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Adopted Minutes
Spanish Fork City Planning Commission Meeting
August 28, 2013

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

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

Citizens Present: Krisel Travis, Troy Walker, Joe Rich, Charles Dahl, Mark Hathaway, David Anderson, Mike Malone, Jesse Brimhall, Evan Zaugg, David Simpson.

Chairman Gonzales opened the meeting at 6:10 p.m.

Chairman Gonzales led in the Pledge of Allegiance.

MINUTES

August 7, 2013

Commissioner Fallon moved to approve the minutes of August 7, 2013. Commissioner Swenson seconded and the motion passed all in favor.

ZONE CHANGES

Park View

Applicant: DR Horton

General Plan: Mixed Use

Zoning: Rural Residential, Public Facilities and Residential Office existing, R-3 and C-2 requested

Location: 200 West Volunteer Drive

Mr. Anderson explained that one of the suggestions made from the Commission from the last meeting was that they would like to see the elevations for the entire structure.

Krisel Travis

Ms. Krisel used an overhead presentation to show a six-plex that is representative of the project. There are a few situations where there will not be an end unit. Ms. Krisel asked if the Zone Change could be conditioned upon the approval of a Preliminary Plat. They do not want to rezone Mr. Dahl's property for their project if the project is not approved.

Chairman Gonzales expressed that he wanted time to visit the plan and do some research and that he was the one that continued the project from the last meeting.

46 Commissioner Fallon expressed that he agreed with City staff's concern with how the
47 project orients to Volunteer Drive. He feels that the design is a project that DR Horton
48 has used in other places and that there has not been any real thought to how the project
49 will impact the specifics to this particular site in the City. He further expressed that
50 having the entries on the garage side is the worst design because it creates a conflict
51 between vehicular traffic and pedestrian traffic. He said the space left between the units
52 then becomes a dead zone. He does not feel this is a site specific design and that it is a
53 design that DR Horton uses across the country.

54
55 Commissioner Swenson expressed that with the recreation enjoyed along Volunteer
56 Drive, not only by the residents of town but also by visitors, the City wants something
57 that is both aesthetically pleasing and representative of the City. He agrees with
58 Commissioner Fallon's concerns.

59
60 Commissioner Fallon expressed that he did not have a problem with the density.

61
62 Chairman Gonzales expressed that he had done some research and that within a square
63 mile of the proposed project there are already 600 like units, 663 entry level lots and 61
64 multi-family lots. The area General Plan is currently designated Mixed Use and he would
65 like to see the area utilized for business or more recreation. He expressed that he had
66 nothing against the project that he just did not feel this is the right area of the City for the
67 proposed project.

68
69 Chairman Gonzales **moved** to recommend **denial** of the Park View Zone Change because
70 the project does not support the Mixed Use designation of the General Plan.
71 Commissioner Fallon **seconded** and the motion **passed** all in favor.

72
73 PRELIMINARY PLATS

74
75 **Northgate**
76 Applicant: Amsource
77 General Plan: General Commercial
78 Zoning: Commercial 2
79 Location: 1000 North Main

80
81 Mr. Anderson explained the location of the proposal and that the applicant is redeveloping
82 the center. The plat conforms to the City's zoning standards. The applicant would submit
83 Site Plans for the individual lots. City staff recommended that the plat be approved.

84
85 Discussion was held regarding signage.

86
87 Commissioner Fallon asked about the trail and where it is proposed to be located within
88 the development. Mr. Johnson explained where the trail would connect.

89

90 Commissioner Fallon moved to approve the Northgate Preliminary Plat subject to the
91 following conditions:

92 **Conditions**

- 93
- 94 1. That they relocate the applicable utilities as identified with water, power and
 - 95 sewer.
 - 96 2. That they meet the City's Construction Standards.
 - 97 3. Show the trail connection on the north and west border down to 1000 North.
- 98

99 Commissioner Swenson seconded and the motion passed all in favor.

100

101 **Chrisoney**

102 Applicant: Randy Giboney

103 General Plan: Light Industrial

104 Zoning: Industrial 1

105 Location: 1800 North Chappel Drive

106

107 Mr. Anderson explained the subject property and that the proposal is to subdivide
108 property and create four different lots.

109

110 Commissioner Swenson moved to approve the plat. Commissioner Fallon seconded and
111 the motion passed all in favor.

112

113 **Canyon Creek**

114 Applicant: Woodbury Corporation

115 General Plan: Light Industrial and General Commercial

116 Zoning: Industrial 1, Business Park and Commercial 2

117 Location: 1200 North Chappel Drive

118

119 Mr. Anderson explained that the proposal is to amend the plat primarily to facilitate a land
120 trade between Woodbury Corporation and Intermountain HealthCare. He explained that
121 the City Council was going to vacate Chappel Drive and that the property owners in the
122 area are aware of the change.

123

124 Commissioner Fallon asked what the process was for right-of-ways. Mr. Anderson
125 explained that the City takes possession of the land when the road dedication plat is
126 recorded.

127

128 Chairman Gonzales asked about roads in the project and how they would affect the plat.
129 Mr. Anderson explained where the roads would be and how they would affect the
130 individual properties.

131

132 Discussion was held regarding the plat being constructed in phases as well as access.

133

134 Commissioner Fallon **moved** to **approve** the Canyon Creek amended Preliminary Plat
135 subject to the following condition:

136

137 **Condition**

138

139 1. That the applicant work out the future plans for the relocation of utilities.

140

141 Chairman Gonzales **seconded** and the motion **passed** all in favor.

142

143 **ANNEXATION**

144

145 **Wright**

146 Applicant: Spanish Fork City

147 General Plan: Light Industrial

148 Zoning: Industrial 1 proposed

149 Location: 3400 North 1500 West

150

151 Mr. Anderson explained that the proposal was initiated by the City in order to
152 accommodate the extension of the runway at the airport. City staff recommended that
153 the annexation be approved. The property owners would like the property to be zoned
154 Industrial 1.

155

156 Discussion was held regarding the City's Public Facilities zone and the Industrial 1 zone.

157

158 Chairman Gonzales **moved** to **approve** the Wright Annexation. Commissioner Fallon
159 **seconded** and the motion **passed** all in favor.

160

161 Chairman Gonzales **moved** to **zone** the property Industrial 1. Commissioner Swenson
162 **seconded** and the motion **passed** all in favor.

163

164 **ORDINANCE AMENDMENTS**

165

166 **Title 15**

167 Applicant: Walker Mortuary, Intermountain Healthcare and

168 Spanish Fork City

169 General Plan: City-wide

170 Zoning: City-wide

171 Location: City-wide

172

173 Mr. Anderson explained the proposal was a mix of different changes. He explained each
174 of the changes as follows: Crematoriums as part of a Funeral Home and what zoning
175 districts to permit them in, Master Planned Developments and duplicate housing
176 language, changing the maximum building height in the Business Park zone from 30 feet
177 to 120 feet, definition of a principal building versus an accessory building, definition of a

178 hospital and it being a permitted use in the Business Park zone and fencing in the clear
179 vision area.

180
181 Discussion was held regarding interpretation of duplicate housing and duplicate housing
182 relative to multi-family Master Plan Developments.

183
184 Commissioner Fallon expressed concern with allowing 120-foot structures in the Business
185 Park zone as the MATC and American Leadership Facilities in town are zoned Business
186 Park. He would not want to see a 120-foot structure there. He asked that City staff
187 clarify what an emergency facility is and the definition of a medical office.

188
189 Discussion was held regarding the two options for distinct designs. Commissioner Fallon
190 expressed that he like option one. Commissioner Swenson expressed he liked option
191 two.

192
193 Chairman Gonzales asked about funeral homes and if the City had looked at cremation.
194 He expressed that he did not know anything about cremation. Mr. Anderson said that he
195 talked to Provo City, which has a crematorium adjacent to residential housing, and they
196 said that they have never had a problem. It is a heavily regulated use.

197
198 Commissioner Fallon expressed that he felt it should be a Conditional Use because it
199 would be an opportunity to educate the neighbors.

200
201 Discussion was held regarding conditional uses and site specific issues.

202
203 Chairman Gonzales **moved** to **approve** the proposed changes to Title 15 allowing staff to
204 exercise some changes on duplicate homes and option two, Master Planned Multi-family,
205 definition of medical office building and expressed concern that the City look into the
206 other properties in the City that are zoned Business Park zone. Commissioner Fallon
207 **seconded** and the motion **passed** all in favor.

208
209 **ZONE CHANGES**

210
211 **Stone Infill Overlay**

212 Applicant: Dave Simpson

213 General Plan: High Density Residential

214 Zoning: R-3

215 Location: 800 East 600 North

216
217 Mr. Anderson explained that City staff felt this was an appropriate site for someone to
218 build three units on for reasons that were discussed in the last Planning Commission
219 meeting. He explained to the applicant that the architecture was not scrutinized as
220 thoroughly as it should have been.

221
222 Dave Simpson

223 Mr. Simpson explained the project. The square footage is 600 square feet on the main
224 level and 1000 square feet upstairs. Each unit will have a one-car garage.

225
226 Chairman Gonzales asked about parking. Mr. Simpson expressed that he felt the parking
227 was adequate.

228
229 Commissioner Fallon expressed concern with the adjacency of the parking stalls from a
230 maintenance and practical component. He believes that if the City allows an increase in
231 density that the architecture should be an upgrade from what the neighborhood already
232 has. He would like to see the unit designed to address both frontages. He does not have
233 a problem with three units.

234
235 Commissioner Swenson expressed that he did not see three units being a problem and
236 that the proposal could be an upgrade to the area; however, he would like to see better
237 architecture.

238
239 Commissioner Fallon **moved to approve** the Stone Infill overlay subject to the following
240 conditions

241
242 **Conditions**

- 243
244 1. That no more than three units be permitted.
245 2. That the units are to be clad in stucco and brick wainscot.
246 3. That the minimum of a 5:12 pitch on roof.
247 4. That the applicant fences the exterior of the perimeter rather than the individual
248 lots.
249 5. That the space in the back of the units be open for the common use of the
250 residents in the building.
251 6. That the applicant completely landscapes the entire premises.
252 7. That the architectural element of the building be revised and brought forth with the
253 Preliminary Plat.
254 8. The practicality of the parking.

255
256 Commissioner Swenson **seconded** and the motion **passed** all in favor.

257
258
259 **OTHER BUSINESS**

260
261 There was none.

262
263 The meeting **adjourned** at 8:00 p.m.

264
265 **Adopted:** April 2, 2014

266
267


Shelley Hendrickson, Planning Secretary