

**Adopted Minutes  
Spanish Fork City Planning Commission Meeting  
December 7, 2011**

**Commission Members Present:** Chairman Christianson, Rick Evans, Seth Sorensen, Brad Gonzales, George Gull, Dave Stroud.

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

**Citizens Present:** Tyler Cope, Brian Jones, Aaron Dockter, Carol Swenson, Ray Swenson, Londo Fawcett, Ethan Gunn, Seth Jores, Brendan Bakker, James Mills, Trevor Oswald, Craig R. Gasser, Richard Mendenhall, Scott Duke, Dwight Packard, Blake Davis.

Vice Chairman Stroud welcomed everyone to the meeting at 6:09 p.m.

**PRELIMINARY ACTIVITIES**

**Pledge**

Scout Brendan Bakker led the pledge.

**MINUTES**

**October 5, 2011**

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

**GENERAL PLAN**

**Proposed Transportation and Traffic Circulation Element  
Of the General Plan**

Applicant: Spanish Fork City

General Plan: City-wide

Zoning: City-wide

Location: City-wide

Mr. Burdick said that Horrock's Engineering was the firm that performed the Transportation study and model for the City. He explained the major changes to the plan. Mr. Anderson asked if most of the changes were to the map or text. Mr. Burdick said that there were a few changes to the text. He explained that the first four chapters were the same and that most of the changes were to chapter five. One large change was figure 8; the trails master plan. This year there was a higher than normal year with the runoff relative to the river. In March and April the City became concerned with potential flooding. Mr. Burdick explained that we had a high water year and there was a potential for flooding. It is proposed to have trails on both sides of the river for access and maintenance in order to mitigate potential damage to property.

*\* Chairman Christianson arrived at 6:18 p.m.*

Mr. Burdick explained that there is a new traffic signal at 1600 North and the City is currently in the design process for the signal at Cutbridge and Slant Road.

Mr. Anderson explained that this was a fairly new document for the City and explained that as we learn more about an area and how it will be served with roads this document will need to be updated.

Chairman Christianson explained that the City was getting a lot of traffic at the 1150 East and 800 East corridors. He expressed that he felt they were above capacity and asked if the City was addressing them.

Mr. Burdick explained that in the last two years the City met with Horrock's Engineering and performed a study of those corridors. He said that along 800 East that the City had tried to narrow up lanes to slow traffic down. There has been discussion regarding the possibility of utilizing traffic controlling calming tools in the area. The biggest concern on 800 East is the intersection at Center Street and 400 North. A traffic signal at 400 North is warranted but in the discussions with UDOT they feel that the four-way stop sign is working better than a signal. They feel a signal would create more congestion because the intersection is so narrow. Discussion has also been held regarding a traffic signal at 1150 East and Center Street.

Chairman Christianson asked about the intersection at 800 North and 800 East. Were there plans for a roundabout or what has been proposed to handle this area? Mr. Burdick said that UDOT would not allow a roundabout that close to Highway 6. A coordinated signal could possibly work but it is not on the priority list.

Discussion was held regarding the I-Core project and Main Street.

Chairman Christianson asked that if this proposed document was designed to be used as a funding mechanism, as well as to plan for future development, how much

leverage or clout will the City have to ensure that the City receives what is required in this plan for future development?

Mr. Burdick explained that if a developer came in with a large parcel of property and the City said that they needed an arterial street through the property and the developer could not build the road than the City should be able to say that they didn't feel it was the right time for the developer to develop the property.

Mr. Anderson explained that the City is very committed to avoiding future deficiencies and that he anticipates the City will follow the guidelines in this document closely.

Chairman Christianson said that historically the City has not done any SAAs (Special Assessment Areas) and asked if we would use this document as a tool for SAAs in the future so that the taxpayers do not have to foot the bill.

Mr. Anderson said that the City had hired a consultant to help come up with an impact fee facilities plan which is a selective version of the proposed document that would advise what facilities can be attributed to new growth and would be eligible for impact fee funding. He expressed that he felt that SAAs were a better tool to use to meet some local problem that you have in a certain part of the City that is not necessarily attributed to growth.

Chairman Christianson reiterated and said that the City can use this document as a tool then if it is deemed necessary. Mr. Anderson said yes and that the City could withhold approvals if the facilities in this plan cannot be provided. The City understands that these facilities are expensive to build and that is why the City is working on a plan to incorporate an impact fee for transportation.

Commissioner Evans explained that he felt the proposal was a part of the General Plan and was just as binding or non-binding as every other Element of the General Plan. It is our best vision of what we think we are going to do but like the other Elements of the General Plan it is anything but a hand tying document.

Mr. Anderson said that the proposal was an advisory document. He then explained that State and Federal dollars really build the kinds of facilities that we are typically talking about when it comes to regional transportation facilities.

Discussion was held regarding the consultant who prepared this document and whether or not they took into account the City's zoning in preparing the document. Mr. Anderson and Trapper Burdick explained that it follows the Land Use Element of the General Plan.

Commissioner Evans proposed on page 12 & 13 that when we are talking about policy on encouraging things, he would like language added that encourages

cycling rules and the facilitation of rider education. He then explained that numerous times throughout the document mentions that big wide roads are not always better. He said that he felt the history in the City is driven by the mentality that wider roads are better and yet this document reiterates numerous points as to why wide roads don't always work well.

Chairman Christianson said that 75 percent of the roads shown on here are UDOT roads and asked if they have to buy in on this plan. Mr. Anderson and Mr. Burdick explained that UDOT was well aware of the City's plans and works closely with us.

Chairman Christianson invited Tyler Cope to come forward. He recognized him for his service on the Planning Commission.

Mr. Anderson thanked the Commissioner's for their service even though they do not get any monetary payment for their service. He recognized Tyler Cope's service and told him that City staff appreciated his time and service. Mr. Anderson noted a few of the Commission's milestones that were achieved while Tyler was on the Commission.

Commissioner Sorensen **moved** to open into public hearing. Commissioner Gonzales **seconded** and the motion passed all in favor at 6:40 p.m.

Chairman Christianson invited public comment. There was none.

Commissioner Gonzales asked how long it had been since UDOT had looked at our transportation plan.

Mr. Anderson said that UDOT understands what the City is planning for.

Commissioner Sorensen **moved** to recommend that the City Council **approve** the Transportation and Traffic Circulation Element of the General Plan. Commissioner Stroud **seconded** and the motion **passed** all in favor by a roll call vote.

## ZONE CHANGE

### **Tenedor**

Applicant: Richard Mendenhall

General Plan: General Commercial and Light Industrial

Zoning: Commercial 2 and Business Park proposed, Shopping Center and Industrial 1 existing

Location: 700 East Chappel Drive

Mr. Anderson explained the zoning as it exists today. At present, the properties are zoned Shopping Center and Light Industrial. The proposal involves changing

the zoning from what is currently zoned today as light industrial and Shopping Center to Commercial 2. The Shopping Center and Commercial 2 zones are almost identical so it would not be a significant change. This change would primarily facilitate retail development. The other part of the change involves changing what is now zoned Light Industrial to Business Park, two zoning districts that the City's General Plan identifies in our industrial land use category so, in that sense, it is not a change that necessitates a modification of the General Plan. Spanish Fork City has one zone that, as a permitted use, allows a hospital. That is the Business Park zone. City staff understands that the impetus for the Zone Change is changing the zoning so that a hospital would be allowed. City staff also acknowledges that the change impacts the area. They know that there are other uses in the area that would be impacted. We have a representative here tonight from Sapa. Sapa has been an excellent corporate citizen in Spanish Fork City. The City appreciates them being here and certainly does not want to do anything to make it any less desirable for them to maintain their presence here in Spanish Fork. Mr. Anderson further explained the road alignment and said that City staff recommends that the Zone Change be approved as proposed.

Commissioner Gonzales asked about 2600 North and if UDOT would re-entertain the possibility of an interchange at I-15 and 2600 North. Mr. Anderson explained that UDOT has been working with the City to plan for an interchange.

Chairman Christianson invited the applicant to address the Commission.

Richard Mendenhall introduced himself as representing the partnership that has made the application and collectively the property owners in the affected area. He explained the proposal deals with some zone adjustments within the proposed area in such a way that they can do some large scale planning in order to bring commercial uses into the City to increase the opportunity for commerce and some opportunities to generate tax revenue. He said that IHC was a party to the application and was fully aware of the situation and anxious to see it go through. He said that his hope was to bring plans into the City within the next couple of months and be in compliance with zoning.

Commissioner Sorensen asked if the intent was to relocate the properties that were currently owned by IHC which is prime commercial property and relocating whatever it is in the future out of the prime commercial property. Mr. Mendenhall concurred and explained what parcels IHC owns which are the parcel across Highway 6 as well as everything around the Kmart property. IHC acquired the property for insta-care and outpatient clinics. If the properties were developed for uses that are consistent with IHC's traditional land uses the City would not have any sales tax revenue generated from the properties as well as a tax exempt status that could affect the money collected on property tax. He further explained that he had been working for 18 months to develop some concepts that will allow

the properties to be commercial, predominately retail, and out of a non-profit tax exempt area.

Chairman Christianson asked if Mr. Mendenhall anticipated any traffic impacts to the north. Mr. Mendenhall explained that the City had done a very good job at master planning transportation facilities.

Discussion was held regarding access issues, what properties IHC owns.

Chairman Christianson asked who would be paying for the roads. Mr. Mendenhall said that the developer would be.

Discussion was held regarding a development agreement. Mr. Mendenhall explained that once the zone is in place that a whole host of issues would be addressed with a development agreement.

Mr. Anderson said the City had not discussed preparing a development agreement that would accompany the Zone Change.

Chairman Christianson invited public comment.

Dwight Packard addressed the Commission. Mr. Packard said that he had studied the county recorder plats and it appears to him that the east coordinates bisect a parcel. Mr. Mendenhall explained that the parcel would be subdivided by a metes and bounds description. Mr. Packard asked Mr. Mendenhall if IHC had any immediate plans. Mr. Mendenhall said that he could not speak for IHC but that it was his understanding was that it was purely a function of supply and demand in the market place. IHC is not compelled to move into a market to capture market share with competing hospitals. As population grows in south Utah County they want to be ready to expand.

Londo Fawcett asked if the Shopping Center zone had always been zoned that. Mr. Anderson said that he could only go back 6 years but that in the last 6 years it has been zoned Shopping Center. He explained that the extension of Chappel drive and 1100 East would be too expensive for a developer to construct and didn't feel that the road would connect. Chairman Christianson said that the road would be driven by development.

Discussion was held regarding Chappel Drive and 1100 East.

Mr. Fawcett told the Commission that next year SAPA will have been in Spanish Fork for 20 years. He explained that at night you can hear noise from their facility. He said that before the mobile home park was removed with the north park project that people would complain about the noise. He asked if noise from there facility was going to create a problem for the Business Park zone. He also said that there

were wetlands in the area. He said that Sapa employs close to 200 people and pay \$12 million a year in payroll. Sapa does not generate sales tax but does inject money into the local economy and purchases \$1.3 million worth of electricity every year.

Discussion was held regarding the petitioners being fully aware of the conditions of the businesses that currently exist in the area.

Commissioner Sorensen said he felt this was good for the City to keep the industrial uses in the area, to permit IHC to build to the north and use property along US 6 for retail purposes.

Commissioner Sorensen **moved** to recommend that the City Council **approve** the Zone Change to Commercial 2 and Business Park as proposed. Commissioner Gull **seconded** and the motion **passed** all in favor by a roll call vote.

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

## **OTHER BUSINESS**

### **Discussion on Parts 1 and 2 of Title 15**

Discussion was held regarding updates and changes to Title 15 such as building height, grammatical errors, International Building Code etc.

### **Discussion on Planning Commission Work Program**

Discussion was held regarding the Commission's schedule.

## **ADJOURNMENT**

The meeting **adjourned** at 8:15 p.m.

**Adopted: January 4, 2012**

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Shelley Hendrickson, Planning Secretary