

**Adopted Minutes  
Spanish Fork City Planning Commission Meeting  
September 1, 2010**

**Commission Members Present:** Mike Christianson, Chairman; Brad Gonzales, Rick Evans, Tyler Cope, Shane Marshall, Tyler Cope.

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

**Citizens Present:** Richard V. Harris, Brad Mackay.

**CALL TO ORDER**

Chairman Christianson called the meeting to order at 6:04 p.m.

**PRELIMINARY ACTIVITIES**

**Pledge**

Commissioner Stroud led the Pledge of Allegiance.

**Approval of Minutes: June 2, 2010 & August 4, 2010**

Commissioner Marshall **moved** to **approve** the minutes of June 2, 2010 & August 4, 2010. Commissioner Stroud **seconded** and the motion **passed** all in favor.

**STAFF REPORTS**

**Spanish Highlands North**

Applicant: Ivory Homes

General Plan: Residential 2.5 to 3.5 units per acre

Zoning: R-1-12

Location: 1400 East 400 North

Mr. Anderson gave background on the proposal and explained that a Final Plat had never been recorded so the Preliminary Plat expired. He said that the applicant had re-submitted and that staff recommended re-approval of the project in the form it was originally approved (the exact same layout as in 2007). He further explained that the applicant had installed infrastructure in anticipation of

developing the property as it was approved in 2007. He further explained that since 2007 the City had a more detailed plan on how to handle storm water and that a regional detention basin facility would be needed in the proposed development. He said that Ivory Homes had included 112 lots (which is what the project was originally approved for), a detention basin in this proposal as well as a turnaround at the intersection of 130 North and 1950 East on the plat and that the plat was consistent with what City staff asked for. He said City Staff recommended approval with the condition that the City be reimbursed for what they paid to buy out the power at annexation, before recordation.

Chairman Christianson verified with Mr. Anderson that what he was looking at was the revised plat that staff recommended approval on. Mr. Anderson agreed.

Commissioner Marshall asked what the designation was on the streets in the proposal. Mr. Anderson explained that the streets had been constructed as minor collector streets even though today our Transportation Element would have them be constructed differently.

Discussion was held regarding narrowing the streets and where a good transition would be.

Commissioner Gonzales recalled a discussion about people not wanting a road to go between the proposed development and an adjacent development and asked for Mr. Anderson's input. Mr. Anderson asked the Commissioners to look at the connectivity of the streets relative to how traffic moves through neighborhoods and said that the streets between developments would need to connect.

Chairman Christianson verified that density was not increasing, that some lots were smaller and a detention basin added. Mr. Anderson agreed.

Mr. Anderson explained that the City would be paying the expense for the detention basin and discussion ensued regarding impact fees.

Chairman Christianson said that he felt that the developer should pay for some of the detention basin even though it was a regional basin.

Mr. Anderson explained the City's storm drain impact fees.

Brad Mackay

Mr. Mackay said that he did not have anything to say but would answer any questions that the Commission might have. The Commission did not have any questions.

Mr. Anderson said that Cut Bridge was a facility that was perhaps being overused and asked the City Engineer to explain the future of the facility.

Commissioner Gonzales said that citizens have asked questions about whether or not the roads and infrastructure can support this proposal and other growth in this part of the City. He said as we look at these developments we have a few things that need to be addressed such as recreation, trails and traffic.

Mr. Anderson said that the City has prepared master plans for transportation and recreation both of which had been created within the last two years. He said the documents were available on the City's website for anyone to view. He explained that planning for trails was relatively easy and that the City has recognized the need for trails and has required developers to build trails. He further explained that the City's best tool was to require them to be developed with construction and that was why there currently is only a patchwork of trails throughout the community. He said that the City has been proactive in obtaining grant money to construct trails and explained where the City is currently constructing trails.

Mr. Burdick explained that in 2007 a master transportation plan (Transportation Element) was adopted and it specifically showed the traffic light at Center Street and Cut Bridge would need to be re-designed. He explained that Final Plats were what triggered improvements and not Preliminary Plats. He further explained that growth was happening very fast on the east bench and that his department was compiling an RFP for the design and re-construction of the Cut Bridge. He said that the most logical time-frame and best circumstance would be to have the bridge done by August of 2011 but would be the City Council's decision as to when the bridge is constructed.

*\*\*Tyler Cope arrived at 6:41 p.m.*

Discussion was held regarding whether or not current residents pay for new development, impact fees and facility increases due to new growth. Mr. Anderson said that he felt that the City had impact fees in place now and that current residents would not be paying for new growth.

Commissioner Gonzales asked Mr. Mackay for a timeline on his development.

Mr. Mackay said that based on the rate of sales he felt that it would be around five years to construct 112 lots.

Mr. Anderson explained that the City was typically behind on fixing development problems.

Commissioner Marshall **moved** to recommend to the City Council **approval** of the Spanish Highlands Preliminary Plat located at approximately 1400 East 400 North based on the following findings and subject to the following conditions:

**Findings:**

1. That the City Council approved the project with 112 lots in 2007.
2. That the applicant has installed infrastructure through these properties in anticipation of developing 112 lots.
3. That the applicant has complied with our Storm Drain Master Plan, which warrants the bonus density that would be awarded to obtain 112 units when added to the proffered installation of the trail and other improvements along 400 North and the proffered construction of the round-a-bout at the intersection of 130 North 1950 East.

**Conditions:**

1. That the applicant provides the City with a detailed phasing plan.
2. That the approval be subject to Ivory Homes providing any necessary easements for road right-of-way and infrastructure prior to the approval of the first Final Plat.
3. That the applicant will reimburse the City for the power buyout that took place when the subject property was annexed in 2007.
4. That the road designated 2000 East be re-designed as a local street and not a collector.

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

**OTHER DISCUSSION**

**Request to hold a special meeting in September**

Mr. Duane Hutchings with Legacy Farms said he submitted a letter to hold a special meeting for the 15<sup>th</sup> of September to help facilitate the close of a purchase of land by Nebo School District. He said he had an approval in April from the Planning Commission but before the proposal went to the City Council he was approached by Nebo School District. The purchase of this property will eliminate several issues and explained why.

Discussion was held regarding a date for the meeting. It was determined to try for September 22, 2010 at 6:00 p.m.

**Planning Commission work program**

No discussion

**ADJOURNMENT**

The meeting adjourned at 7:25 p.m.

**Adopted: September 22, 2010**

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Shelley Hendrickson, Planning Secretary