

Adopted Minutes
Spanish Fork City Planning Commission Meeting
February 7, 2007

Agenda review 6:30 p.m.

Commission Members Present: Chairman Paul Bradford, Michael Christianson, Del Robins, Sharon Miya.

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

Citizens Present: Byron Orton, Lori Orton, Charlene Voran, Jerry Voran, Harold Ostler, Allan Davis, illegible Warren, Andrew VanNoy, Kevin illegible, Shannon Colver, Jeff Clark, Brent Jones, Derek Averett, Mike Utley, R. Morris, Tyler Roberts, Michelle Roberts, Chris McCandless, Bryan L. Redd, Annette Redd, Hayden Redd, Moses Eyere.

CALL TO ORDER:

Commissioner Bradford called the meeting to order at 7:00 p.m.

Commissioner Bradford excused the absence of Commissioner Huff and Commissioner Lewis.

PLEDGE:

Commissioner Miya led the pledge of allegiance.

MINUTES

Commissioner Robins made a **motion** to approve the minutes of November 1, 2006. Commissioner Miya **seconded** and the motion **passed** by a unanimous roll call vote.

Commissioner Robins made a **motion** to approve the minutes of December 6, 2006. Commissioner Miya **seconded** and the motion **passed** by a unanimous roll call vote.

Commissioner Robins made a **motion** to approve the minutes of January 3, 2007. Commissioner Christianson **seconded** and the motion **passed** by a unanimous roll call vote.

PUBLIC HEARINGS:

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

Trophy Homes General Plan Amendment and Zone Change

Applicant: Trophy Homes

General Plan: Light Industrial existing, 9-12 units per acre Residential requested

Zoning: Industrial 1 existing, R-3 requested
Location: 1800 North Chappell Drive

Applicant called prior to the meeting and asked to be withdrawn from the agenda.

Old Mill Estates General Plan Amendment and Zone Change

Applicant: CW Management Group

General Plan: 1 unit per 5 acres/.5 to 1.5 units per acre residential existing, 1.5 to 2.5 units per acre residential requested.

Zoning: Rural Residential existing, R-1-15 requested

Location: 1503 South Mill Road

Mr. Anderson gave background and explained the proposal.

Commissioner Bradford asked if part of the development was outside the Growth Boundary.

Mr. Anderson said that we cannot accept applications for property outside of the Growth Boundary; however, the City Council has approved growth for the area around this request.

Commissioner Robins clarified the number of units and wanted to know if small numbers would have an affect on the utilities.

Mr. Anderson addressed the issue by explaining that the developer had adjusted the lots for the proposal to meet the City requirements.

Commissioner Christianson asked for clarification with regard to units per acre and utility capacity from the growth meetings.

Commissioner Christianson asked about the sewer and how it would be going off of the property as well as clarification of one of the Development Review Committee's conditions.

Mr. Anderson addressed the issue by saying that the Planning Commission could handle it several different ways.

Commissioner Christianson feels this development is one big cul-de-sac and is concerned with only one means of ingress and egress.

Mr. Anderson said that he was not aware of anything in our standards that would not enable the developer to have more than one means of ingress and egress.

Chris McCandless

Mr. McCandless addressed the Commission. He explained the proposal. He addressed their corporation, notable projects, past projects, existing site information, site information, infrastructure solutions, area maps, project proposal, subdivision plan, entry feature, and their conclusion.

Commissioner Bradford is concerned with Mill Road and Arrowhead Trail.

Mr. McCandless addressed the issue and said that he does not want to have to improve the road anymore than they have to.

Harold Losser

Mr. Losser feels that Mill Road is definitely a problem and that there is not enough room now on the road for two cars to pass safely. He feels it is important to have a nice rural entrance into the City and feels it would be a mistake to develop too heavily in the area. He also feels that there are many options that have not been explored and the proposal should be denied at this time.

Discussion was made regarding density in the area.

Duane Kirkham

Mr. Kirkham addressed the Commission. He feels that it is a farming community and he does not want to see the animal rights diminish. He is concerned with open irrigation ditches and safety along with a canal. He feels that something needs to happen with Mill Road and that it needs to be completely redone.

Discussion was made regarding animal rights, and Mill Road.

Commissioner Christianson asked for clarification on what kind of road Mill Road is. Collector etc.

Brian Redd

Mr. Redd addressed the Commission. He feels there is an issue with Mill Road and that the developer only wants to address the road issues in front of their development and then the rest of the road stays the same and the safety concerns of the road are still not addressed. He feels that the rural aspect of the area and would like a six foot concrete wall around the development for safety reasons and protect property owners adjacent to the proposal. He feels one access does not seem to be compliant. Feels there needs to be a meeting with the residents in Leland before this proposal or any others proceed.

Discussion was made regarding the general plan meeting held about a year and a half ago.

Mr. Anderson answered the question that Mill Road is a Minor Collector Road. He also wanted to clarify some issues with Mr. McCandless that the City was anticipating improvements on Mill Road.

Discussion was made regarding Mill Road and improvements.

Mr. McCandless addressed the Commission. On the canal issues in order to keep canals and people safe they would isolate the development with rock and landscape. Nuisances could be addressed on the Plat. He feels that other property owners will come in and want to develop if this proposal is approved and that they can participate in the Mill Road improvements. He feels the split entry of ingress and egress is sufficient for one access.

Commissioner Christianson stated that he is not familiar with having one ingress and egress that is split being an okay standard.

Discussion was made regarding ingress and egress, and looping water lines.

Jerry Voran

Mr. Voran addressed the Commission. He is concerned with safety during the burning of ditches, and he has an issue if the construction of a wall is built between his property and the

proposal. He is concerned with safety and does not want kids drowning in his ditches. He is also concerned with the widening of Mill Road and said if it is widened it will take out his house.

Discussion was made regarding the Growth Boundary, and Mill Road.

Joel Warren

Mr. Warren feels that there is a problem on Mill Road as well. He feels that the City should take the stand and protect the existing property owners.

Jeff Clark

Mr. Clark addressed the Commission. He asked for clarification on the zones. He is against the zone change in the area.

Alan Davis

Mr. Davis addressed the Commission. He is not for or against the development. The thing that concerns him is that the people that get the nod are the developer and not the people that have lived there. The people that live there should have a pretty strong say.

Commissioner Bradford opened for Commission discussion.

Commissioner Christianson asked for Mr. Anderson's opinion on what the Development Review Committee's recommendation would have been had they been aware of the extent of the sewer issues.

Mr. Anderson addressed the issue and said that the Development Review Committee in his opinion would have denied the request.

Discussion was made regarding a sewer lift station within this proposal, denying the proposal and sending it back to the Development Review Committee.

Commissioner Miya is concerned with the Development Review Committee's recommendation to have a review with the citizens in the area. She feels that an opinion from the citizens ought to be met before approving this proposal.

Commissioner Robins is concerned with a neighborhood meeting taking place before approval of this proposal.

Discussion was made regarding a meeting with citizens in Leland before a proposal is approved.

Commissioner Robins made a **motion** to table the proposed General Plan and Zoning Map Amendments for property located at 1503 South Mill Road, changing the General Plan Map from 1 unit per 5 acres/.5 to 1.5 units per acre Residential to Residential 1.5 to 2.5 units per acre residential and changing the Zoning Map from Rural Residential to R-1-15 until the citizens in this area are allowed to give their input, and that the Development Review Committee address the sewer lift station issue given the new revelation that none of the property is serviceable for gravity sewer, right-of-way issues on Mill Road, and secondary access and cul-de-sac lengths be reviewed. Commissioner Miya **seconded** and the motion **passed** by a unanimous roll call vote.

Mr. Anderson feels that setting a date for a meeting at this meeting would be best. He recommended February 21, 2007, from 6 p.m. through 8 p.m., open house style.

Discussion was made regarding mailings, how the residents will be contacted, and will information be given to residents ahead of time for their review.

Revisions to Title 15 of the Municipal Code

Applicant: Spanish Fork City

Location: Citywide

Mr. Anderson explained the proposal and gave background.

Commissioner Bradford opened for public comment.

Brent Jones

Mr. Jones addressed the Commission. He feels that residents should be given better notice. He then supplied pictures of structures in town that are bigger than 200 square foot. He feels that bigger structures should be allowed so that residents can protect their property. Boats, RV's etc.

Discussion was made regarding size of accessory buildings.

Rick Smith

Mr. Smith addressed the Commission. He feels that common sense would tell you that 200 square feet is not a very big accessory building. He feels that 400 feet is a good number. He does not feel that having anything more than 400 feet would be good.

Wendy Osborne

Ms. Osborne addressed the Commission. She feels that as an owner of recreational vehicles that residents that have a structure to protect the vehicles only makes sense and that it is an eye sore to see recreational vehicles parked all over properties as opposed to being in a enclosed structure.

Mr. Jones would like to see the structures going to the property line.

Commissioner Bradford opened for Commission discussion.

Commissioner Miya is comfortable with the way the verbiage is written but is not comfortable with changing the language to 400 feet without staff reviewing it.

Discussion was made regarding setbacks, and size of square footage on an accessory building, and whether or not to send the issues back to the Development Review Committee.

Commissioner Robins made a **motion** to **approve** the Revisions to Title 15 of the Municipal Code. Commissioner Miya **seconded** and the motion **passed** by a unanimous roll call vote.

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

OTHER DISCUSSION

Planning Update

Mr. Anderson gave a quick update on the status of items that the Planning Commission is currently working on.

ADJOURN

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

Meeting **adjourned** at 9:41 p.m.

Adopted:

Shelley Hendrickson, Planning Secretary