

**Adopted Minutes
Spanish Fork City Planning Commission Meeting
February 6, 2008**

Agenda review 6:30 p.m.

Commission Members Present: Commissioner's Sherman Huff, Del Robins, Mike Christianson, Shane Marshall, Dave Lewis.

Staff Present: Dave Anderson, Planning Director; Richard Nielson, Public Works Assistant Director; Christine Johnson, Assistant City Attorney; Kimberly Robinson, City Recorder.

Citizens Present: Mike Cutler, Mike Clayson, Steven Clayson, Tyler Rogers

CALL TO ORDER

Commissioner Christianson called the meeting to order at 7:03 p.m.

PRELIMINARY ACTIVITIES

Pledge

Commissioner Huff led the pledge of allegiance.

Adoption of Minutes: January 9, 2008

Commissioner Lewis made a **Motion** to approve the minutes of January 9, 2008; with the noted corrections. Commissioner Marshall **Seconded** and the motion **Passed** all in favor.

PUBLIC HEARINGS

Commissioner Lewis made a **Motion** to open the Public Hearings. Commissioner Huff **Seconded** and the motion **Passed** all in favor at 7:05 p.m.

Amended Preliminary Plat – North Springs Business Park Amended

Applicant: Scenic Development

General Plan: Light Industrial

Zoning: Industrial 1

Location: 3450 North Main

Mr. Anderson explained the proposal.

Mr. Anderson explained that the applicant would like to change the street configuration to include fewer lots. It meets all City standards. The street in the development is still proposed to be private, as originally approved. The DRC reviewed this request and recommended that this proposed preliminary plat be approved, subject to the conditions in the staff report.

Commissioner Huff had a question on 280 West and what the extension of the road to the south will be.

Mr. Nielson stated that as the property to the south develops it will provide a second access to this project, but would remain a private road.

Commissioner Christianson asked if the Fire Department is fine with the change.

Mr. Nielson stated the Fire Department likes this proposal better than the first one.

Commissioner Marshall made a **Motion** to recommend that the Preliminary Plat Amendment be approved subject to the following conditions:

Conditions:

1. That the applicant meet all conditions of the original approval.
2. That all improvements be installed according to City standards.

Commissioner Huff **Seconded** and the motion **Passed** by a roll call vote, all in favor.

Conditional Use - Pacific Horizon Credit Union

Applicant: Mike Cutler Construction

General Plan: Residential Office/Residential 5.5 to 8 units per acre

Zoning: Residential Office

Location: 389 East 300 South

Mr. Anderson explained the proposal. The main purpose of a conditional use approval is to provide the Planning Commission an opportunity to set any conditions on the property that can help relieve any effects on the adjacent property owners, etc. Mr. Anderson said that the DRC recommends this be approved with some lighting requirements, such as no lights constructed with the change of use that will affect the adjacent dwellings, construction of the canopy, which can either help or be intrusive aesthetically, etc. The use as proposed meets all of the City's requirements for parking. The only concern was UDOT's approval for the accesses onto 300 South. The master footprint of the building is not going to change, and the seven parking spaces exceed the City's parking requirements. Landscaping will be done on the north and west boundary lines where they abut residential uses as required.

Commissioner Christianson asked if the Planning Commission can give any conditions on approval, and if the DRC has any questions regarding the sidewalk, curb, and gutter.

Mr. Anderson stated that the DRC discussed the sidewalk. It is to be addressed at the site plan approval, but it can also be addressed here.

Commissioner Christianson thought the sidewalk was broken up and needed replacing.

Commissioner Huff stated he is a sitting member of the board of directors for the credit union. He will participate in the discussion, but will not vote.

This item was opened for public comment. There was no public comment given at this time.

Commissioner Marshall had concerns with drive-thru's in general. He is fine with the building, but to mitigate the noise issue, he would like to see the north wall raised to 8 feet.

Commissioner Robins agreed. The neighbor was present last time they talked about it and he did not say anything about wanting the wall raised.

Commissioner Marshall suggested making it mandatory, but the option is available for the adjacent property owner. He also recommended a condition that the wall will be increased to 8 feet pending approval of the adjacent property owner.

Mr. Anderson stated that if the Planning Commission would like to raise the wall it would have to be taken to the City Council. It would make the wall higher than the allowable walls as the code is currently written.

Commissioner Christianson feels the curb, gutter, and sidewalk needs to be replaced on both sides and brought to city standards.

Mr. Nielson recommended the engineering department have some discretion on what needs to be changed and what doesn't. Some of it will already be addressed with the new driveways and construction.

Commissioner Huff said that is fine letting the engineering staff make some determination.

Commissioner Robins said the curb gutter and sidewalk should be brought up to city standards as per approval of the city engineering department.

Commissioner Marshall made a **Motion** recommending approval of the proposed Conditional Use based on the following finding and subject to the following conditions:

Finding:

1. That the City's requirements for Conditional Uses have all been satisfied.

Conditions:

1. That the applicant address any redlines before receiving a building permit.

2. That the applicant receive written permission from UDOT to relocate the access onto 300 South.
3. That the applicant provide the Planning Department a lighting plan for review and approval.
4. That the masonry wall along the north side of property increase to 8 feet with the approval of the adjacent property owner. That staff contact the owner prior to the project going to City Council and the height be left to the discretion of the property owner; otherwise, it reverts back to 6 feet.
5. That the curb, gutter and sidewalk be brought up to city standards as per approval of the city engineering department.

Commissioner Christianson **Seconded** and the motion **Passed** all in favor by a roll call vote. Commissioner Huff abstained.

Proposed Changes to Title 15

Applicant: Spanish Fork City

Mr. Anderson explained the proposal.

This would bring the requirements for development submittals up to the standard, requiring wetlands studies, Geo-tech studies, etc. The City Engineer can waive the requirement but by having it in the ordinance it gives the city some discretion. There were also some minor changes on the number of copies submitted. They want to bring the code in line with the everyday practice.

Commissioner Christianson asked about the geologic hazards, earthquake faults, etc.

Mr. Anderson stated that it would be better in a separate ordinance. It will also be determined in the legislature this year that cities require it and within the year it will probably be added.

Commissioner Christianson asked about the property where the Trojan plant was and said there are also hazards associated with that area such as debris flow, etc.

Mr. Nielson stated the property owner has hired a Geo-tech firm to do that study and report to the city what they find.

Mr. Anderson feels that the time will come within a year to create that ordinance. The city will be more involved and will ensure that the property owner enter into a development agreement.

Commissioner Marshall asked regarding #8, the table for total acreage, and asked that it be split out by phases and that a licensed engineer in the state of Utah sign off on the traffic impact study. The same thing applies for the Geo-tech report and wetland delineation study.

Mr. Nielson stated that a licensed geologist can sign off on the Geo-tech study as well.

Commissioner Christianson said he would like the Geo-tech report prepared by a licensed engineer.

Commissioner Marshall asked what a traffic impact study looked like.

Mr. Nielson is in the process of preparing an RFP for a transportation master plan. When complete, the city will have a process in place to have traffic impact studies performed.

Commissioner Christianson said traffic studies have a lot of discretion. They want to make sure they are the same across the board.

Mr. Nielson stated that is why they are going to keep the same engineer under contract; to have the continuity.

This item was opened for public comment. There was no public comment given at this time.

Commissioner Marshall made a **Motion** to approve the changes to Title 15, adding total acreage by phase and by adding the language "professional engineers licensed in the State of Utah" on the same page. Commissioner Robins **Seconded** and the motion **Passed** by a roll call vote; all in favor.

Growth Boundary Amendment

Applicant: Spanish Fork City

Mr. Anderson explained the proposal. This topic has been discussed for almost two years now because this is one of the areas the Planning Commission and City Council feel is an area for additional residential development in this part of the city. This would lay the groundwork that, as properties are annexed, the City can have requirements for those properties. The DRC recommended approval.

Commissioner Lewis asked if there is a reason the area to the north wants to be in the county.

Mr. Anderson stated that they have talked about squaring up the area to the north and amending the annexation policy area. He would have to talk to Springville about that.

Commissioner Lewis felt that the boundary needs to be kept along the railroad track to make it a clearer boundary.

Commissioner Marshall asked regarding the traffic study.

Mr. Nielson stated there was a traffic study prepared for the northeast bench annexation that addressed a portion of it. The rest will be done with the transportation master plan.

This item was opened for public comment and there was none given at this time.

Commissioner Robbins asked if this is one of the largest amendments to the growth boundary Spanish Fork has done.

Mr. Anderson stated that he suspects it is, but it is one of the first he has done since he has been here. He noted, as they looked at amending the growth boundary, that this is one of the three areas the city looked at amending the growth boundary to. The other is by the fairgrounds, and the last is the Benjamin interchange.

Commissioner Robins is uneasy as to how big a piece this is and the effect that it will have.

Commissioner Marshall was concerned about if the plans for the main roads in that area are improved the way they need to be. We need to make sure the utilities are available and that development does not deviate from the general plan.

Commissioner Christianson said they are fine with the regular utilities. The road has two existing and two planned accesses into the area. He asked if the road coming from Center Street is up for expansion and is funded.

Mr. Nielson stated that the funds have been partially funded by the developers and the City.

Commissioner Christianson asked regarding the additional bridge, and how it will be funded.

Mr. Nielson stated that they are looking to fund it through MAG. There is a possibility to get some developers funds that will be reimbursed as well.

Commissioner Christianson is concerned about allowing projects to develop without putting the needed roads in.

Mr. Anderson reminded them that tonight they are amending the growth boundary. All the issues will be addressed with the annexation agreements, which help the City to ensure that all needed things are taken care of.

Commissioner Christianson clarified that staff feels confident that the annexation agreements will take care of the needed growth.

Mr. Anderson stated that the bridge will not get built without the new development. They will not fund it because there won't be a strong need for it.

Mr. Nielson stated that MAG will not fund it without a need for it first. They will not fund it on a planning basis.

Commissioner Lewis said he understands and agrees, but sees tonight as opening the door and then seeing where they go from here.

Mr. Anderson stated that there are a lot of people who use that bridge and it cannot be funded by Spanish Fork City alone, therefore the City is seeking funding from MAG.

Commissioner Christianson said he is concerned that the City will have to pay for the bridge.

Mr. Anderson stated that the city will not pay for the bridge, but that it will help show a need to get the funding through MAG.

Commissioner Marshall made a **Motion** to recommend approval of the proposed growth boundary amendment subject to the following findings:

Findings:

1. This is an area that the Planning Commission and the City Council have directed staff to accommodate growth in.
2. That the report by the engineering department utilities can be provided with upgrades that can be expected within a reasonable time.
3. That a comprehensive traffic study is conducted within this section of the City and that all necessary transportation facilities are outlined in subsequent annexation agreements.
4. That the zoning in the area be strictly enforced so as to limit the strain of development on City-provided services.

Commissioner Huff asked if the findings can be applied that come from the Planning Commission and DRC to support the recommendation.

Mr. Anderson stated that it would be appropriate, but not necessary.

Commissioner Huff added the findings the DRC recommended to the motion.

Commissioner Huff **Seconded** and the motion **Passed** by a roll call vote. Commissioner Robins voted NAY, because he feels it is too much residential and too much building for the city at this time. He is uncomfortable with it at this time.

Commissioner Lewis made a **Motion** to close the public hearing. Commissioner Christianson **Seconded** and the motion **Passed**, all in favor, at 8:00 p.m.

OTHER DISCUSSION

Discussion on Proposed General Plan Map Revisions

The Commission chose to adjourn to the conference room to review those designations.

ADJOURN

Commissioner Lewis made a **Motion** to adjourn to the conference room. Commissioner Marshall **Seconded** and the motion **Passed**, all in favor.

The meeting **adjourned** at 8:02 p.m.

WORK SESSION

Mr. Anderson stated his concerns with the General Plan and the land use issues.

Discussion was held regarding possibilities for the river bottoms area such as TDR's, clustering, pods and other development ideas. Discussion was also made regarding sewer capacity, annexation issues and working with the property owners.

Mr. Anderson gave an example of open space in Colorado.

Commissioner Lewis feels they need more clarity amongst themselves of what they would like to see happen in that area.

Commissioner Robins asked that each of the Planning Commission members write an e-mail to Dave Anderson explaining what their vision is for that area to help them move forward.

Discussion was made regarding the power lines and the intersection where Expressway Lane will come through.

Mr. Anderson suggested a work session where the Commission drive around our community and look at Provo and Orem's business park areas as well.

The first Wednesday in March, Mr. Anderson will be at training. He proposed to move the Planning Commission meeting to the second Wednesday of the month, March 12, 2008.

The Commission agreed.

Adopted: March 12, 2008

Kimberly Robinson, City Recorder

SPANISH FORK CITY
Planning Commission Meeting Citizens
February 6, 2008

NAME: (please PRINT your name)

1. Mike Cutler	22.
2. Mike Clayson	23.
3. Steven Clayson	24.
4. Tyler Rogers	25.
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