

**Adopted Minutes
Spanish Fork City Planning Commission
August 6, 2003**

Agenda review at 6:30 p.m. Mr. Pierson went over parking at the old Rees Elementary. Discussed the 96th Annual Meeting of Leagues of Towns and Cities.

The meeting was called to order at 7:00 p.m. by Commissioner Shaw.

Commission members present: Commissioners Roy L. Johns, Paul Bradford, Thad S. Jensen, Ted Scott and Thora L. Shaw.

Commission members not present: Chairman David Lewis.

Staff Members Present: Emil Pierson, City Planner; Richard J. Heap, City Engineer/Public Works Director; Chris Cope, Secretary.

Citizens Present: Glenn Way, 3514 East Fairway Circle, Spanish Fork; Cindy Anderson, 941 West 1100 North, Spanish Fork; Tom Galovich, 340 North 300 East, Spanish Fork.

Preliminary Activities

Commissioner Shaw is acting Chair.

Pledge of Allegiance

The Pledge of Allegiance was led by Commissioner Jensen.

Minutes

Commissioner Jensen made a **motion** to table the minutes of the July 2, 2003 meeting of the Spanish Fork Planning Commission. Commissioner Scott **seconded**, and the motion **passed** with a unanimous vote.

Staff Report

Anderson Subdivision Waiver - Flag Lot Location: 333 South 800 East, Zoned R-1-6.

Applicant(s): Chris Anderson

Mr. Pierson stated that the applicant, Chris Anderson, is requesting Subdivision Waiver approval in order to develop a flag lot in the Medium High Residential (R-1-6) zoning district. Currently, the property is one single family lot. The applicant is requesting to subdivide to construct a single family home in the flag lot.

The property is 20,995 square feet in size. Lot 1 (front lot) will be 9,073 square feet and the flag lot (lot b) once removing the panhandle area will be 10,348 square feet. The flag lot not including

the panhandle area will meet the minimum standards of being 8,000 square feet.

Access to the flag lot will be from 800 East on a 20-foot driveway with the curbing on the side. According to City Standards the access driveway will need to be paved and meet engineering standards and have a 6-inch curb.

The setbacks are 5-feet and rear setbacks are 25-feet. The existing single home will remain and meet all of the setback requirements of the R-1-6 zone.

The DRC reviewed this request at their July 23 meeting. Staff discussed power, water, sewer, and fire issues.

The DRC approved the Anderson Subdivision Waiver on the following condition(s):

1. Work with the electrical department and relocate any existing power lines, if required, at the applicants expense, and
2. Meet all of the construction and development standards for a flag lot.

Commissioner Johns asked if any type of home will be allowed to be built.

Mr. Pierson stated that any type of home is allowed as long it meets the requirements of the R-1-6 zone allowing 30 feet midpoint to roof.

Commissioner Shaw added that this is for a single family home only.

Commissioner Shaw asked if the applicant is here and if the Commission had any questions for the applicant.

Commissioner Johns asked if the applicant was going to move into the new home.

Cindy Anderson - Chris Anderson's wife, Applicant, 941 West 1100 North - stated that yes, the applicants are going to reside in the new home and her mother-in-law now resides in the front home and will continue to until her health is bad and she needs to move in with them.

Commissioner Shaw stated that she is very familiar with this property and has no questions. It is a lovely property with a lovely home in the front.

Commissioner Shaw asked if there were any further questions. There were none.

Commissioner Jensen made a **motion** to approve the Anderson Subdivision Waiver for a flag lot at 333 South 800 East subject to the following conditions:

1. Work with the electrical department and relocate any existing power lines, if required, at the applicant's expense, and
2. Meet all of the construction and development standards for a flag lot.

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

Staff Report:

Rees Park A, B Subdivision Waiver Location: 400 North 100 East, Zoned R-1-6

Applicant(s): Glenn Way

Mr. Pierson stated that the applicant, Glenn Way, is requesting Subdivision Waiver approval for 11 lots. Currently, the property has the old Rees School including the playground area. This will be broken into two different waivers and the motions will be combined. They will record one subwaiver showing eight lots, the other showing three lots.

The property is 3.21 total acres and the applicant would like to subdivide the property to create 11 lots. Lots 1 through 10 will be 5,000 square feet for twin homes and lot 11 (existing Rees School) will be 2.04 acres. The drawing shows that the drives will meet in the middle. All of the twin-home lots will meet the requirements of the R-1-6 zone in size and width. Most of these lots will come off of 100 East. The lots will be on the west and north sides of the property.

The setbacks for the subdivision will be 20 feet in the front to the living area with a garage being 25 feet. Side setbacks are 10-feet and rear setbacks at 25-feet. A single family home can have 5 foot side setbacks.

The Development Review Committee reviewed this request at their July 30 meeting. The DRC discussed the sub-waiver and also the reuse of the school. Also discussed was the condition of the curb, gutter, and sidewalk replacement, as well as the locations of water meters and capping of the exiting utilities.

The DRC recommended approval the Rees School Subdivision Waiver on the following condition(s):

1. Meet all for the construction and development standards;
2. Receive approval of the electrical from Jeff Foster of the Electrical Department,
3. Replace any curb, gutters, and sidewalks as directed by the Engineering Department,
4. Install colored stamped concrete or brick pavers in any park strips less than 4 feet wide and,
5. Cap all old sewer and water lines as directed by the Engineering Department.

Mr. Pierson stated that he does have a question of Mr. Way. Reed Christmas has lot 3 and Mr. Pierson asked if lot 3 is going to be changed. If not, it can be removed from the plans.

Glenn Way, Applicant, 3514 East Fairway Circle-stated that he is changing the lot a little bit, giving Mr. Christmas an additional two to three feet on the south border, to straighten fence lines. Mr. Way will then put a fence in as well.

Commissioner Bradford asked if there were plans for the future use of the Rees School.

Mr. Way stated that he has sold the school to his partner, who is the sole owner. Mr. Way may play a part in the future in the development and plans for the building, but that the other man is

the sole owner. He is the one who is getting engineers together and coming up with concepts.

Mr. Way knocked on a lot of doors in the neighborhood and the consensus is that they keep the school. Originally they planned on it tearing down. Each time he has been at the property he has had two to three of the neighbors coming over to protest tearing it down. They have surveyed the neighborhood and the neighborhood wants to keep the building. There are no definite proposals except that Tom Felt, the owner of the building, is leaning toward senior care or an assisted care facility. Mr. Felt is working through engineers for plans toward that purpose.

Commissioner Bradford asked what the purpose was for the rest of the block. He asked if there are other lots there besides the school.

Mr. Way stated that there are ten lots for five twin homes and the frontage will face 100 East and 500 North. They will also put a fence around the Christmas property.

Commissioner Johns asked if there is any rear parking at the school.

Mr. Way responded no, not for the homes. They are in the middle of looking at different plans. A survey of the area shows that the best use is for senior twin homes for residents 55 years of age and older, like the Ginnie J property on the west side. There will be a two-car garage in the middle of the twin home so that the driveway is shared.

Commissioner Johns stated that this is great and Ginnie J is a nice addition.

Mr. Way stated that there is a difference between what they have planned and the Ginnie J development. There are no basements in Ginnie J and they can have basements here.

Commissioner Bradford asked what type of construction materials will be used.

Mr. Way stated that he himself may or may not build all of the lots, but that he will build at least two of the units. He will use brick wainscoting, and he will use either siding or stucco. They are going to be very attractive. He is looking at two plans from Joe Carrick's designs and they are both very attractive.

Commissioner Johns stated that the Commission can add materials used to the conditions so that it is done nicely.

Mr. Way stated that he does not want this as a condition, but that he does want the homes to be nice. The development will be done so that they can only be built with the garages together. He has seen some ugly twin homes that were built but very seldom do they have the garages built together.

Commissioner Jensen asked if they will be double car garages.

Mr. Way stated that they will be two car garages.

Commissioner Shaw stated that the garage can also be used for storage.

Commissioner Jensen stated that he asked this because of the parking.

Mr. Way said the plans are for 25-foot deep garages, and residents could park both cars if they had to.

Commissioner Shaw stated that with city ordinance governing parking from November through March the developers will have to provide enough room for off-street parking.

Mr. Way stated that in walking through the area with excavators they are considering taking up all of the sidewalks and re-pouring them. It would look much nicer to do all of it rather than a section here and there.

Commissioner Shaw asked if there were any more questions for Mr. Way.

Commissioner Bradford asked Mr. Way if he had any objections to having a stipulation on the use of brick or plaster type exteriors.

Mr. Way stated that he would object. The plans he has seen show that even if siding would be used on the building the structures would be superior to the adjoining neighborhood. He has built many homes and prefers siding to stucco. He has built a lot of homes in south Utah County and he has serious issues with rotting and manufacture defects. He has doubts as to whether or not a subcontractor can stand behind the installation. He is wanting to eliminate potential future losses.

Commissioner Johns has seen the use of hardy plank. He would be in favor of that and either brick or some rock.

Mr. Way stated that there will be wainscoting and it will look nice.

Mr. Pierson stated that they can use hardy plank and brick in the front and the other three sides could be done like Hubble. Other materials can be used for a sort of compromise.

Mr. Way said that he is open to ideas. He stated that this brings up the issue of painting on the hardy plank. It is a very attractive look, but he is considering seniors having to worry about painting. Mr. Way stated that he may not actually build all five of the units, however.

Commissioner Johns stated that stucco and brick or stucco and rock are very attractive and does not know why the problem of cracking cannot be corrected. Spanish Trails does not have much cracking.

Commissioner Shaw pointed out that other areas of the state have problems with stucco rotting when water gets trapped.

Commissioner Johns asked Mr. Pierson about the Dryvit system and having that properly done.

Mr. Way stated that he will do a hard coat masonry base and then put on dry systems. He stated that if you want to put on a full system, you might as well use brick. The problem with a full coat is that when a ball gets thrown against it, the stucco dents.

Commissioner Johns states that he likes the look of Ginnie J.

Commissioner Bradford stated that on the east section of town it was a requirement that all the homes have brick on the front facade. He asked if it was a requirement in Aspen Meadows for the front facades to be of brick.

Mr. Pierson stated that yes, it was, but these homes were on the high end. In Maple Meadows, which is in a middle bracket, the subdivision has brick and has pop outs where they can use stucco or hardy plank. One of the two story twin homes has a double garage. Mr. Pierson said that this was a mistake on the part of staff at time to approve single garages.

It was approved in that subdivision for the use of brick, stone or stucco, or hardy plank . The result is a timber looking twin home which looks very good with a 7-8 foot pitch on the roof. At this point it is up to the Commission as to what they would like to see.

Mr. Way clarified that hardy plank is a brand of siding. Basically the discussion is about not using aluminum or vinyl.

Mr. Pierson stated that it is used more as an accent. Aspen Meadows has some very sharp homes where the hardy plank is used as an accent.

Commissioner Johns asked what the cost is for brick on three sides of the home as opposed to hardy plank.

Mr. Way stated that brick is \$8.00 per surface square foot. Stucco is \$3.50 per surface square foot and siding is \$1.50. Whether the surface is all brick, siding, or stucco, it will not make a difference on the cost of the homes. He does not know if people would be less happy if there was no siding.

Commissioner Shaw sees the need for these types of homes without having to take care of large lots.

Commissioner Shaw asked if there are any other questions.

Tom Galovich - 340 North 300 East - asked Mr. Way how he plans to put restrictions on the development to insure that these will only be homes for seniors.

Mr. Way stated that he does not plan on doing that.

Mr. Galovich asked if the homes could be sold to anyone.

Mr. Way stated that yes, they would be, but that the situation is different if the home is built with a senior couple in mind. A young couple with two or three children would probably not look at it. The design will include 4-4 ½ feet wide hallways and every door will be 3 feet wide for wheel chair access. There will be easy wheelchair access in the halls and shower. The home is designed for seniors.

Mr. Galovich stated that Mr. Way talked of basements and that this is not convenient for seniors.

Mr. Way stated that this is correct. However, most families have kids. He has family in American Fork that lives in senior twin homes that are \$350,000. It is a large home with a basement they can't go in but can use for storage.

Mr. Galovich asked what the approximate square footage and the price range are.

Mr. Way stated that the price range is \$130,000 to \$145,000 or \$150,000. There will be 1,200-1,500 square feet on the main level.

Commissioner Johns made a **motion** to approve the Rees Park A & B Subdivision Waiver at 400 North 100 East subject to the following conditions:

1. Meet all of the construction and development standards;
2. Receive approval from Jeff Foster of the Electric Department,
3. Install colored stamped concrete or brick pavers in any park strip less than 4 feet wide and,
4. Cap all old sewer and water lines as directed by the Engineering Department.

Commissioner Bradford asked if there would be any restrictions on the construction materials.

Commissioner Johns stated that they cannot impose restrictions until the development gets approval from the City Council.

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

Commissioner Shaw asked if there was any discussion on this. There was none.

Adjournment

Commissioner Jensen made a **motion** to adjourn the August 6, 2003 Spanish Fork Planning Commission meeting. Commissioner Bradford **seconded** and the motion passed with a unanimous vote. The meeting was adjourned at 7:30 p.m.