

Adopted Minutes
Spanish Fork City Planning Commission
April 5, 2006

Agenda Review at 6:30 p.m. by Mr. Neilson.

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

Commission Members Present: Chairman Paul Bradford, Assistant Chairman Del Robins, Sherman Huff, Ted Scott, David Lewis, Sharon Miya

Staff Members Present: Christine Johnson, *Asst. City Attorney*; Richard Neilson, *Assistant Public Works Director*; Pam Bradley, *Secretary*; Kimberly Robinson, *Planning Secretary*

Citizens Present: Daniel Smith, Bruce Palmer, Roger Clement, Quinn Snell, Rick Gates, Mark Holley, Cal Finley, Pat Parkinson, Chelise Van De Graaff, Rick Salisbury, Scott Peterson, Kerrin Jensen, Emily Peterson, Tara Tanner, Dan Perkins, Glenna Rae Perkins, Nathan Jaymes, Janene Jaymes, Jeremy Joyner, Monte Allman, Jason Hill, Cody Roberts

The pledge of allegiance was lead by Commissioner Scott.

Minutes

Commissioner Robins made a **motion** to approve the minutes of March 1, 2006, in current form. Commissioner Scott **seconded** and the motion **passed** all in favor.

Commissioner Miya moved to open the public hearing at 7:02 pm. Commissioner Lewis **seconded** and the motion **passed** all in favor.

Public Hearings

Stone Zone Change (Rezone)

Mr. Neilson explained the proposed project and stated that the zoning did meet the General Plan and it matched the area to the north. He then explained the difference in the R-1-9 zoning on the property to the south and the R-1-8 zoning on the property to the north.

Mr. Neilson received a phone call from Gayle Gee a resident who owns property on 2300 East, opposing the zone change, because they don't want additional traffic and building development near them.

Ms. Dewey explained their reasoning for requesting the zone change. She also explained that the lots are bigger then the area next to them so the build out will not be as dense. They are confident that the neighborhood will be impressed with the development.

Mr. Stone explained they have worked close with the city engineer and planner to meet the setback requirements according to the city codes.

Ms. Van De Graaff wanted to know how changing it to an R-1-8 zone would affect the traffic. Richard Neilson replied that the traffic will have to be routed out through the existing roads.

Mr. Palmer asked if traffic will enter onto 1170 S. into the Salisbury development.

Mr. Neilson replied that traffic will meet each subdivision.

Ms. Dewey stated that they are forced to use the roads adjoining the property that already exist.

Discussion was made regarding whether or not the properties will be fenced. Ms. Dewey explained it would be up to the property owners if they want to fence their property or not.

Mr. Palmer does the city have any plan in the future to put a light at the traffic entrance onto the highway. Mr. Neilson stated construction has already started for the light.

Mr. Finley, representing Carol Hall his daughter who owns the adjacent orchard property, expressed his concern because of the irrigation ditch that will go through the property and could carry the spray from the orchard trees. He wants to know what steps the developer will take to ensure that kids won't get into the toxic water going down the canal.

Discussion was made regarding the canal and where it would be piped or buried along the property.

Chairman Bradford stated this is discussion for preliminary plat and they should keep all the concerns at this time to the re-zone.

Mr. Snell, lives in Absalon Court Subdivision, stated he is relieved to see that there is not a high density of proposed build out, but is still concerned with the proposed density.

Commissioner Robins stated it will have less density then the R-1-8 and be similar to Mr. Snell's current subdivision.

Ms. Pierson of Rock Cove subdivision stated she is opposed to having more than three homes per acre, because she feels that having more than three homes per acre would increase the traffic and there are lots of children in the area.

Ms. Tanner of Rock Cove Development, added to Ms. Pierson's comments, she does not mind residential development going in as long as it is not high density. She asked that the Commission take into consideration if another developer buys it later in the future it won't become town homes or a higher density development.

Ms. Dewey stated they only have a 10 acre piece and there is no way to get more than 35 lots in that subdivision because they have to have room for the roads.

Ms. Tanner stated that her subdivision has more build-out then that.

Ms. Dewey stated that they can't create any more because the roads already exist and have to be hooked onto where they are currently located.

Commissioner Robins stated the comments made are all valid and that the Planning Commission would like to hear them when the plan is up for preliminary review.

Commissioner Lewis stated he supports the zone change but wants to wait and see next month what the preliminary shows.

Commissioner Huff stated he agrees with the zone change, but when they get to the preliminary plat he has a few questions that will need to be answered.

Commissioner Lewis made a **motion** to give the City Council a positive recommendation for the Gary Stone Rezone of 10.07 acres at 1290 South 2300 East from an R-R to R-1-8 with the following findings and condition(s):

FINDINGS:

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

Commissioner Huff **seconded** and the motion **passed** by a roll call vote all in favor.

Whispering Willow Amended (Preliminary Plat)

Mr. Neilson explained the proposed development.

Mr. Bowers of Salisbury Homes stated they like the Town Home addition of 100 lots to the north and feel that this project will better suit the needs of Spanish Fork. The open space and amenities will stay the same.

Chairman Bradford asked that the distance between the units be lengthened.

Mr. Bowers explained that the distance will vary from 11' to 18' between the buildings.

Chairman Bradford stated that he would like to see 15 feet between all the units.

Mr. Bowers stated they will do what they can to add the extra footage between the buildings.

Commissioner Lewis commented that if the City does impose this sizing they will not be consistent with Springville who only requires 10 feet.

Commissioner Robins stated that the city would be imposing something in the new part of development that was not required in the old section. He asked if they plan to continue the same look and feel with different covering products and elevations on the buildings.

Mr. Bowers stated that they would have a variety of coverings and heights on the buildings.

Ms. Johnson stated that the Development Review Committee recommended this project as long as they meet the Construction and Development standards.

Commissioner Lewis stated he feels it will be a nice change.

Commissioner Robins said that any less traffic on Highway 51 will be a good thing.

Chairman Bradford said he was in favor of the less density proposed.

Commissioner Lewis made a **motion** to approve the Whispering Willows Amended Preliminary Plat located at Ridgefield Road and Highway 51 with the following findings and condition(s):

FINDINGS:

1. The style of the townhomes include two car garages.
2. The open space and tot lot qualify for the allowable density.

CONDITIONS:

1. It meets all of the construction and Development Standards,
2. Work with the City Utilities on the design,

3. The playground and open spaces as shown on the plat remain and be declared private areas,
4. The plat declare the roads to be public utility easements,
5. The interior sewer be private.

Commissioner Robins **seconded** and the motion **passed** by a roll call vote all in favor.

The Commission gave a positive recommendation to the City Council.

Gateway Commerce Amended (Preliminary Plat)

Mr. Neilson explained the project proposal.

Commissioner Robins asked if the property is within the cities expansion area.

Chairman Bradford stated that this was previously approved and the reason it was on the agenda was that the time limit had lapsed and it will need to be reviewed as if it were not approved yet.

Commissioner Huff made a **motion** to approve the Gateway Commerce Preliminary Plat located at 3450 North Main Street with the following condition(s):

CONDITIONS:

1. It meets all of the Construction and development Standards.

Commissioner Lewis **seconded** and the motion **passed** by a roll call vote all in favor.

Commissioner Robins made a **motion** to close the Public Hearing. Commissioner Scott **seconded** and the motion **passed** all in favor.

Staff Reports

Joyner Subdivision Waiver

Mr. Neilson explained the proposal and explained that the Development Review Committee had asked for some conditions to be met.

Commissioner Miya asked which direction the duplexes will face. Mr. Joyner replied that the homes will face to the east towards the communication building.

Commissioner Miya made a **motion** to approve the Jeremy Joyner Subdivision Waiver located at 50 South 630 West with the following findings and condition(s):

FINDINGS:

1. That they have met the R-1-8 requirement of 10,000 square foot lots with 75' of frontage for twin home lots.

CONDITIONS:

1. Dedicate appropriate property sections needed.
2. Curb, gutter and asphalt be installed.
3. Work with the city utilities for property locations of meters.

Commissioner Robins **seconded** and the motion **passed** by a roll call vote all in favor.

Kamren Nielson Subdivision Waiver

Richard Neilson explained the proposal, and that the current homes will be demolished for future development.

Commissioner Robins asked regarding the DRC condition dealing with the overhead power and if it is to be added underground. Mr. Neilson replied that it would be underground.

Commissioner Lewis added that he felt it will be a nice addition.

Chairman Bradford stated he too felt it would be a good addition and it will be nice to have those lots cleaned up. Commissioner Miya agreed as well.

Mr. Peterson with Atlas engineering stated that he was representing Kamren Neilson and available for any questions the Commission may have at this time.

Commissioner Robins made a **motion** to approve the Kamren Nielson Subdivision Waiver located at 275 South 600 East with the following findings and condition(s):

FINDINGS:

1. That they have met the R-1-6 requirement of 10,000 square foot lots with 50' of frontage for twin home lots.

CONDITIONS:

1. Submittal of a title report for square footage and boundaries,
2. Sewer easements along south border,
3. Interior driveways with access onto 600 East,
4. Electric and communications installed underground,
5. Secure proper utility easements that the City needs around the lots.

Commissioner Huff **seconded** and the motion passed by a roll call vote all in favor.

Forbush Annexation

Ms. Johnson explained the proposal and that the annexation would include Spanish fork and Springville. The intent is to follow the property lines and meet the annexation boundary. The DRC recommended that they approve this and bring it in as an R-R zoning for now.

Chairman Bradford asked if there was any problem with the city providing utilities to this property. Mr. Neilson explained that there are currently utilities in Highway 51 and they will be able to connect to them as needed.

Chairman Bradford asked if there were any problems with the sewer going through the wetlands area. Mr. Neilson replied that they have already talked with the Core of Engineers and there will not be a problem going through the wetland area as long as they restore it.

Commissioner Lewis voiced his support for this annexation, but wants added to the motion that the developer get the property boundaries taken care of right away. Mr. Neilson stated that the property owners to the North are separate and not interested in annexation. Commissioner Lewis noted that if they wanted to annex he would be supportive of it.

Commissioner Robins made a **motion** to approve the Forbush Annexation located at 1400 North Highway 51 with the following condition(s):

CONDITIONS:

1. An Environmental assessment done over the area covered by the salvage yard,
2. Modify the boundary to exclude the northeast corner to follow the City property lines,
3. Terminate Springville's power and work with Spanish Fork Utilities,
4. Zone it R-R for now.

Commissioner Lewis **seconded** and the motion **passed** by a roll call vote all in favor.

Proposed Project Area Plan Entitled North Airport Plan EDA dated: March 10, 2006

Ms. Johnson explained the RDA and that the proposed development is a new business to the area. It is planned there will be 100 new jobs for the area and possibly 150 new jobs in the future. It was expressed that the staff has a positive recommendation for this EDA. Discussion was made regarding the road accesses.

Chairman Bradford read a letter from Mr. Oyler stating that the draft proposed development area plan was reviewed and was found to be consistent with the general plan.

The Commission agreed that they will go along with the letter and authorize Chairman Bradford to sign it.

Commissioner Robins made a **motion** to give a positive recommendation to the Chairman to sign the letter. Commissioner Huff **seconded** and the motion **passed** by a roll call vote all in favor.

Other Business

Mr. Hill, an adjacent property owner, asked that the Kamren Neilson Subwaiver show that he meets the square footage requirements before he can develop.

Mr. Roberts said he would answer any questions regarding the Forbush Annexation that the Commission may have. Commissioner Lewis asked if the property owners to the North were going to be annexed. Mr. Roberts explained they took it out of the project because they wanted to follow the annexation policy declaration area and those properties were not included. Commissioner Lewis also stated that he would support the annexation of the lots to the North if they ever decided to annex. Mr. Roberts explained they will bring in a concept and work up a plan for the preliminary plat to explain more what they plan to do with the area.

Adjourn

Commissioner Scott **moved** to adjourn the meeting at 8:17 p.m. Commissioner Robins **seconded** and the motion **passed** by a roll call vote all in favor.

ADOPTED: August 2, 2006

Kimberly Robinson, Deputy Recorder