

Adopted Minutes
Spanish Fork City Planning Commission Meeting
October 1, 2008

Commission Members Present: Chairman Del Robins, David Stroud, Michael Christianson.

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

Citizens Present: Tom Sakievich, Gary A. Carter, Lindsay Wolsey, Paul Washburn, Roger Dudley, Rick Salisbury, Steve Maddox, Tyler Cope, Khayyam Jones, Lew Bankhead.

CALL TO ORDER

Chairman Robins called the meeting to order at 7:07 p.m.

PRELIMINARY ACTIVITIES

Pledge

Commissioner Stroud led the pledge of allegiance.

Adoption of Minutes: September 3, 2008

Commissioner Stroud **moved** to **approve** the minutes of September 3, 2008. Commissioner Christianson **seconded** and the motion **passed** all in favor.

Commissioner Christianson **moved** to **open** into public hearing. Chairman Robins **seconded** and the motion **passed** at 7:09 p.m.

Chairman Robins **moved** to **hear** the TJ Business Park before the Ordinance Amendment, Title 15. Commissioner Christianson **seconded** and the motion passed all in favor.

PUBLIC HEARINGS

TJ Business Park

Applicant: Spanish Fork City

General Plan: Light Industrial

Zoning: Industrial 1

Location: 2000 North 200 East

Mr. Anderson explained that the applicant had addressed all of the issues discussed in the Development Review Committee Meeting and that the Development Review Committee gave approval subject to two conditions.

Chairman Robins excused Commissioners Marshall, Lewis, and Huff. He then invited public comment on the TJ Business Park proposal. There was none.

Commissioner Christianson asked about a small lot on the plat.

Paul Washburn addressed the commission and explained that the piece would be included with the adjacent parcel.

Discussion was held regarding the utilities and the railroad, airport height restrictions, and delineation of wetlands if there were any.

Commissioner Christianson expressed his concern with wetlands and asked if there had been a delineation performed.

Mr. Washburn said they had hired a consultant and that there were not any wetland issues.

Discussion was held regarding conditions for a motion.

Commissioner Stroud **moved** to recommend **approval** of the TJ Business Park based on the following findings and subject to the following conditions:

Findings

1. That the proposed subdivision meets zoning requirements.

Conditions

1. That all improvements be constructed in accordance with City Standards.
2. That the applicant address any concerns raised by the Power Department prior to submitting for Final Plat approval.
3. Provide a wetland delineation or other documentation identifying wetlands or the absence of wetlands.

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

Ordinance Amendment, Title 15

Applicant: Spanish Fork City

General Plan: Not Applicable

Zoning: Not Applicable

Location: City Wide

Mr. Anderson gave background on the in-fill moratorium and said that it would encourage owner occupancy in the neighborhoods to which this ordinance would apply. He explained that the proposed ordinance would be an I-F zone (standing for In-Fill) and it would allow for more creativity and flexibility than what the current ordinance allows. The flip side is that the ordinance would also give the City Council a lot more discretion by way of approving a project. He explained the verbiage in the proposed ordinance.

Commissioner Stroud said that he felt it would be valuable to have the other commissioners present before action is taken on the proposal. He said that he has questions regarding parking and how many cars per unit.

Chairman Robins invited public comment.

Tyler Cope

Mr. Cope said that he feels that there does need to be consideration for detached garages. He praised the City for taking the steps to look at in-fill development. He said he feels that the need for affordable single-family housing is very high. He said he felt that the advantages to the community as a whole are within the core of the City impact fees that will help support the upgrading of the aging infrastructure in the old neighborhoods.

Commissioner Christianson said that he feels that it needs to be clear that this is a zone change approved by the City Council and suggested some verbiage changes,

and that he feels that there is a drainage problem with flag lots and suggested verbiage changes.

Chairman Robins would like to add adjacent property owner's privacy verbiage, and asked for feedback on detached garages.

Mr. Anderson said that he feels that an attached garage has almost become an expectation for an American homeowner and incorporating language that would allow flexibility perhaps could be changed. He feels the ultimate goal is to encourage home ownership.

Chairman Robins asked if it was possible to put language to the code to say these uses are only allowed with an in-fill zone. He said that he feels that duplexes could be allowed with all other multi-family housing requiring the in-fill layer zone and asked the other commissioners how they felt.

Commissioner Christianson felt it depended upon frontage.

Commissioner Stroud asked, in reading through the ordinance, if there was any verbiage for driveway width and adjacent structures. Discussion was held regarding the verbiage for driveway width, minimum off-set for depth, fencing requirements, and whether or not to allow fencing on in-fill lots.

Chairman Robins said that he feels that some of the things that impose on the character of the area are flag lots and multi-family where there has not been any before and asked if Mr. Anderson feels this ordinance will protect from this in the future.

Commissioner Christianson asked if there could be something with regard to a maximum size before they go into a master planned development.

Discussion was held regarding the relationship of units to native grade.

Commissioner Stroud **moved** to **continue** the In-Fill Overlay Zone and the public hearing. Commissioner Christianson **seconded** and the motion **passed** all in favor.

Commissioner Christianson **moved** to **close** public hearing. Commissioner Stroud seconded the motion **passed** all in favor at 8:00 p.m.

OTHER DISCUSSION

Discussion on Planning Commission work program

Mr. Anderson said that he spoke with Mr. Steve Maddox about informally discussing a project with the Planning Commission. Mr. Maddox has been working on a project Between State Road 51 and the railroad tracks for a number of years and is proposing to take a different approach and asked the commission to give him feedback to see if he is on the right track.

Mr. Maddox addressed the Commission and gave background on the previous proposals and what he is proposing now. Density is down to 103 units as well as the two existing units. Discussion was held regarding the project. Chairman Robins said that he likes the new proposal but would like to see more open space, the railroad tracks and the road going under them, the high pressure gas line and who would be responsible for Expressway Lane.

Mr. Anderson said that he feels that this parcel is unique because of the railroad tracks and the highway and the area already has high density housing. The general plan recognizes that it calls for 5.5-8 units per acre. He said he felt this was a very appropriate use for the property and a reasonable compromise. Discussion was held regarding a trail head and 3-plex mansion houses or big houses.

ADJOURNMENT

Commissioner Christianson **moved to adjourn**. Commissioner Stroud **seconded** and the motion **passed** all in favor at 8:32 p.m.

Adopted: November 5, 2008

Shelley Hendrickson, Planning Secretary