

**Adopted Minutes
Spanish Fork City Planning Commission Meeting
March 3, 2010**

Commission Members Present: Del Robins, Shane Marshall, David Stroud, Rick Evans, Tyler Cope.

Staff Present: Dave Anderson, Community Development Director; Dave Munson, Planning Intern; Kirk Nord, Assistant City Attorney; Jered Johnson, City Surveyor; Trapper Burdick, Assistant City Engineer.

Citizens Present: Steve Broadbent, Adam Lambert, Mark Dallin, January Erskine, Clay Christensen, Gary Aitken, Jennifer Lind, Steve Painter, illegible name.

Mr. Anderson mentioned that Mr. Nord would be leaving the City in a few weeks and said that he would be missed.

CALL TO ORDER

Commissioner Marshall called the meeting to order at 6:12 p.m.

PRELIMINARY ACTIVITIES

Pledge

Commissioner Evans led the Pledge of Allegiance.

Adoption of Minutes: February 3, 2010

Commissioner Evans **moved** to **approve** the minutes of February 3, 2010.
Commissioner Robins **seconded** and the motion **passed** all in favor.

Commissioner Marshall excused Chairman Christianson.

PUBLIC HEARING

Crosswind Preliminary Plat

Applicant: Rockworth Companies
General Plan: General Commercial
Zoning: R-1-8
Location: 1450 East 100 South

Mr. Anderson explained that this application was part of a project that has had a number of applications previously approved. It had previously been recommended by the Commission that this application be denied, but the applicants have updated the plat and staff would now recommend that it be approved.

Commissioner Robins made a **motion** to recommend to the City Council **approval** of the Crosswind Preliminary Plat. Commissioner Evans **seconded** and the motion **passed** all in favor.

Academy Park

Applicant: SFATC LLC

General Plan: Business Park/Residential 2.5 to 3.5 units per acre

Zoning: Industrial 2, Business Park and R-1-15

Location: approximately 1200 South Del Monte Road

Mr. Anderson explained the application. He said that this application was unique because parts of the plat had already been included in approved Site Plans and that the both MATC building and ALA Charter School had been constructed. The proposed plat would help to clean up past issues on the site. He said that staff had recommended that the proposed plat be approved and that all of the property included should be part of one recordable plat. As part of that, the City would require that the frontage along Del Monte Road be improved. He explained that the applicants may not be able to pay for the improvements at this time.

Commissioner Marshall asked if the other roads in the site had been improved. Mr. Anderson answered that they had been. Mr. Johnson explained what improvements would be required.

Commissioner Marshall invited the applicant to comment.

Laura Lee Adams

Commissioner Robins asked Ms. Adams what was owned by MATC. She indicated on the GIS map. She explained that the issue was with a plot of land owned by MTM along Del Monte Road, which SFATC did not have any control over. She said that MTM had told her that the sale price of the land wouldn't be enough to cover the cost of the improvements, and that they did not want to sell to MATC.

Clay Christensen

Mr. Christensen from MATC said that it would be beneficial for them if the project could move forward. He said that most of their employees are Spanish Fork Citizens and that they would like to see the project move forward.

Commissioner Robins asked Mr. Morley why he had wanted to be a part of the subdivision. He said that he didn't, and that he wasn't in a financial position to put

in the improvements. He said that they would when they got to a point that they could.

Mr. Robins asked if the application could be resubmitted without the MTM portion. Mr. Anderson explained the history of the properties in question and that they had been involved in unapproved subdivisions.

Commissioner Marshall said that he would be reluctant to grant the approval without the improvements. He said that he felt that the Commission had to uphold the City standards and that they should leave it up to the legislative body to make the final decision. Commissioner Robins agreed and said he was fine with the DRC's conditions.

Commissioner Robins made a **motion** to recommend to the City Council **approval** of the Academy Park Amended Preliminary Plat subject to the following conditions:

Conditions:

1. That the applicant provide written commitment to abate the zoning violation in 90 days.
2. That the required improvements to Del Monte Road are completed within the first phase.

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

Mark Dallin Center Street In-Fill Overlay

Applicant: Mark Dallin

General Plan: Residential 9-12 units per acre

Zoning: R-3

Location: 142 West Center Street

Mr. Anderson explained the history of the subject property. He said that the proposal was to construct a duplex and that the applicant had approached the Commission about the proposal the previous month, but this month it was on the agenda for formal action. He showed an image of the proposed building. He explained that staff recommended that the duplex be approved but with one of the units being turned to face the South and possibly be given a porch. He explained that this was in an effort to make it match the surrounding neighborhood and that there were a number of ways that it could be redesigned to match.

Mark Dallin

Mr. Dallin explained that he had looked at the surrounding buildings. He said that the way the garage was set back allowed people to see the front of the building and not back onto Center Street.

Commissioner Marshall asked what the impacts would be if the building was rotated to face the street. Mr. Dallin said that he wouldn't have room for parking. Mr. Anderson explained that there were ways that he could do that.

Mr. Cope asked if he could put the garages in the middle and turn just Unit A towards the street. Mr. Dallin said that it would change the roofline. Mr. Stroud said that having the units separated by the garages would add to privacy. Backing out onto Center Street was discussed.

Mr. Evans asked, without moving the building, what could be done to mitigate the end so as to make it blend in better. Discussion was held regarding parking, the yard, and impervious area.

Mr. Marshall invited public comment. There was none.

Mr. Cope asked if this could be approved with conditions or if it would need to be redesigned. Mr. Dallin said that he would like to go along with the DRC conditions.

Commissioner Cope made a **motion** to recommend to the City Council **approval** of the Mark Dallin Center Street In-Fill Overlay subject to the following conditions:

Conditions

1. That the duplex is designed so as to conform to the appearance of other homes in the neighborhood by having a porch and entrance on the south elevation, and being clad in brick or some other material found on the immediate block.
2. That the landscaping plan be modified to include turf and two deciduous trees in the park strip as well as vinyl fence around the project.
3. It is also noted that the applicant is required to have separate sewer laterals for each dwelling unit.

Commissioner Robins **seconded**.

Mr. Evans said that he didn't feel strongly that the building should be brick. Mr. Cope said that there should be one unit or more facing south.

Commissioner Cope made a **motion** to recommend to the City Council **approval** of the Mark Dallin Center Street In-Fill Overlay subject to the following conditions:

Conditions

1. That the proposed duplex has at least one unit facing south with a porch and entrance to the south.
2. That the proposed landscape plan include turf and two deciduous trees in the park strip as well as a vinyl fence around the project

3. That the applicant have individual sewer laterals for each dwelling unit.

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

I-3 Zone Change

Applicant: Spanish Fork City

General Plan: Residential 9-12 units per acre

Zoning: R-3

Location: 142 West Center Street

Mr. Anderson explained that the I-3 zone had been re-created with new uses, including large wind farms. The Zone Change was initiated by the City. Staker Parson owns some of the property in the Zone Change, as well as the City, which has a need for a facility for the storing and recycling of construction debris. Strawberry Water also owns property in the proposed area.

Gary Aitken

Mr. Aitken said that he had received a call from Junior Baker (the City Attorney) and that he had discussed the proposal with some of the members of the board. Mr. Anderson indicated which properties were owned by each group. Mr. Aitken said that he didn't have a problem with the Zone Change, but that the board members had questions about what was available in that area. He said that the board members would rather currently keep the I-2 zoning.

Mr. Marshall asked what their concern was with the I-3. Mr. Aitken said that they felt that the I-2 had more development flexibility. He said that the original purpose of purchasing the property was to keep mining operations from happening along the canal. He asked if they could be removed from the Zone Change if the board so chose next week.

Mr. Anderson said that he would like to be informed of the board's decision and that they could change the map after they found out.

Commissioner Robins made a **motion** to recommend to the City Council **approval** of the I-3 Zone Change only for the Spanish Fork City and Staker Parson parcels. Commissioner Stroud **seconded** and the motion **passed** all in favor.

OTHER DISCUSSION

Discussion on Planning Commission work program and General Plan

Mr. Anderson introduced Mr. Burdick and Mr. Johnson.

Mr. Nord was given the opportunity to say goodbye. He thanked the City for his time here and said that he would miss the people he had met here.

ADJOURNMENT

Commissioner Robins **moved** to **adjourn**. Commissioner Marshall **seconded** and the motion **passed** all in favor at 7:13 p.m.

Adopted: April 7, 2010

Dave Munson, Planning Intern