

Minutes
Spanish Fork City Planning Commission Meeting
May 7, 2008

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; Shelley Hendrickson, Planning Secretary.

Citizens Present: Mike Bertelsen.

CALL TO ORDER

Chairman Robins called the meeting to order at 7:01 p.m.

PRELIMINARY ACTIVITIES

Pledge

Chairman Huff led the pledge of allegiance.

Adoption of Minutes: April 2, 2008

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

STAFF REPORTS

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

Mr. Anderson explained the proposal met the City standards for a flag lot in the R-1-9 zone and the Development Review Committee's recommendation that the proposal be approved subject to a few conditions.

Discussion was held regarding the waiver meeting the City's ordinance and could not be denied, and whether or not neighbors were notified of proposals such as this nature. Mr. Anderson concurred that they are not.

Commissioner Huff **moved** to **approve** the Erdmann Subdivision Waiver for Mike Bertelsen located at 751 South 1100 East subject to the following conditions:

Conditions

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

Commissioner Stroud **seconded** and the motion **passed** by a unanimous roll call vote.

650 West Street Vacation

Applicant: Spanish Fork City

General Plan: Light Industrial

Zoning: Industrial 1

Location: 1000 North 650 West

Mr. Anderson explained the proposal was annexed into the city this year. The petitioner would like to take ownership of the street and use the land in a development. He further explained that the County had re-routed the street so it no longer crossed the railroad tracks to the north and City staff did not see any reason to own this particular piece of right-of-way.

Discussion was held regarding the road that ran parallel to the railroad tracks posing an access problem. Mr. Nielson said there would be a cul-de-sac bulb that would provide access to the railroad and the old depot property.

Commissioner Stroud asked if both of the parcels were owned by the same individual. Mr. Anderson said no and that the property owner to the East had shown interest in purchasing it.

Discussion was held regarding access from 10th North, whether or not there were any plans for a spur off of the tracks to the parcel. Mr. Nielson explained there was a sighting that products could come in by rail.

Commissioner Stroud **moved** to recommend that the proposed **vacation** of 650 West between 1000 North and the railroad right-of-way to the north be **approved**. Commissioner Christianson **seconded** and the motion passed by a unanimous roll call vote.

Other Discussion

Discussion on Planning Commission work program

Mr. Anderson reminded the commission about a joint meeting with the City Council on May 13, 2008 at 5:30 p.m. and again on May 29, 2008 at 5:30 p.m. That the City Council had approved a moratorium on flag lots and multi-family housing in the R-3 and R-1-6 zones and joint meetings would need to take place to discuss the issues.

Adjournment

Chairman Lewis moved to **adjourn**. Commissioner Huff **seconded** and the motion **passed** all in favor at 7:18 p.m.

Adopted: June 4, 2008

Shelley Hendrickson, Planning Secretary