

**Adopted Minutes
Spanish Fork City Planning Commission Meeting
June 6, 2007**

Agenda review 6:30 p.m.

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

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

Citizens Present: Bertine Baum; Linda Bartholomew; Allen & Faye Hall; Jim Taylor; Charles J. Stuart; Kelli Giles; Bart Boggess; Marvin Stewart.

CALL TO ORDER

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

Commissioner Bradford excused Commissioner Miya, Commissioner Lewis and Commissioner Huff.

Commissioner Bradford announced that the next Planning Commission meeting will be held on June 27, 2007; due to the 4th of July holiday.

Commissioner Bradford announced that Items a and b under Public Hearings would not be discussed.

PRELIMINARY ACTIVITIES

Pledge

Commissioner Christianson led the pledge of allegiance.

Adoption of Minutes: May 2, 2007

Commissioner Robins made a **motion** to **approve** the minutes of May 2, 2007. Commissioner Christianson **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 at 7:02 p.m.

White Rail Overlook Amendment to the General Plan Map

Applicant: Steve Maddox

General Plan: from Residential 5.5-8 units per acre/Professional Office to Residential 9-12 units per acre

Location: 1000 North State Road 51

White Rail Overlook Amendment to the Zoning Map

Applicant: Steve Maddox

Zoning: R-1-6 and Rural Residential existing, R-3 requested

Location: 1000 North State Road 51

Applicant asked for the proposal to be continued.

Commissioner Christianson made a **motion** to **table** the General Plan and Zoning Map Amendments for White Rail Overlook. Commissioner Robins **seconded** and the motion **passed** all in favor.

Allen and Faye Hall Amendment to the Zoning Map

Applicant: Allen and Faye Hall

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

Location: 2695 East Canyon Road

Mr. Anderson explained the proposal.

Commissioner Christianson asked for clarification on Master Planned Developments.

Mr. Anderson said that this property would likely not qualify for as a Master Planned Development because 20 contiguous acres would need to be obtained.

Discussion was held regarding the adjacent parcels and Master Planned Developments as well as roads within the separate development proposals.

Commissioner Bradford invited public comment.

Allen Faye

Mr. Faye addressed the Commission. He explained that he does not want to be landlocked by the adjacent parcel proposals and that is the reason for the zone change.

Commissioner Robins made a **motion** recommending **approval** of the proposed Allen and Faye Hall Zone Change request, changing the zoning at approximately 2695 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 all in favor.

Ordinance Amendment – Title 15

Applicant: Darin Farnworth

Location: Citywide

Mr. Anderson explained the proposal.

Commissioner Christianson asked what the City's interpretation of an 'in-fill lot' is.

Mr. Anderson explained the language.

Commissioner Robins asked for any history on how the Jensen and Frandsen parcels were allowed to be flag lots.

Commissioner Christianson and Mr. Nielson gave the history.

Discussion was held regarding flag lots.

Darin Farnworth

Mr. Farnworth addressed the Commission. The main reason is to clean up the property. Rodents and stray cats have moved in along with a lot of weeds. He feels that there are other properties outside of the original plats that have been allowed to become flag lots and would like the same consideration.

Mr. Robins is not convinced that changing the ordinance to allow flag lots throughout the entire City is the right thing to do. He is okay with this proposal at this location but not elsewhere.

Discussion was held regarding discussion held in the Development Review Committee, and how many properties this change to the ordinance possibly could affect.

Commissioner Bradford invited public comment.

Linda Bartholomew

Ms. Bartholomew addressed the Commission. She is against this proposal. She explained that her house fronts Canyon Road. She feels the back yards are nice. She feels like putting a house in the middle of the block will mess it up. She would like green space. She feels that maybe a park or a basketball court would be better than a house.

Commissioner Robins feels that he is not convinced that flag lots are a good usage of land. He feels that they create safety hazards.

Commissioner Bradford has seen flag lots in other parts of town. He does not know how big of a problem they are. He feels that a little open space is good.

Commissioner Robins feels that flag lots can cause privacy concerns for neighbors.

Commissioner Christianson feels that flag lots are okay sometimes, particularly when urbanization develops around existing structures. He is concerned about changing the ordinance for the entire City over one parcel.

Commissioner Robins made a **motion** recommending the **denial** of the proposed Ordinance Amendment changes to Title 15. For the following reasons:

1. That flag lots can be detrimental to the safety of pedestrian access.
2. That they create privacy issues for surrounding property owners.

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

Tyler Cope Amendment to the Zoning Map

Applicant: Tyler Cope

Zoning: Residential Office existing, Commercial 2 proposed

Location: 850 South Main Street

Mr. Anderson explained the proposal.

Discussion was held regarding the properties included in the proposal.

Commissioner Robins asked for clarification on ingress and egress off of Main Street.

Joel Bradford

Mr. Bradford addressed the Commission. He feels that right now this is hard to oppose. He explained why he feels this way; however he is concerned about what commercial uses are allowed in a commercial zone. He feels that a big metal building would lower his property value versus a nice brick building like the one John Smiley constructed down the street.. He explained the history of the zoning of the properties. He does not want to see the property that fronts Volunteer Drive to be commercially zoned. He would oppose that.

Discussion was held regarding uses in Commercial zones.

Allen Bradford

Mr. Bradford addressed the Commission. He feels his property is sacred and has been around since the pioneers first settled here. He feels that the pioneer heritage should be addressed. He would be opposed to a metal building.

Mrs. Johnson addressed the Commission. She explained the Commercial zone uses out of the municipal code.

Mr. Joel Bradford asked if it is possible to require a concept plan before changing the zoning. He recommends that the Planning Commission see a concept plan before taking action on this proposal.

Commissioner Bradford is concerned about the traffic. He feels that you cannot get across onto Main Street from Volunteer drive around 5 p.m. from Volunteer drive.

Commissioner Robins asked Mr. Nielson about any lights in the future.

Mr. Nielson said that he does not know.

Tyler Cope

Mr. Cope addressed the Commission. He said that there are two people interested in purchasing this property. He feels that the commercial will probably cater to the ballpark. There has been talk about a car wash, but there is not anything concrete. He feels that a traffic study should be considered.

Discussion was held regarding residential office versus commercial zones and a concept plan.

Mr. Allen Bradford addressed the Commission. He talked to UDOT when they were out conducting a traffic study on Main Street and Volunteer Drive.

Mr. Anderson feels that if the City's property is not included in the zone change that it would impact the viable function of commercial use in the area.

Commissioner Robins feels that there are a lot of unanswered questions and would like to see a concept plan.

Commissioner Bradford would like to see what the City has planned for the City parcel.

Commissioner Robins made a **motion** to **table** the proposed Tyler Cope Zone Change request, until a concept plan can be looked at. Commissioner Christianson **seconded** and the motion **passed** all in favor.

Commissioner Christianson feels that the property will be commercial in the future but would like to see it compatible with the adjacent parcels.

Jim Taylor Amendment to the General Plan Map

Applicant: Jim Taylor

General Plan: Light Industrial/Business Park existing, Residential 2.5 to 3.5 units per acre requested

Location: approximately 3450 East 1300 South

Jim Taylor Amendment to the General Plan Map

Applicant: Jim Taylor

Zoning: Industrial 1 existing, R-1-12 requested

Location: approximately 3450 East 1300 South

Mr. Anderson gave background and explained the proposal and staff's concerns.

Mr. Nielson said that in the packet is a one page report on the Vita cost proposal and the items that would have been required for that development and what would be required for residential. He explained the sewer issues, power issues, and railroad crossings.

Commissioner Robins asked who would pay for the realignment of Canyon Road into US 6.

Mr. Nielson said that it would be a combined effort between UDOT and the City. It was projected to cost around \$7 million so UDOT has decided not to address it.

Jim Taylor

Mr. Taylor addressed the Commission. He is a little bit hesitant to continue with his proposal this evening because some of the neighbors are not present. His concern is who this project affects the most. He feels that it is the residents. He feels that the residents are strongly opposed to storage units. He feels that times change. He understands that this property was zoned Industrial but that times do change and we need to change with them. He has hired LEI Engineering and is willing to work with the City on a concept plan.

Discussion was held regarding access to power, the City's Growth Boundary, sewer capacity, and other utilities.

Commissioner Robins is concerned about traffic. He does not feel it is wise to allow a whole lot of access until 2550 access is completed. He asked Jim Taylor to explain how he feels ingress and egress will take place.

Mr. Taylor feels that due to a signal light at Canyon Road and Highway 6 that traffic is not a concern.

Discussion was held regarding sewer, the property designated to be park space, and a trail system.

Bart Boggess

Mr. Boggess addressed the Commission. He is in support of this proposal.

Charles Stewart

Mr. Stewart addressed the Commission. He is an investor in this project. He travels quite a bit in Spanish Fork. He likes the views and the outdoors of this area. He feels it would enhance the quality of life in the area if it was zoned residential and not industrial.

Discussion was held regarding the power lines in the area.

Bertine Baum

Ms. Baum would like to know if the City will really put a park up there. She feels that the high school kids are going to need somewhere to go.

Kelly Giles

Ms. Giles addressed the Commission. She asked for clarification on annexation.

Mr. Anderson addressed the process of annexation.

Ms. Giles publicly thanked Mr. Taylor for his patience with his proposal.

Discussion was held regarding the roads that Ms. Giles travels.

Ms. Giles is opposed to storage units. She feels that the residential uses would be better.

Discussion was held regarding the Industrial zone and storage units, improvements required in the annexation agreement, rail crossings, ingress and egress for Highway 6,

Ms. Giles said that the City is hauling dirt out of the gravel pit so there must be sufficient room.

Discussion was held regarding dust control with the gravel pit.

Marvin Stewart

Mr. Stewart addressed the Commission. He farms the adjacent property and is opposed to Mr. Taylor's proposal for residential zoning because of traffic. He does not feel that the storage units at Forest Park create any problems and doesn't believe they would create problems here. He feels that because there is not any control on the railroad crossings they are unsafe. He feels that Light Industrial is the best use of the property.

Ms. Baum said that there is a turning lane on Highway 6 to 3400.

Mr. Stewart said that is a westbound turning lane.

Commissioner Christianson asked about the sewer lateral from Mapleton and whether or not impact fees have been established.

Mr. Nielson explained the process.

Commissioner Bradford feels this proposal is premature.

Commissioner Robins feels that if it went residential that the City would lose income, but feels that if the City purchased the property up there for a park than the City should have expected residential uses and not Industrial. He feels that after the discussion tonight that he is in favor of residential instead of Industrial.

Discussion was held amongst the Commission regarding utilities the Growth Boundary and other concerns with residential development.

Commissioner Christianson feels that with the Old Mill Estates proposal that they hired consultants to address all of the utility issues and that there is not data like that for this proposal. He feels this proposal would create an island of development and this property is not in the residential Growth Boundary.

Discussion was held amongst the Commission regarding the railroad crossings, water, sewer, and power issues that need to be addressed before the property can develop.

Mr. Charles Stewart feels that the item should be tabled due to not having a full Commission present.

Commissioner Robins made a **motion** to **table** the Jim Taylor; to obtain more information from staff on the residential growth boundary, traffic study on 3400 intersection with highway 6 with approval from UDOT and UPPR, a conceptual site plan, more information on utility access, how much work time and money it would take. Commissioner Christianson **seconded** and the motion **passed** all in favor.

Ms. Baum asked if there would be more traffic with light industrial or homes.

Commissioner Robins said that a traffic study would address that issue.

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

STAFF REPORTS

Subdivision Waiver Mitch Simmons

Applicant: Mitch Simmons

Zoning: R-1-6

Location: 600 East 100 South

Mr. Anderson gave background and explained the proposal.

Commissioner Christianson made a **motion** recommending **approval** of the proposed Subdivision Waiver for Mitch Simmons 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 City's construction and development standards.
2. That the applicant places the electric utilities underground.
3. That any necessary corrections are made to the plat and a clean copy be provided for the City's files.
4. That any requirements of the Engineering and Electrical Departments be satisfied before deeds are recorded.

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

Commissioner Christianson **moved** to go out of public hearing. Commissioner Robins **seconded** and the motion **passed** all in favor at 9:18 p.m.

Subdivision Waiver Mitch Simmons

Mr. Anderson explained the proposal.

Commissioner Christianson made a **motion to approve** the Subdivision waiver for Mitch Simmons located at 600 East 100 South based on the following finding and subject to the following conditions:

Finding:

1. That the proposed Subdivision Waiver is consistent with the requirement in the R-1-6 zone.

Conditions:

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

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

OTHER DISCUSSION

Commissioner Robins made a **motion** to take a two minute break. Commissioner Christianson **seconded** and the motion **passed** all in favor at 9:22 p.m.

*** Reconvened at 9:25 p.m.*

**Discussion on Proposed Master Planned Development
Follow-up on Joint Meeting
Planning Update**

Mr. Anderson said that the City Council did approve the Master Planned Developments with two changes. He explained the changes. He said that the Municipal Code will be updated on-line within the next few weeks.

Discussion was held regarding open space, and the most recent Master Planned Development submittals.

Mr. Anderson asked if there would be a time that would work in July. He explained what will be discussed.

Discussion was held regarding the General Plan, nuisances, and how nuisance complaints will be handled.

Meeting on the 19th of this month, 3 p.m., at the Mapleton City Hall. He asked that the Commissioners rsvp with Seth Perrins.

ADJOURN

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

Meeting **adjourned** at 9:46 p.m.

Adopted: June 27, 2007

Shelley Hendrickson, Planning Secretary