

**Adopted Minutes**  
**Spanish Fork City Planning Commission**  
**April 7, 2004**

Agenda review at 6:30 by Mr. Pierson.

Chair Jensen called the meeting to order at 7:00 p.m.

Commission members present: Chairman Thad Jensen, Assistant Chairman Paul Bradford, Commissioners Chris Wadsworth, Ted Scott and Del Robins.

Commission members not present: Thora L. Shaw.

Staff Members Present: Emil Pierson, City Planner; Christine Johnson, Assistant City Attorney and Chris Cope, Secretary.

Citizens Present: E.L. Swensen, R. L. Swensen, David Olsen, Mark Wilson, LeAnn Johnson, Russ Berry, Pat Parkinson and Victor Hansen.

Commissioner Wadsworth led the Pledge of Allegiance.

**Minutes**

Commissioner Wadsworth made a **motion** to approve the minutes of the March 3, 2004 meeting of the Spanish Fork Planning Commission with noted changes. Commissioner Robins **seconded** and the motion **passed** with a unanimous vote.

Commissioner Bradford made a **motion** to move into Public Hearing. Commissioner Scott **seconded** and the motion **passed** with a unanimous vote.

**Public Hearings**

**Zoning Ordinance Amendment**

Applicant(s): Spanish Fork City

This is a request to amend the industrial zone to remove the height limitations in the I-1 zone. Mr. Pierson reviewed the details in the agenda.

The purpose of changing the ordinance is to recruit businesses to the area. The current restrictions were discussed. Currently, buildings such as Neways or a hotel would not be allowed. This issue is a concern to staff as developers have brought it to their attention. The regulations implemented by the FAA must be followed around the airport.

Chair Jensen reviewed Public Hearing protocol and stated that Channel 17 is taping the meeting.

Commissioner Wadsworth asked Mr. Pierson for the number of companies he had met with that expressed concerns with the zoning ordinance. Mr. Pierson stated that there were three. Chair Jensen asked if there was any public comment. There was none.

Commissioner Wadsworth asked Commissioner Scott for his recommendations. Commissioner Scott stated that if the height limit is raised it needs to apply for all industrial areas. Commissioner Bradford stated that he recommends the ordinance be approved as presented with no limitations. Commissioner Scott agrees.

Chair Jensen asked about the airport restrictions. Mr. Heap stated that there is a clear zone easement regulated by the FAA and the city must follow it. All cell towers are approved through a CUP. Chair Jensen asked if there were any other comments. There were none.

Commissioner Robins made a **motion** to approve the amendments to the Zoning Ordinance Industrial Development Standards Table 2 eliminating height limits on buildings and accessory buildings in all industrial zones subject to FAA limitations. Commissioner Bradford **seconded** and the motion **passed** with a unanimous vote.

**Spanish Fork Lube Conditional Use Permit** Location: 800 North 900 East Zoned C-2  
Applicant(s): Mark Wilson

Mr. Pierson reviewed the details in the agenda. The Planning Commission and City Council approved a previous request by the applicant to amend the General Plan and rezone the area. A CUP is required as the business will not only be a lube shop, but will be used for major auto repairs. Mr. Pierson reminded the Commissioners to make findings.

Commissioner Robins asked Mr. Heap to describe in detail the drainage on the lot. The drainage will run eventually to the main storm drain near the yard waste disposal site. Chair Jensen asked the applicant to address the Planning Commission.

Mark Wilson, applicant, stated that the building will be nice and will be located behind Wendy's and Skates. Commissioner Wadsworth asked Mr. Wilson to describe the vehicle storage. Mr. Wilson stated that although there may not be a need to store vehicles, there would be a fenced area to hide the vehicles from sight with a gate for law enforcement to see into the area. Mr. Wilson prefers to use gravel in the fenced area, but will do what the city requires.

Commissioner Wadsworth asked if the applicant's intent is to store vehicles as infrequently as possible. Mr. Wilson stated that it is and that at times overnight storage may be needed. There will be six bays inside the building that can be used for storage as well. Chair Jensen asked for the specifics of the business. New or rebuilt engines and transmissions will only be installed, not rebuilt there. Leonard Swenson, the president of the business, stated that it would be a full-service shop including brakes, tune-ups and lube. Old vehicles will not be stored there and if a vehicle needs to wait for a new engine to arrive, it can be stored inside.

Chair Jensen asked if there were any other questions. There were none. He asked for public input. There was none.

Commissioner Robins made 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.

**Finding:** The proposed use is consistent with the General Plan and the Zoning District C-2 does allow for an automotive service station through a Conditional Use Permit process.

2. The proposed use will not be materially detrimental to the health, safety, or general welfare of 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.

**Finding:** That the Automotive Lube facility will not be materially detrimental to the health, safety or welfare of the residents because there is no residents in the area.

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.

**Finding:** That site is adequate in size and shape to accommodate the facility.

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.

**Finding:** That the site does have adequate access. The facility will access 800 North to Expressway Lane and on-site circulation and the parking was reviewed.

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.

**Finding:** Adequate conditions have been placed SF Lube that should resolve any anticipated detrimental effects from this use.

Commissioner Robins made a **motion** to approve the Conditional Use Permit for the Spanish Fork Lube located at 800 North 900 East subject to the following condition(s):

1. Meet all of the construction and development standards,
2. Receive approval of the electrical design from Jeff Foster of the Electric Department,
3. Install a sight obscuring 6-foot vinyl fence surrounding the storage area with a gate providing visibility after hours,
4. The storage area is to have a minimum of four vehicle stalls,
5. Adjust the building location or size to allow for a 2-foot setback from the property line,
6. Install landscaping along the property frontage and the Wendy's property line,
7. Provide ground cover and maintenance for the drainage basin,
8. Provide handicapped parking next to the office,
9. Bond for the sewer line and power line along the property frontage prior to the issuance of a building permit,
10. Keep all compressors and mechanical equipment in the garage.

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

**Spanish Fork All Tune and Lube Subdivision Waiver.**

Location: 800 North 900 East Zoned: C-2

Applicant(s): Mark Wilson

Mr. Pierson reviewed the details along with the CUP. Commissioner Bradford made a **motion** to close the Public Hearing. Commissioner Scott **seconded** and the motion **passed** with a unanimous vote. Chair Jensen asked if there were any questions. There were none.

Commissioner Bradford made a **motion** to approve the Spanish Fork Lube Subdivision Waiver located at 800 North 900 East subject to the following condition(s):

1. Extend the sidewalk along the property frontage,
2. Extend the sewer line and electrical conduit along the property frontage,
3. Bond with the Engineering Department for the improvements,
4. The developer is allowed to extend the parcel property line up to five feet if needed.

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

**Brian Ellis Subdivision Waiver Location: 260 East 700 North Zoned: R-3**

Applicant(s): Brian Ellis

Mr. Pierson reviewed the details in the agenda. The applicant is not present at this time. The DRC reviewed this and recommended approval subject to the conditions in the agenda.

Commissioner Wadsworth clarified the reason for a CUP. The curb, gutter and sidewalk are already in place and the applicant is not required to file a Preliminary Plat. Mr. Pierson stated that this is correct and the noted that the street improvements are also in place. Chair Jensen asked if there were any other questions. There were none.

Commissioner Scott made a **motion** to approve the Brian Ellis Subdivision Waiver located at 275 East 700 North subject to the following condition(s):

1. Install a fire hydrant at the intersection of 200 East and 700 North,
2. Receive approval of the electrical design from Jeff Foster of the Electric Department,
3. Meet all of the zoning ordinance standards.

Commissioner Wadsworth **seconded**. Commissioner Robins dissented and the motion **passed**.

**Centex Townhome review for Spanish Vista Location: 1700 East Canyon Road**

**Zoned: R-1-9**

Applicant(s): Centex Townhomes

Mr. Pierson reviewed the details in the agenda. Victor Hansen is present representing Centex. At the time Spanish Vista was approved, 34 provisions were attached. Some of these dealt directly with the town homes. The developer is here to comply with those conditions. Density is not

being addressed. The details are included in the agenda. Commissioner Wadsworth asked Mr. Pierson why 321 units are listed. Mr. Pierson stated that the existing Humphries property is included.

Victor Hansen, ECAD, stated that Centex would build the town homes. The fencing along Canyon Road will be 6-foot masonry. The east side will be masonry per an agreement with the adjoining property owners. There will be two-car garages to meet parking requirements.

Commissioner Bradford asked what the exteriors would consist of. Mr. Hansen replied that they would be masonry and Hardy Plank. Commissioner Bradford likened the Hardy Plank to vinyl siding, but better looking.

Commissioner Robins asked Mr. Hansen to discuss 1700 East and 920 South. Mr. Hansen stated that the road would be 60-feet wide. Commissioner Robins stated that driveways back onto the road. Mr. Heap stated that the traffic is fairly local and not a problem. Tom Spencer with Centex showed the Commissioners brochures of existing projects and samples of siding. The siding is low maintenance and durable.

Commissioner Robins asked how the green space behind units 1-8 would be utilized. Mr. Spencer replied that it depends upon the city requirements. The HOA will maintain it the open space there. Commissioner Wadsworth asked if there are plans for a playground. There are no specific plans for Phase 1, but there are for Phase 2.

Commissioner Bradford wants the HOA to maintain the fences along Canyon Road to prevent any hazards. Mr. Pierson stated that the fence would be similar to Rock Cove and Heritage Cove and will end at the back of the units. Chair Jensen asked if there were any other questions. There were none.

Mr. Pierson asked the developer to describe the garage door designs and asked if the description will match those in the brochure. Mr. Spencer stated that the color would vary and the design is left to the discretion of the Planning Commission. The design will not include glass. He recommended similar color on the walls, varying accents and a limit of three colors. Commissioner Bradford asked for the type of roofing material. The roof would be composed of three-year asphalt shingles. Mr. Spencer stated that the colors would not look busy. Commissioner Robins agrees that too many colors will not look good and approves of the use of a consistent color. Chair Jensen asked if there was any comment. There was none.

Commissioner Bradford made a **motion** to approve the layout, building designs, fencing, and parking for the town homes in Spanish Vista. Commissioner Scott **seconded** and the motion **passed** with a unanimous vote.

Commissioner Scott made a **motion** to adjourn.

Commissioner Robins discussed having a working meeting to discuss the General Plan and Master Planned Developments. Mr. Pierson discussed in general a time frame for discussion. As the length of the Planning Commission meeting will be reduced, these discussions may be

added to the end of the agenda in the coming months.

Commissioner Wadsworth stated that many people have made recommendations and he wants to start discussing them. A certain amount of time may be allocated at the end of each meeting for this purpose. Mr. Pierson agreed and proposed that small committees be formed. The city as a whole will be reviewed, not just individual areas thus, committees need to be made up of citizens from all areas of the city. Commissioner Wadsworth proposed that a list of items to discuss be brought to the next meeting.

Mr. Pierson discussed the possibility of the City Council overseeing the formation of the committees. He also reviewed the process by which the General Plan was reviewed in 1996. Commissioner Robins agreed a list of issues to be reviewed is needed. Mr. Pierson stated that not only do the rules of the General Plan need to be understood, but also the vision of it. The Education of the basics and how the text and the maps tie together is crucial. He encouraged the Commissioners to let him know what they want addressed and start collecting data.

Commissioner Bradford **seconded** the motion to adjourn. The motion **passed** with a unanimous vote.

The meeting adjourned at 7:53 p.m.