

**Adopted Minutes  
Spanish Fork City Planning Commission Meeting  
June 8, 2011**

**Commission Members Present:** Chairman Michael Christianson; Commissioners Rick Evans, Brad Gonzales, Seth Sorensen, Tyler Cope. Absent: David Stroud.

**Staff Present:** Dave Anderson, Community Development Director; Angie Warner, Deputy Recorder; Jason Sant, Assistant City Attorney; Trapper Burdick, Assistant City Engineer.

**Citizens Present:** John Davis, Chad Grotegut, Amanda Grotegut, Paul Healey, Greg Healey, Steve Broadbent, Mark Hampton, David Berky, Allen Carter, Julie Carter.

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

## **MINUTES**

**May 4, 2011**

Commissioner Evans requested the following changes for the May 4, 2011 minutes.

- The date on the footer needs to be changed.
- On lines 104 & 107 the word precedence needs to be changed to precedent.
- Commissioner Sorensen's name needs to be checked throughout for correct spelling.

Commissioner Evans **moved** to **approve** the minutes of May 4, 2011. Commissioner Sorensen **seconded** and the motion **passed** all in favor.

## **PRELIMINARY ACTIVITIES**

### **Pledge**

Commissioner Sorensen led the pledge.

## **PRELIMINARY PLATS**

### **Old Mill Estates**

Applicant: Wayne Niederhauser

General Plan: Low Density Residential

Zoning: R-1-15

Location: 775 West Mill Road

Dave Anderson presented the Old Mill Estates Preliminary Plat for re-approval. This Plat has one minor change that will take place as plans for Mill Road change. The detention

basin has been changed to a retention basin. If Planning Commission approves this, it will be approved again as a Master Planned Development for a third time.

Wayne Niederhauser expressed that they have no intention of putting all the lots in one phase. They will have small phases because of lending problems. The second entrance/exit will be in phase four.

Commissioner Evans commented that one challenge is the maintenance of the basins. Commissioner Evans asked what the landscape plan is for the basins.

Dave Anderson said the landscape plan is turf that will be watered with pressurized irrigation and maybe some river rock.

Commissioner Gonzales stated that just recently the designation in this area was changed in the General Plan. Commissioner Gonzales asked if the change affects this plan.

Dave Anderson explained that the development is zoned the R-1-15 and was not changed.

Commissioner Gonzales asked about the one entrance to the community and the safety/traffic problem.

Dave Anderson said that has already been addressed in the past.

Commissioner Christianson **moved** to recommend that the City Council **approve** the Preliminary Plat for Old Mill Estates located at 775 West Mill Road with the following conditions:

1. That the retention basin land is dedicated to the City and the developer will construct the storm water retention.
2. That the applicant bring three phase power to the project.
3. That the applicant meets all of the City's Engineering Department redlines.

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

### **Spanish Trails**

Applicant: SF West Land, LLC

General Plan: Medium Density Residential

Zoning: R-1-8

Location: 430 South Spanish Trails Boulevard

Dave Anderson presented the Spanish Trails Preliminary Plat that is a Master Planned Development. The plat has expired and is here for re-approval to finish the development.

Commissioner Christianson commented that he disagrees with the subdivisions south exit being off set and not making an intersection.

Dave Anderson said that the road was engineered that way because of an irrigation canal that is there.

Commissioner Gonzales asked if there will be a traffic road to connect from Swenson Ball Park to Volunteer Drive.

Dave Anderson replied no.

Commissioner Evans **moved** to recommend that the City Council **approve** the Preliminary Plat for Spanish Trails located at 430 South Spanish Trails Boulevard with the following conditions:

1. That the applicant fence entire property with a 4' chain link fence and 18" mow curb under fence. Connect fence on the north and south sides of property to the existing fence on the east side of the property. Provide an access gate on the west side of property. Provide two fold down bollards in center of trail where fence abuts trail. Fence must meet City standards.
2. That the applicant run wires from sprinkler valves to controller in Swenson Baseball Complex.
3. That the applicant upgrade existing controller to handle additional valves and flow meter.
4. That the applicant install flow meter and master valve on sprinkler system main line before the first valve. Run wires for master valve and flow meter to the controller. Flow meter is Calsense and master valve is Apollo. Size according to main line size.
5. That the applicant landscape between the west side of the trail and the fence. Landscaping shall include:
  - a. Grading from the trail to the existing grade at the fence of Swenson Baseball Complex.
  - b. Sprinkler system to water entire area being landscaped (installed to City standards).
  - c. Sod
6. That the applicant plant five 2" caliber Shade Master Honey locust trees spaced evenly across the property from north to south 5' off of the east side of the trail.
7. That the applicant remove weeds from property and grass and revive grass to an acceptable condition.
8. That the applicant go through sprinkler system and adjust heads as needed. Show system to park supervisor and train him on winterization of sprinkler system.

Commissioner Sorensen **seconded** and the motion **passed** by a roll call vote. Commissioner Christianson voted nay.

### **Legacy House at Spanish Fork**

Applicant: Steve Broadbent

General Plan: Mixed Use

Zoning: R-1-8

Location: 1450 East 100 South

### **CONDITIONAL USE (Public Hearing)**

Dave Anderson said Legacy House at Spanish Fork is requesting approval for the Preliminary Plat & the Conditional Use. There is one change; the entrance at the north of the property has been moved.

Commissioner Evans said that the traffic could affect the neighborhood, how can we force the traffic to enter the north entrance?

Dave Anderson said that there are ways to enforce conditions of approval.

Commissioner Gonzales asked if there is a study on traffic impacting the neighborhood in other areas similar to this.

Steve Broadbent said there was a study done last year on the traffic but he did not have it with him.

Commissioner Evans said when we received feedback, the concerns were visual and noise and traffic was not a concern at that time.

Steve Broadbent explained that this is a government funded program. With the poor economy the citizens were reaching out to HUD, so our project got pushed back. This project has now moved to the top of the list to be completed.

Chad Grotegut asked if the applicant would be able to change the business in the future.

Commissioner Evans replied yes; but they have to come back and reapply.

Chad Grotegut expressed his concern for funding of this facility. He asked what happens if it gets half built and they run out of money.

Steve Broadbent stated that this is a government funded project and they have performance bonds.

Commissioner Christianson explained what a performance bond is.

Chad Grotegut asked about security for the dementia wing of the facility.

Commissioner Evans said that they have to have a state license that has requirements.

Public commented that the residents in the facility have to wear a device called a "wander guard" so they don't or can't leave only in a case of emergency.

Chad Grotegut said with the entrance on 150 South the shopping traffic is going to be going through this for a quicker exit. He suggested having a gate.

Discussion of a gate or sign to address concerns about the through traffic.

Allen Carter stated that there are 38 children that live on 150 South and he is worried about the traffic. Mr. Carter agrees to add a gate and it wouldn't have to be locked.

Commissioner Sorensen **moved** to recommend that the City Council **approve** the Conditional Use for Legacy House at Spanish Fork located at 1450 East 100 South with the following conditions:

1. That the wall along 150 South be removed and a masonry wall be constructed along Highway 6 and between the project and each adjacent residential area.
2. That all signs be consistent with the city sign ordinance.
3. That an access easement be provided through the adjacent commercial development and that all deliveries to the facility utilize that access and not public streets.
4. That additional landscaping measures be employed to screen the parking area that is adjacent to 150 South.
5. That per the ordinance, a copy of the State license be provided along with a sworn affidavit that no person will reside or remain in the facility whose tenancy would likely constitute a direct threat to the health or safety of other individuals or result in substantial physical damage to the property of others.

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

Commissioner Gonzales voted nay.

Commissioner Sorensen **moved** to recommend that the City Council **approve** the Preliminary Plat for Legacy House at Spanish Fork located at 1450 East 100 South with the following conditions:

1. That the wall along 150 South be removed and a masonry wall be constructed along Highway 6 and between the project and each adjacent residential area.
2. That all signs be consistent with the City sign ordinance.
3. That an access easement be provided through the adjacent commercial development and that all deliveries to the facility utilize that access and not public streets.

4. That per the ordinance, a copy of the State license be provided along with a sworn affidavit that no person will reside or remain in the facility whose tenancy would likely constitute a direct threat to the health or safety of other individuals or result in substantial physical damage to the property of others.

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

### **Digis**

Applicant: Digis, LLC

General Plan: Public Facilities

Zoning: Public Facilities

Location: 500 South 300 West

Dave Anderson explained that this proposal is to add an antenna to the current cell tower. Staff recommends this so the cell towers are less prevalent throughout the community.

Commissioner Evans **moved** to recommend that the City Council **approve** the Conditional Use for Digis located at 500 South 300 West.

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

### **ORDINANCE AMENDMENTS (Public Hearing)**

#### **Title 15 Landscape Requirement Modification**

Applicant: Spanish Fork City

General Plan: City wide

Zoning: City wide

Location: City wide

Dave Anderson explained the proposal for changes is in Title 15 under Landscape Requirements for Industrial Projects. Staff is requesting the change of three non-ornamental trees to one tree per 1,000 square feet of landscaped area and twenty shrubs to ten shrubs per 1,000 square feet of landscaped areas.

Commissioner Sorenson **moved** to recommend that the City Council approve the Landscape Requirements for Industrial Projects.

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

### **ADJOURNMENT**

The meeting **adjourned** at 7:35 p.m.

**Adopted: July 6, 2011**

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Angie Warner, Deputy Recorder