

**Adopted Minutes  
Spanish Fork City Planning Commission Meeting  
July 7, 2010**

**Commission Members Present:** Mike Christianson, Chairman; David Stroud, Rick Evans, Shane Marshall.

**Staff Present:** Dave Anderson, Community Development Director; Shelley Hendrickson, Planning Secretary; Jered Johnson, City Surveyor; Trapper Burdick, Assistant City Engineer; Jason Sant, Assistant City Attorney.

**Citizens Present:** Milan Malkovich, Roger Knell, Karl M. Francis, Carol Rigdettini, Phyllis Spencer, Calvin Sabin, Julie Sabin, Ross Sabin.

**CALL TO ORDER**

Chairman Christianson called the meeting to order at 6:00 p.m.

**PRELIMINARY ACTIVITIES**

**Pledge**

Commissioner Evans led the Pledge of Allegiance.

**STAFF REPORTS**

**Spanish Highlands Ward Preliminary Plat**

Applicant: LDS Church

General Plan: 2.5 to 3.5 units per acre

Zoning: Rural Residential

Location: 2150 East 100 South

Mr. Anderson explained that the proposal was for a three lot subdivision on approximately 6.92 acres that the LDS Church was subdividing in order to construct a church on lot one, a storm drain facility on lot two and that lot three would remain vacant. He said the proposal did meet requirements for the Rural Residential zone.

Chairman Christianson asked about the detention basin and if it was a separate facility from the one in the Maple Mountain Subdivision.

Mr. Anderson explained the park in the Maple Mountain Subdivision and that a portion of the park would be used for a regional detention basin.

Chairman Christianson explained that, when the Commission approved the Maple Mountain Master Planned Development, part of the agreement was that there would be a five-acre park and detention basin and that he had not forgotten about that agreement.

Chairman Christianson invited public comment. There was none.

Commissioner Marshall **moved** to recommend that the City Council **approve** the Spanish Highlands Ward Preliminary Plat. Commissioner Evans **seconded** and the motion **passed** all in favor by a roll call vote.

### **DFCU Preliminary Plat**

Applicant: Calvin Sabin

General Plan: General Commercial

Zoning: Shopping Center

Location: 700 East Kirby Lane

Mr. Anderson gave background on the proposal and what had already been constructed. He said this was a subdivision plat that would create four lots and that the majority of the public infrastructure was already in place. He said that there may need to be pressurized irrigation installed but that the City would address improvement deficiencies when the vacant lot developed. He explained that this proposal would create a document that would legally convey the four lots.

Mr. Burdick addressed any utility issues.

Commissioner Evans clarified the lot lines.

Chairman Christianson asked if signatures would be obtained from all of the property owners. Mr. Anderson affirmed.

Chairman Christianson invited public comment. There was none.

Commissioner Evans **moved** to recommend to the City Council **approval** of the DFCU Preliminary Plat. Commissioner Marshall **seconded** and the motion **passed** all in favor by a roll call vote.

### **Francis**

Applicant: Karl Francis

General Plan: Professional Office

Zoning: Commercial Office

Location: 375 West Center

Mr. Anderson explained that there was currently one parcel with a professional office constructed and that the applicant wanted to subdivide the parcel in order to have two lots. He explained the subdivision application process and that City staff recommended this proposal be approved.

Chairman Christianson asked if parcels would remain Commercial Office. Mr. Anderson affirmed.

Commissioner Evans asked if other issues would be addressed at the time that property was sold and developed. Mr. Anderson affirmed.

Chairman Christianson asked if they were addressing easements with the proposal. Mr. Anderson referred the Commission to the DRC minutes and the conditions of the approval from City staff.

Chairman Christianson invited public comment.

Joyce Webb

Ms. Webb expressed her concern with parking. She said there was already a business (Peak Therapy) that did not have enough off-street parking and that vehicles were parked up and down the street all day long.

Chairman Christianson explained to Ms. Webb that the City ordinance addressed off-street parking along with a Site Plan.

Mr. Anderson explained that he was not aware of what the City's parking requirements were at the time the Peak Therapy building was constructed but that over time parking requirements had evolved into more than in years past.

Commissioner Evans explained to Ms. Webb that he felt the time to appropriately deal with parking was when the proposal for the lot was developed.

Discussion was held regarding the Spanish Fork Medical Clinic and parking.

Karl Francis

Mr. Francis addressed the Commission and said that the Peak Therapy was abusing the parking.

Commissioner Marshall **moved** to recommend that the City Council **approve** the Francis Subdivision Waiver subject to the following conditions:

### Conditions

1. That the applicant provides the needed utility easements around the property.

2. That that applicant indicate on the plat that there is a lot one and lot two and when lot two is developed that a three phase electric line be looped to the east.
3. That the applicant meets the City's construction and development standards.

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

### **Amherst Meadows**

Applicant: Salisbury Homes

General Plan: 2.5 to 3.5 units per acre

Zoning: R-1-8

Location: 1250 South 2300 East

Mr. Anderson explained that this was the third time that a plat for this development had been presented for approval. He said that the public infrastructure had all been installed. He said that City staff recommended that the proposal be approved. He explained that one plat had already been recorded and this would allow for the recordation of the second plat.

Chairman Christianson asked whether or not there was a warranty bond. Mr. Burdick said there was not a bond. Mr. Christianson asked if a warranty bond would need to be extended or posted. Mr. Anderson said that staff could look into it if the Commission would like.

Commissioner Evans asked if the bond could be included as part of the approval. He clarified that the proposal was going through the process a third time because the developers did not develop within the window that the City was not holding the project up. Mr. Anderson affirmed.

Commissioner Evans **moved** to recommend that the City Council **approve** the Amherst Meadows Preliminary Plat subject to the following condition:

### **Condition**

1. That City staff look into if there is a need for a warranty bond.

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

### **OTHER DISCUSSION**

**Discussion on the commercial design guidelines, the General Plan update and Planning Commission chairmanship.**

Mr. Anderson explained that an application had been turned into the City. He said the application was for the City to adopt some commercial design standards.

***\*\*Commissioner Stroud arrived at 6:36 p.m.***

Chairman Christianson explained that he had done some work for Salem City and said that Salem's big concern was how to stop getting warehouse facilities along the highway. He asked if this proposal would help with that. Mr. Anderson explained that one way to address steel buildings would be design guidelines.

Commissioner Evans explained he felt a classic example was the discussion they had during the work session meeting regarding Main Street.

Discussion was held regarding Wal-Mart buildings and design guidelines in Heber and Cedar Hills.

Brent Overson addressed the Commission and explained his proposal.

Commissioner Evans asked if the guidelines are compartmentalized or citywide. Mr. Overson said he felt the majority were citywide.

Chairman Christianson asked how you deal with not excluding specific materials. Mr. Overson said that you could exclude and explained how.

Commissioner Evans asked what Mr. Overson's intent was proposing design guidelines to Spanish Fork City when he was not a Spanish Fork City resident. Mr. Overson said that it was personal as well as that he had clients that had an interest in design guidelines.

Mr. Anderson asked the Commission to take time to go over the proposal. He said he had collected a variety of design standards that they were welcome to come in and review. He said he would like for the Commission to give him feedback. Commissioner Marshall asked if the Commission could agree to have comments to Mr. Anderson by the 24<sup>th</sup> of the month.

Mr. Anderson thanked Mr. Overson for getting the ball rolling with regard to commercial design guidelines.

Mr. Anderson told the Commission that in August he would have refined land use designations for the General Plan. He said that the mayor was still working to get a replacement for the Commission. He then asked the Commission what kind of a schedule they would like to be on by way of Chairman appointments. Commissioner Evans said he remembered discussing that appointments be on an annual basis and that he felt they should discuss it when the new appointed Commissioner was on board.

## ADJOURNMENT

Commissioner Marshall **moved** to **adjourn**. Commissioner Evans **seconded** and the motion **passed** all in favor at 7:17 p.m.

**Adopted: August 4, 2010**

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Shelley Hendrickson, Planning Secretary