

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

Commission Members Present: Chairman Del Robins, Shane Marshall, Dave Lewis, Michael Christianson, Sherman Huff.

Staff Present: Dave Anderson, Planning Director; Chris Thompson, City Engineer; Shelley Hendrickson, Planning Secretary.

Citizens Present: Ron Haymore, Val Simmons, Karen Muhlestein, Clare illegible, Patricia Davis, Duane Kirkham, Wayne Niederhauser.

CALL TO ORDER

Chairman Robins called the meeting to order at 7:00 p.m.

PRELIMINARY ACTIVITIES

Pledge

Chairman Christianson led the pledge of allegiance.

Adoption of Minutes: July 2, 2008

Commissioner Huff **moved** to **approve** the minutes of July 2, 2008. Commissioner Christianson **seconded** and the motion **passed** all in favor.

STAFF REPORT

Old Mill Estates

Applicant: CW Management

General Plan: Residential 1.5 to 2.5 Units Per Acre

Zoning: R-1-15

Location: 1500 South Mill Road

Mr. Anderson gave background on why the proposal was continued from the previous Planning Commission meeting. He said that a traffic impact study was reviewed and explained what the findings were for traffic on Mill Road. The applicant has secured the ability to construct the street connection to Del Monte Road and will bear the financial burden for the improvements onto Mill Road to the Arrowhead Trail intersection in exchange that the City not require the improvements on Arrowhead Trail.

Mr. Neiderhauser

Mr. Neiderhauser said his agreement with the Academy Park Subdivision is that CW Management will secure first right to construct the access to Del Monte Road. He feels that the impact Woodland Hills Drive will create on Mill Road is far greater than the impact of his proposal but is willing to improve Mill Road without any participation from the City.

Commissioner Christianson asked if there were any other utilities going in the road. Mr. Nielson explained what would take place.

Pat Davis

Ms. Davis asked if the right-of-way in front of Gary Duran's parcel is big enough and feels he should be contacted.

Duane Kirkham

Mr. Kirkham feels that the agreement for the access through Del Monte should be in place before any ground is broken on this project. He said that he feels that this proposal changes every time a meeting is held. He disagrees with Horrock's Engineering study. He feels Mill Road needs to be addressed and wants assurance that the irrigation will not be interrupted.

Val Simmons

Mr. Simmons expressed concern with the irrigation ditch. He said that he feels that the ditch on the Orton property needs to be addressed.

Mr. Nielson explained the laws for prescriptive easements and what they govern, that the irrigation issues would be reviewed by the irrigation company and their engineers, that the irrigation ditch would be in an easement area and not under a house, the study dated May 28, 2008 by Horrock's Engineering and what it revealed without the Arrowhead Trail access and that they determined 530 trips per day would

be generated out of the project area to Arrowhead Trail and 15 percent or 80 trips per day would use Mill Road traveling north of the project site.

Ben Davis

Mr. Davis asked what the plan for the future was for increasing the size of Mill Road. Mr. Nielson explained that there was not one at this time and it does not warrant that this developer should widen the road.

Val Simmons

Mr. Simmons asked if the City would be paying for the costs to widen the road, a special improvement district, etc.

Mr. Kirkham said that he feels that the property owners will have to bear the burden of the mess that this development will create.

Mr. Nielson explained that the Horrock's Engineering report showed that there would be 620 trips per day impacting Mill Road because of the Utah County widening of Woodland Hills Drive, and that the City had no control over that project and the traffic it would create onto Mill Road.

Pat Davis

Ms. Davis is concerned about the widening of the road and explained why she feels the way she does.

Commissioner Marshall **moved** to recommend **approval** of the Amended Preliminary Plat for Old Mill Estates subject to the following conditions:

Conditions

1. That the applicant construct improvements on Mill Road, from the development's entrance to Arrowhead Trail, that would provide for 30 feet of asphalt.
2. That the applicant constructs an access through Academy Park to Del Monte Road.
3. That the Plat be modified to remove the proposed curb, gutter and additional asphalt on Arrowhead Trail.

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

Commissioner Huff **moved** to **open** into public hearing. Commissioner Marshall **seconded** and the motion **passed** all in favor at 7:33 p.m.

PUBLIC HEARINGS

Ordinance Amendment, Title 15

Applicant: Spanish Fork City

General Plan: Not Applicable

Zoning: Not Applicable

Location: City Wide

Mr. Anderson explained the changes on a point-by-point basis and discussion was held regarding Part 4 Development Chapter 08: Site Plans, Purpose, Site Plan required, Application and review process, off-street parking, multi-family residential uses, professional office uses, commercial uses, industrial uses and solid waste receptacle areas.

Commissioner Robins **moved** to **table** the proposed amendment to Title 15. Commissioner Huff **seconded** and the motion **passed** all in favor.

Commissioner Christianson **moved** to **close** public hearing. Commissioner Marshall **seconded** the motion **passed** all in favor at 8:13 p.m.

Other Discussion

Discussion on Planning Commission work program

No discussion

Adjournment

Chairman Christianson **moved** to **adjourn**. Commissioner Robins **seconded** and the motion **passed** all in favor at 8:14 p.m.

Adopted: September 3, 2008

Shelley Hendrickson, Planning Secretary