

**Adopted Minutes  
Spanish Fork City Planning Commission Meeting  
September 6, 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:** Christine Johnson, Assistant City Attorney; Dave Anderson, City Planner; Richard Nielson, Assistant Public Works Director; Richard Heap, Public Works Director; Shelley Hendrickson, Planning Secretary.

**Citizens Present:** Jed Morley, Bob Tandler, Ray Morley, Vic Deauvano, Keith Bradford, Denise Bradford, Pam Warby, John Warby, Clint Argyle, Clay Grant, Scott Peterson, Doug Page, Brent Bowers, Libby Hancock, Travis Hancock, Wade Dudley, Pat Parkinson, Kerry G. Judd, Travis Jasper, Becca Atkinson, Colby Atkinson, Kaye Mitchell, Margie Robins, Valene Hanson, Barbara Damon, Angelique Wolfe, Hannah Felter, Michael Vasques, Maridean Proctor, Armando Alvarez, Brent Mckell, Mark A. Mckell, Hilary Hendricks, Todd Hendricks, Marty Warren, Rod Warren, Rudy Bischof, Dale Searle, Michael Weatherhead, Dan Barp, Brad Frehner, Debra Frehner, Rick Salisbury, Brent Bowers.

**CALL TO ORDER:**

Chairman Paul Bradford called the meeting to order at 7:01 p.m.

**PLEDGE:**

Commissioner Miya led the pledge of allegiance.

**MINUTES:**

Commissioner Lewis made a **motion** to approve the minutes of August 2, 2006; with the noted corrections. Commissioner Huff **seconded** and the motion **passed** all in favor.

**PUBLIC HEARINGS:**

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

**Amendment to the General Plan and Zoning Maps – D Land L.L.C**

Mr. Anderson gave background and explained the proposal.

Discussion was density, single-family dwellings, and town homes.

Vic Deauvano

Mr. Deauvano addressed the Commission. He explained the proposal.

Discussion was density, the flood plain, and the berm.

Rudy Bischof

Mr. Bischof addressed the Commission. He is concerned with the height of the proposed structures, the way the properties will face, and open land.

Barbara Damon

Ms. Damon addressed the Commission.

Margie Robins

Ms. Robins addressed the Commission. Ms. Robins feels the river bottoms area is wonderful and does not want to see the development.

Dale Searle

Mr. Searle addressed the Commission. Mr. Searle feels the town homes would be best further down the property as not to obstruct the view of the adjacent property owners.

Michael Weatherhead

Mr. Weatherhead addressed the Commission. Mr. Weatherhead feels that Spanish Fork needs a legacy. Would like to see the river bottoms kept open as a legacy.

Mr. Deauvano addressed the Commission. He explained the proposal and answered the citizens questions.

Discussion was egress, ingress, the trail, and the proposed height of the town homes.

Angel Wolfe

Ms. Wolfe addressed Commission. Her concern is the crosswalks for the school kids that walk on Powerhouse road.

Ms. Robins addressed the Commission. She requested clarification on the access road.

Discussion was traffic, width of the road, and zoning.

Commissioner Robins made a **motion** to close the Public Hearing on this issue. Commissioner Lewis **seconded** and the motion **passed** all in favor.

Commissioner Robins feels that this is a good development.

Commissioner Huff feels is in favor of this proposal.

Commissioner Lewis is in favor of this development.

Commissioner Christianson feels higher density around a golf course is warranted.

Commissioner Bradford feels this is the best use for this particular area.

Commissioner Lewis made a **motion** recommending to the City Council approval of the proposed General Plan and Zone Map Amendment for D Land L.L.C. located at 3100 East River Bottoms Road, changing the General Plan Map from Residential 1 unit per 5 acres/1.5 to 2.5 units per acre to Residential 5.5 to 8 units per acre, changing the Zoning Map from Exclusive Agriculture to R-3 based on the following findings:

**Finding:**

1. That the proposed designation would allow for a type of development that is consistent with that which has been constructed in the immediate vicinity.
2. That the proposed zoning is compatible with the zoning assigned to the neighboring properties.
3. That the proposed zoning would allow for development that is consistent and compatible with that which has been constructed in the immediate vicinity.

Commissioner Christianson **seconded** and the motion **passed** by a unanimous roll call vote.

**Amendment to the General Plan and Zoning Maps – Catholic Church**

Mr. Anderson gave background and explained the proposal.

Armando Alvarez

Mr. Alvarez addressed the Commission and explained the proposal.

Wade Dudley

Mr. Dudley addressed the Commission. He feels that parking is an issue.

Todd Hendricks

Mr. Hendricks feels crosswalks and safety of children is a concern.

Michael Ward

Mr. Ward addressed the Commission. He is concerned with density.

Dan Barp

Mr. Barp addressed the Commission. He is concerned with the width of the road.

Pat Parkinson

Ms. Parkinson feels that the proposed development is good. She feels the lower density is wonderful.

Mr. Alvarez feels that the proposed R-1-9 zone is consistent with the adjacent properties.

Commissioner Miya made a **motion** to close Public Hearing on this issue. Commissioner Lewis **seconded** and the motion **passed** all in favor.

Commission discussion was R-1-12 zoning, the two (2) acre parcel that will be left undeveloped for now.

Commissioner Robins made a **motion** recommending to the City Council approval of the

proposed General Plan Amendment at approximately 1520 South 1400 East, changing the General Plan Map from Residential 1.5 to 2.5 units per acre to Residential 2.5 to 3.5 units per acre and changing the Zoning Map from Rural Residential to R-1-9 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.
3. That the proposed zoning is compatible with the zoning assigned to the neighboring properties.
4. That the proposed zoning would allow for uses that are consistent and compatible with those that has been constructed in the immediate vicinity.

Commissioner Lewis **seconded** and the motion **passed** by a unanimous roll call vote.

Commissioner Christianson recommended a five (5) minute break.

Break at 8:26 p.m. to 8:31 p.m.

**Amendment to the General Plan Map – Fritzi Realty**

Mr. Anderson gave background and explained the proposal.

Ray Morley

Mr. Morley addressed the Commission. He gave background and explained the proposal.

Bob Tandler

Mr. Tandler addressed the Commission. He gave background and explained the proposal. Mr. Tandler expressed his belief that staff had made an error in preparing the maps that were presented last year.

Clint Argyle

Mr. Argyle addressed the Commission. He would like in the minutes that discussion is on the Fritzi parcels only. He feels that the Commission should consider the zoning to be somewhere between the 2.5-3.5 units per acre and 5.5-8 units per acre. The neighborhood would like lower density.

Mark Mckell

Mr. Mckell addressed the Commission. He is concerned with the property line between the Mckell property and the Fritzi property line.

Brent Mckell

Mr. Mckell addressed the Commission. He feels that the Mckell property has a potential to become landlocked with the proposal and that they will lose a current right-of-way to their property.

Libby Hancock

Ms. Hancock addressed the Commission. She is concerned with traffic and feels the proposed density is too high.

Mr. Argyle addressed the Commission.

Mr. Tandler addressed the Commission.

Mr. Mckell addressed the Commission. He submitted a picture for viewing.

Brad Frehner

Mr. Frehner addressed the Commission. He feels traffic and safety of children in the area are big issues. He feels the property is best suited for a commercial zone.

Ms. Parkinson addressed the Commission. She feels that access into the proposed development is ludicrous.

Debra Frehner

Ms. Frehner addressed the Commission. She feels traffic is a concern.

Commissioner Lewis made a **motion** to close Public Hearing on this issue. Commissioner Miya **seconded** and the motion **passed** all in favor.

Discussion was sensitive lands.

Mr. Anderson addressed the Commission.

Discussion was UDOT's approval of access to the property, confusion whether the zoning is 2.5-3.5 units per acre or 4.5 to 5.5-8 units per acre, and traffic.

Mr. Anderson addressed the Commission with regard to access, zoning, and traffic.

Mrs. Johnson addressed the Commission with regard to legislative decisions.

Commissioner Miya made a **motion** recommending to the City Council approval of the proposed General Plan Amendment at approximately 1400 South Main, changing the General Plan Map from General Commercial/Residential 4.5-5.5 units per acre General Commercial/Residential 5.5-8 units per acre; limited to the Fritz Realty properties, based on the following finding:

**Finding:**

1. That the proposed designation would allow for a type of development that is compatible with that which is anticipated in the surrounding area.

Commissioner Lewis **seconded** and the motion **passed** by a role call vote. Commissioner Christianson voted nay. He feels that the density is too high. Commissioner Huff voted nay. He feels that the density is too high.

**Plat Amendment – Provo Craft**

Mr. Anderson explained the proposal.

Kerry Judd

Mr. Judd addressed the Commission. He explained the proposal.

Commissioner Robins made a **motion** to the City Council approval of the Amended Plat for Gateway Commerce Park subject to the following condition:

**Condition:**

1. That the applicant make any required corrections required by the Development Review Committee to the plat and provide staff with a corrected copy prior to the submittal of a Final Plat.

Commissioner Huff **seconded** and the motion **passed** by a unanimous roll call vote.

Commissioner Huff **moved** to close Public Hearings. Commissioner Robins **seconded** and the motion **passed** all in favor.

**STAFF REPORTS**

**Annexation – Strawberry Water Staker Parson**

Mr. Anderson gave background and explained the proposal.

Commissioner Christianson expressed concern with negligent use and whether the city would be liable.

Mrs. Johnson feels that it would not be the City's problem.

Mr. Anderson feels that by way of liabilities the City would not be assuming additional liability in annexing these properties but noted that he would discuss the issue with the City Attorney.

Christine Michael

Ms. Michael addressed the Commission with regard to wind turbines.

Commissioner Huff made a **motion** recommending to the City Council approval of the proposed Strawberry Water Staker Parson Annexation located at 2800 South Highway 6 with the Industrial 2 zoning assigned based on the following finding:

**Finding:**

1. That the proposed Annexation and associated zoning would allow for a type of development that is consistent with that which has been constructed in the immediate vicinity.

Commissioner Miya **seconded** and the motion **passed** by a unanimous roll call vote.

**Subdivision Waiver – Kamren Nielson Subdivision**

Mr. Anderson gave background and explained the proposal.

Scott Peterson

Mr. Peterson addressed the Commission. He explained the proposal.

Commissioner Robins made a **motion** approving the Subdivision Waiver for Kamren Nielson based on the following finding and subject to the following condition:

**Finding:**

1. That the proposed Subdivision Waiver is consistent with the requirements of the R-1-6 zone.

**Condition:**

1. That the applicant work with the Electric Department on the electric service in putting the electric utilities underground.

Commissioner Huff **seconded** and the motion **passed** all in favor.

**Subdivision Waiver – Grant Subdivision**

Mr. Anderson gave background and explained the proposal.

Clay Grant

Mr. Grant addressed the Commission. He gave background and explained the proposal.

Commissioner Robins made a **motion** to approve the Subdivision Waiver for Clay Grant based on the following finding and subject to the following conditions:

**Finding:**

1. That the proposed Subdivision Waiver is consistent with the requirements of the R-1-6 zone.

**Conditions:**

1. That the project meets the construction and development standards.
2. That the necessary corrections are made to the plat and a clean copy be provided for the City's files.
3. That any requirements of the Engineering and Electrical Departments be satisfied before deeds are recorded.

Commissioner Lewis **seconded** and the motion **passed** all in favor.

**Subdivision Waiver – Teton Subdivision**

Mr. Anderson gave background and explained the proposal.

Colby Atkinson

Mr. Atkinson addressed the Commission. He explained the proposal.

Commissioner Huff made a **motion** to approve the proposed Subdivision Waiver for Teton Construction based on the following finding and subject to the following conditions:

**Finding:**

1. That the proposed Subdivision Waiver is consistent with the requirements of the R-1-6 zone.

**Conditions:**

1. That the project meets the construction and development standards.
2. That the necessary corrections are made to the plan and a clean copy be provided for the City's files.
3. That any requirements of the G.I.S. Engineering and Electrical Departments be satisfied before deeds are recorded.

Commissioner Lewis **seconded** and the motion **passed** all in favor.

**PLANNING REVIEW AND UPDATE**

Mr. Anderson presented a power point presentation on growth related issues.

Discussion was made regarding the presentation.

Discussion was made regarding the Planning Commission's priorities.

**ADJOURN**

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

Meeting **adjourned** at 11:00 p.m.

**Adopted: October 4, 2006**

---

Shelley Hendrickson, Planning Secretary