

Adopted Minutes City Planning Commission Meeting December 3, 2008

Commission Members Present: Shane Marshall, Michael Christianson, Dave Lewis.

Staff Present: Dave Anderson, Planning Director; Shelley Hendrickson, Planning Secretary; Chris Thompson, Design Engineer; Christine Johnson, Assistant City Attorney.

Citizens Present:

CALL TO ORDER

Commissioner Lewis called the meeting to order at 7:03 p.m.

PRELIMINARY ACTIVITIES

Pledge

Commissioner Christianson led the pledge of allegiance.

Commissioner Lewis excused Commissioner Stroud, Commissioner Huff and Commissioner Robins.

Adoption of Minutes: November 5, 2008

Commissioner Christianson **moved** to **approve** the minutes of November 5, 2008. Commissioner Lewis **seconded** and the motion **passed** all in favor.

Commissioner Christianson **moved** to **open** into public hearing. Commissioner Marshall **seconded** and the motion **passed** all in favor at 7:04 p.m.

PUBLIC HEARINGS

Ordinance Amendment, Title 15

Zoning: Not Applicable

Location: City Wide

Mr. Anderson explained that the proposed changes were to the Master Planned Development Chart found in Title 15, page 15-36. He said that the City was a co-applicant with Mr. Dave Simpson on the proposed changes. He explained that the changes came about as staff recognized an oversight in approving Building Permits where the homes did not meet the requirements of the table. The City was proposing to change the square footage requirements for multi-family buildings in Master Planned Developments and Mr. Dave Simpson was proposing to change the manner in which the square footage requirements were administered and some of the specific standards relative to required square footage. Mr. Anderson displayed on the overhead projector the chart found in the City code and explained the City's proposed changes for multi-family and Mr. Simpson's proposed changes.

Commissioner Christianson asked what would happen to the lots in an R-3 zone if the zone were to be eliminated. Mr. Anderson explained that there had not been any Master Planned Developments approved in the R-3 zone. Discussion was then held regarding whether or not the City's ordinance had verbiage that defined what a rambler was and if the square footage requirements excluded garage space.

Discussion was held regarding the definition of a rambler and removing the multi-family verbiage in the left hand column of the chart with the lot sizes.

Mr. Anderson explained the primary impact of tying the square footage to the lot sizes and gave background for the Master Planned Development requirements. He said staff was concerned about reducing expectations and requirements for the Master Planned Developments but with the requirements that developers have to build a better product, staff recommended that the changes be approved.

Commissioner Marshall asked Mr. Anderson if he felt this proposal would entice developers into Master Planned Developments. Mr. Anderson said perhaps and that that he felt if reducing the square footage entices developer's into building a masonry home he thought that was a considerable upgrade.

Commissioner Lewis invited public comment. There was none.

Commissioner Christianson expressed concern with the need to draw the line somewhere and felt there was a lot of pressure to lower the lot sizes and feels that

as he is willing to go. Commissioner Marshall
be getting a better product in the end.

Commissioner Christianson **moved** to recommend that the proposed changes to Title 15 be **approved** by the City Council with the suggested changes including changing the title of the Minimum Lot Size column. Commissioner Marshall **seconded** and the motion **passed** all in favor.

Transportation Element of The General Plan

Applicant: Spanish Fork City
General Plan: Not Applicable
Zoning: Not Applicable
Location: Citywide

Mr. Anderson introduced Horrock's Engineering and explained that a public meeting was held for the citizens to address any questions that they may have had regarding the Transportation Element of The General Plan.

Mr. Mortimer updated the Commissioners on the changes, which were: added the west frontage road parallel to the freeway and the section of Main Street as five lanes; widening Volunteer Drive as a three lane arterial; and the I-15 interchange and the road underneath not being able to be widened.

Commissioner Marshall said that as the plan is today, we live with the congestion on Main Street and it will not be a seven lane facility. Mr. Mortimer concurred. Discussion was held regarding the 8000 South interchange easing the congestion on Main Street, putting pressure on Utah County to construct a road on 1900 South, and changes on Center Street.

Commissioner Lewis said that UDOT had put on hold improvements until June or July of 2009 and asked if the interchange was part of the delay. Commissioner Marshall concurred.

Discussion was held regarding all of the green collector roads, 1100 East, and the drawbacks of a grid system.

Commissioner Lewis invited public comment. There was none.

recommend **approval** of the Transportation
Commissioner Christianson **seconded** and the motion
passed all in favor.

Commissioner Christianson **moved** to **close** public hearings. Commissioner Lewis **seconded** and the motion **passed** all in favor at 7:46 p.m.

OTHER DISCUSSION

Discussion on Planning Commission work program

Mr. Anderson gave the Commissioners a paper identifying their terms in office and explained to them how their terms work.

Discussion was held regarding projects that staff and the Planning Commission are working on: permitted and conditional uses revision, industrial zoning, locations and requirements, development options, TDR's, conservation subdivisions, general plan update, and historical preservation.

Commissioner Christianson suggested looking into other communities that have TDR's. He has heard that they get abused. He would like to take a look at how other communities have made them work. Mr. Anderson said that he had someone in mind that he felt would come and present to the Planning Commission and City Council regarding TDR's.

Discussion was held regarding providing the Planning Commission with a report from City Council meetings.

Mr. Anderson thanked Ms. Christine Johnson for her service to the City and wished her well in her new employment as a Fourth District Court Judge.

ADJOURNMENT

Commissioner Christianson **moved** to **adjourn**. Commissioner Marshall **seconded** and the motion **passed** all in favor at 7:59 p.m.

Adopted: January 7, 2009

Shelley Hendrickson, Planning Secretary