

Adopted Minutes
Spanish Fork City Planning Commission Meeting
May 2, 2007

Agenda review 6:30 p.m.

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

Staff Present: Dave Anderson, Planning Director; Richard Nielson, Public Works Assistant Director; Shelley Hendrickson, Planning Secretary; Woodworth Mataele, Planning Intern.

Citizens Present: Gary A. Carter, Les Allen, Jesse Brimhall, Phillip K. Whitehead, Calvin Wyman, Betty Wyman, Travis Whitney, Marlene Clayson, Larene Braithwaite, Dennis Stone, James Sweeten, Allen Hall, Faye Hall, Duane Allred, Gail Peterson, Grant Broadhead, Thor Vest, Nik Mafi, Jim Biesinger, Brad Jex, Calvin Rowley, Joe L. Sanchez, Jared Gutierrez, Matt Nelson, Daniel Fifield, *illegible* Roberts.

CALL TO ORDER

Commissioner Bradford called the meeting to order at 7:03 p.m., and excused Commissioner Lewis.

PRELIMINARY ACTIVITIES

Pledge

Scout Nik Mafi led the pledge of allegiance.

Adoption of Minutes: April 4, 2007

Commissioner Christianson made a **motion** to **approve** the minutes of April 4, 2007; with the noted corrections. Commissioner Robins **seconded** and the motion **passed** all in favor.

PUBLIC HEARINGS:

Commissioner Huff **moved** to open into Public Hearings. Commissioner Robins **seconded** and the motion **passed** all in favor at 7:07 p.m.

Mr. Anderson introduced Planning Intern Woodworth Mataele.

Dos Amigos Zoning Map Amendment

Applicant: Les Allen

General Plan: Residential 4.5 to 5.5 units per acre/General Commercial and Residential 2.5 to 3.5 units per acre

Zoning: Rural Residential existing, R-1-6 requested

Location: approximately 2700 East 1050 South

Mr. Anderson explained the proposal.

Discussion was held regarding the parcel boundary lines, ingress and egress from Canyon Road, and City standards for road width.

Allen Hall

Mr. Hall addressed the Commission. He said that his property is in the middle of the proposed development and another proposed development. He feels that his property is going to be landlocked. He said he is not planning on developing his property at this time but would like to be included in the proposal so his property is not landlocked.

Discussion was held regarding land locking property and what constitutes a legal access.

Mrs. Johnson said that Mr. Hall's property would not be legally landlocked by the proposed developments.

Phillip Whitehead

Mr. Whitehead explained where his property was and that property lines have been adjusted to be on the South side of the canal. He feels that the barrier wall that will be constructed by the developer needs to be on the south side of the canal.

Les Allen

Mr. Allen said that ingress and egress off of Canyon Road is yet to be determined. He feels that UDOT will determine the placement of the road. He said that there are several property owners involved in the development of the parcels adjoining his and feels it is going to require give and take from all of the property owners involved to make things work for everyone involved. He is fine installing the fence on the South side of the canal.

Discussion was held regarding the canal, property boundaries, fencing, ingress and egress from the Dos Amigos parcel onto Canyon Road.

Commissioner Robins feels that it will take a lot of work and give and take by all of the property owners involved.

Commissioner Robins made a **motion** recommending **approval** of the proposed Dos Amigos Zone Change request, changing the zoning at approximately 2700 East Canyon Road from Rural Residential to R-1-6 and R-1-9 based on the following finding:

Finding:

1. That the proposed Zone Change is consistent with the General Plan designation.

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

Stone Zoning Map Amendment

Applicant: Dennis Stone

General Plan: Residential 2.5 to 3.5 units per acre

Zoning: Rural Residential existing, R-1-9 requested

Location: 2550 East Canyon Road

Mr. Anderson explained the proposal.

Commissioner Robins asked for the zoning on Hunter's crossing.

Mr. Nielson said it was R-1-9.

Commissioner Christianson asked if the R-1-9 zone meant 9,000 square foot lots.

Mr. Anderson said yes.

There was no public comment.

Commissioner Robins made a **motion** recommending **approval** of the proposed Dennis Stone Zone Change request, changing the zoning at approximately 2575 East Canyon Road from Rural Residential to R-1-9, based on the following finding:

Finding:

1. That the proposed Zone Change is consistent with the General Plan designation.

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

Foster Zoning Map Amendment

Applicant: Gary Carter

General Plan: Residential 5.5 to 8 units per acre

Zoning: Rural Residential existing, R-3 requested

Location: 900 North 1100 East

Mr. Anderson explained the proposal.

Commissioner Bradford asked for total acreage on the proposal.

Mr. Carter gave the acreage.

Discussion was held regarding the square footage required for duplexes, tri-plexes and four-plexes.

There was no public comment.

Commissioner Robins feels that this is one area of the City that the Commission needs to look at before adding higher density housing to the area.

Commissioner Bradford agreed with Commissioner Robins.

Gary Carter

Mr. Carter explained what type of structures he is planning on building. He is leaning towards lower profile buildings than something taller that would be more imposing.

Discussion was held regarding 1100 East and utilities, ingress and egress, improvements, and safety.

James Biesinger

Mr. Biesinger feels that the density is very high in this part of town and that a retaining wall will need to be constructed on the north easterly boundary. He also explained what he is proposing for his property.

Commissioner Robins asked for clarification on fencing standards.

Mr. Anderson explained what the City's fencing standards are.

Discussion was held regarding fencing.

Commissioner Huff made a **motion** recommending **approval** of the proposed Foster Zone Change request, changing the zoning at approximately 890 North 1100 East from Rural Residential to R-3 based on the following finding:

Finding:

1. That the proposed Zone Change is consistent with the General Plan designation.

Commissioner Robins **seconded** and the motion **passed** by a role call vote. Commissioner Christianson voted nay. He would like to see a concept plan.

Discussion was held regarding density.

Preliminary Plat Esplin Subdivision

Applicant: Reed Esplin

General Plan: Light Industrial

Zoning: Industrial 1

Location: 1000 East 1950

Mr. Anderson explained the proposal.

Discussion was held regarding wetlands.

William Reed Esplin

Mr. Esplin explained his plans for the future of his property. He also explained the business and what he manufactures.

Discussion was held regarding the adjacent properties.

There was no public comment.

Mr. Esplin explained what part of 1950 North he will be constructing and asked if he could recoup some of the cost if adjacent property owner's access the road.

Mr. Nielson explained that Mr. Esplin could recoup costs through a connector's agreement and explained how to apply for one.

Commissioner Robins made a **motion** recommending **approval** of the proposed Preliminary Plat for Reed Esplin subdivision based on the following finding and subject to the following conditions:

Finding:

1. That the proposed plat does conform to the City's requirements for subdivisions in the Industrial 1 zone.

Conditions:

1. Meeting the subdivision standards.
2. 1950 north street be dedicated to the City either as part of the plat, or deed outside of the plat, and be constructed to and through the first phase of the project when it is built or put in a temporary turn around.
3. That redline corrections be made.

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

Commissioner Robins made a **motion** to close public hearing. Commissioner Huff **seconded** and the motion **passed** all in favor at 8:13 p.m.

STAFF REPORTS

Preliminary Plat Boswell Park Subdivision

Applicant: James Biesinger

General Plan: Residential 5.5-8 units per acre

Zoning: R-1-6
Location: 800 North Highway 51

Mr. Anderson gave background and explained the proposal.

Commissioner Bradford asked for the distance between lot one and the adjacent property.

James Biesinger

Mr. Biesinger said that he had spoken to UDOT with regard to ingress and egress onto State Road 51.

Discussion was held regarding ingress and egress into Lot 3, easements, and zoning.

Mr. Biesinger explained his plans to put two single-family dwellings and preserve some open space.

Commissioner Robins made a **motion** recommending to the City Council **approval** of the proposed Preliminary Plat for the Boswell Park based on the following finding and subject to the following conditions:

Finding:

1. That the proposed Preliminary Plat conforms to the City's standards for development in the R-1-6 zone.

Conditions:

1. That the developer meets the construction and development standards.
2. That the Final Plat describes access requirements or limitations provided in the City's Construction and Development Standards.
3. That redline corrections be made.

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

Commissioner **Robins** moved to go into public hearing. Commissioner Christianson **seconded** and the motion passed all in favor at 8:35 p.m.

Ordinance Amendment – Title 15

Applicant: Juleen Whitney

Location: Citywide

Mr. Anderson gave background and explained the proposal.

Discussion was held regarding setback standards.

Commissioner Christianson asked if Mr. Anderson could think of any scenario that would have any negative impacts with the proposed increase.

Mr. Anderson does not feel that changing the standard to 15 percent will have any negative impacts.

***Commissioner Huff excused himself at 8:49 p.m.*

Mr. Whitney explained his proposal.

Commissioner Christianson made a **motion** recommending to the City Council **approval** of the proposed Amendment to Title 15 of the Municipal Code, changing section 15.3.24.090 A 7, based on the following findings:

Findings:

1. That the proposed Zone Change would allow residents to make more effective and efficient use of their property.
2. That the proposed change would not result in the creation of any situations that are more detrimental than what the ordinance currently allows.

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

Commissioner Robins **moved** to take a five minute break. Commissioner Christianson **seconded** and the motion **passed** all in favor at 8:52 p.m.

*** Reconvened at 8:57 p.m.*

Ordinance Amendment – Title 15

Applicant: Spanish Fork City

Location: Citywide

Mr. Anderson explained the proposal. He feels it is a lot more open ended than the old plan and asked for the Commission's opinion.

Commissioner Robins feels that it will work if the Planning Commission and City Council are willing to put the time into the decisions otherwise he feels it will get abused.

Mr. Anderson agreed.

Discussion was held regarding bonus density awarded developer to developer and consistency, whether or not this new proposal will eliminate standard 'cookie cutter' subdivisions, latitude for bonus density, and landscaping.

Commissioner Christianson is concerned with the application process being bias from the Development Review Committee to Planning Commission, to City Council.

Discussion was held regarding the application process and how to make it effective, fencing, and open-space.

Les Allen

Mr. Allen feels that Master Planned Developments are really wonderful and explained why he feels this way. He feels that parking requirements should be increased. He feels that the City needs to be careful with the term 'masonry' and explained why. He feels the City should ask for concept plans. He also feels that if landscaping is required before receiving a Certificate of Occupancy it will put developers out-of-business. He also feels that people will do lousy landscaping just to be able to move in.

Discussion was held regarding how to get people to get their landscaping done, bonds, and parking.

James Sweeden

Mr. Sweeden feels that Master Planned Developments might favor the developers with a lot of money because of the higher expectations. He would like to see the moratorium lift so they can move forward because for them time is money and they have had a proposal in the process for two years now. He feels that Master Planned Developments are not always about bonus density. He feels it can be about being different from the developer around the corner, being unique.

Commissioner Robins asked Mr. Allen how many units would need to be included together to have good landscaping.

Mr. Allen said 15 to 20 units.

Mr. Anderson would like the Commission to approve the ordinance with conditions so that the ordinance can move forward.

Discussion was held regarding changes to: landscaping, parking, masonry, open space, and concept plans.

Commissioner Bradford asked if they were to approve this proposal tonight if they could set a date to discuss issues that might come up or fix things that might have been overlooked or missed.

Mr. Anderson agreed with Commissioner Bradford and said they could revisit it in six months.

Discussion was held regarding verbiage changes, cash in lieu of construction of parks, cluster homes, and usable open space.

Commissioner Robins made a **motion** to approve the Master Planned Developments as proposed; with the discussed changes. Commissioner Christianson **seconded** and the motion **passed** all in favor.

Commissioner Robins made a **motion** to close public hearing. Commissioner Christianson **seconded** and the motion **passed** all in favor at 10:56 p.m.

OTHER DISCUSSION

Planning Update

No discussion

ADJOURN

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

Meeting **adjourned** at 10:58 p.m.

Adopted: June 6, 2007

Shelley Hendrickson, Planning Secretary