

**Adopted 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**

Chairman 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.

## **PUBLIC HEARINGS**

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

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

Applicant: Spanish Fork City

General Plan: Not Applicable

Zoning: Not Applicable

Location: City Wide

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

Jan Striefel

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

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

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

Mr. Anderson explained that the proposal would be adopted as an element of the General Plan.

Chairman Robins invited public comment.

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

Discussion was held regarding impact fees and future growth.

Pat Parkinson

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

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

### **Hunting Leifson Annexation**

Applicant: Ted Huntington and Lynn Leifson

General Plan: Residential 1.5 to 2.5 Units Per Acre

Zoning: R-1-15 proposed

Location: 7825 South River Bottoms Road

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

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

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

Lynn Leifson

Mr. Leifson explained the property that he owns and the property Mr. Huntington owns. He feels some of the utilities could come from Scenic Drive. He explained that some of his property is still in the unincorporated county. He said he realizes the concerns the City has but feels that the pending larger River Bottoms Annexation is requiring a number of studies that he feels do not apply to him and he does not want to be part of that annexation due to the zoning. He feels that the property he owns could have a higher density.

Ted Huntington

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

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

Commissioner Robins asked for a flood plain map.

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

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

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

Chairman Robins invited public comment.

Brad Jessen

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

Jill Christianson

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

Discussion was held regarding the annexation and the submitted legal document. Ms. Johnson felt it was a private matter between the parties and that the document was specific as to the sale of the property. There is not any sale of the property being discussed tonight. She did not feel that the Legal Department needed any more time to look at the document.

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

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

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

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

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

Discussion was held regarding zoning.

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

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

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

Discussion was held regarding the action process.

Commissioner Marshall feels that where the City does not have a vision for the river bottoms area he is not comfortable annexing any properties in until such a vision is defined.

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

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

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

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

### **Northeast Bench General Plan Amendment**

Applicant: Spanish Fork City

General Plan: Residential 1.5 to 2.5 Units Per Acre existing,

General Commercial and Residential 5.5 to 8 units Per Acre proposed

Zoning: Not Applicable

Location: 400 North 2550 East

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

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

Greg Magleby

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

Duane Hutchings

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

Chairman Robins invited public comment. There was none.

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

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

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

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

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

Discussion was held regarding the general plan and density.

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

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

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

Discussion was held regarding density, a master plan development and the general plan.

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

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

### **Other Discussion**

#### **Discussion on Planning Commission work program**

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

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

### **Adjournment**

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

**Adopted:**

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Shelley Hendrickson, Planning Secretary