

**Adopted Minutes
Spanish Fork City Planning Commission
Work Session
October 6, 2004**

The meeting was called to order at 7:00 p.m. by Chairman Jensen.

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

Staff Members Present: Emil Pierson, City Planner; Richard J. Heap, City Engineer/Public Works Director; Connie Swain, Deputy Recorder.

Citizens Present: None.

Preliminary Items

Chairman Jensen said the minutes from the August 4, 2004 Planning Commission meeting were lost due to a computer virus. The conditions were saved by Mr. Pierson, however, the remaining portion of the minutes are being recreated. Commission members were directed to get any information available to Ms. Swain as soon as possible to help with gleaning those minutes.

General Plan and Zoning Discussion

Commissioner Bradford asked for the status of the subdivisions and projects recently discussed.

Mr. Pierson reviewed the status of the current projects as follows:

- Fieldstone Subdivision Final Plats A-D have begun
- River Cove Subdivision is in the final plat process and will record in January
- Quail Hollow Pedestrian bridge has been relocated
- East Meadows Subdivision was approved by the Development Review Committee today
- Spanish Vista Subdivision's first phases will begin soon and the developer will present an amended plat to the Planning Commission removing the townhomes from the plans
- Sunny Ridge Subdivision is in the final phases of the plat
- Pine Meadows Subdivision construction was stopped by the city to force the developer to complete the road
- Elementary School on 2300 East is to begin being built next Spring
- Houghton Subdivision was approved by the Development Review Committee today

Commissioner Bradford asked what comments are being received from the neighbors to the senior housing project on 1400 East.

Mr. Pierson said the Gardner home has been purchased by a friend of the individual who headed the neighborhood group against the project. Mr. Pierson has also been contacted by two

residents who were oppose to the project requesting contact information to get their parent in the senior apartment complex.

Commissioner Bradford asked for the potential population of the city with the current approved development rights.

Mr. Pierson said if all of the approved areas of the city where totally developed, the city's population would be approximately 34,600.

Commissioner Bradford said it seems there is a surplus of rental units available. The cost of taxes and insurance is going up and the rental rates remain the same.

Commissioner Shaw said rental properties are market driven and there is no way to control it.

Commissioner Bradford asked concerning the status of the project Mr. Pierson assigned to his new employee.

Mr. Pierson said he assigned the project to an intern who is no longer with the city. The project will be continued when a new intern is found.

Mr. Pierson began his presentation including the following information:

- Communities are created near water resources
- Growth and development occurs
- Ordinances and laws are created to provide protection
- General Plans are needed
- Construction of a city - Sims Game
- The location of future commercial development
- Future growth
- Mapleton City is creating high density developments next to Spanish Fork City's boarder

Chairman Jensen asked if the planner from Mapleton City could attend the next Planning Commission meeting.

Mr. Pierson said he will contact the Mapleton City Planner to invite him to the next meeting. Also, Commissioner Wadsworth will be making a presentation to the City Council concerning the neighborhood groups during their November 6 study session.

Commissioner Robins asked Mr. Pierson if he can foresee problems if an extensive amount of time is taken to address neighborhood groups.

Mr. Heap said input from citizens is a critical element.

Commissioner Robins said the Planning Commission cannot move forward with the General Plan discussions until the neighborhood groups are in place.

Mr. Pierson said the Planning Commission can continue by studying the adjacent and local communities. We should try to match adjacent zoning and development.

Other Business

Commissioner Shaw said impact fees need to be explained to those who are new to the commission.

Commissioner Bradford asked why impact fees are needed.

Mr. Heap said increase in growth created a need for improvements and services earlier than with low growth. The impact fees vary between \$5,000 to \$7,000 depending on the location of the home. Impact fees are used to keep up with growth. Each generation has different philosophies.

Adjournment

The meeting adjourned at 8:45 p.m.