

**Adopted Minutes
Spanish Fork City Planning Commission Meeting
March 6, 2013**

Commission Members Present: Chairman Brad Gonzales, Seth Sorensen, George Gull, Bruce Fallon.

Staff Present: Dave Anderson, Community Development Director; Shelley Hendrickson, Planning Secretary; Jered Johnson, Engineering Division Manager; Assistant City Engineer; Jason Sant, Assistant City Attorney.

Citizens Present: Lynn Rindlesbacher.

Chairman Gonzales opened the meeting at 6:00 p.m.

PRELIMINARY ACTIVITIES

Pledge

Commissioner Gonzales led in the pledge of allegiance.

MINUTES

February 6, 2013

Commissioner Sorenson **moved** to **approve** the minutes of February 6, 2013. Commissioner Gull **seconded** and the motion **passed** all in favor.

ZONE MAP AMENDMENTS

Meadow Creek (previously known as Wash Creek)

Applicant: Scenic Development

General Plan: Medium Density Residential

Zoning: R-1-6 proposed, Rural Residential existing

Location: approximately 1600 North State Road 51

Mr. Anderson explained the proposed Zone Map Amendment and then the Preliminary Plat. He noted the changes and modifications to the plat. He said that City staff feels comfortable with the layout and are satisfied with the changes they just have a few modifications for the phasing plan.

Chairman Gonzales said that the Commission had discussed these proposals in their last meeting and that there was a concern regarding access with regard to UDOT.

Mr. Johnson explained that the City had met with UDOT and that access issues had been resolved.

Mr. Anderson explained that City staff did not know what the timeframe of the Canyon Creek Development was and that if the Maple Mountain Parkway road is not built by the Canyon Creek Developer, then the developer for Meadow Creek would be responsible to construct it.

Chairman Gonzales asked if points of access would be needed with the properties to the north. Mr. Anderson explained that it was the border between Spanish Fork City and Springville City. Discussion with Springville indicated that the property is planned for industrial development and that staff did not think it was wise to tie a local street in residential neighborhood into an industrial development.

Discussion was held regarding storm drain detention.

Chairman Gonzales opened for public comment. There was none.

Discussion was held regarding the Development Review Committee's conditions of approval.

Commissioner Sorenson **moved** to **approve** the Meadow Creek Zone Map Amendment subject to the following conditions:

Conditions

1. That the applicant address' the Engineering Department's redline comments.
2. That an off-site sewer geotech report is provided with the Final Plat application.

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

PRELIMINARY PLAT

Wash Creek

Applicant: Scenic Development

General Plan: Medium Density Residential

Zoning: Rural Residential existing, R-1-6 proposed

Location: approximately 1500 North State Road 51

Discussion was held with the Zone Map Amendment.

Commissioner Fallon **moved** to **approve** the Meadow Creek Preliminary Plat subject to the following conditions:

Conditions

1. That the applicant address' the Engineering Department's redline comments.
2. That an off-site sewer geotech report is provided with the Final Plat application.

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

PRELIMINARY PLATS

West Gate Manor

Applicant: Jed Mitchell
General Plan: Low Density Residential
Zoning: R-1-8
Location: 310 North 450 West

Mr. Anderson explained that a year had passed and that the Preliminary Plat for West Gate Manor was no longer vested. The applicant is requesting for re-approval. There are not any changes.

Commissioner Sorenson **moved** to **approve** the West Gate Manor Preliminary Plat subject to the conditions of the original approval. Commissioner Gull **seconded** and the motion **passed** all in favor by a roll call vote.

McInelly Subdivision

Applicant: Brett McInelly
General Plan: Low Density Residential
Zoning: R-1-9
Location: 3000 East Spanish Oaks Drive

Mr. Anderson explained that the proposal was to divide the property into two building lots. The lots would have a shared driveway. The City's Engineering Department feels that the shared drive is good as to not have two driveways coming out on the steep Spanish Oaks Drive. City staff discussed sensitive lands and protecting property from wildfire.

Commissioner Fallon asked if there was any need for a shared access easement. Mr. Anderson said that it would have to be on the plat.

Mr. Johnson explained that the driveway will be a public access easement.

Chairman Gonzales reviewed the Development Review Committees conditions of approval.

Chairman Gonzales asked if there needed to be more detail relative to fire conditions and defensible space.

Mr. Anderson explained that when the motion was made, in the DRC meeting, it was left open because they were not sure what the Fire Marshall would feel is necessary.

Commissioner Fallon asked from a planning perspective how does this proposal differ from a flag lot.

Mr. Anderson said that it did not have the literal stem or pole of a flag that goes out that provides the means of access.

Commissioner Sorenson **moved** to **approve** the McInelly Preliminary Plat subject to the following conditions:

Conditions

1. That the applicant incorporates any requirements imposed by the City Fire Marshall relative to defensible space.
2. That the applicant addresses any outstanding issues related to the City's Construction Standards.
3. That the applicant record, on the Final Plat, a shared use agreement for the private drive.

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

OTHER BUSINESS

Discussion on Planning Commission Rules of Order

Mr. Anderson explained the changes that the Commission gave him in their last meeting.

Chairman Gonzales proposed to have a work session to review the sign ordinance. He said that as we grow and develop it needs to be revisited.

Discussion was held regarding the City's website and the need for all of the City's Master Plans to be in one location on the website.

Mr. Anderson thanked Commissioner Sorenson for his service.

Chairman Gonzales moved to move May's meeting to the 8th. The Commissioners all agreed.

ADJOURNMENT

Chairman Gonzales **moved** to **adjourn**. Commissioner Sorenson **seconded** and the meeting **adjourned** at 6:48 p.m.

Adopted: May 8, 2013

Shelley Hendrickson, Planning Secretary