

**Adopted Minutes
Spanish Fork City Planning Commission Meeting
March 12, 2008**

Agenda review 6:30 p.m.

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

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

Citizens Present: Gary Miner, Duane Hutchings, Mark Dallin.

CALL TO ORDER

Chairman Robins called the meeting to order at 7:02 p.m.

PRELIMINARY ACTIVITIES

Pledge

Commissioner Marshall led the pledge of allegiance.

Chairman Robins excused Commissioner Christianson and Commissioner Lewis and welcomed Commissioner Stroud.

Adoption of Minutes: February 6, 2008

Commissioner Huff **moved** to **approve** the minutes of February 6, 2008. Commissioner Marshall **seconded** and the motion **passed** all in favor.

PUBLIC HEARINGS

Commissioner Marshall **moved** to **open** into Public Hearing. Commissioner Stroud **seconded** and the motion **passed** all in favor at 7:03 p.m.

Mark Dallin Zoning Text Amendment

Applicant: Mark Dallin

General Plan: Not Applicable

Zoning: Not Applicable

Location: City Wide

Mr. Anderson explained that Mr. Dallin approached the City earlier this year with the concept of amending the City ordinance to modify the lot width requirement for duplexes. At present 80 feet of lot width is required for duplex units and twin-homes. Mr. Dallin proposed reducing this requirement to 60 feet. Mr. Anderson then explained the recommended structural and format changes and how they would be spelled out in the ordinance. He feels that in the older parts of town there is not much square footage and something is needed to make those uses as conforming as possible.

Chairman Robins explained he was trying to picture in his mind a building envelope of 40 feet and what the frontage would look like. He would like to see pictures.

Mr. Anderson explained what the ordinance would allow.

Chairman Robins said he is more comfortable with a two story building rather than side by side.

Commission discussion was held regarding frontage, square footage and lot width.

Chairman Robins asked if the DRC explored side-by-side cases.

Mr. Anderson feels that a side by side in some cases could work well but that the DRC did not discuss that. It would be possible for someone to build two units with only 20 foot setbacks.

Commissioner Stroud he feels most duplexes are side by side.

Mark Dallin

Mr. Dallin explained how he would lay out the building and what the setbacks would be.

Chairman Robins feels that access would work but curb appeal would not be good.

Commissioner Stroud asked if Mr. Dallin had a parcel.

Mr. Dallin explained that he did.

Commissioner Stroud asked to see a map. Mr. Nielson brought it up on the overhead projector. Mr. Dallin drew a drawing on the dry erase board.

Discussion was held regarding the lot width and square footage.

Commissioner Stroud asked for the flag lot ordinance requirements.

Mr. Anderson explained the code and said that Mr. Dallin could get a third dwelling without the Amendment.

Mr. Robins asked if there was any public comment. There was not any public input.

Commissioner Stroud has some concerns with curb appeal and asked if the City had any architectural standards.

Mr. Anderson said the City did not have any architectural standards.

Chairman Robins feels that he would like to see more pictures and would like to table the project.

Mr. Dallin explained he had already built one of the duplexes and has done some improvements.

Chairman Robins feels this is a new type of density and feels that the residents want a small town feel and he is struggling to see how this will benefit the City.

Mr. Dallin feels that there are a lot of blocks in town with open space in the middle that are just weed patches.

Chairman Robins asked for the depth of the lot. Mr. Nielson looked it up.

Commissioner Huff is concerned that this will open up all of the older blocks in town and asked if they were only accommodating Mr. Dallin. How broad were they stretching?

Mr. Anderson said it was broad. But did not feel that it would exceed more than a dozen properties and would not have a tremendous impact with density.

Chairman Robins asked if any other developers had asked the City for options.

Mr. Anderson said that Mr. Dallin is the only citizen that has approached the city with this concern and has come up with the proposed amendment.

Commissioner Marshall feels that we already allow 5 to 8 units per acre and feels that he is not sure he likes the proposed look but also feels that what is currently allowed is probably not a lot better. There has not been any talk about in-fill. He feels the look would be the same at 60 or 80 feet and does not want to hold up Mr. Dallin.

Commissioner Lewis arrived at 7:29p.m.

Commissioner Marshall and Stroud would rather see two duplexes than a four plex.

Commission discussion was held regarding duplexes versus four plexes, affordable housing, and the high density in the Northeast part of town.

Commissioner Huff feels that in his part of town this could happen and would not like to see seven four plexes in his back yard.

Chairman Robins asked for the lot width on Sherman Huff's block.

Mr. Nielson pulled it up on the overhead projector and discussion was held regarding lot width.

Commissioner Marshall feels that the Commission is not prepared to talk about in-fill development.

Commissioner Huff has reservations about in-fill lots.

Chairman Robins asked how hard it would be to supply a list of how many lots would be affected.

Chairman Robins feels that he would like to see a list of lots but was not comfortable taking action in this meeting.

Commissioner Stroud asked about design standards. Mr. Anderson said that discussion would take place with the next item on the agenda.

Chairman Robins feels that discussion needs to take place regarding in-fill lots.

Mr. Anderson feels that redevelopment in the immediate future could cloud the list.

Commissioner Marshall supports the Dallin proposal but feels in-fill standards need to be discussed.

Commissioner Marshall **moved** to **approve** the changes to title 15 as directed by the Commission and staff. Commissioner Lewis **seconded** and the motion **passed** all in favor by a roll call vote.

Commissioner Marshall **moved** to **instruct** staff to look into in-fill options. Commissioner Lewis **seconded** and the motion **passed** all in favor by a roll call vote.

Master Planned Development Text Amendment

Applicant: Spanish Fork City

General Plan: Not Applicable

Zoning: Not Applicable

Location: City Wide

Mr. Anderson explained the standard acreage for Master Planned Developments is five acres and the Development Review Committee recommended reducing the acreage to two (2) acres. Mr. Anderson feels 20,000 square feet would be better. He explained how Provo City is dealing with in-fill development. Merrill Bingham, who works for Provo City, submitted information on what Provo City is doing for in-fill. The older part of town is where common in-fill is taking place and certain development types such as duplexes, flag lots and four plexes have been constructed without architectural standards so as to protect the neighborhood from structures that do not fit the architecture of the neighborhood. He feels that this could be improved and the best step would be to amend the ordinance to allow people to do Master Planned Developments on smaller properties. He is most concerned with architectural controls. At present, should someone want to construct a four-plex unit it would be approved, per our ordinance, without any architectural controls. He presented a picture of a property in Provo with single family dwellings.

Commissioner Lewis does not like homes behind homes. He would support a small cul-de-sac look with a shared drive.

Mr. Anderson feels this is a way to raise the bar in the older part of town. The Development Review Committee was comfortable with reducing the property size but disagreed on the amount.

Chairman Robins invited the public to comment.

Val Cope

Mr. Cope said he is a real estate agent and fully supports the Neighborhood Housing Service projects in Provo. He feels that if this concept were in Spanish Fork that developers would like it because it would be lucrative and people could afford them.

Commissioner Lewis would like to see how many properties in Spanish Fork would be impacted.

Commissioner Marshall feels that this is a good step and gives the City an option. He said go smaller or do not make the change. He is not comfortable with the density but feels that this is a better solution than the present.

Commissioner Stroud explained what Orem City allows and how developments of this nature are reviewed in Orem. He is comfortable with two acres but has reservations about going down to 20,000 square foot parcels.

Chairman Robins asked to see the R-3 and R-1-6 properties in the City.

Commissioner Stroud likes the concept of larger parcel because he feels it encourages developers to purchase more old homes on a block.

Discussion was held regarding contiguous lots, four-plexes versus single family dwellings, options for in-fill lots, Master Plan Development requirements and bonus density.

Mr. Anderson said that in most R-3 zones 9-12 units per acre would be allowed.

Discussion was held regarding the magic number for the square footage or acreage requirements.

Commissioner Lewis feels that Mr. Bingham makes a good point and would rather see single family dwellings than four-plexes.

Commissioner Huff feels that he would rather see a Master Planned Development than a four-plex and feels the reality of his part of town turning into higher density like the northeast side of town.

Commissioner Marshall feels that the older part of town is turning into higher density.

Discussion was held regarding losing the small town feel.

Mr. Anderson said he feels that the likelihood that developers will purchase more property will increase.

Commissioner Marshall **moved** to recommend to the City Council **approval** of the changes to Title 15 reducing the minimum size of Master Planned Developments to 18,000 square feet in the R-3 and R-1-6 zones subject to the following condition:

Condition

1. That and qualifying developments be comprised of contiguous properties.

Chairman Robins **seconded** and the motion **passed** a roll call vote. Commissioner Huff voted nay. Commissioner Huff said he is anxious that older units will be bought and change the whole complexity of the older parts of town.

Discussion was held regarding what determines if properties are contiguous.

Commissioner Huff **moved** to **close** public hearing. Commissioner Lewis **seconded** and the motion **passed** all in favor at 8:24 p.m.

OTHER DISCUSSION

Discussion on Proposed General Plan Map Review

Mr. Anderson explained the need to change the General Plan and plan for non-residential uses. He explained the proposal of a commercial zone in the 2550 East area. There are thirty one (31) acres of property owned by the Miner Family that would be good for commercial. It's proposed that the City initiate and take the Miner property that would abut 400 North and change that to General Commercial. The complete proposal is to change 12 acres to General Commercial and change the General Plan on the remaining 17 acres to Residential 5.5-8 u/a.

Discussion was held regarding the density, size of the 2550 East road, Master Planned Development ordinance and density distribution.

Commissioner Lewis feels the proposed road width of 2550 East is too wide.

Discussion was held regarding whom would pay for the road and a long-range plan for funding.

Gary Miner

Mr. Miner explained that there are a couple of variables. They are not opposed to some concepts and willing to give six acres of property for the dedicated right-of-way.

Mr. Hutchings and Mr. Magleby explained where the road would go. Mr. Hutchings likes the opportunity of this proposal because the properties are so cut up with so many corners being unbuildable and shifting the density around is great. There will be twenty-two (22) acres just in roadways through this area.

Discussion was held regarding 2.5 acres being the cap, and the time-frame to build out. Mr. Magleby feels within a year, property owner's developing to paper and density distribution.

Commissioner Lewis is concerned with it being market driven and feels that the market is not very strong but agrees that the road needs to go in.

Chairman Robins feels he does not support some of the densities and asked if it makes sense to put commercial in only one place.

Commissioner Huff feels that commercial development needs to be in the area. He does not have a problem with higher density for incentive for commercial. Is concerned with the line capacity sewer issue. Having a trail under a power line is not his favorite.

Commissioner Stroud said that it makes sense to him to look at commercial. He would like to see a rough concept plan.

Discussion was held regarding the sewer line capacity.

Mr. Anderson announced March 25, 2008 will be land use training.

The Planning Commission would like In-fill development put on their to do list.

Discussion was held regarding the Commissioners getting together to go on a field trip to look at the City.

Commissioner Huff **moved** to **adjourn**. Commissioner Lewis **seconded** and the motion **passed** all in favor at 9:05 p.m.

Adopted: April 2, 2008

Shelley Hendrickson, Planning Secretary