

**Adopted Minutes
Spanish Fork City Planning Commission Meeting
May 8, 2013**

Commission Members Present: Chairman Brad Gonzales, George Gull, Reed Swenson, Bruce Fallon.

Staff Present: Dave Anderson, Community Development Director; Shelley Hendrickson, Planning Secretary; Jered Johnson, Engineering Division Manager.

Citizens Present: Steve Maddox, Raymond Dawson, Brandon Watson, Chris Salisbury and Lew Bankhead.

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

Commissioner Fallon led in the Pledge of Allegiance.

MINUTES

March 6, 2013 and April 3, 2013

Commissioner Gull **moved** to **approve** the minutes of March 6, 2013 and April 3, 2013. Commissioner Swenson **seconded** and the motion **passed** all in favor.

ZONE MAP AMENDMENT

Trailside (staff will request that this item be continued)

Applicant: Stevan Davis

General Plan: Medium Density Residential

Zoning: R-1-8 existing, R-3 with Infill Overlay requested

Location: 335 West 100 South

Mr. Anderson explained that this proposal was noticed as a public hearing. The proposal involves removing an existing home and then subdividing the property into three lots. Single-family homes will be constructed, sharing a private drive to 100 south. The property currently is in very poor condition. The In-fill Overlay zone requires specific information so that the Planning Commission and City Council can see how compatible the homes, that are proposed to be built, will fit in with the neighborhood.

Stevan Davis

Mr. Davis stated that he was the owner of the property and the developer. He gave the Commission pictures of what the condition of the property looks like today.

Commissioner Swenson asked where the utilities would go. Mr. Davis explained they would run along the private drive from 100 South.

Commissioner Gull asked if there was an irrigation ditch. Mr. Davis said that he believes that the ditch is covered.

Mr. Davis explained how his proposal came about.

Chairman Gonzales asked Mr. Davis if he had any concerns with what City staff has proposed that he do. For example the fence between the private drive and the City's trail. Mr. Davis said that he did not.

Mr. Davis said that he had met with UDOT and that they did not have any objections to the project and that approval would not be a problem.

Commissioner Swenson expressed that as long as the applicant gets the approval from UDOT and meets the City's redlines that he feels the project can be done.

Chairman Gonzales expressed that he felt this proposal should be continued, public hearing included, with direction to staff to break the proposal up into two stages and what exactly should be expected as far as separation between the property and the City trail. He then said that he had received the letter from James and Peggy Wilbur and that with the continuation of the proposal that he would address their concerns in the next meeting.

Commissioner Fallon asked about the lot size. He said as he looked at the R-3 the minimum lot size is 6,000 square foot lots and that the proposed lot sizes were 4, 800 square feet. Is the Infill Overlay zone what modifies the density? Mr. Anderson said yes that the ultimate limit on size, with the Infill Overlay, is the City's General Plan. In this area, the maximum density is 12 units to the acre.

Chairman Gonzales said that one of the concerns that the Wilbur's expressed was that once the zone change is approved that there was not anything preventing the applicant from changing his proposal. Mr. Anderson explained that the City Council, in recent years, has stripped the R-1-6 and R-3 zoning districts of a lot of the development rights that previously existed. Now, in order to do any multi-family housing or lots that are smaller than 6,000 square feet, you can only do them with the Infill Overlay zoning mechanism. So, a project like this is approved along with the Zone Change. Should the applicant not go through with this proposal, all that they would be able to do is build one single-family dwelling on a 6,000 square foot lot.

Chairman Gonzales asked that if you take the easement out of the overall square footage of the project would it still meet the requirements. Mr. Anderson said that he would look into it.

Commissioner Fallon asked about setbacks. Mr. Anderson said that the City Council had the latitude to reduce setbacks to allow for more flexibility with some properties. Commissioner Fallon expressed that if the homes could be pushed forward a little in order to provide some back yard space; it would be good.

Chairman Gonzales **moved** to **continue** the Trailside Zone Change and Preliminary Plat. He asked that City staff look at verbiage on how to define the property line and the size of the lots with the easement taken out. Commissioner Fallon **seconded** and the motion **passed** all in favor.

PRELIMINARY PLAT

Trailside (staff will request that this item be continued)

Applicant: Stevan Davis

General Plan: Medium Density Residential

Zoning: R-1-8 existing, R-3 with Infill Overlay requested

Location: 335 West 100 South

Discussion and motion made with the zone change.

Maple Highlands Reapproval

Applicant: Edge Homes

General Plan: Low Density Residential

Zoning: R-1-12

Location: 2000 East 500 South

Mr. Anderson explained that the applicant had come before the Commission, a few months ago, to discuss options to get the project to a point to where the City can reapprove it. It has been a few years since this project has had a vested approval. He recalls that the Commission felt it was perhaps best for the applicant to propose the same number of units as what was originally approved along with upgrade home designs to justify the density. Edge Homes has submitted two different elevations with a couple of different versions of each elevation showing how the project would be eligible to be approved at the maximum number of units allowed. There are no other changes. There will need to be some changes made to the utilities due to changes in the City's Development Standards. The Development Review Committee recommended that the proposal be approved based on the justification that the proposed density is allowable due to the upgrades to the project from what has been built.

Commissioner Fallon asked how the proposed home designs differ from what has already been built. Is it significant?

Steve Maddox

Mr. Maddox, the applicant, explained that essentially what you see on the before is a more of a vanillaesque home and what they have tried to do is take a budget (that he and the Commission had talked about) and implement that on the elevation. He further explained that they had held a neighborhood meeting and that road connectivity was a concern but they were excited about the architecture. They have added a lot of eye candy to the front of the homes.

Commissioner Swenson asked if the upgrade in the architecture was in regard to the bonus density.

Mr. Maddox explained that he felt it was two-fold. The City's requirements have changed and they have already laid out all of their utility lines. They are trying to marry the old with the new. They are proffering to keep the dollars within the community and enhance the overall value and integrity of the neighborhood.

Commissioner Fallon **moved to recommend reapproval** of the Preliminary Plat for Maple Highlands. Commissioner Swenson **seconded** and the motion **passed** all in favor by a roll call vote.

Maple Mountain Amended

Applicant: Salisbury Homes

General Plan: Low Density Residential

Zoning: R-1-12

Location: 1900 East 200 North

Mr. Anderson explained that the project had approximately 100 acres configured in an odd way. There are two sections that are not connected. The proposal involves incorporating the Kessinger property into the development and to have the configuration of the overall project change a little bit.

Commissioner Swenson **moved** to recommend **approval** of the amended Preliminary Plat for Maple Mountain. Commissioner Gull **seconded** and the motion **passed** all in favor by a roll call vote.

White Rail Reapproval

Applicant: Lew Bankhead

General Plan: High Density Residential

Zoning: R-1-6

Location: 980 North State Road 51

Mr. Anderson explained that this project lost its vesting in March. The applicant is in need of re-approval.

Chairman Gonzales asked if there was building already being done. Mr. Anderson said that dirt had been moved but no building.

Commissioner Fallon asked about phasing. Mr. Anderson said that the staff report shows the project in different phases.

Lew Bankhead

Mr. Bankhead explained that his intent is to proceed with A, B and C and continue with D and E. The last phase would be G.

Discussion was held regarding the City's standards of a 50 home limit before a second access is connected.

Chairman Gonzales **moved** to recommend **reapproval** of the White Rail Preliminary Plat. Commissioner Gull **seconded** and the motion **passed** all in favor by a roll call vote.

ORDINANCE AMENDMENT

Proposed Changes to Title 15

Applicant: Spanish Fork City

General Plan: High Density Residential

Zoning: R-1-6

Location: 980 North State Road 51

Chairman Gonzales proposed to the Commission that they continue this Amendment until next month when the City Attorney can present this amendment as no one present is a lawyer and he feels it is not proper to take action without a legal explanation of the Amendment.

Chairman Gonzales **moved** to **continue** the proposed changes to Title 15. Commissioner Gull **seconded** and the motion **passed** all in favor by a roll call vote.

OTHER BUSINESS

Chairman Gonzales expressed that he would like to have a discussion, relative to the General Plan, that whenever commercial property is constructed adjacent to a residential zone that the property has to be accessed from the commercial side and not the residential side.

Discussion was held regarding signage and an amendment to the sign ordinance.

Commissioner Fallon asked if Site Plan images could be attached to the Development Review Committee's agenda.

The meeting **adjourned** at 7:11 p.m.

Adopted: June 5, 2013

Shelley Hendrickson, Planning Secretary