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**Adopted Minutes**  
**Spanish Fork City Planning Commission Meeting**  
**April 2, 2014**

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

**Staff Present:** Dave Anderson, Community Development Director; Kimberly Brenneman; Community Development Division Secretary; Cory Pierce, Development Engineer; Jered Johnson, Engineering Division Manager; Jason Sant, Assistant City Attorney.

**Citizens Present:** Roger Knell, Todd McHargue, Lori Warner, Keith Warner, Jesse Brinhall, Gaylon Steiner, Josh Carr, Brent Gordon, Milan R. Malkovich

**PRELIMINARY ACTIVITIES**

**Pledge of Allegiance**

Chairman Tagg led in the pledge.

**Approval of Minutes: August 28, 2013; February 5, 2014; March 5, 2014**

Commissioner Swenson moved to **approve** the August 28, 2013 minutes.

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

Commissioner Gonzales moved to **approve** the February 5, 2014 minutes.

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

Commissioner Tagg moved to **approve** the March 5, 2014 minutes.

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

**GENERAL PLAN AMENDMENT AND ZONE CHANGE**

**The Ridge**

**Applicant:** Dos Amigos

**General Plan:** Medium and Low Density Residential existing; High Density Residential proposed

**Zoning:** R-1-6 existing; R-3 proposed

**Location:** 2700 East Canyon Road

**Zone Change:**

Dave Anderson presented to the Planning Commission regarding the prospect of developing the property as they are proposing tonight. Dave Anderson views the area as a broad prospect to try to address the General Plan Amendment. Spanish Fork City has planned to have some intense commercial development on the North West corner of 2550 East and Center Street for some time. The City assigned the zoning as Urban Commercial Zoning. The City has been working on aligning the 2550 East and Canyon Road Intersection. All of the property and potential development around the proposed development would not be ideal for a lower density

48 development, and would be ideal to support a High Density Residential Use development. The  
49 General Plan is a potential vision of what someone may want to do in the future. Given the  
50 changes that the City has undergone, it is appropriate to look at different ways of stepping  
51 down the density of property use. Changes to the General Plan designation allows for many  
52 different configurations to fill in the area.

53

54 Commissioner Gonzales asked about the need of the mixed use between the Commercial and  
55 Residential area. Dave Anderson presented the Mixed Use Designation as a buffer between  
56 the Commercial District and the Residential District.

57

58 **General Plan Amendment:**

59 The Plat the Applicant has proposed is a 166 unit development. This would be the first  
60 proposal Dave Anderson has seen that he feels comfortable moving forward to City Counsel.  
61 Parking has been an issue with other projects in the City in the past and the Applicant is aware  
62 of this issue. The Applicant has appropriately exceeded the parking requirements that the City  
63 Code requires.

64

65 Dave Anderson said that the DRC recommends approval of the General Zone Change, General  
66 Plan Amendment and Preliminary Plat.

67

68 Jesse Brimhall presented to the Commission The Ridge development. All homes will front each  
69 other or the street and presents a very pedestrian friendly environment. The homes will range  
70 from 3-4 bedrooms and 1,700-2,100 square feet. Commissioner Gonzales expressed his  
71 concern about if the amenities detailed in the presentation would be developed. The Applicant  
72 assured the Commission that the first phase includes about 90% of the amenities proposed.  
73 The only exception is the Sports Court, in that is proposed in the 4<sup>th</sup> phase out of 5 phases.  
74 Approximately a 3,200 square foot club house is planned. The pool is an open air concept with  
75 large roll up doors to be utilized during the summer months as well as during the winter months.  
76 The proposed capacity of the playground is 36 children; in addition a swing set that would  
77 accommodate 6 children. The development provides close access to US 6, schools and other  
78 amenities. The Ridge will provide a great opportunity for Spanish Fork Residences.

79

80 Chairman Gonzales welcomed public comment.

81

82 Allan Hall: Lives in the property that shares the west border of the development. He is  
83 concerned that the intersection alignment is not completed.

84

85 Todd McHargue: Lives on property across Canyon Road. He appreciates the vision and the  
86 job done in Somerset. He asked Jess Brimhall what the dimensions of the garages are. Jesse  
87 Brimhall responded that the garage is 20'x21'. Todd McHargue is concerned about the lack of  
88 most homes to accommodate 2 vehicles in the garages and if the parking is actually enough.  
89 The entrance area to the development does not have a turn lane and it is a 2 lane road. He is  
90 concerned about how the high density development would affect the traffic and potential issues  
91 with accidents. The biggest concerns on 2700 are single level homes. Jesse Brimhall  
92 addressed that the buildings in The Ridge ranged from 35'-45' in height. Todd McHargue  
93 suggested that the homes built on the southern side of the development nearest Canyon Road  
94 be the 2 story complexes.

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Keith Warner: He owns the 3<sup>rd</sup> property to the east of the southernmost development. He is concerned about having access to his head gate for the canal and watering his property and his neighbor's properties. He also asked what kind of fence the applicant is proposing to build that borders the south east side of the property of the development and his property, by the canal. Keith Warner is concerned that the children might get into his yard and his horses and create problems for him. Keith Warner has also expressed his concern about the parking and when children of the homes start driving and where those vehicles will be parked.

Gayland Steiner: Lives in Somerset. Gayland Steiner did address that the parking in the HOA is heavily enforced and there are many cars parked on the road. He also acknowledged there are traffic issues with turning in and out of the subdivision. Gayland Steiner stated there was a lot of thought put into the development of the project. Gayland Steiner admitted that the development was not finished with the same floor plans as anticipated when it started as that was when the economy crashed and they had to make adjustments to sell homes.

Eddie Stewart: Lives in Somerset. He admits that there are parking issues but that it is more the homeowners than the lack of parking. He went on to state there are various homeowners that park their vehicles on the street and it is a closer walk to their home than the designated parking stall. Eddie Stewart also stated that when he has had friend visit there has never been an issue of them finding a guest parking spot. Eddie Stewart loves the neighborhood and the design and integrity of the buildings.

Faith Hall: Her concern is the height of the complexes and interrupting the view of the mountains and that the tenants of the complexes will be able to view into her yard.

Philip Whitehead: Lives next to Keith and Lori Warner. His concern is how close the complexes will be on the north side of the development backing US 6. He stated the Applicant should make sure the people know when buying one of those units they are aware of the traffic noise on US 6.

Jesse Brimhall has addressed the issue of the canal. All the canals are being covered and Jesse Brimhall has assured Keith Warner that he will make sure he has access to his water. The fencing will be consistent with the fence similar to Somerset.

Commissioner Tagg asked what the time line is proposed for the development. Jesse Brimhall stated there are 5 phases and their development goal is 5 years, one phase each year.

Commissioner Swenson asked about water shares for the development. Jesse Brimhall has a call into Marlo Smith to work out the shares. Jered Johnson assured the Commission that prior to the Final Plat being approved Water Rights will be granted.

Jered Johnson addressed the issue regarding widening Canyon Road; however, that will take about 3 years, if they get the funding. Dave Anderson addressed the Commission regarding the potential intersection issue that before anyone can propose a development accessing on to a state facility the Developer is required to get UDOTs approval.

142 Commissioner Fallon suggested that the Commission present all their concerns to Dave  
143 Anderson and Jesse Brimhall today, at the meeting, so that their concerns could be addressed  
144 and presented at the next Planning Commission meeting.

- 145
- 146 1. Access points of the road way on 2550 East and Canyon Road
- 147 2. Can 2550 East handle the traffic
- 148 3. Height of the Structures
- 149 4. Parking
- 150 5. Describe in more detail that what kind of fence will be proposed.
- 151 6. If the infrastructure is not there to support the development then maybe the timing is  
152 not right per Commissioner Gonzales
- 153

154 Commissioner Fallon has moved to table the matter for next month and would like to drive out  
155 to the proposed development to get a better feel of the height of the buildings, canals, and  
156 other development issues.

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

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### 159 PRELIMINARY PLATS

#### 160 **The Ridge**

161 **Applicant:** Dos Amigos

162 **General Plan:** Medium and Low Density Residential existing; High Density Residential  
163 proposed

164 **Zoning:** R-1-6 existing; R-3 proposed

165 **Location:** 2700 East Canyon Road

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167 This item was not addressed.

168

### 169 ANNEXATION

#### 170 **Elsie S. Thomas Annexation**

171 **Applicant:** Knell Architects

172 **General Plan:** Mixed Use and Medium Density Residential

173 **Zoning:** Rural Residential proposed

174 **Location:** 1000 West 100 South

175

176 Dave Anderson presented the Elsie S. Thomas Annexation at 1000 West 100 South to the  
177 Planning Commission. The DRC recommends approval with two residential zones assigned;  
178 one of them being a Rural Residential, and the second being R-1-12. The DRC also proposes  
179 that the properties involved in the annexation deed over right of way access for future trail and  
180 road of way development. Typically with Annexations, properties are zoned Rural Residential  
181 so that the one who is developing the properties would need to submit. Significant changes  
182 would need to be addressed down the road with the Rail Roads, UDOT and UTA have also  
183 identified that spur as a potential interchange and Front Runner Station.

184

185 Commissioner Gonzales inquired about who owns the property surrounding the proposed  
186 Annexation. The Lift Station is what the applicant has chosen as gravity does not work in their  
187 favor. The City is obligated to work with the Applicant for the City Power Buyout. The  
188 Applicant is aware of the proposed Power Buyout.

189  
190 Chairman Gonzales welcomed public comment. No public comment

191  
192 Chairman Swenson **moved** to recommend **approval** of the Elsie S. Thomas with the proposed  
193 R-R and R-1-12 zoning.  
194 Commissioner Tagg **seconded** and the motion **passed** all in favor.

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197 **OTHER BUSINESS**

198  
199 Commissioner Gonzales moved to move the Commission meeting from Wednesday, May 7<sup>th</sup> to  
200 Wednesday, April 30<sup>th</sup>.

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

202  
203 Chairman Gonzales **moved to adjourn.**

204 Commissioner Fallon **seconded** and the motion **passed** all in favor at 8:00 pm.

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207 **Adopted:** April 30, 2014

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Kimberly Brenneman  
Community Development Division Secretary