

**Adopted Minutes
Spanish Fork City Planning Commission Meeting
September 3, 2008**

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

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

Citizens Present: Ted Huntington, Lynn Leifson.

CALL TO ORDER

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

PRELIMINARY ACTIVITIES

Pledge

Chairman Robins led the pledge of allegiance.

Adoption of Minutes: August 6, 2008

Commissioner Huff **moved** to **approve** the minutes of August 6, 2008; with the noted corrections. Commissioner Marshall **seconded** and the motion **passed** all in favor.

STAFF REPORT

Huntington 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

**Commissioner Christianson recused himself from the discussion on this item.*

Mr. Anderson explained this item was continued from a previous meeting. The applicant asked for the proposal to be placed back on the Planning Commission's agenda and would like action to be taken. The annexation contains approximately 10 acres on the north side of River Bottoms Road. Staff discussed this proposal and feels that due to the absence of infrastructure and planning for the area the annexation is premature and recommends that it be denied.

Ted Huntington

Mr. Huntington explained that he did not have any intention to develop right now. The would just like to be annexed into the City. He feels that since they have gone through the process of paying the fees and surveys they would like to be annexed so they would not have to pay again at a later date.

Lynn Leifson

Mr. Leifson explained that City staff brought to their attention the required improvements and infrastructure and explained that they cannot afford to develop but would like to annex into the City on their terms and not be part of a bigger annexation.

Commissioner Huff asked, assuming the proposal was granted, who would become responsible for street and snow removal on River Bottom's Road?

Mr. Nielson said the annexation would not include River Bottoms Road. It would stay a County road and the maintenance would remain with the county.

Commissioner Marshall explained that he felt there was a whole host of transportation and infrastructure regarding this annexation and asked what would happen if the property was annexed into the City.

Mr. Anderson said there would not be a big cost or a net loss to the City but feels it's problematic to create a situation where River Bottoms Road fronts both County and City lands.

Mr. Nielson explained that right-of-way would be needed along River Bottoms Road in order to allow any development to occur. The annexation currently goes to the fence line.

Discussion was held regarding annexation fees, whether or not their surveying work would be valid for a number of years or need to be re-surveyed, different mechanisms to define the property owner's intent to develop or not develop with regard to agreements and zoning being assigned at annexation.

Commissioner Robins feels that due to the 100 year flood plain, nothing should be built and can understand the applicants not wanting to be part of a bigger annexation.

Commissioner Marshall expressed his concern, should the annexation be approved, with what the proposal would look like three or more years down the road and how it would flow with the area.

Discussion was held regarding zoning, and what was allowed in rural residential versus the agricultural zone.

Commissioner Huff said that he does not have a problem with the annexation as much as the zoning. He feels that the River Bottoms area should not be built upon.

Commissioner Stroud asked about the impact on the Growth Boundary and if it will need to be changed.

Mr. Anderson said that the Growth Boundary would have to be amended before development could occur.

Discussion was held regarding what is allowed in the Exclusive Agricultural zone.

Commissioner Robins **moved** to recommend to the City Council that the proposed Huntington Leifson Annexation be **approved** and assigned A-E zoning.

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

Commissioner Marshall **moved** to **open** into public hearing. Commissioner Huff **seconded** and the motion **passed** all in favor at 7:25 p.m.

***Commissioner Christianson took his seat at 7:26 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 he had refined the changes.

Discussion was held regarding landscaping in parking lots and what was trying to be accomplished with our standards, Orem City's landscape standards, and whether or not developers would meet the minimum requirements or do what the standard intends.

Chairman Robins welcomed public comment. There was none.

Commissioner Christianson **moved** to recommend to the City Council **approval** of the proposed changes to Title 15 with the addition of a minimum of two trees in the parking islands. Commissioner Stroud **seconded** and the motion **passed** all in favor by a roll call vote.

Construction and Development Standards

Applicant: Spanish Fork City

General Plan: Not Applicable

Zoning: Not Applicable

Location: City Wide

Mr. Anderson explained that the City Council did away with private streets and this proposed sub-local streets would enable a developer to have options. He explained the proposal in detail. He said there was a proposal that a zone change was approved on one year ago. That particular proposal showed a real need for this sub-local street proposal. It allows for the City's position of no more private streets to work.

Discussion was held regarding the City Engineer and Fire Marshall's thoughts of the proposal, the width of the asphalt on the street directly behind the bleachers of the Spanish Fork High School, the width of 28 feet and vehicles parking on the sides of the road, and whether or not the width of 28 feet was wide enough.

Chairman Robins expressed that he felt 28 feet was not wide enough and gave Somerset Village as an example.

Commissioner Marshall said he liked option A because he feels it slows traffic down but feels that option B puts foot traffic too close to the street. He explained how he felt an L-shape road would work better.

Mr. Anderson feels that this proposal will encourage developers to design developments more functionally.

Chairman Robins welcomed public comment. There was none.

Commissioner Marshall **moved** to recommend to the City Council that the proposed additions to the Construction and Development Standards be **approved**. Commissioner Christianson **seconded** and the motion **passed** by a roll call vote. Chairman Robins voted nay; he feels that 28 feet is too narrow and on street parking should not be allowed.

Commissioner Christianson **moved** to **close** public hearing. Commissioner Marshall **seconded** the motion **passed** all in favor at 8:12 p.m.

OTHER DISCUSSION

Discussion on Planning Commission work program

Mr. Anderson handed out an ordinance regarding the moratorium on in-fill development. Discussion was held regarding the proposal, flag lots, and the flexibility this ordinance allows.

ADJOURNMENT

Commissioner Huff **moved** to **adjourn**. Commissioner Stroud **seconded** and the motion **passed** all in favor at 8:21 p.m.

Adopted: October 1, 2008

Shelley Hendrickson, Planning Secretary