

Adopted Minutes
Spanish Fork City Planning Commission - Work Session
November 3, 2004

Agenda review at 6:30 by Mr. Pierson.

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

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

Staff Members Present: Emil Pierson, City Planner; Richard Nielson, Assistant Public Works Director; Tricia Breinholt, Secretary.

Citizens Present: Carl H. Pitt, Victor Hansen, David Tolman, Pat Parkinson, Velena Humphreys, Kirk Humphreys.

Minutes

Mr. Wadsworth made a **motion** to approved the minutes of the August 4, 2004 city planning commission meeting with changes as noted. Mrs. Shaw **seconded**, and the motion **passed** with a unanimous vote.

Mr. Bradford made a **motion** to approved the minutes of the September 1, 2004 city planning commission meeting with changes as noted. Mr. Robins **seconded**, and the motion **passed** with Thora Shaw abstaining.

Mrs. Shaw made a **motion** to approved the minutes of the October 6, 2004 city planning commission meeting with changes as noted. Mr. Bradford **seconded**, and the motion **passed** with a unanimous vote.

Amsource Subdivision Waiver

Carl Pitt made presentation on project.

Mr. Pierson covered the Cal-Ranch area and future improvements.

Mr. Robins made **motion** to pass Amsource Subdivision Waiver, Mr. Wadsworth **seconded** the motion and the motion **passed** with a unanimous vote.

Amend Spanish Vista Preliminary Plat

Mr. Pierson made presentation on the Spanish Vista Preliminary Plat. He provided a spreadsheet of total density. He said active recreation will be dropped to one percent. Small trail behind town homes is being eliminated and they are changing the rest to single family homes.

Dave Tolman stated single family homes is a better plan than multiple family units. They did not feel comfortable economically with multiple family homes.

Kirk Humphreys agreed that for them, it is also in their best interest to neighbor single family homes because people tend to take better care of their own property. Mr. Humphreys stated that he is fine with changes that have been made. He met with Dave Adams and they worked out their concerns.

Mr. Nielson stated that the new layout will deter traffic from residential streets to the larger streets. Anticipating speeds of 25-30 mph.

Mr. Pierson showed minutes of DRC Meeting this morning and explained the conditions of the motion to amend Spanish Vista Preliminary Plat. The following conditions were discussed:

1. Meet all original conditions,
2. Humphreys home meets the ordinance, if home faces south, 6 foot fence extended along Canyon Road,
3. All unused driveways onto Canyon Road are eliminated with them removed and re-vegetated to match existing.
4. Density changes from four percent to one percent on active recreation.
5. Also meet new proposed standards for American's with Disability Act ramps and utility conduits.

Mr. Bradford made **motion** to accept proposal to amend Spanish Vista Preliminary Plat along with the inclusion of new conditions, Mr. Wadsworth **seconded** the motion, motion **passes** with Mr. Robins abstaining.

Other Business - General Plan Discussion

Mr. Pierson made a presentation on the General Plan with Background/History. In Physical Conditions section he would like to include flood plain map, as well as would like to include a map showing where the fault lines are in this area. He would like to include more pictures of the community. Population figures will be updated.

Richard Nielson presented Community Facilities and Services Plan. We will be updating map and number of units shown. Significant water production reduction has been shown because of the drought. The line from Crab Creek Springs has been reduced from 2100 gallons per minute down to about 850-1000 gallons per minute. We have seen a direct correlation at the sewer treatment plant with ground water when a storm hits. The Oaks area, near the golf course, water well project has been completed. Additional loops will be going out to provide better service for Leland area. Water rights will be updated.

Analysis in 1999 done by Brown and Caldwell will be updated with new study done in 2002. Existing culinary water uses will be updated through 2004. Amount of culinary water table will be updated with the pressurized irrigation use. We will update what a peak day's usage is. Residential use accounted for nearly 80 percent of total water, which is now reduced dramatically with the pressurized irrigation system. State requirements have changed with the implementation of our pressurized irrigation system.

Pressurized irrigation system section will be completely redone. We will show how the pressurized irrigation ties into the whole water facilities plan. The block replacement program will continue through the city.

Future infrastructure expansion section will be updated with new information.

New general plan will include a new master plan for the Leland area. Treatment plant needs to be processed to more extent for regulations, which limits capability of capacity. We are possibly moving towards being able to use water from pressurized irrigation system.

Mrs. Shaw asked about use of gray water.

Mr. Nielson explained gray water and that the practicality is probably not quite there yet.

Waste Water needs and recommendations will be updated with a 20-25 year plan to change out old areas. This will be an ongoing need. Ground water drains will need to be installed in conjunction with this project. There is a possibility that the city will go into a regional plan with other cities in south county. By consolidating, it will make one large facility rather than several small ones, which is more cost effective.

Electrical system can be discussed in another meeting with Jeff Foster.

Storm water Drainage System will be updated with new master plan. In our new master plan, we will reduce amount of money paid to Westfield Irrigation for the 300 South ditch. Basin cost will be updated based on current projects, those costs have gone up significantly. Northeast bench storm drainage system is starting to be constructed. 2100 East Center Street will be at the new High School site. West fields has areas that will be developed in the future.

The utilities section is an integral part of the master plan, if densities change, it has a direct impact on the system. If densities go up, we would need to seriously look at our master plans. We need to be compatible with the other cities' systems for future growth and plans.

Mr. Pierson said that as these changes are made to the general plan, they will be brought to the planning commission.

Adjournment

Motion to adjourn made by Mr. Scott and seconded by Mrs. Shaw. The meeting adjourned at 8:55 p.m.