

**Adopted Minutes  
Spanish Fork City Planning Commission Meeting  
October 2, 2013**

**Commission Members Present:** Chairman Brad Gonzales, Reed Swenson, George Gull, Richard Heap, Traeci Tagg.

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

**Citizens Present:** Dave Simpson, Tage Johnson, Cara Cerna.

**Work Meeting 5:00 p.m. to 6:00 p.m.**

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

Commissioner Swenson led in the Pledge of Allegiance.

Chairman Gonzales introduced Treaci Tagg as a new member of the Commission.

Commissioner Swenson **moved** to **approve** the minutes of August 28, 2013. Commissioner Gull **seconded** and the motion **passed** all in favor.

**ZONE CHANGE**

**Cerna**

Applicant: Andres Cerna

General Plan: High Density Residential

Zoning: R-1-6

Location: 689 North Lynnbrook Drive

Mr. Anderson explained that the proposal was to permit the renewed use of a Billboard structure that is located on the property. Spanish Fork City has been approached by an advertising company that would like to relocate Billboards to other locations within the City. The City is working with this company to find the most suitable location in the City. Billboards are not allowed in residential zones, thus the proposal to change the property from a residential zone to a commercial zone. He explained the height of the Billboard would have to be higher than 50 feet and that State law does allow for Billboard companies to raise the height of Billboards in situations such as this. He told the Commission that this was a public hearing item.

Chairman Gonzales asked how the property could be changed to a commercial zone without access. He explained that he thought that commercial properties had to have a commercial access.

Mr. Anderson explained that it was within the City standards to allow what is proposed. Mr. Anderson also explained that the lack of access to the property prevents the property from being used for any commercial purpose aside from the Billboard.

Chairman Gonzales opened for public comment.

Mrs. Cerna strongly encouraged the Commission to approve the proposal.

Commissioner Gull **moved** to recommend **approval** of the Cerna Zone Change. Mr. Heap **seconded** and the motion **passed** all in favor.

## **PRELIMINARY PLATS**

### **Larsen (Stone)**

Applicant: Dave Simpson

General Plan: High Density Residential

Zoning: R-3

Location: 880 East 600 North

Mr. Anderson explained that the Commission had reviewed this proposal in their last meeting and recommended that the applicant modify the building elevations and bring them back to the Commission for their approval. Mr. Anderson said that the plat met the City's zoning requirements.

Commissioner Swenson said that he felt the architecture looked the same.

Mr. Dave Simpson said that windows had been added.

Mr. Anderson explained that the building was supposed to have a brick wainscot but that the plans were not showing it.

Commissioner Swenson said that the plans looked the same to him and that he felt that the intent was for the three buildings to look different from one another.

Mr. Simpson explained that the garage elevations had been changed. He said that he did not know whether brick or rock was decided for the exterior. He said that he would propose to put a brick wainscot on the front and east sides of the building.

Commissioner Heap asked if the parking stalls met the City's standards. Mr. Anderson said yes and explained that the In-Fill Overlay zone allowed for deviation from the City's parking standards.

Discussion was held regarding requiring a four-foot brick wainscot on every side except for the back side with stucco above and a window on the west side.

Chairman Gonzales **moved** to recommend **approval** of the Larsen Preliminary Plat subject to the following conditions:

### **Conditions**

1. That the applicant meets the zoning conditions imposed by the City Council.
2. That the applicant meets the City's Construction Standards.
3. That a four-foot brick wainscot be added so as to match some of the characteristics of the existing structures on the neighboring properties.

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

### **Canyon Creek Phase 3**

Applicant: Woodbury Corporation  
General Plan: General Commercial  
Zoning: Commercial 2  
Location: 500 East Kirby Lane

Mr. Anderson explained the proposal was between Kirby Lane and US 6. The subdivision is part of the Canyon Creek Shopping Center. He further explained that the North Park Amended plat is being amended by Woodbury Corporation. They have purchased the Home Depot site and are subdividing it into smaller parcels.

Mr. Johnson asked that the Commission consider, as part of their motion, a condition that the applicant conducts a traffic study for the intersection at 500 East and 1000 North. The City does not know what businesses will be in there and a signal may be warranted.

Commissioner Heap **moved** to recommend **approval** of the Canyon Creek Phase 3 Preliminary Plat. Commissioner Gull **seconded** and the motion **passed** all in favor.

### **North Park Amended**

Applicant: Woodbury Corporation  
General Plan: General Commercial  
Zoning: Commercial 2  
Location: 500 East 1000 North

Discussion was held regarding the Canyon Creek Phase 3 plat.

Chairman Gonzales **moved** to recommend **approval** of the North Park Amended Preliminary Plat subject to the applicant conducting a traffic study on the 500 East 1000 North intersection. If a signal is warranted than it will be at the applicant's expense to construct it. Commissioner Swenson **seconded** and the motion **passed** all in favor.

### **Rock Cove**

Applicant: Salisbury Homes

General Plan: Medium Density Residential

Zoning: R-1-8

Location: 2401 East 1170 South

Mr. Anderson explained the proposal was just under a half acre in size. The applicant is proposing two lots which meet the City's zoning requirements.

Commissioner Swenson **moved** to recommend **approval** of the Rock Cove Preliminary Plat. Commissioner Tagg **seconded** and the motion **passed** all in favor.

### **OTHER BUSINESS**

Chairman Gonzales expressed that he felt it was important to have a co-chairman. He asked for recommendations. Commissioner Gull **nominated** Commissioner Swenson. Commissioner Heap **seconded** and the motion **passed** all in favor.

The meeting **adjourned** at 6:50 p.m.

**Adopted: November 6, 2013**

---

Shelley Hendrickson, Planning Secretary