

**Minutes**  
**Spanish Fork City Planning Commission Meeting**  
**November 6, 2013**

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

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

**Citizens Present:** Gary Carter, Richard Edwards.

**PRELIMINARY ACTIVITIES**

**Pledge of Allegiance**

Chairman Gonzales led in the pledge.

**Approval of Minutes: October 2, 2013**

Commissioner Heap **moved** to **approve** the minutes of October 2, 2013 with the noted change. Commissioner Gull **seconded** and the motion **passed** all in favor.

**PRELIMINARY PLAT & ZONE CHANGES**

**Ludlow Farms**

Applicant: Richard Edwards

General Plan: Mixed Use

Zoning: R-3 existing, R-3 with Infill Overlay proposed

Location: 475 West 100 South

Mr. Anderson explained where the proposal was located and that the proposal was in two parts. One is the Preliminary Plat approval for 10 lots for the construction of twin homes and the other is the Zone Change. The only way to build anything other than a single family home in an R-3 zone is for an applicant to apply for the Infill Overlay Zone. He explained the conditions that the Development Review Committee recommended. He said that City staff recommended that the Plat and Zone Change be approved. He held up drawings of the elevations of the dwelling units.

Chairman Gonzales invited public comment. There was none.

Richard Edwards

Mr. Edwards introduced himself to the Commission. Chairman Gonzales asked if there was an opportunity for RV parking on site. Mr. Edwards said no. Chairman Gonzales asked about open space. Mr. Edwards said that there was not much room for any other open space.

Chairman Gonzales asked who was responsible for lighting. Mr. Pierce said that it was something that the City designs and constructs.

Commissioner Swenson asked what type of fencing they were proposing.

Mr. Edwards said a wall similar to the one south of the church and north of their project.

Commissioner Swenson asked who would be responsible to care for the property along 100 South. Mr. Edwards explained that the City told him that the property owners were responsible for the maintenance.

Commissioner Fallon asked if the City had a landscape ordinance. Mr. Anderson explained the City's ordinance relative to park strips and that the City did not have a particular design that was required.

Commissioner Fallon expressed concern with the end units and whether or not the entrances could be on 475 West. He asked if City staff had any concerns with the end units relative to the street. Mr. Anderson said that it had not been brought up and explained that as a rule of thumb he believes it is generally a good thing to try and accomplish.

Chairman Gonzales asked if there would be patios on the end units. Mr. Edwards said that it was an option.

Discussion was held regarding the entrance to the homes on the end fronting 465 West and one of the DRC conditions not being met.

Commissioner Fallon **moved** to recommend **approval** of the Ludlow Preliminary Plat and Infill Overlay Zone subject to the following condition:

### **Condition**

1. Submit a landscape plan as part of the Final Plat submittal.

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

## **OTHER BUSINESS**

### **Discussion on the General Plan**

Mr. Anderson told the Commission that he had attended a conference and expressed that he had spent a lot of time thinking about the General Plan and ways in which it might be improved.

Discussion was held regarding the General Plan and the anticipation of commuter rail, maintaining a certain percentage of agriculture, parks and recreation and the trail system and combining them with the General Plan and the possibility of new interchanges.

The Commission went through the General Plan page by page.

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

Discussion was held regarding the current work program list.

The meeting **adjourned** at 7:25 p.m.

**Adopted:** December 4, 2013

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Shelley Hendrickson, Planning Secretary