

**Adopted Minutes  
Spanish Fork City Planning Commission Meeting  
August 2, 2006**

Agenda review 6:30 p.m.

**Commission Members Present:** Chairman Paul Bradford, Sherman Huff, Sharon Miya, Michael Christianson, Del Robins, Dave Lewis.

**Staff Present:** Dave Anderson, Planning Director; Richard Nielson, Assistant Public Works Director; Richard Heap, Public Works Director; Shelley Hendrickson, Planning Secretary.

**Citizens Present:** David Lee, Nancy Lee, Jim Biesinger, Mike McCormick, Matt Smoot, Steve Smoot, Brett McNelly, Steve Day, Terry Hallett, Scott Parson, Gordon Jacobson, Dak Maxfield, Pat Parkinson, Henry Gardner.

**CALL TO ORDER:**

Chairman Paul Bradford called the meeting to order at 7:05 p.m.

**PLEDGE:**

Commissioner Robins led the pledge of allegiance.

**MINUTES:**

Commissioner Lewis made a **motion** to approve the minutes of April 5, 2006 with the noted corrections. Commissioner Robins **seconded** and the motion **passed** all in favor.

Commissioner Huff made a **motion** to approve the minutes of July 5, 2006 with the noted corrections. Commissioner Miya **seconded** and the motion **passed** all in favor.

Mr. Robins asked about the agenda being online. He said that the internet is not working. He feels that the agenda online is a good thing.

**PUBLIC HEARINGS:**

Commissioner Robins **moved** to open into Public Hearings. Commissioner Lewis **seconded** and the motion **passed** all in favor.

**Amendments to Title 15 of the Municipal Code**

Mr. Anderson gave background and explained the proposal.

Mr. Robins asked if the Zone Change had gone through the City Council.

Commissioner Bradford opened for public comment.

Commissioner Robins made a **motion** recommending to the City Council the proposed changes to Table 2 - Commercial and Industrial Development Standards. Commissioner Miya **seconded** and the motion **passed** all in favor by a roll call vote.

### **Amendment to the General Plan Map**

Mr. Anderson gave background and explained the proposal.

Commissioner Bradford asked about whether or not the roads could handle the concrete trucks.

Mr. Nielson said that the roads could handle the concrete trucks.

Mr. Lewis asked if property owners adjacent to the property had been notified of the concrete batch plant.

Mr. Anderson said that one of the items recommended by staff to the Planning Commission is to spend some time reviewing the City's I-1 and I-2 zone districts. He feels the industrial zoning districts are too similar and that there is a need to create a greater distinction between the I-1 and I-2 districts.

Commissioner Christianson asked if there was a big distinction between the zones by way of the generation of employment and sales tax.

Mr. Anderson said that categorically there is not.

Discussion was made regarding a buffer between industrial zones.

Commissioner Bradford asked the developer for their presentation on enclosed concrete batch plants.

Dak Maxfield

Mr. Maxfield addressed the Commission, introduced Scott Parson and turned the presentation over to him.

Scott Parson

Mr. Parson addressed the Commission. He gave background on the history of Staker & Parson Companies. He discussed awards that the company has received, goals of the project, a description of the project, a preliminary site layout, possible concerns (noise, dust, traffic, lighting, and aesthetics), pictures of current Staker & Parson plants, project forecast, schedule of development, and the current status of the development.

Commissioner Lewis asked for drawings of the proposed Spanish Fork Plant.

Mr. Parson said they are not ready but that they are working on them and they will have them ready for the City Council.

Mr. Robins asked about how many trucks per day they anticipate and if our roads will be sufficient for their needs.

Mr. Parson said they would be sufficient.

Mr. Robins feels it is a good site.

Commissioner Huff asked for the height of the proposed building.

Mr. Parson replied approximately 100 feet and that it would be below the freeway.

Commissioner Bradford opened for public comment.

Pat Parkinson

Ms. Parkinson addressed the Commission. She feels that the City would benefit from this project and that she is in support of it.

Commissioner Huff expressed his concern with the wetlands on the proposed development site.

Discussion was made regarding the wetlands.

Commissioner Lewis asked about the City's plans for the property adjacent to this development.

Commissioner Christianson asked for clarification on the Development Review Committee's recommendation from the minutes.

Mr. Anderson explained the recommendation.

Commissioner Robins made a **motion** recommending approval of the General Plan Amendment for Staker Parson located at approximately 2200 North and 200 East based on the following findings:

**Findings:**

1. That the proposed General Plan designation is compatible with the designation of the neighboring properties.
2. That the proposed designation would allow for a type of development that is generally consistent with that which has been constructed in the immediate vicinity.

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

Commissioner Robins made a **motion** recommending approval of the Zoning Map Amendment for Staker Parson at approximately 2200 North 200 East, changing the Zoning Map from Industrial-1 to Industrial-2 based on the following findings:

**Findings:**

1. That the proposed zoning is compatible with the zoning assigned to the neighboring properties.
2. That the proposed zoning would allow for uses that are consistent and compatible with those that have been constructed in the immediate vicinity.

Commissioner Miya **seconded** and the motion **passed** all in favor by a role call vote.

## **Amendment to the General Plan Map – Steve Maddox – 1000 North State Road 51**

Mr. Anderson gave background and explained the proposal.

## **Amendment to the Zoning Map – Steve Maddox – 1000 North State Road 51**

Mr. Anderson gave background and explained the proposal.

Commissioner Bradford asked if there is a setback requirement on a multiple dwelling.

Mr. Anderson said not necessarily. This will be a Master Planned Development and there is not a setback requirement with Master Planned Developments.

Commissioner Christianson asked if they meet the acreage requirement.

Mr. Anderson said that they do.

Discussion was made regarding a road by the development that will cross the railroad tracks, the City's plan with the road, and who will pay for it.

Mr. Nielson explained the City's plan with the road.

Commissioner Bradford opened for public comment.

Al Hobbs

Mr. Hobbs addressed the Commission. He does not feel that there needs to be anymore duplexes, twin homes etc. in that area.

James Biesinger

Mr. Biesinger addressed the Commission. He feels there does not need to be anymore apartments, condos, duplexes etc. in the area.

David Lee

Mr. Lee addressed the Commission. He is concerned with the portion of property that is to remain R-R zone.

Commissioner Christianson encouraged Mr. Lee to stay involved in the process.

Discussion was made regarding the ponds by Blackhorse Run.

Mr. Biesinger addressed the Commission regarding Blackhorse Run.

Discussion was made regarding the White Rail acreage and density bonus.

Mr. Biesinger addressed the Commission regarding the wetlands. He is not against development but is against such extremely high density.

Commissioner Miya is against the zone change.

Commissioner Bradford agrees with Commissioner Miya. He feels the density is just too high in this location and that it needs to be spread out in the City more.

Commissioner Miya feels that (as a property owner in the area) there needs to be more variety.

Discussion was made regarding the u-shaped roadways, wetlands, and bonus density awarding.

Commissioner Miya made a **motion** to deny the General Plan Amendment for the Thompson Annexation at approximately 850 North State Road 51 recommending that the General Plan not be changed to 9-12 units per acre but remain as it is 5.5-8 units per acre and 5.5-8 units per acre/Professional Office. Commissioner Robins **seconded** and the motion was **denied** by a role call vote. Commissioner Lewis voted **nay**.

Commissioner Robins made a **motion** to approve the proposed Thompson annexation at approximately 850 North State Road 51 based on the following findings and subject to the following conditions:

**Findings:**

1. That the majority of the proposed Annexation is located within the City's Growth Boundary.
2. That municipal services are currently available in the immediate vicinity of the proposed Annexation.

**Conditions:**

1. That an Annexation Agreement be prepared and that it require the construction of Expressway Lane from the west edge of the property east to 150 feet west of the railroad right-of-way.
2. That the Annexation Agreement also include the construction of the trail as shown on the City's Master Trails Plan.

Commissioner Miya **seconded** and the motion **passed** all in favor by a role call vote.

**Preliminary Plat, Spanish Springs Business Park**

Mr. Anderson gave background and explained the proposal.

Discussion was made regarding the wetlands in the development, and concerns of a flood plain.

Gordon Jacobson

Mr. Jacobson addressed the Commission. He does not feel there are any issues concerning flooding.

Commissioner Christianson asked if this development would be phased.

Discussion was made regarding one single point of access in this development and public safety issues.

Commissioner Lewis made a **motion** to approve the Preliminary Plat for the Spanish Spring's Business Park located at 2700 North Main subject to the following conditions:

1. That access to Main Street be provided as represented on Preliminary Plat.

2. That they acquire utility easements for 2700 North.
3. Subject to meeting the Electric Department requirements.
4. That a 12 inch pressurized irrigation line be installed on 2700 North.
5. That the road adjacent to lot 110 be dedicated to the east property line.
6. That a new digital file be submitted to the GIS department.

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

Commissioner Robins made a **motion** to move to Staff reports. Commissioner Miya **seconded** and the motion **passed** all in favor.

### **Preliminary Plat, Oak Ridge Cove**

Mr. Anderson gave background and explained the proposal. Residents are concerned about traffic. Mr. Heap or Mr. Nielson will be addressing the traffic issues. Nebo School District has concerns and they are addressed in the Development Review Committee minutes of July 17, 2006. The City's development standards have been met. The applicant has requested some bonus density and the Development Review Committee's recommendations are spelled out on the chart.

Mr. Heap addressed the Commission. He gave background of the development from the 1970's through the 1980's. He talked about the geotechnical report.

Commissioner Miya asked if the home buyers will be informed about potential hazards and if the developer has a legal obligation to disclose the information.

Commissioner Bradford is concerned about the noise with regard to the gun club.

Commissioner Miya is concerned about traffic on Powerhouse Road.

Mr. Nielson addressed the Commission on the traffic issues related to Powerhouse Road and the other roads involved in the development.

Commissioner Christianson asked about the proposed grades.

Discussion was made regarding school busing, fire trucks, garbage trucks, and snow plows and whether they can or cannot navigate roads with 12% grades.

Steve Smoot

Mr. Smoot addressed the Commission. He feels they have done a lot of things to enhance this development as far as amenities are concerned.

Commissioner Miya asked for clarification on the buildable area of the lot size. The actual buildable area of the lots is substantially limited in several cases.

Mr. Smoot replied that half of the lot would be developable.

Commissioner Christianson asked about the sewer.

Discussion was made regarding the preserved land area (scenic area).

Mr. Anderson asked for an explanation on what a scenic area is and what will/will not be altered.

Mr. Smoot acknowledged that some of the areas noted as scenic easements will be regarded and the vegetation will be removed.

Mr. Anderson asked if Mr. Smoot was willing to prepare a Limit of Disturbance plan.

Mr. Smoot agreed and mentioned that he thought the plan was already prepared.

Commissioner Huff is concerned about sidewalks.

Mr. Smoot submitted plans for the entrance to the development.

Mr. Nielson addressed the sidewalk issues.

Discussion was made regarding sidewalks in the development.

Mr. Anderson corrected what was stated in the staff report about there being a parkstrip between the street and the sidewalk, there will be no parkstrip, the sidewalk will be next to the curb.

Discussion was made regarding bonus density and the density awarded in this development.

Commissioner Miya would like a disclosure stating that school buses will not access the development.

Commissioner Christianson would like a clause on the plat that discusses the recreational facilities in the area regarding the gun club, reservoir, etc.

Discussion was made regarding fencing of the reservoir.

Discussion was made regarding the need for a meeting to discuss bonus density points, how they are awarded, and who awards them.

Commissioned Christianson does not feel that the bonus density is warranted, believes the applicant would have had to do most of the things he is requesting bonus density for in a standard subdivision.

Commissioner Lewis made a **motion** to approve the Preliminary Plat for Oak Ridge Cove located at 2650 South Spanish Oak Drive, based on the following conditions:

1. Density matrix is in accordance with the ordinance.
2. That they meet the construction development standards.
3. That they meet requirements of the geotechnical study.
4. That they provide offsite electrical improvements as dictated by the Electric Department in order to provide service to that project.
5. That the City's legal counsel look at putting on the plat that the City is held to a hold harmless agreement.
6. The plat is noticed that these lots are in close proximity to a recreation facility whose activities may include large activities and crowds.
7. Review lot number eighty through the engineering department.
8. Look at legal issues with a fence on the south side.

Commissioner Miya **seconded** and the motion **passed** by a unanimous role call vote.  
Commissioner Christianson voted **nay**.

Commissioner Bradford **moved** to adjourn. Commissioner Robins **seconded** and the motion **passed** all in favor.

Meeting **adjourned** at 10:33 p.m.

**Adopted: September 6, 2007**

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Shelley Hendrickson, Planning Secretary