

**Adopted Minutes
Spanish Fork Planning Commission Meeting
February 5, 2003**

The meeting was called to order at 7:00 p.m. by Vice-Chair Thora L. Shaw.

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

Staff Members Present: Emil Pierson, City Planner; Richard J. Nielson, Assistant Public Works Director and Marlo Smith, Engineering Secretary.

Citizens Present: Chris Twitty, Bernard Cope, Steve Maddox, Travis Genta, Mike Gardner, Jay Nielson, John Landry, Phil Carroll, Michael Ward, Glen Dudley, Kathleen Koyle and Dean Ingram

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 Commissioner Jensen.

**Chair Lewis arrived at 7:03 p.m.*

Minutes

Commissioner Johns made a **motion** to approve the minutes of the January 8, 2003 meeting of the Spanish Fork Planning Commission with one noted change. Commissioner Shaw **seconded**, and the motion **passed** with a unanimous vote.

Public Hearings - Bernard & Norma Cope Conditional Use Permit

Mr. Pierson stated Bernard & Norma Cope are requesting Conditional Use approval in order to have an accessory apartment in the Medium High Urban Residential (R-1-6) zoning district. The Cope's recently constructed a home at 1061 East 300 North and would have an accessory apartment in the basement. Mr. Pierson discussed the accessory apartment ordinance.

Discussion took place regarding the easement that will be made with Jeff Finch to allow enough room for the uncovered parking space that is required.

Chair Lewis asked for any public comment. There was no public comment.

Commissioner Shaw made a **motion** to approve the Bernard and Norma Cope Conditional Use Permit at 1061 East 300 North with the following findings:

1. The proposed use is consistent with the policies of the City's General Plan and the purpose of the zoning district in which the site is located.
 2. The proposed use will not be materially detrimental to the health, safety or general welfare of the persons residing or working within the neighborhood of the proposed use, when consideration is given to the character and size of the use and hours of operation.
 3. The proposed site is adequate in size and shape to accommodate the intended use, and that all requirements for the zoning district, including but not limited to: setbacks, walls, landscaping and buffer yards are met.
 4. The proposed 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. Adequate conditions or stipulations have been incorporated into the approval of the Conditional Use Permit to insure that any anticipated detrimental effects can be minimized.
- and subject to the following conditions of approval:
- 1 The easement for the additional property from Jeff Finch is to be signed and recorded, and,
 2. The engineering department is to verify the easement is correct.

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

Community Housing Services Rezone

Mr. Pierson reviewed the request from Community Housing Services and Mike Gardner to rezone approximately 1.41 acres from Rural Residential (R-R) to Low Urban Residential (R-1-12). Community Housing Services is planning to build a Senior Retirement Center at this location. Mr. Pierson discussed the uses allowed in the R-1 zones.

Phill Carroll who is a representative for Community Housing Services discussed that the Senior Living Center would be subsidized housing for those who make less than \$20,000.00 a year and would be above 62 years of age.

Discussion took place regarding parking availability and transportation options. Mr. Pierson stated that there would be no problems with parking availability.

Commissioner Bradford asked if there were any other similar senior living centers in the area. Mr. Carroll stated the closest one is in Mt. Pleasant.

Discussion took place regarding amenities available. Pictures of the proposed development were shown. Discussion took place on the type of materials that would be used in the construction.

Chair Lewis asked if there was any public comment.

Glen Dudley - Mr. Dudley was concerned about the multi-unit availability in the area. He is concerned with traffic problems it will bring and the noise that will be associated. Mr. Dudley is

afraid the nice neighborhoods would not continue between two senior living centers in one area. Mr. Dudley stated that he left a busy neighborhood to come to a nice new quiet area.

Michael Ward - Mr. Ward is concerned about the multi-unit living. He is afraid that the rental properties would not be taken care of. Mr. Ward expressed concern with the number of people the living center would add to the already congested area. Traffic concerns were expressed referring to the 1240 S 1400 E intersection is already a busy intersection. Mr. Ward also is concerned with the living center structure being two-story and not fitting in with the majority of rambler homes in the area. Mr. Ward's last concern was that his property value would go down with a multi-unit rental property in the vicinity of his home.

Chair Lewis asked Mr. Ward if he had any facts that his property value would go down. Mr. Ward didn't have any proof at this time.

Chris Twitty - Mr. Twitty is now building a home next to the Canyon Elementary School. He recognizes the fact of the need for the living center and that his concern is the traffic in the area. He doesn't feel that 1400 East is adequately equipped for the size of the developing area.

Chair Lewis asked Mr. Carroll if he had any facts on the traffic increases. Mr. Pierson stated that with the conditional use application the Planning Commission can require a traffic plan.

More discussion took place regarding the traffic in the area.

Kathleen Koyle - Ms. Koyle discussed her concerns with the transportation that will be available for the residents of the living center. Ms. Koyle is a real estate broker and thinks that an area closer to stores and to public transportation would be more ideal for a senior living center. Ms. Koyle also thought that the City's master plan would only allow single-family or twin homes in this area.

Mr. Nielson researched the trips generated from homes compared to senior living centers. The difference is 3.3 trips per day for seniors and 9.5 trips per day for a single family home.

Mr. Pierson explained to Ms. Koyle that the general plan refers to density and looks for the number of units in the whole area. Discussion of the ordinance for permitted and conditional uses.

Commissioner Shaw and Ms. Koyle discussed the option for United Way and the Senior Citizens Center van for transportation availability.

Chair Lewis stated that this meeting was to determine the rezone not the intentional use of the property. Chair Lewis told the citizens to find facts not opinions for the conditional use public hearing.

Discussion took place regarding height requirements are 30 feet to the mid point, and discussion on other areas in town that were available for the senior living center.

Commissioner Bradford made a **motion** to approve rezoning the 1.41 acres (a portion of the Mike Gardner property) located at 1500 South 1400 East from Rural Residential (R-R) to Low Urban Residential (R-1-12) with the following findings:

1. That the zone change is consistent with the policies of the General Plan, including any policies of the Capital Improvements Plan; and
2. That consideration has been given to include any conditions necessary to mitigate adverse impacts on adjoining or nearby properties.

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

Commissioner Johns made a **motion** to close the public hearing at 8:30 p.m. Commissioner Shaw **seconded** and the motion **passed** unanimously.

Staff Reports - Rock Cove Final Plat A Amendment

Mr. Pierson stated that Salisbury Development is requesting to amend the Rock Cove Final Plat A to adjust the utility easements from 10 feet to 5 feet on lots 12-27. Mr. Pierson stated the Spanish Fork City's current building and development standards require a 7.5 foot easement. Salisbury Development is making the request so detached single family homes can be constructed instead of twin homes on lots 12-27. This request also included Amending the Preliminary Plat at this time to include three additional lots. Staff noticed when preparing this report that the Ernest Hales property will need to be rezoned prior to the Preliminary Plat Amendment.

Discussion took place regarding the utilities stubbed into the lots; the size of the lots; and what type of homes will be built.

Commissioner Jensen made a ` to approve Amending the Rock Cove Final Plat A at 1170 South 2300 East to allow a 5-foot utility easement. Commissioner Scott **seconded**. Commissioners Lewis and Shaw were opposed to the motion. The motion **passed** with a majority vote.

Amend Davencourt Preliminary Plat

Mr. Pierson stated that Steve Maddox is requesting to Amend the Davencourt Preliminary Plat at 500 North Highway 51. Davencourt was last amended on August 15, 2000. Since that time many developers have looked at the property. Mr. Maddox has submitted a revised plan for the property to move around unit locations and to show the tot lot and other amenities. Mr. Maddox met with the current Davencourt Home Owners Association and received a letter to accept the revised plan.

Discussion took place regarding the Digis Networks contract.

Mr. Maddox spoke on the architectural views and the landscape area with a sprinkler system. All units will be sold. There will be no rental units.

Commissioner Johns made a **motion** to approve the Davencourt Preliminary Plat Amendment at 500 North Highway 51 subject to the following conditions of approval:

1. Contact Questar Gas and address any problems with the gas line easement.
2. It is developed as per the submitted drawings and a landscaping plan approved by the Shade Tree Commission.

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

General Plan Map Discussion

Discussion took place regarding the general plan.

Training on Master Planned Developments

Discussion took place regarding the general plan.

Adjournment

Commissioner Johns made a **motion** to adjourn the February 5, 2003 Spanish Fork Planning Commission meeting. Commissioner Shaw **seconded** and the motion **passed** with a unanimous vote. The meeting was adjourned at 10:35 p.m.