

Adopted Minutes
Spanish Fork City Planning Commission Meeting
June 4, 2008

Commission Members Present: Dave Lewis, David Stroud, Michael Christianson, Sherman Huff.

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

Citizens Present: Brenda McCarron, Khayyam Jones, John Hardy, Ryan Holman, M. Harrison, Humi Eddington, Lindsay Wolsey.

CALL TO ORDER

Commissioner Huff called the meeting to order at 7:00 p.m. He said that he would be conducting and excused Chairman Robins, Commissioner Marshall, and Commissioner Christianson.

PRELIMINARY ACTIVITIES

Pledge

Chairman Stroud led the pledge of allegiance.

Adoption of Minutes: May 7, 2008

Commissioner Stroud **moved** to **approve** the minutes of May 7, 2008. Commissioner Lewis **seconded** and the motion **passed** all in favor.

Commissioner Lewis **moved** to **open** into public hearing at 7:01 p.m. Commissioner Stroud **seconded** and the motion **passed** all in favor.

Mr. Anderson explained that a notice had been mailed out regarding a public hearing for a conditional use permit for Helaman Academy but that the applicant asked for the proposal to be removed from the agenda.

PUBLIC HEARINGS

Spanish Trails Plat C Amended Preliminary Plat

Applicant: Highland Homes

General Plan: Residential 5.5 to 8 Units Per Acre

Zoning: R-1-8

Location: 500 South Spanish Trails Boulevard

Mr. Anderson gave background on the development and explained that the amendments to the plat were to create a lot to accommodate the potential use of a meeting house for the LDS Church and the widening of the collector class street to meet the City's requirements.

Discussion was held regarding the Spanish Fork Trail Master Plan, whether or not there would be any access to the ball fields, the retention basin, and what plats had been approved versus recorded.

Commissioner Huff invited public comment.

Humi Eddington

Ms. Eddington expressed her concerns regarding traffic, parking, and access. She said she feels there is not enough ingress and egress.

Mr. Anderson explained that the applicant was entitled to build what had been presented and that the City could not change anything with regard to the other Spanish Trails plats. He further explained that access had not changed.

Brenda McCarron

Ms. McCarron asked for clarification on the proposal and if the big lot that was being created was indeed for a LDS Church. Mr. Anderson concurred. Ms. McCarron then asked for clarification on the retention basin. She felt it was to be a private park but that it was recorded as being deeded to the City.

Gordon Jones

Mr. Jones said he had not seen the plat but thought that it was recorded as being private. Mr. Jones said that if the city wants it to be private he will amend the plat to reflect that.

Ms. McCarron explained the history of Spanish Trails and the reason for the crash gate on Spanish Trails Boulevard.

Discussion was held regarding public safety with regard to the crash gate on Spanish Trails Boulevard.

Judd Hunter

Mr. Hunter asked for clarification on where the crash gate would be and if any other crash gates would or could be built.

Ms Eddington expressed she felt there were state rules regarding access and did not feel they were being met.

Commissioner Huff explained that the City would not allow a proposal to be approved without following the State and City standards regarding access.

Commissioner Lewis disclosed that he had a conflict but that it did not reclude him from being able to vote.

Commissioner Huff **moved** to recommend to the City Council that the Preliminary Plat Amendment be **approved** subject to the following conditions:

Conditions

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

Commissioner Lewis **seconded** and the motion **passed** all in favor.

Revoir Zone Change

Applicant: Shane and Nicole Revoir
General Plan: Residential 2.5 to 3.5 Units Per Acre
Zoning: Rural Residential existing, R-1-9 proposed
Location: 2870 East Canyon Road

Mr. Anderson explained the proposal.

Commissioner Lewis asked for clarification on whether or not they could create more than one subdivision.

Mr. Anderson said they would be entitled to create as many lots as they could as long as it met the R-1-9 zoning standards.

Commissioner Huff invited public comment.

Deann Brown

Ms. Brown was concerned with how many units can fit onto the property and would not like more than one more. She said that the nuisance strip ought to be included with the lot because of maintenance issues. She felt the only time the nuisance strip was cleaned up

was when she did it. She then expressed that 1350 South was more of a collector class road and needed to be fully plowed.

Mr. Nielson said he would let his snow plow drivers know that.

The real estate agent representing the Revoirs explained that the Revoir's intentions were to create only one lot, that they did not own the nuisance parcel and it was as much a nuisance to them as adjacent property owners and that they were trying to purchase the nuisance strip.

John Hardy

Mr. Hardy asked if duplexes or twin homes would be an allowed use. Mr. Anderson said they were not allowed in the R-1-9 zone.

Commissioner Stroud **moved** to **close** public hearing at 7:39 p.m. Commissioner Lewis **seconded** and the motion **passed** all in favor by a roll call vote.

Mr. Anderson explained how the city deals with nuisance property and who pays for the clean up.

Commissioner Lewis **moved** to recommend to the City Council **approval** of the Revoir Zone Change based on the following findings and subject to the following condition:

Findings

1. That the proposed change is consistent with the General Plan.
2. That R-1-9 zoning is consistent with the surrounding zoning of the surrounding properties.

Condition

1. That the nuisance strip be addressed and resolved.

Discussion was held regarding the nuisance strip.

Commissioner Stroud **seconded** and the motion **passed** all in favor by a roll call vote.

STAFF REPORTS

Academy Park Plat A Amended Preliminary Plat

Applicant: Western States Construction

General Plan: Residential 2.5 to 3.5 Units Per Acre

Zoning: R-1-12

Location: 920 South Del Monte Road

Mr. Anderson gave background and explained the proposal.

Commissioner Lewis asked about ingress and egress.

Commissioner Huff explained that it was his understanding that the LDS Church would be used for Seminary purposes by the Charter School and asked where the access to the site from the Charter School would be.

Discussion was held regarding access from the proposed church site to the Charter School and that it would be discussed during the Site plan review when it is submitted.

Commissioner Stroud **moved** to recommend that the Academy Park Plat A Preliminary Plat Amendment be **approved** subject to the following conditions:

Conditions

1. That the applicant meets all conditions of the original approval.
2. That all improvements be installed according to City standards.
3. That the site plan approval address foot traffic from the Charter School to the Church site.

Commissioner Lewis **seconded** and the motion **passed** all in favor by a roll call vote.

Holman Subdivision Waiver

Applicant: Ryan Holman

General Plan: Residential 4.5 to 5.5 Units Per Acre

Zoning: R-1-6

Location: 134 East 300 North

Mr. Anderson explained that staff were striving to ensure the creation of appropriate easements to provide access to public utilities regarding Subdivision Waivers. He then explained the proposal.

Discussion was held regarding setbacks.

Commissioner Huff **moved to approve** the proposed Holman Subdivision Waiver subject to the following conditions:

Conditions

1. That the applicant dedicates the required public utility easements before the City issues a building permit.
2. That the applicant makes the necessary power changes in accordance with the City's standards.
3. Meet the City's construction and development standards.

Commissioner Lewis **seconded** and the motion **passed** all in favor by a roll call vote.

KJ Subdivision

Applicant: Kamp Jones Investments
General Plan: Residential 4.5 to 5.5 Units Per Acre
Zoning: R-1-6
Location: 236 West 800 North

Mr. Anderson explained the proposal.

Commissioner Huff expressed concern regarding driveways being back to back and that it is creating problems for neighbors and hopes the council addresses it.

Commissioner Stroud **moved to approve** the KJ Subdivision Waiver subject to the following conditions:

Conditions

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

Commissioner Huff **seconded** and the motion **passed** all in favor by a roll call vote.

Geslison Estates

Applicant: Jerry Pidcock
General Plan: Residential 4.5 to 5.5 Units Per Acre

Zoning: R-1-6
Location: 66 North 300 East

Mr. Anderson explained the proposal, the power issues, and City staff's conditions of approval.

Commissioner Huff asked if the City was aware that the structure on the site was to be demolished.

Mr. Anderson said staff was aware of the demolition. Mr. Nielson said that a permit had been applied for. Mr. Anderson then explained that this proposal was vested before the moratorium.

Commissioner Stroud **moved** to **approve** the Geslison Subdivision Waiver subject to the following conditions:

Conditions

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

Commissioner Lewis **seconded** and the motion **passed** all in favor by a roll call vote.

Spanish Fork Manors

Applicant: Tracy Peterson Homes
General Plan: Residential 5.5 to 8 Units Per Acre
Zoning: R-1-6
Location: 13 South 475 West

Mr. Anderson explained the proposal and that he did not feel it would negatively impact the neighborhood.

Commissioner Huff asked if there was any off-street parking. Mr. Nielson said that they did have off-street parking.

Commissioner Lewis **moved** to **approve** the Spanish Fork Manor Subdivision Waiver subject to the following condition:

Condition

1. That the building meets the building code requirements for twin homes.

Commissioner Huff **seconded** and the motion **passed** all in favor by a roll call vote.

Other Discussion

Mr. Anderson passed out materials from meetings that had taken place. He explained the current status of the Northeast Bench annexation, gave a brief summary about the joint meeting with the city council on the proposed plan to redesign the Ensign-Bickford property, and said that building permits had slowed down but in talking to other cities we are keeping a better pace than some of our neighbors.

Discussion was held regarding property at 3450 East and North of Highway 6 for a park, in-fill development, Merrill Bingham's proposal, North Park and improvements to 10th North, North Park wetland issues, and the windmills.

Adjournment

Chairman Huff moved to **adjourn**. Commissioner Lewis **seconded** and the motion **passed** all in favor at 8:30 p.m.

Adopted: July 2, 2008

Shelley Hendrickson, Planning Secretary