

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47

Adopted Minutes
Spanish Fork City Planning Commission Meeting
March 5, 2014

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

Staff Present: Dave Anderson, Community Development Director; Angie Warner, Deputy Recorder; Cory Pierce, Development Engineer; Jered Johnson, Engineering Division Manager; Jason Sant, Assistant City Attorney.

Citizens Present: Steve Maddox, Janene Baadsgaard.

PRELIMINARY ACTIVITIES

Pledge of Allegiance

Chairman Gonzales led in the pledge.

ORDINANCE AMENDMENTS AND ZONE CHANGES

Title 15

Applicant: Spanish Fork City

General Plan: City-wide

Zoning: City-wide

Location: City-wide

Mr. Anderson reviewed the proposed changes or additions to the following areas:

1. Driveway Slopes
2. Pedestrian Connections
3. Impact Fees for Existing Lots
4. Plat Amendment Process
5. Master Plan Development
6. Subdivision Waiver
7. Two Points of Access
8. Dedication of Corridor Next to River
9. Local Street Connectivity
10. Hearing Requirement
11. Agricultural Sales
12. Definitions
13. Notices
14. Outdoor Storage
15. Zoning Table
16. Residential Districts
17. Submittal Requirements
18. Recordation and Construction
19. Bonding Requirement
20. Carport Setbacks
21. Downtown Commercial Parking

48 Mr. Anderson said that Development Review Committee recommends approval.

49

50 Chairman Gonzales welcomed public comment.

51

52 There was none.

53

54 Chairman Gonzales asked staff to clarify the top of the bank for 40-foot easement by the river.

55

56 Commissioner Fallon **moved** to recommend **approval** of the Title 15 Amendments with the
57 clarification of the top of the bank for the 40 foot easement by the river.

58 Commissioner Gull **seconded** and the motion **passed** all in favor.

59

60 **Mayfield**

61 **Applicant: Edge Homes**

62 **General Plan: Low Density Residential**

63 **Zoning: Exclusive Agriculture existing, R-1-12 proposed**

64 **Location: 2550 East 130 North**

65

66 Chairman Gonzales reviewed the history on this item. Chairman Gonzales highlighted the
67 following concerns: sidewalk improvements, streets and road safety, fencing, and pedestrian
68 sidewalk.

69

70 Chairman Gonzales **moved** to recommend **approval** of the Mayfield Zone Change.

71 Commissioner Fallon **seconded** and the motion **passed** all in favor.

72

73 PRELIMINARY PLATS

74 **Mayfield**

75 **Applicant: Edge Homes**

76 **General Plan: Low Density Residential**

77 **Zoning: Exclusive Agriculture existing, R-1-12 proposed**

78 **Location: 2550 East 130 North**

79

80 Chairman Gonzales asked about the future road alignment.

81

82 Steve Maddox explained that you can't predict the future, but between meetings with city staff,
83 engineers etc. this is the best guess.

84

85 Discussion took place regarding the irrigation ditch.

86

87 Chairman Gonzales **moved** to recommend **approval** of the Mayfield Preliminary Plat.

88 Commissioner Tagg **seconded** and the motion **passed** all in favor.

89

90 **Muhlestein Meadows**

91 **Applicant: Edge Homes**

92 **General Plan: Low Density Residential**

93 **Zoning: Exclusive Agriculture existing, R-1-12 proposed**

94 **Location: 1300 South Mill Road**

95
96 Mr. Anderson said that occasionally developments need pedestrian accesses so children do not
97 have to walk on busy roads. This development is close to a school and it would be convenient
98 to have a pedestrian access to the school. City Staff and the Development Review Committee
99 request to amend the Muhlestein Meadows Preliminary Plat to have it as a Master Planned
100 Development. With that change it will allow the developer to have 3 lots to be slightly smaller
101 than the required 15,000 square foot lots to accommodate the LID.

102
103 Commissioner Fallon **moved** to recommend **approval** of the Amended Muhlestein Meadows
104 Preliminary Plat.

105 Commissioner Tagg **seconded** and the motion **passed** all in favor.

106

107 **OTHER BUSINESS**

108 **Discussion on proposed changes to the General Plan**

109 Mr. Anderson presented a development summary for 2013 to the commissioners. Mr.
110 Anderson reviewed the yearly comparisons.

111

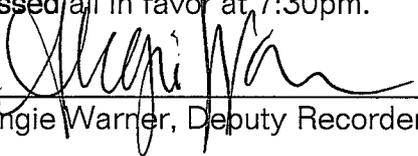
112 Chairman Gonzales **moved** to **adjourn**.

113 Commissioner Fallon **seconded** and the motion **passed** all in favor at 7:30pm.

114

115 **Adopted:** April 2, 2014

116



Angie Warner, Deputy Recorder