

**Adopted Minutes
Spanish Fork City Planning Commission Meeting
June 2, 2010**

Commission Members Present: Mike Christianson, Chairman; Del Robins, David Stroud, Rick Evans, Tyler Cope.

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

Citizens Present: Terry Hallett, Dak Maxfield, Brad Fillmore, Bob Rawberry.

CALL TO ORDER

Chairman Christianson called the meeting to order at 6:01 p.m.

PRELIMINARY ACTIVITIES

Chairman Christianson invited Mr. Anderson to make some preliminary comments. He congratulated Mr. Burdick on getting his PE and introduced Mr. Sant.

Pledge

Commissioner Robins led the Pledge of Allegiance.

Adoption of Minutes: April 7, 2010

Commissioner Evans **moved** to **approve** the minutes of April 7, 2010, with the noted corrections. Commissioner Robins **seconded** and the motion **passed** all in favor.

Commissioner Evans **moved** to **open** into public hearing. Commissioner Robins **seconded** and the motion **passed** all in favor.

PUBLIC HEARINGS

Brad Fillmore Conditional Use

Applicant: Brad Fillmore

General Plan: Residential 3.5 to 4.5 units per acre

Zoning: R-1-9

Location: 1968 East 1200 South

Mr. Anderson explained that this proposal would be approved by the Planning Commission and that a recommendation to the City Council would not be made. He explained the DRC's recommendation and the conditions relative to parking and a Building Permit.

Commissioner Robins asked why the DRC recommended that it not be expanded beyond a one bedroom apartment. Mr. Anderson explained that he was unaware.

Chairman Christianson excused Commissioner Marshall and invited public comment.

Brad Fillmore

Mr. Fillmore said that his wife had been told that the parking was fine and asked what was required. Mr. Anderson explained the requirement in the ordinance that the parking be paved.

* Commissioner Stroud arrived at 6:06 p.m.

Mr. Fillmore asked what the procedure would be after this. Mr. Anderson explained the Building Permit and Certificate of Occupancy process. Mr. Anderson emphasized that he told Mrs. Fillmore a month ago that they would need a Building Permit.

* Commissioner Cope arrived at 6:14 p.m.

Commissioner Stroud asked if there was a maximum square footage for an Accessory Apartment. Mr. Anderson said that there was not. Chairman Christianson asked if the conditions in the staff report were covered by the ordinance. Mr. Anderson answered that they were redundant.

Commissioner Robins **moved** to **approve** the Brad Fillmore Conditional Use. Commissioner Evans **seconded** and the motion **passed** all in favor.

Staker Parson Amended Conditional Use

Applicant: Staker Parson Company

General Plan: Medium Industrial

Zoning: Industrial 2

Location: 2276 North 200 East

Mr. Anderson explained the original site approval. He explained that the City has already extended the approval of the Conditional Use once relative to completing the paving on the site. He explained that the deadline of the previous approval was this month and that they were asking for another extension.

Chairman Christianson asked about the letter from neighbors about mud being tracked onto the street. Mr. Anderson said that the main travel areas have been paved, but that the entire site was approved as paved. He explained that the letter from Smith Auto was the only complaint they had received.

Dak Maxfield

Mr. Maxfield explained that the site had poor soils and that they were using returned concrete to pave the yard. He said that the economic downturn had reduced the amount of return mud they were receiving and that he thought it was most reasonable to continue using this method. He explained that there were neighboring facilities that had tracked out mud onto the road.

Commissioner Evans asked why they weren't using their own concrete to augment their returned mud. Mr. Maxfield said that it would cost more but would facilitate paving quicker. He explained that the south and west portions of the site had been paved.

Commissioner Stroud asked if they could increase landscaping instead of hardscaping. Mr. Maxfield explained how different parts of the facility were used.

Commissioner Stroud said that he was uncomfortable with the 2012 date. He said he was comfortable with the year-long timeframe. Commissioner Evans said that he felt that the City was meeting the applicant halfway in the middle.

Commissioner Stroud **moved** to **approve** the Staker Parson Amended Conditional Use until June 5, 2011. Commissioner Evans **seconded** and the motion **passed** all in favor.

Chairman Christianson said that this was the last extension he was willing to grant.

Commissioner Robins **moved** to close the public hearing. Commissioner Evans **seconded** and the motion **passed** all in favor.

OTHER DISCUSSION

Discussion on the Commercial Downtown zone, the Planning Commission work program and the General Plan update

Mr. Anderson explained that he would like to schedule a joint meeting between the Planning Commission and City Council for June 29th. The Commission said that they would prefer the 30th. Mr. Anderson said that it would be a long meeting and that dinner would be provided.

Mr. Anderson handed the Planning Commission a proposed General Plan map. He explained that this reduced the number of designations from 24 to 7 and the logic behind why certain designations were located where they were.

Commissioner Robins asked why there wasn't a downtown designation. Mr. Anderson explained how he hoped that the General Plan could encourage future development to conform to the downtown model.

Commissioner Evans asked about small designations and transitional areas. Transitions were discussed. Commissioner Evans said that the proposed map made it easier to see what was really there and that it was a more meaningful representation.

Mr. Anderson brought up the Commercial Downtown zone and Rocky Giles' tire center. He mentioned the DRC's discussion about uses in the Downtown area and how it had become apparent that it was an appropriate discussion for the Planning Commission. He asked them what their feelings were relative to where the Downtown zone should go. He mentioned the DRC's proposal to change the text of the Downtown zone to allow automotive uses in the entire zone. He mentioned the development of Main Street Plaza and how it matches the existing development in the area.

Chairman Christianson asked what their plans for expansion would be. Mr. Anderson said that he didn't have many details. He said that, if they changed the zoning to C-2, it would have parking issues and wouldn't conform to the setbacks.

Commissioner Robins said that he was against the change and felt that we should encourage the downtown type of development. Commissioner Cope said it was somewhat of a stretch to make a tire store conform to the downtown feel. Chairman Christianson said that he would like to see what the applicant has in mind. Commissioner Stroud said that this was not the appropriate place or time for this business. Commissioner Cope asked what other locations in the City would be appropriate for this business.

Commissioner Evans said that the important question was what the long term future of Main Street is. He said that he wasn't sure it was worthwhile to single out Mr. Giles' property without a proper vision. Commissioner Robins said that the Downtown zone has created a vision. Commissioner Evans said that he didn't feel that we were moving toward the vision particularly fast.

Mr. Anderson recognized Commissioner Robins, for whom this was the last meeting. He recognized the growth and change that has happened while Commissioner Robins was on the Commission and expressed his appreciation. He presented him with a gift from the City. Commissioner Robins said that he got involved because he was upset about something, and that he had made great

friends as part of this experience. Chairman Christianson thanked him for his work on the Commission and other volunteer positions.

ADJOURNMENT

Commissioner Evans **moved** to **adjourn**. Commissioner Stroud **seconded** and the motion **passed** all in favor at 7:22 p.m.

Adopted: September 1, 2010

Dave Munson, Planning Intern