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Adopted Minutes
Spanish Fork City Planning Commission Meeting
September 3, 2014

Commission Members Present: Chairman Brad Gonzales, Bruce Fallon, Reed Swenson, Treaci Tagg, Brad Tanner. **Absent:**

Staff Present: Dave Anderson, Community Development Director; Jason Sant, Assistant City Attorney; Kimberly Brenneman, Community Development Division Secretary.

Citizens Present: Pete Simmons, Trent Brindley, T.J. Brindley, Merlin Hickman, Shellie Hickman, Trevor Brindley, Tammy Brindley, Terry Brindley, Jared Alger, Maddy Johnson, Luke Johnson, Zach Johnson, Callie Johnson, Craig Johnson, Julie Johnson, Terry Ficklin, Jay Irvine, Mike Wallberger.

PRELIMINARY ACTIVITIES

Pledge of Allegiance

Chairman Gonzales led the pledge.

Approval of Minutes: June 4, 2014 and August 6, 2014

Commissioner Swenson moved to approve the minutes for June 4, 2014.

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

Commissioner Tagg moved to approve the minutes for August 6, 2014.

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

Dave Anderson spoke about the Play Unplugged program and explained what the Planning Commission does.

CONDITIONAL USE PERMIT

Verizon Wireless antenna modification

Applicant: Technology Associates

General Plan: Mixed Use

Zoning: I-1

Location: 150 West 500 South

There is a site that currently houses a monopole, which is adjacent to Dave's Storage. The applicant simply would like to add new equipment to the existing tower. The City appreciates the applicant modifying the pole opposed to constructing a new monopole. Staff recommends that the Conditional Use Permit be approved with no additional conditions.

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Richard Simmons addressed the Commission regarding the weed issue and that Verizon has cleaned up any weeds in the fenced area. Richard Simmons clarified they will not be adding new equipment; they are simply replacing the existing antennae with longer antennae.

Chairman Gonzales opened the hearing for public comment.

There were no comments.

Chairman Gonzales closed the hearing for public comment.

Commissioner Swenson **moved** to approve the Verizon Wireless antenna modification Conditional Use Permit.

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

ZONE MAP AMENDMENT

SUVSWD

Applicant: Terry Ficklin
General Plan: Light Industrial
Zoning: I-1 current; PF proposed
Location: 3300 North 1100 West

Dave Anderson addressed the Commission regarding the proposed Zone Change. He reviewed that last month the Planning Commission approved the Text Change for a Solid Waste Transfer Station. The existing facility in Springville may relocate to Spanish Fork City. The subject property is zoned Industrial and is on the north end of town in close proximity to the airport. If executed properly, the Solid Waste Transfer Station would be a good neighbor for the surrounding area. The site is large enough to accommodate the needs of a Solid Waste Transfer Station in an enclosed building. The Public Facility Zone is very restrictive and used for local government function on the City, State or other government entity. There is not a lot of detail available today about the sort of building that would be constructed. Staff recommends that the Zone Change be approved. The minimum process The District would need to go through would be Site Plan approval, describing all aspects of the operation.

Commissioner Fallon entered the meeting at 6:26 p.m.

The District can do more to share their plans of development with the public and the public can contact the Community Development Department for more information at any time.

Chairman Gonzales asked if the applicant had any additional information to add. Terry Ficklin had no further comments.

Commissioner Tanner asked if the applicant had received approval from the FAA for height of buildings. Dave Anderson responded that these were items that are generally addressed in

94 detail during the Site Plan review process. When a building is close to the Airport, the Airport
95 Manager reviews the proposed plans.
96

97 Terry Ficklin addressed the Commission stating there is currently a study being done regarding
98 4 different potential entrances to the facility.
99

100 Commissioner Fallon asked if the new station would incorporate the green waste station that is
101 now behind K-Mart. Terry Ficklin stated that the new facility would incorporate the green
102 waste site. The District is looking at building a 35-40 foot high building. Terry Ficklin stated
103 the District is still reviewing different building structures and options. Terry Ficklin also
104 addressed the different types of processes that would be conducted within the building
105 including but not limited to tires, white waste, green waste and garbage disposal. The District
106 has approximately 40 acres across the lake that they utilize to mature their compost.
107

108 Chairman Gonzales opened the hearing for public comment.
109

110 T.J. Brindley is a family member of the property owner in Springville just north of the subject
111 property. He has a concern about where the trucks and trailers would be entering. The
112 surrounding area is mostly farmland to the north. The road is not very wide and it would be
113 difficult to accommodate vehicles coming and going. There is no access to Spanish Fork City
114 residents without exiting the City boundary. He is also concerned about the trucks and trailers
115 spooking their horses as well as the safety of their children.
116

117 Terry Brindley is a family member of the property owner in Springville just north of the subject
118 property. There are a lot of youth and scout groups that are held on Saturdays at the property
119 to the north. The noise from the large trucks spooks the horses. There is also a concern of
120 safety to the airport. He does have concerns with access to the subject property. Terry
121 Brindley addressed the concern of the smell and the flies that is generated by a Solid Waste
122 Transfer Station. There is a house on the east side of the road and widening the road could be
123 difficult, as well as the potential of covering up a ditch that is used to water livestock.
124

125 Shellie Hickman is a family member of the property owner in Springville just north of the
126 subject property. She has a concern of the large trucks with their horses. It has been farm
127 property for 45 plus years. She also said that their concerns may be addressed once they have
128 more of an idea of what sort of facility would be constructed and where access would be
129 coming from. She also has a concern regarding whether the zoning for their property would
130 change. She was assured that the zoning will only change for the subject property.
131

132 Terry Ficklin stated that they are looking at a larger parcel so that The District can farm the
133 land around it. The District is estimating less than 10 acres that the building and parking would
134 be located on as they would like to create a buffer around the Solid Waste Transfer Station.
135 Terry Ficklin recognized that the access road would potentially be expanded. The District
136 would like several hundred feet for staging to the building.
137

138 Dave Anderson addressed the Commission that there will likely be one point of access to the
139 property at this time. The goal of having industrial area only in that part of town is to bring

140 more companies and jobs to Spanish Fork. Spanish Fork has discouraged any residential use in
141 the north end of town.

142
143 Merlin Hickman is a family member of the property in Springville just north of the subject
144 property. He asked where and how the utilities, sewer and water would be brought to the
145 property.

146
147 Dave Anderson said those items would be reviewed in the Site Plan review. The cost of the
148 utilities would be burden of The District.

149
150 The plan for the Solid Waste Transfer Station is that items brought there will be removed
151 within 24 hours. The Districts desire to have the facility all enclosed is to eliminate the smell,
152 noise and potential garbage floating around. All the loaders that push stuff around will be in
153 the enclosed building and there should not be much of an impact to the community. This will
154 replace the current Springville facility.

155
156 The green waste collection would be grinded in the Solid Waste Transfer Station, and then
157 transferred to the compost site across the lake. Once the compost has matured it will be
158 brought back to the Solid Waste Transfer Station for purchase by the public. There would be
159 solid metal doors for security at night with soft plastic doors for daytime operation. There
160 would be some outside parking for the trailers. There is no definitive time frame for
161 development. Terry Ficklin stated The District is hoping to complete this project in 3-5 years.

162
163 Commissioner Fallon asked what would happen if the Planning Commission did not approve the
164 Zone Change tonight. Terry Ficklin stated The District board members were shown 5
165 properties and the proposed site is the first choice for The District. If the project is cost
166 prohibitive, then The District will make other plans.

167
168 Mike Wallberger is a business partner in the Rocky Mountain Large Animal Clinic located south
169 of the subject property. There are height restrictions in the area. He has concerns with the
170 impact of only having one access and the traffic that would be generated by the Solid Waste
171 Transfer Station.

172
173 Chairman Gonzales closed the hearing for public comment.

174
175 Commissioner Tanner asked if there would be another opportunity to object to the plans. Dave
176 Anderson stated that the Solid Waste Transfer Station is a permitted use for the zone and
177 should the Zone Change be approved the Planning Commission would not see this project
178 again. The approving body for Site Plans is the Development Review Committee.

179
180 Chairman Gonzales feels that this is a project that should not be approved and is premature in
181 not having answers to infrastructure and access to the facility.

182
183 With a Zone Change the item can be approved, denied or continued for further research; there
184 are no conditions that can be imposed with the Zone Change.

185

186 Terry Ficklin addressed the potential access points to the Solid Waste Transfer Station. One
187 would be a private drive with an easement for the property to the east; a second would be a
188 road down the middle of the property from the county road to the east of the subject property;
189 a third being a road running from the south to the property; and the fourth being the current
190 road that runs on the west side of the property from the north.

191
192 Commissioner Swenson stated there should be an option for access behind the jail.

193
194 Commissioner Fallon stated the Commission would lose the opportunity for any input should
195 they move to recommend denying the application. He recommends that the Commission
196 continue this item until more research can be done and be presented to the Commission.

197
198 Dave Anderson addressed the Commission that by approving the Zone Change, it would be a
199 large game changer to help bring more businesses to the north end of town. The District had
200 helped bring in utilities and infrastructure to Springville when the Transfer Station was built 20
201 or so years ago.

202
203 Commissioner Fallon asked Terry Ficklin to bring in samples of the proposed Solid Waste
204 Transfer Station buildings and any other information to help demonstrate the proposed
205 utilization of the property.

206
207 Chairman Gonzales **moved** to continue the SUVSWD Zone Change as the proposal until more
208 information is available for, but not limited to, access points, width of roads, safety and utility
209 concerns.

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

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213 ZONE TEXT AMENDMENT

214

215 **Title 15**

216 Applicant: Spanish Fork City

217 General Plan: City Wide

218 Zoning: City Wide

219 Location: City Wide

220

221 There are three proposed changes to the text. First being the change of the definition of
222 billboards; the new definition is comparable to what the State has for their billboard
223 regulations.

224

225 There are about a page to a page and a half of changes from the Engineering Department that
226 the burden of utilities is upon the developer. Developers have an opportunity to recoup some
227 of those costs should other developments utilize the lines the original developer paid for. This
228 is called a Connector's Agreement.

229

230 The last change is how long an applicant has to record a plat prior to the application expiring.
231 When the Development Review Committee approves a Final Plat the applicant has 120 days to
232 have the plat recorded. The new wording would change the one year time frame to have the

233 infrastructure installed from the Development Review Committee approval date to when the
234 plat was recorded.

235
236 Chairman Gonzales opened the hearing for public comment.

237
238 There were no comments.

239
240 Chairman Gonzales closed the hearing for public comment.

241
242 There were no comments from the Commission.

243
244 Commissioner Tagg **moved** to recommend that the City Council approve the Title 15 Changes
245 that have been addressed for approval.

246 Commissioner Tanner **seconded** and the motion **passed** all in favor.

247

248

249 **OTHER BUSINESS**

250

251 Dave Anderson would like to meet on October 8th to talk about some work items and some
252 other light conversation.

253

254 Dave Anderson would like to have a work session meeting. In the meeting he would like to
255 cover the General Plan. He would like to involve other stake holders in the discussion of the
256 General Plan. As an example of other stake holders would be the Mayor appointing a City
257 Council Member, someone appointed by the Chamber of Commerce, a representative of the
258 industrial owners, a representative from the farming community, a representative from the
259 Parks and Recreation Department, a member from the Nebo School District and local
260 developer. Using the General Plan as a guide for when a zone application or development is
261 before the Planning Commission is a vital tool.

262

263 Commissioner Tagg encouraged that if there is a work session there needs to be a follow up
264 meeting set in place to make sure the tasks are completed.

265

266 Commissioner Swenson is concerned that there will be a lot of man hours invested in the map
267 and it will not be used as a resource.

268

269 Chairman Gonzales proposed that proposed changes to the General Plan only be reviewed
270 every so many years.

271

272 Dave Anderson expressed that this is a project that will not be resolved in a meeting or two
273 and that more time will be required.

274

275 Chairman Gonzales proposed November 19th for the first meeting. He proposed every 60 days
276 having a work session meeting to complete the General Plan in a total of 5 meetings.

277 Chairman Gonzales would like to keep the group to about 12 people. Commissioner Swenson
278 recommended Rex Larson to represent the agricultural community and Commissioner Tanner
279 will look for a person to represent the industrial community.

280
281 Chairman Gonzales has set the goal of October 2015 to present the General Plan to the City
282 Council.

283
284 Chairman Gonzales **moved** to **adjourn** at 8:20 pm.

285
286
287 **Adopted:** October 1, 2014

Kimberly Brenneman
Community Development Division Secretary