



**Planning Commission Agenda
May 7, 2008**

**Planning
Commissioners**

- 6:30 P.M. Agenda Meeting
- 7:00 P.M. 1. Preliminary Activities
- a. Pledge of Allegiance
 - b. Approval of Minutes: April 2, 2008
2. Staff Reports
- a. **Erdmann Subdivision Waiver**
Applicant: Mike Bertelsen
General Plan: Residential 2.5 to 3.5 Units Per Acre
Zoning: R-1-9
Location: 751 South 1100 East
 - b. **650 West Street Vacation**
Applicant: Spanish Fork City
General Plan: Light Industrial
Zoning: Industrial 1
Location: 1000 North 650 West
3. Other Discussion
- a. **Discussion on Planning Commission work program**

Del Robins
Chairman

Sherman Huff
Vice Chairman

David Lewis

Shane Marshall

Michael Christianson

David Stroud

Planning Commissioners, if you are unable to attend a meeting please let us know ASAP. Thanks.

The public is invited to participate in all Planning Commission Meetings. If you need special accommodations to participate in the meeting, please contact the City Manager's Office at (801) 798-5000.

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Draft Minutes
Spanish Fork City Planning Commission Meeting
April 2, 2008

Site Visits - 6:30 p.m.

Commission Members Present: Chairman Del Robins, Dave Lewis, David Stroud, Michael Christianson, Shane Marshall, Sherman Huff.

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

Citizens Present: Pat Parkinson, Ted Huntington, Lynn Leifson, Brad Jessen, Taylor Harper, Duane Hutchings, Delynn Rodeback, Jan (illegible), Jill Christianson, Monte Bingham, Alysa (illegible).

CALL TO ORDER

Chairman Robins called the meeting to order at 7:30 p.m.

PRELIMINARY ACTIVITIES

Pledge

Commissioner Lewis led the pledge of allegiance.

Chairman Robins welcomed everyone. Chairman Robins thanked Sharon Miya for her service on the Commission. Dave Anderson, on behalf of the City, presented Sharon with a gift and said that he had worked with Sharon for two years and appreciated that she never swayed or deviated from what she believed in. Mr. Anderson said he felt Sharon served during an important time in the history of Spanish Fork City where tremendous growth had occurred. He thanked her for the service and dedication to the City.

Adoption of Minutes: March 12, 2008

Commissioner Lewis **moved** to **approve** the minutes of March 12, 2008 with the noted corrections. Commissioner Huff **seconded** and the motion **passed** all in favor.

44 **PUBLIC HEARINGS**

45

46 Commissioner Christianson **moved to open** into Public Hearing. Commissioner Lewis
47 **seconded** and the motion **passed** all in favor at 7:36 p.m.

48

49 **Proposed Parks and Recreation Element of the General Plan**

50 Applicant: Spanish Fork City

51 General Plan: Not Applicable

52 Zoning: Not Applicable

53 Location: City Wide

54

55 Mr. Anderson introduced Jan Striefel and explained that her firm was selected to prepare a
56 Parks and Recreation Master Plan. He said that this document was something new, and
57 that the City had not had this type of a planning or guiding tool in the past.

58

59 Jan Striefel

60 Ms. Striefel expressed her pleasure in working with the community and everyone involved
61 so far. She presented a power point presentation which included: complete public
62 involvement, committees, four focus groups, public open house, community survey,
63 community profile, community preference survey, park categories, neighborhood park
64 definition, existing neighborhood parks, community park definition, existing community
65 parks, park needs analysis, existing parks map, future parks, park development priorities,
66 park development capital costs, recreation in the community survey, existing recreation
67 facilities, existing recreation programs, recreation priorities, trails, existing/future trails, trail
68 priorities and map of the trails.

69

70 Discussion was held regarding the proposal, funding, and the standard of park acres per
71 population. Commissioner Christianson said he feels that there needs to be fields for the
72 baseball teams to practice on. Ms. Striefel feels the survey addresses his issue.

73

74 Dale Robinson addressed impact fees and explained what they are based on and the City's
75 financial plans. He said he feels that as developer's approach the City with regard to bonus
76 density that this document will help our deficit and the needs of the citizens relative to parks
77 and open space.

78

79 Mr. Anderson explained that the proposal would be adopted as an Element of the General
80 Plan.

81

82 Chairman Robins invited public comment.

83

84 Commissioner Marshall asked if the plan identified future needs. Mr. Robinson explained
85 the map.

86

87 Discussion was held regarding impact fees and future growth.

88

89 Pat Parkinson

90 Ms. Parkinson said she feels that the City should not make six-foot wide sidewalks and call
91 them trails. She said she would like to see a recreation center. She said that what makes
92 her nervous are kids and adults joining multiple teams and at that level of service there will
93 not be any money left for anything but ball teams. She said that she loves trees. She feels
94 this proposal is very nice.

95

96 Commissioner Lewis **moved** to recommend to the City Council **acceptance** of the
97 proposal. Commissioner Christianson **seconded** and the motion **passed** all in favor by a
98 roll call vote.

99

100 **Hunting Leifson Annexation**

101 Applicant: Ted Huntington and Lynn Leifson

102 General Plan: Residential 1.5 to 2.5 Units Per Acre

103 Zoning: R-1-15 proposed

104 Location: 7825 South River Bottoms Road

105

106 Mr. Anderson explained the River Bottoms area between the golf course and Main Street
107 as lands that are within the City's annexation declaration and the City anticipates annexing.
108 This petition was accepted by the City council for further study. The Development Review
109 Committee gave considerable thought on the prospect but was hesitant due to lack of
110 infrastructure in the area. The applicants would like to have a development approved on
111 the property. He explained a report that had been prepared by Mr. Nielson regarding
112 several improvements that would need to be made before development can occur. To
113 date, there is not a storm drain master plan or transportation plan and staff feels that
114 unnecessary burdens to the City could result with the development of certain properties.
115 He said he feels the direction from the City Council is to study the entire River Bottoms
116 area. As the Planning Director he feels it is hard to move forward on an annexation without
117 the master plans and this is simply not the right time for this proposal.

118

119 Commissioner Lewis said he feels that all of the concerns are utility concerns and asked
120 where River Bottoms Road would be relocated to.

121

122 Mr. Anderson explained that Horrocks Engineering had been hired to look at river bottoms
123 road. City staff feels River Bottoms Road cannot accommodate the type of facility that will
124 be needed but cannot determine anything at this time.

125

126 Lynn Leifson

127 Mr. Leifson explained the property that he owns and the property Mr. Huntington owns. He
128 feels some of the utilities could come from Scenic Drive. He explained that some of his
129 property is still in the unincorporated county. He said he realizes the concerns the City has

130 but feels that the pending larger River Bottoms Annexation is requiring a number of studies
131 that he feels do not apply to him and he does not want to be part of that annexation due to
132 the zoning. He feels that the property he owns could have a higher density.

133

134 Ted Huntington

135 Mr. Huntington explained that his taxes have increased and needs some relief. He
136 explained he does not have enough acreage to develop in the unincorporated county. He
137 would like to develop homes for people that are 50 and older and feels the utility effects
138 would not be the same as with children. He would like the City's services.

139

140 Commissioner Lewis asked about the water and pressurized irrigation and where they
141 would need to come from, the gas easement, and the sewer.

142

143 Commissioner Robins asked for a flood plain map.

144

145 Mr. Anderson said it is his understanding that everything south of River Bottoms Road
146 would be in the 100 year flood plain but that everything on the north would not.

147

148 Mr. Nielson explained that his biggest concern is that development would be on the bottom,
149 part where there are not any City utilities. He explained where the water and pressurized
150 irrigation would need to be looped. He feels that River Bottoms Road is narrow and not at
151 all adequate for residential development.

152

153 Discussion was held regarding the canal, the feed yard, and where the storm drain would
154 need to go.

155

156 Chairman Robins invited public comment.

157

158 Brad Jessen

159 Mr. Jesson presented a document relative to ownership interest in the property. He feels
160 the proposal should be continued so that the other parties involved may have a say.

161

162 Jill Christianson

163 Ms. Christianson feels that due to the legal document presented tonight, her mother should
164 be included in the process.

165

166 Discussion was held regarding the annexation and the submitted legal document.

167 Ms. Johnson felt it was a private matter between the parties and that the document was
168 specific as to the sale of the property. There is not any sale of the property being
169 discussed tonight. She did not feel that the Legal Department needed any more time to
170 look at the document.

171

172 Discussion was held regarding the River Bottoms as a whole and utility services.

173

174 Commissioner Huff feels the County roads cannot be accessed from the City's side.

175

176 Mr. Leifson feels that County roads are accessed all over the City.

177

178 Chairman Robins is concerned that Mr. Huntington has not reviewed the report and feels
179 that he may not be ready to incur the costs associated for the utilities.

180

181 Mr. Leifson explained he was aware of the report and he had read it. Mr. Leifson was not
182 aware of the legal document presented. Mr. Leifson expressed his concern with conditions
183 of the bigger annexation.

184

185 Discussion was held regarding zoning.

186

187 Mr. Leifson explained he was required to do a geological study before he built his house
188 and feels the hill is not an issue.

189

190 Commissioner Lewis explained that he would not support 2.5 units per acre. He would like
191 to see 1/3 to 1/2 acre lots.

192

193 Chairman Robins asked the applicant if would like action to be taken on the proposal.

194

195 Discussion was held regarding the action process.

196

197 Commissioner Marshall feels that where the City does not have a vision for the River
198 Bottoms area he is not comfortable annexing any properties in until such a vision is
199 defined.

200

201 Mr. Anderson feels it is misleading to table the proposal.

202

203 Commissioner Huff feels that when the entire river bottoms area is annexed in that the
204 zoning could be different.

205

206 Mr. Anderson said it has been the City's thought that in preparation for annexation in the
207 River Bottoms that it needs to be looked at in a comprehensive way and different land uses
208 would be looked at.

209

210 Commissioner Stroud **moved to table** the item indefinitely. Commissioner Huff **seconded**
211 and the motion **passed** by a roll call vote. Commissioner Marshall voted nay. He said he
212 will not support this proposal until a vision for the entire river bottoms area is defined.

213 Commissioner Christianson abstained from the vote.

214

215 **Northeast Bench General Plan Amendment**

216 Applicant: Spanish Fork City
217 General Plan: Residential 1.5 to 2.5 Units Per Acre existing,
218 General Commercial and Residential 5.5 to 8 units Per Acre proposed
219 Zoning: Not Applicable
220 Location: 400 North 2550 East

221
222 Mr. Anderson explained the proposal and which parcels would be included and with what
223 zoning. He explained that the sewer line capacity will dictate what can be allowed.

224
225 Discussion was held regarding the sewer line capacity in regard to density, commercial
226 zoning with regard to sewer capacity, and an annexation agreement.

227
228 Greg Magleby
229 Mr. Magleby explained the sewer line issues to the Commission. He explained that
230 regardless of where the density is placed the overall density will stay at 2.8 units to the
231 acre. He explained why the petition was placed as it was with regard to zoning.

232
233 Duane Hutchings
234 Mr. Hutchings explained that there was a group of eight (8) property owners that are
235 coming in with a Master Planned Development and it was not their intent to have more
236 density than the master plan allows on the proposed property. He feels the proposal will
237 take at least 10 to 15 years to build out. He feels that the balance of the density would lend
238 itself to the higher density on this piece.

239
240 Chairman Robins invited public comment. There was none.

241
242 Commissioner Christianson asked if the glass ceiling of 2.8 units per acre were to change
243 in the future by adding more sewer capacity, would the City would be setting a precedent
244 for changing this proposal to the eight (8) units per acre.

245
246 Mr. Hutchings said that the property owners understand, agree and are aware that the
247 sewer capacity will dictate the density.

248
249 Commissioner Lewis feels that the 5.5 to 8 units per acre in this area is good.

250
251 Mr. Anderson clarified that the sewer line capacity was a concrete number and that City
252 staff had discussed the sewer line many times and they do not see how the capacity could
253 be raised.

254
255 Mr. Nielson explained the sewer line served Mapleton City and that Spanish Fork City was
256 bound by an agreement with Mapleton City on our portion of the line.

257
258 Discussion was held regarding the General Plan and density.

259

260 Commissioner Marshall expressed he was trying to look at the proposal in a bigger picture
261 and that this will allow them some flexibility to do something creative and are still coming in
262 with a density that he is comfortable with.

263

264 Commissioner Christianson asked for clarification on the proposal being a General Plan
265 Amendment and not the actual annexation.

266

267 Mr. Anderson is not concerned with the change and told the Commission that May 13, 2007
268 is the date of a joint meeting between the City Council and the Planning Commission to
269 discuss a fairly detailed concept plan of the area and for discussion of annexing the
270 property with an agreement dictating what will be adhered to.

271

272 Discussion was held regarding density, a master plan development and the General Plan.

273

274 Commissioner Marshall **moved** to recommend that the proposed North Bench General
275 Plan Amendment be **approved** for the Miner property and the Hutchingson Investment
276 parcel changing the plan for the southern most 12 acres to General Commercial and the
277 remaining acres to 5.5 to 8 units per acre. Commissioner Lewis **seconded** and the motion
278 **passed** all in favor by a roll call vote.

279

280 Commissioner Lewis **moved** to **close** public hearing. Commissioner Christianson
281 **seconded** and the motion **passed** all in favor.

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284 Other Discussion

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286 Discussion on Planning Commission work program

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288 May 13, 2008 from 6:00 p.m. to 7:30 p.m.

289

290 Mr. Anderson said that the City Council continued the proposed Master Planned
291 Development ordinance amendment and there will be a joint meeting between the Planning
292 Commission and the City Council on in-fill development standards.

293

294 Adjournment

295

296 Chairman Lewis **moved** to **adjourn**. Commissioner Huff **seconded** and the motion
297 **passed** all in favor at 10:05 p.m.

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299

300 **Adopted:**

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305

Shelley Hendrickson, Planning Secretary

DRAFT



REPORT TO THE PLANNING COMMISSION

ERDMANN SUBDIVISION WAIVER

Agenda Date: May 7, 2008

Staff Contacts: Dave Anderson, Planning Director

Reviewed By: Development Review Committee

Request: The applicant, Mike Bertelsen, is requesting approval for a Subdivision Waiver so as to create a flaglot.

Zoning: R-1-9

General Plan: Residential 2.5 to 3.5 Units Per Acre

Project Size: .75 acres

Number of lots: 2

Location: 751 South 1100 East

Background Discussion

The proposed flaglot would contain some 17,000 square feet and meets the City standards for flaglots in the R-1-9 zone.

Development Review Committee

The Development Review Committee reviewed this request on April 20, 2008 and recommended that it be approved. Draft minutes from the DRC's April 20 meeting read as follows:

Erdmann

Applicant: Mike Bertelsen
General Plan: Residential 2.5 to 3.5 Units Per Acre
Zoning: R-1-9
Location: 751 South 1100 East

Mr. Anderson explained that the ordinance had been amended last year in order to allow flag lots in this part of the City and the proposal did meet the City standards for a flag lot.

Discussion was held regarding the configuration of the lot on the property. Mr. Bertelsen explained that the configuration was correct and the home would be a manufactured home with a basement.

Mr. Peterson explained that the power would need to be changed from 4/0 to 350 and the transformer might need to be replaced.

Discussion was held regarding a gas line and easements (City standard is that a 10-foot easement be provided on each side of the property line).

Mr. Baker **moved to approve** the Erdman Subdivision Waiver for Mike Bertelsen subject to the following conditions:

Conditions

1. That the applicant dedicate the required public utility easements.
2. That the applicant make the necessary power changes in accordance with the City's Standards.



Mr. Thompson **seconded** and the motion **passed** all in favor.

Budgetary Impact:

There is no anticipated budgetary impact with the proposed Subdivision Waiver.

Recommendation:

Staff recommends that the Planning Commission approve the proposed Erdmann Subdivision Waiver subject to the following conditions:

1. That the applicant dedicate the required public utility easements.
2. That the applicant make the necessary power changes in accordance with the City's Standards.



Reed Erdmann Subwaiver



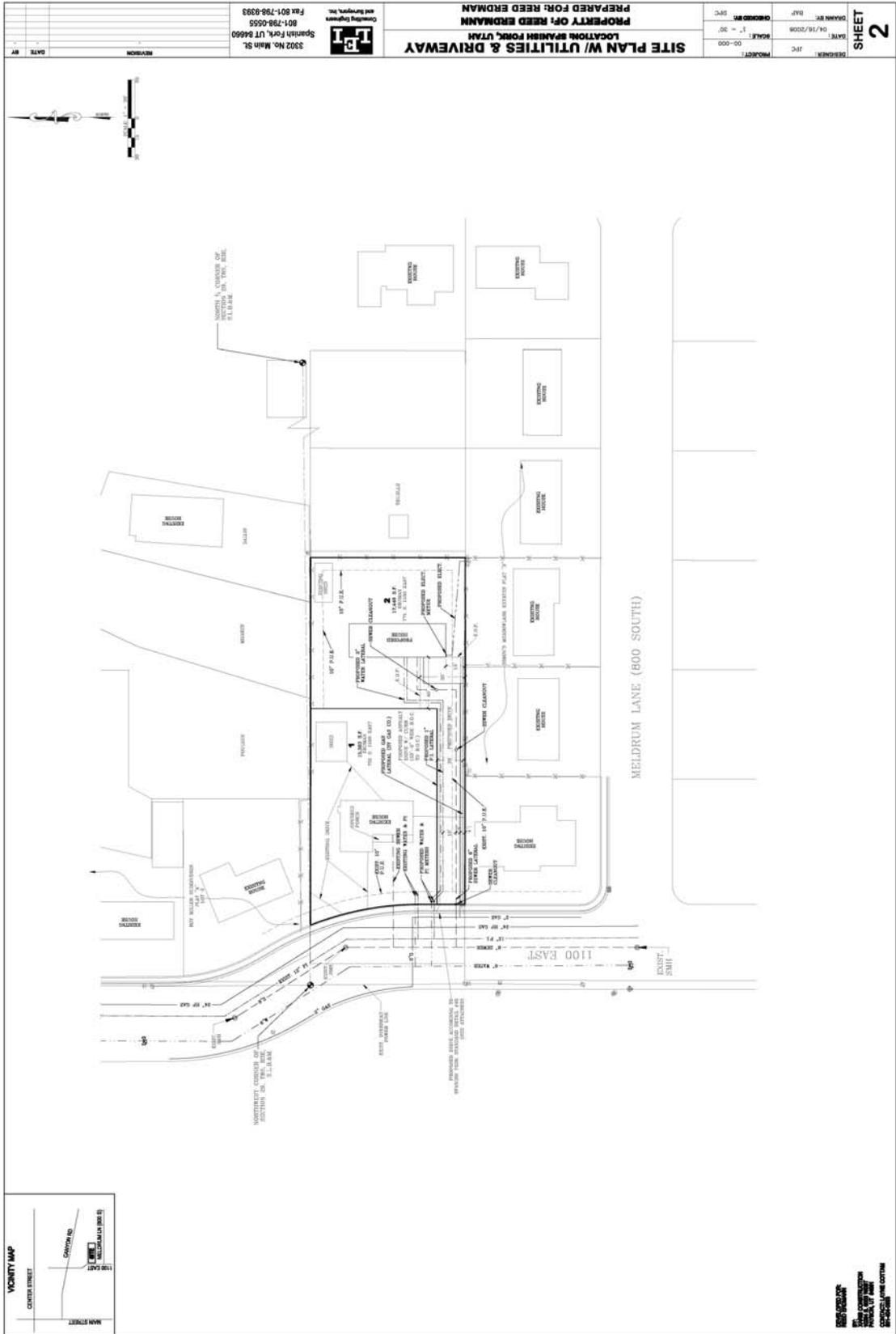
1 Inch equals 70 Feet

- Legend**
- Subdivision Boundary
 - Lot Lines
 - Proposed Building
 - Curb Gutter and Sidewalk
 - Existing Buildings
 - Easements
 - × Existing Fence
 - Not Paved
 - Paved

5770108

Geographic Information Systems
 Spanish Fork City GIS
 40 South Main Street
 Spanish Fork, UT 84660
 (801) 798-5000

Disclaimer: Spanish Fork City makes no warranty with respect to the accuracy or completeness of these maps. Spanish Fork City assumes no liability for direct, indirect, special, or consequential damages or any other damages arising from the use or reliance on the information contained herein. Division may be copied for incidental uses, but may not be resold.



DESIGNER:	JVC	PROJECT:	3302 NO. MAIN ST.
DATE:	04/18/2008	SCALE:	1" = 30'
DRAWN BY:	CHOCOLATE INC.	CHECKED BY:	CHOCOLATE INC.

SHEET 2

SITE PLAN W/ UTILITIES & DRIVEWAY
LOCATION: SPARSH FORD, UTAH
PROPERTY OF: REED ERDMANN
PREPARED FOR: REED ERDMANN

Chocolate Engineers, Inc.
 3302 No. Main St.
 Sparsh Ford, UT 84660
 501-738-0255
 Fax: 501-738-0333



CHOCOLATE INC.
 1100 EAST CENTER STREET
 SALT LAKE CITY, UT 84143
 501-738-0255
 WWW.CHOCOLATEINC.COM



REPORT TO THE PLANNING COMMISSION VACATION OF 650 WEST

Agenda Date: May 7, 2008

Staff Contacts: Dave Anderson, Planning Director

Reviewed By: Development Review Committee

Request: The proposal would vacate the public right-of-way at 650 West between 1000 North and the railroad right-of-way to the north.

Zoning: Industrial 1

General Plan: Light Industrial

Project Size: not applicable

Number of Lots: not applicable

Location: 650 West 1000 North

Background Discussion

As the Kelly Annexation was processed late last year, the annexation sponsor requested that the City consider vacating the street that currently exists between that property and an adjacent industrial development.

Staff has reviewed the proposed vacation and sees no reason to deny the request.

In this case, approving the vacation will allow for a broader range of potential industries on the neighboring parcel and, in that sense, could prove to be a benefit for the City.

Development Review Committee

The Development Review Committee reviewed this request in their March 19 meeting and recommended that it be approved. Minutes from that meeting read as follows:

650 West

Applicant: Preston Naylor
 General Plan: Light Industrial
 Zoning: Industrial 1
 Location: 450 West between 1000 North and Depot Road

Discussion was held regarding a ditch adjacent to the street and whether or not the railroad could access their property if the street is vacated.

Mr. Olyer moved to recommend vacating 650 West between 1000 North and Depot Road subject to notifying adjacent property owners. Mr. Baker seconded and the motion passed all in favor.

Budgetary Impact

In staff's opinion, it is unlikely that there will be any substantial budgetary impact with the proposed street vacation.



Alternatives

The City has no obligation to approve the proposed street vacation.

Staff Recommendation

Staff recommends that the proposed vacation of 650 West between 1000 North and the railroad right-of-way to the north be approved.

