditions of approval:

1. Prior to obtaining a building permit, submit corrected drawings,
2. Obtain a utility easement on the adjacent lot, and,
3. Meet all construction and development standards.

Commissioner Healey **seconded**. Commissioner Shaw was opposed to the motion. The motion **passed** with a majority vote.

Staff Reports - Twelves Subdivision Waiver

Mr. Pierson discussed that the applicant Mark Dallin is representing the owner Walter Twelves, who is requesting subdivision waiver approval in order to develop a single family home in the Medium High Residential zoning district. The property is currently one single family lot and the applicant is requesting to subdivide to construct another single family home. The property is 17,424 square feet in size. Lot 1 and Lot 2 will be 8712 square feet.

Commissioner Shaw made a **motion** to approve the Twelves' Subdivision Waiver located at 108 North 800 East subject to the following conditions of approval:

1. Re-route electrical services as per the electric department.

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

Staff Report - Annexation Policy Plan

Mr. Pierson discussed a new requirement from the State that requires a policy declaration plan. Mr. Pierson discussed the policy declaration plan in detail:

Growth Boundaries
Annexations requirements
Utility capacities
Service providers available to Spanish Fork City

Area 1 - North Industrial - Time Line: Over the next 20+ years - Discussion took place regarding the airport requirements.

Area 2 - West of I-15 - Time Line: 20+ Years - Discussion took place regarding Payson, Spanish Fork, Salem and Santaquin's plans.

Area 3 - Benjamin Exit - eastside - Time Line: 10 to 20 years - Mr. Pierson discussed that this area would be zoned commercial.

Area 4 - Riverbottoms - west of Poplar Lane - Time Line: 20+ Years - Discussion took place regarding future annexations and Utah County's plans.

Area 5 - Riverbottoms - east of Poplar Lane - Time Line: 10 to 20+ Years -

Area 6 - South of Powerhouse Road - Time Line: 30+ Years - Discussion took place regarding future schools and development.

Area 7 - Highway 6 - southeast - Time Line: 10 to 20+ Years -

Area 8 - Eastside - railroad tracks - Time Line: Over 15+ Years -

Area 9 - Reese School - Time Line: Over the next 5+ Years - Discussion took place regarding the utility restriction and when it will be removed for future development.

Area 10 - Westfields - Center Street, 1st South - Time Line: Over the next 5+ Years -

Adjournment

Commissioner Johns made a **motion** to adjourn the November 6, 2002 Spanish Fork Planning Commission meeting. Commissioner Healey **seconded** and the motion **passed** with a unanimous vote. The meeting was adjourned at 9:03 p.m.