

**Adopted Minutes
Spanish Fork City Planning Commission Meeting
October 4, 2006**

Agenda review 6:30 p.m.

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

Staff Present: Christine Johnson, Assistant City Attorney; Dave Anderson, Planning Director; Richard Nielson, Assistant Public Works Director; Shelley Hendrickson, Planning Secretary.

Citizens Present: Glen Bradford, Justin Irvine, Vernon Groo, Shawn Groo, Fred Vincent, Clay Smith, Jacky Smith, Alexander Stone, Scott Hurst, Vern Dillenbeck, Clark Mitchell, Pat Mitchell, Andrew Gardner.

CALL TO ORDER:

Chairman Paul Bradford called the meeting to order at 7:02 p.m.

PLEDGE:

Commissioner Christianson led the pledge of allegiance.

MINUTES:

Commissioner Huff made a **motion** to approve the minutes of September 6, 2006. Commissioner Lewis **seconded** and the motion **passed** all in favor.

PUBLIC HEARINGS:

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

Amendment to the Zoning Map

Applicant: Clark Mitchell

Zoning: R-1-12 requested

Location: 2000 South 1400 East

Mr. Anderson gave background and explained the proposals for the Zoning Map Amendment and Preliminary Plat approval requests. He explained that the applicant has proposed that Lot B be dedicated to the City and will provide some funding for the City to install fencing, landscape, and parking. Mr. Anderson then explained the scenic easement (placed on lots 20-23, 26 and 27), River Bottoms Road, the trail, improvements on frontage, Lot C (which will be dedicated to the City) and storm drainage (to be constructed underground).

Discussion was made regarding lot sizes and the plan for the cemetery with regard to fencing and landscape.

Commissioner Miya feels fencing and landscape should be constructed in a way so as to preserve the history of the cemetery.

Commissioner Christianson feels that there should be some verbiage somewhere that holds the City harmless for any seepage or landslide with regard to the springs on the hillside.

Clark Mitchell

Mr. Mitchell addressed the Commission. He explained his intentions with the cemetery funds (fence, sprinklers, landscape) and that if the Daughters of the Utah Pioneers want to have a fundraiser to raise funds for a monument they may do so.

Commissioner Lewis asked about the fencing.

Mr. Mitchell said that the lots are designed so that people will not be looking into people's backyards.

Commissioner Bradford asked who would be taking care of the CCR's.

Mr. Mitchell explained that a homeowner's association would take care of that.

Commissioner Lewis asked about homeowner's creating a trail on their property to get to River Bottoms Road.

Mr. Mitchell explained that a natural trail from them walking up and down the hill would be fine but nothing else.

Commissioner Lewis asked about trees, flowers etc. on the hillside.

Mr. Anderson clarified the verbiage of the scenic easement.

Commissioner Huff asked Mrs. Johnson if there was something that could keep the City held harmless from the seepage on the hill, or if the hill sluffs.

Mrs. Johnson addressed the Commission. Mrs. Johnson feels there can be verbiage on the Plat to address the springs on the hillside.

Mr. Bradford excused Commissioner Robins for not being in attendance.

Commissioner Bradford opened the public hearing.

Glen Bradford

Ms. Bradford addressed the Commission. He is concerned about parking for the cemetery.

Pat Mitchell

Ms. Mitchell addressed the Commission and explained the intent of the Daughters of the Utah Pioneers with regard to the cemetery.

Discussion was made concerning the cemetery.

Vern Dillenbeck

Mr. Dillenbeck addressed the Commission. He is concerned about the need for more green space. He would like to see a park adjacent to the cemetery.

Mr. Mitchell addressed the concerns.

Justin Irvine

Mr. Urbine addressed the Commission. He is concerned with the height of the homes.

Mr. Anderson clarified the height restriction.

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

Commissioner Lewis is pleased with the project and the cemetery improvements. He feels lots 23, 24, and 25 need a sensitive excavation site requirement with regard to the cemetery.

Commissioner Miya is pleased with the developer's willingness to preserve the cemetery.

Commissioner Miya made a **motion** recommending to the City Council **approval** of the proposed Preliminary Plat and Zone Change for Pioneer Ridge based on the following findings and subject to the following conditions:

Findings:

1. That the proposed Preliminary Plat meets the City's standards for Developments in the R-1-12 zone.
2. That the R-1-12 zone is consistent with the General Plan.

Conditions:

1. That the language of the scenic easement be modified to say no outside structures, no fencing within the easement, no storage of materials of any type, no access from Rivers Bottoms Road. No excavation of any type.
2. That Lot C is dedicated as road right-of-way.
3. That the cemetery be dedicated to the City for the Parks and Recreation Department.
4. That the retention basin be removed from private property and work with the City Engineers to put it in the streets.
5. That the Plat notes concerning the scenic easement be required on the deeds of lot numbers 20-23, 26 and 27.
6. That the applicant works with the Parks and Recreation Department to prepare a concept plan with an allotment of funds for the cemetery.
7. That parking for the Cemetery is 90 degree parking as to have access from both directions.
8. Put a clause on the plat for lot numbers 20-23, 26 and 27 that the City is held harmless for any water seepage or landslide.
9. Prepare a letter for excavators that this is a sensitive area and remind them of the State and Federal Archeology standards.

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

STAFF REPORTS

Preliminary Plat

Applicant: Clark Mitchell

Zoning: R-1-12 requested

Location: 2000 South 1400 East

Discussed above. Motion addressed above.

PLANNING REVIEW AND UPDATE

Mr. Anderson explained a proposal for a park by the old landfill and asked what the Commissioners feelings are with regard to this proposal.

Discussion was the park, wetlands, and funding.

Mr. Anderson explained that the City Council has planned a meeting on October 19, 2006 to discuss growth issues.

Mr. Anderson explained the need to create a Public Facilities zone. An architectural firm has been hired to design the Police and Court Building and they need clear guidelines to follow.

Commissioner Lewis feels the Blackhorse Run Subdivision is a nice part of town and well kept.

Commissioner Miya feels that there does not need to be anymore high density in this part of town.

Commissioner Lewis feels that the Black Horse Run development was well done and that it is being well maintained.

Discussion was made regarding land use.

ADJOURN

Commissioner Christianson **moved** to adjourn. Commissioner Lewis **seconded** and the motion **passed** all in favor.

Meeting **adjourned** at 8:32 p.m.

Adopted: November 1, 2006

Shelley Hendrickson, Planning Secretary