

**Adopted Minutes  
Spanish Fork City Planning Commission Meeting  
February 2, 2011**

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

**Staff Present:** Dave Anderson, Community Development Director; Shelley Hendrickson, Business License Specialist/Planning Department Secretary; Jason Sant, Assistant City Attorney; Trapper Burdick, Assistant City Engineer.

**Citizens Present:**

Chairman Christianson welcomed everyone to the meeting at 6:00 p.m.

**PRELIMINARY ACTIVITIES**

**Pledge**

Commissioner Gonzales led the Pledge of Allegiance.

**MINUTES**

**January 5, 2011**

Commissioner Evans **moved** to **approve** the minutes of January 5, 2011. Commissioner Gonzales **seconded** and the motion **passed** all in favor.

**PRELIMINARY PLATS**

**Bella Vista**

Applicant: Lou Bankhead

General Plan: Residential 5.5 to 8 units per acre

Zoning: R-1-6

Location: 800 North State Road 51

Mr. Anderson gave background on the proposal and explained that a Preliminary Plat approval expires one year from the date it is approved by the City, unless a Final Plat is recorded. He further explained that a Final Plat was not recorded for Bella Vista and that the Preliminary Plat had expired and needed re-approval. The

only change to the proposal is that the City's Parks & Recreation Department requires all parks to be designed by the City's consultant.

Chairman Christiansen asked Mr. Anderson to give him background on what the history was with Expressway Lane. Mr. Anderson explained that the City's transportation plan had changed and that a big road would no longer tie in through this development to Expressway Lane.

Commissioner Marshall asked if the applicant would be contributing the same dollar amount of money towards the park cost projection. Mr. Anderson said that was the expectation.

Commissioner Gonzales asked if the some of the open space of the proposal was for parks and, if so, could they be moved away from the highway? Mr. Anderson explained that it was open area and not useable park space. Commissioner Marshall said that it was never discussed as park space. The applicant said it was for detention.

Steve Maddox

Mr. Maddox thanked the Commission for re-hearing the proposal. He said that nothing had changed and explained that the open space was not park space but detention.

Commissioner Evans **moved** to **re-approve** the Bella Vista Preliminary Plat subject to the following conditions:

### Conditions

1. That the applicant meets any conditions of the original approval
2. That the applicant designs the park as specified by the City's Parks & Recreation Department.

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

### Kirby Lane Business Complex

Applicant: Duane Koyle

General Plan: General Commercial

Zoning: Commercial 2

Location: approximately 600 East Kirby Lane

Mr. Anderson explained that the parcel that the building sits on was owned by one owner who was simply proposing that the individual units of the building be divided in order to be sold individually. He further explained that the parking lot would be common area and the process at Utah County was to record a Condominium Plat.

He explained that the City looks at commercial condominiums differently than residential with regard to utilities. Each unit would need a separate meter for power but that the other services could be owned commonly. He explained the conditions of the DRC approval.

Commissioner Stroud asked if the City would make sure that all Building Code requirements are met before recording a Final Plat. Mr. Anderson said that City staff would.

Commissioner Gonzales asked what the building would be using pressurized irrigation for as they did not have any landscape. Mr. Anderson explained that there was a little bit of landscape and that staff believed there would be a need for pressurized irrigation service down Kirby lane. Mr. Anderson gave background on the discussion about a pressurized irrigation line and Taco Time.

Commissioner Evans asked if the City had looked at other proposals similar to this one. Mr. Anderson said that the City had only looked at one other in the time that he had worked for the City; that it did not happen very often.

*\*\* Commissioner Cope arrived at 6:27p.m.*

Commissioner Gonzales **moved** to **approve** the Kirby Lane Business Complex Preliminary Plat subject to the following conditions:

### **Conditions**

1. That the applicant has a licensed architect submit plans that identify what improvements need to be made to conform to the Building Code.
2. That they will have some type of Owner's Association responsible for common improvements.
3. That the applicant will be responsible to bring the building to current Building Code.
4. That the separate power meters are required.
5. That the developer shall be required to pay to the City the proportionate cost associated with installing the pressurized irrigation in Kirby Lane.

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

### **DISCUSSION**

#### **Discussion on the General Plan Update**

Mr. Anderson started the discussion by explaining the changes that he had made to the document with the direction that the Commission gave him. Discussion was held regarding the changes.

Discussion was held regarding holding a General Plan Update Open House on the 2<sup>nd</sup> of March and holding the regular Planning Commission meeting on the 9<sup>th</sup> of March; for the exclusive purpose of having a public hearing on the Land Use Element and nothing else.

The Commissioner's went over their recommended changes to the General Plan and discussion ensued.

Mr. Anderson explained the changes to the General Plan Map and discussion was held regarding the changes to the Map.

### **ADJOURNMENT**

The meeting **adjourned** at 8:11 p.m.

**Adopted: March 16, 2011**

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Shelley Hendrickson, Planning Secretary