

**Adopted Minutes
Spanish Fork Planning Commission Meeting
December 4, 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; Thad S. Jensen and Ted Scott.

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

Citizens Present: Cris Child; John Osburn; Carl Morgan and Robert Moffitt

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.

Minutes

Commissioner Johns made a **motion** to approve the minutes of the October 2, 2002 meeting of the Spanish Fork Planning Commission with noted changes. Commissioner Shaw **seconded**, and the motion **passed** with a unanimous vote.

Commissioner Shaw made a **motion** to approve the minutes of the November 6, 2002 meeting of the Spanish Fork Planning Commission with noted changes. Commissioner Scott **seconded**, and the motion **passed** with a unanimous vote.

Public Hearing - Annexation Policy Plan

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

Mr. Pierson discussed that in 2001, the Utah State Legislature adopted 10-2-401.5 of the Utah Code Annotated 1953, as amended. This change in the code requires municipalities outside of Salt Lake County to adopt an Annexation Policy Plan. The Annexation Policy Plan will guide the decisions of the City Council when determining whether or not to grant approval of proposed annexation petitions.

The Utah State Legislature is requiring the Annexation Policy Plan is to be approved by the end of 2002.

Discussion took place that no changes to the Annexation Policy Plan were made from last month's meeting.

Mr. Pierson went through a brief presentation of where the areas in the Annexation Policy Plan are located.

Discussion took place that no overlaps with Mapleton, Payson or Salem. Springville City shows overlaps in a few areas. Mr. Pierson stated that when Sprinville City proceeds with their Annexation Policy Plan a letter of protest will be sent.

Chair Lewis asked for any public comment on the Annexation Policy Plan. No public comment was received.

Mr. Pierson stated he will add all letters to stake holders and all notices to the newspapers at the end of the Annexation Policy Plan.

Commissioner Jensen made a **motion** to approve the Annexation Policy Plan. Commissioner Healey **seconded**, and the motion **passed** unanimously.

Public Hearing - Bob Moffitt Annexation

Mr. Pierson stated that Bob Moffitt is making a request to annex approximately 2.06 acres into Spanish Fork City. The parcel is within Spanish Fork City's policy declaration boundary but outside the growth boundary. Gail Halverson's property which is on the north, west, and east sides of the applicant's property has been annexed into Spanish Fork City.

Discussion took place regarding the growth management policies.

Mr. Moffitt stated Gail Halvorsen never asked him if he would be interested in annexing at the same time.

Commissioner Healey made a **motion** to give the City Council a positive recommendation on annexing the 2.06 acres know as the Bob Moffitt Annexation subject to the following condition(s):

1. The garbage services is to be utilized upon approval,
2. The 2nd utility will be utilized when the other utilities are available or at the time of development at the property owners expense, and
3. The property will be zoned Rural Residential (R-R)

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

Public Hearing - Zoning Text Amendment - Laundry Facilities

Mr. Pierson stated John Osburn, is requesting a zoning text amendment to allow Laundry and dry cleaning facilities in the General Commercial (C-2) zoning district. If approved the applicant would like to open a laundry and dry cleaning drop off at 300 South and Main Street (old 7-11

site). Currently the Neighborhood Commercial (C-1) zone allows a laundry and dry cleaning facility however, the General Commercial (C-2) zone does not. Why it is not listed as permitted uses in the General Commercial (C-2) and the Light Industrial (I-1) zones is being questioned. The Planning Commission may even want to just remove the designation out of the C-1 zoning and categorize this use under the retail or personal services uses.

Discussion took place regarding chemicals associated with dry cleaning. Mr. Osburn stated that the dry cleaning would be a drop off only.

Commissioner Shaw made a **motion** to give the City Council a positive recommendation on amending the zoning ordinance to eliminate the verbiage referencing laundry and dry cleaning facilities in the C-1 zone. Commissioner Johns **seconded** and the motion **passed** with a unanimous vote.

Commissioner Shaw made a **motion** to close the public hearing at 7:45 p.m. Commissioner Jensen **seconded** and the motion **passed** unanimously.

Staff Reports - Cris Child Subdivision Waiver

Mr. Pierson stated that Cris Child, is requesting a Subdivision Waiver approval in order to develop another twin home in the Medium High Residential (R-1-6) zoning district. The only other way to access the property is from Highway 51 and the State will not allow access onto Highway 51.

Discussion took place regarding parking and the proposed detached garage.

Commissioner Healey made a **motion** to approve the Cris Child Subdivision Waiver located at 600 North Highway 51 subject to the following conditions of approval:

1. Meet all of the construction and development standards, and,
2. Agree to join city staff for meetings with UDOT concerning the sidewalk along SR51.

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

Staff Reports - Wolf Hollow Heights East Plat A (Lot 1) Amendment and Re-approval of Preliminary Plat for lots 1 and 2 Plat G

Commissioner Healey made a **motion** to table the Wolf Hollow Heights East Preliminary Plat and the Plat A, Lot 8 Plat Amendment until the January 8, 2003 Planning Commission Meeting. Commissioner Shaw **seconded**, and the motion **passed** unanimously.

Easements - Recommendation from Planning Commission

Discussion on the easements took place during the agenda review. No further discussion was held.

Commissioner Jensen made a **motion** to accept and approve the K-Mart, Ray Allen Swenson and the Strawberry Water public utility easements. Commissioner Scott **seconded** and the motion **passed** unanimously.

Select Chairman and Assistant Chairman for Next Year

Commissioner Johns made a **motion** to elect Thora Shaw for next year's Planning Commission Chairman. Commissioner Jensen **seconded**,

Commissioner Healey made a **motion** to elect David Lewis for next year's Planning Commission Chairman. Commissioner Lewis **seconded**,

Discussion and a vote took place.

Commissioner Shaw withdrew as nominee for Planning Commissioner Chairman.

Commissioner Healey made a **motion** to elect David Lewis for next year's Planning Commission Chairman. Commissioner Lewis **seconded**, and the motion **passed** unanimously.

Commissioner Lewis made a **motion** to elect Thora Shaw for next year's Planning Commission Vice-Chairman. Commissioner Johns **seconded** and the motion **passed** unanimously.

Adjournment

Commissioner Johns made a **motion** to adjourn the December 4, 2002 Spanish Fork Planning Commission meeting. Commissioner Jensen **seconded** and the motion **passed** with a unanimous vote. The meeting was adjourned at 8:10 p.m.