



**Wednesday, March 4, 2015
Planning Commission Meeting**

Planning Commission Agenda

PUBLIC NOTICE is hereby given that the Planning Commission of Spanish Fork, Utah, will hold a regular public meeting in the Council Chambers in the City Office Building, 40 South Main Street, Spanish Fork, Utah, commencing at 6:00 p.m.

Planning Commissioners

**Brad Gonzales
Bruce Fallon
Treaci Tagg
Brad Tanner
Brad Wilkinson
Jens Nielson**

1. Preliminary Activities

Subject **A. Pledge of Allegiance**
Meeting Mar 4, 2015 - Planning Commission Meeting
Category 1. Preliminary Activities
Access Public
Type Procedural

Subject **B. Approval of Minutes: February 4, 2015**
Meeting Mar 4, 2015 - Planning Commission Meeting
Category 1. Preliminary Activities
Access Public
Type Action, Minutes

File Attachments  draft PC minutes 02-04-2015.pdf (50 KB)

2. Annexation

Subject **A. Devaney Annexation**
Meeting Mar 4, 2015 - Planning Commission Meeting
Category 2. Annexation
Access Public

Type Action, Discussion

Applicant: Spanish Fork City

General Plan: Industrial

Zoning:

Location: 1000 North 650 West

File Attachments

 [Devaney Annexation.pdf \(462 KB\)](#)

3. Other Business

4. Adjourn

Draft Minutes
Spanish Fork City Planning Commission
February 4, 2015

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

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

Citizens Present: Emma McBride, Brayden McBride, Coy McBride, Taylor Hinckley, Taylor Brown, Zach Brown, Eli Dallon, Laurie Dallon, Larry Hutchings, Jerold Seely, Shane Morris.

Chairman Gonzales called the meeting to order at 6:04 p.m.

PRELIMINARY ACTIVITIES

Pledge of Allegiance

Chairman Gonzales invited Coy McBride to lead the pledge.

APPROVAL OF MINUTES

January 7, 2015

Commissioner Tanner **moved** to **approve** the minutes of January 7, 2015.
Commissioner Tagg **seconded** and the motion **passed** all in favor.

Development Standards

Construction Standards

Applicant: Spanish Fork City
General Plan: City Wide
Zoning: City Wide
Location: City Wide

The purpose of the Construction Standards is to make sure all elements of construction and meets the same standards.

Cory Pierce addressed the Commission detailing the proposed changes to the Construction Standards. There was a modification detailing the requirements that must be met on hillside development.

46 Commissioner Fallon suggested that wording for the APWA be changed from complying with
47 the year to complying with the current standard.

48
49 Commissioner Gonzales opened the hearing for public comment.

50
51 There was no public comment.

52
53 Commissioner Gonzales closed the hearing for public comment.

54
55 Commissioner Fallon **moved** to recommend approval to City Council of the Construction
56 Standards as delivered with the minor adjustment to the wording of the standard of the APWA.

57
58 Commissioner Wilkinson **seconded** and the motion **passed** all in favor.

59
60
61 **Hillside Development Standards**

62 Applicant: Spanish Fork City

63 General Plan: City Wide

64 Zoning: City Wide

65 Location: City Wide

66
67 The Hillside Development Standards are something staff has been talking about for a few
68 years. The City would like to make sure they are taking reasonable and rational steps to make
69 sure all developments do not compromise the safety of existing or new structures.

70
71 Commissioner Wilkinson asked if there are specific sites in the City that this would be
72 applicable to.

73
74 Dave Anderson stated that the standard is written to incorporate properties that may have a
75 slope that could affect a property on either side of the slope. The biggest area of concern is
76 near the reservoir. The City has used a geotechnical consultant to get input on the proposed
77 Hillside Development Standards.

78
79 Commissioner Wilkinson stated that in the range of 10 degrees and 30 degrees the City would
80 have some discretion on what testing would need to be completed. Is this something that is
81 common among other Cities?

82
83 Dave Anderson stated that it is common for cities to not deem land not-buildable at a 30
84 degree slope, depending on the soils surrounding the property.

85
86 Chairman Gonzales asked if this is a new standard or if it is being revised.

87
88 Dave Anderson stated the City had some rules and regulations but nothing this in-depth. Cory
89 Pierce stated that in the past the geotechnical reports were not consistent and there were no
90 requirements outlining what needed to be in the geotechnical report. Having this language in

91 Title 15 will allow homeowners to reach out to a geotechnical firm to prepare a report that
92 meets the City proposal.

93
94 Terracon has reviewed the proposed language and has given their input on the standard.

95
96 Chairman Gonzales asked if there was language that needs to be written regarding retaining
97 walls. Cory Price stated that if you build a wall over 4 feet you need to obtain a building report
98 and that is where a geotechnical report would be required.

99
100 Commissioner Fallon asked if there is a clause that addresses issues that may arise during
101 construction that may have not been present in the soils. Cory Pierce stated they have tried to
102 tighten the language and if there are issues that do arise they will need to be addressed when
103 they become evident.

104
105 Commissioner Gonzales opened the hearing for public comment.

106
107 Shane Morris addressed the Commission asking if a topographical map is required with
108 building permits. Cory Pierce stated that after 30% that the hillside not be disturbed. With
109 anything in the 10% to 30% range, a detailed geotechnical report would outline where retaining
110 walls would be placed and where any structures would be built.

111
112 Commissioner Gonzales closed the hearing for public comment.

113
114 Commissioner Fallon **moved** to recommend approval to City Council of the Hillside
115 Development Standards as outlined.

116
117 Commissioner Tanner **seconded** and the motion **passed** all in favor.

118
119

120 PRELIMINARY PLAT

121

122 **Hawk's Landing**

123 Applicant: Shane Morris

124 General Plan: Medium Density

125 Zoning: R-1-8

126 Location: 1150 South 2300 East

127

128 The property has a couple of unique characteristics. The project was originally approved to
129 have shared driveways accessing 2300 East. The current Zone is R-1-8.

130

131 Commissioner Tanner asked if the shared driveways could be built so that people can
132 maneuver so that drivers do not have to back onto 2300 East. Dave Anderson stated that an
133 original condition of the approval by City Council on October 16, 2007, was for t-driveways be
134 required on all lots.

135

136 Chairman Gonzales asked if the Engineering Department has evaluated the proximity of the
137 driveway to the schools. He would also like to suggest having a condition that there is no
138 street parking allowed in front of the development.

139
140 Commissioner Tagg **moved** to recommend approval to City Council of the Hawk's Landing
141 Preliminary Plat based on the original conditions of approval.

142
143 Commissioner Wilkinson **seconded** and the motion **passed** all in favor.

144
145
146 **OTHER BUSINESS**

147
148 Chairman Gonzales stated there currently is not a Co-Chairman for the Commission. There
149 was a nomination and a second for Commissioner Fallon to be the Co-Chairman.

150
151 Dave Anderson covered the items that the Commission had reviewed and how the City Council
152 acted. Commissioner Tanner expressed his appreciation for Dave Anderson giving the
153 Commission an update.

154
155 Dave Anderson addressed the permits that were issued for 2014 New Construction. He also
156 covered the building permits issued for single-family and multi-family homes, as well as all the
157 development applications that had been approved in 2014.

158
159 There are a handful of home builders that are doing nearly all development work, where in the
160 past there was usually a developer that would develop the property and then sell lots to home
161 builders.

162
163 There was a brief discussion addressing if the City would issue Alcohol Licenses to businesses.

164
165 Dave Anderson covered the Planning Commission Work Program for 2015. Dave Anderson
166 would like to focus on an inventory study of existing homes within the City.

167
168 Chairman Gonzales asked if the City Council will evaluate what money the City can set aside
169 to help revitalize the face of Main Street.

170
171 Chairman Gonzales would like to have an ordinance stating that 5% or 10% of developer's lots
172 have to be available for private development. There could be standards that need to be met,
173 but it would give the citizens an opportunity to have custom homes built. Jason Sant stated
174 they could look into the prospect of an ordinance, but strongly recommends not imposing a
175 regulation. He stated the City could contract with a developer to set aside some lots but it
176 would be hard to impose an ordinance. Chairman Gonzales is trying to help shift the trend.

177
178 Dave Anderson addressed the Commission regarding the designation of Mixed Use. The
179 phrase Mixed Use is used in many different contexts. He covered the history of zoning and
180 how before 1928 there was not real definition between residential and commercial
181 developments. He covered the history of post World War II developments and the importance

182 of having a diverse inventory. Mixed Use is typically viewed as dwellings that are near
183 nonresidential uses that people need on a day-to-day basis. Dave Anderson showed the
184 Commission the difference between the previous version of the General Plan and the current
185 General Plan map. The Commission knew there needed to be a functional transition between
186 properties that have very distinct uses.

187
188 There was discussion of whether Mixed Use needs to be within the same building or if Mixed
189 Use is within the same development. There was also discussion of various developments that
190 are Mixed Use that are projects that have proven to flourish and there were some projects that
191 have not quite gotten off the ground.

192
193 Commission Tagg stated the Commission should define what they would like Mixed Use to look
194 like before they can entertain any potential proposed projects.

195
196 Dave Anderson stated that a broad use of the term Mixed Use based on the similar type of
197 traffic and noise of the neighboring property.

198
199 Commissioner Fallon asked if the word mixed is the best designation and if there should be
200 something that would better define the transition. Is it important to designate the form that the
201 Commission would like to take place?

202
203 Commissioner Tagg brought up the point that sometimes a transition from residential to
204 commercial could be as simple as some greenery and a church to buffer the two uses.

205
206 Mixed Use is also sometimes called a Village Development. Chairman Gonzales read a
207 definition of Mixed Use and they used the word blend instead of mixed. He recommended that
208 the Commission take some time on their own to read on Mixed Use and what they feel best
209 defines the use and how they see it developing. Conceptually, the Commission does not have
210 an issue with Mixed Use, it is the definition they would like to work out.

211
212 Dave Anderson stated that Spanish Fork City is one of the only cities in the county that does
213 not require landscaping for single-family homes. If the project is a Master Planned
214 Development the front yard must be landscaped but if the development is not approved as a
215 Master Planned Development, currently there are no landscaping regulations.

216
217 Chairman Gonzales moved to adjourn meeting at 8:41 p.m.

218
219
220 Adopted:

Kimberly Brenneman
Community Development Division Secretary



Devaney Annexation



File Name: Devaney Annexation

Applicant: Spanish Fork City

Number of Lots: 10

Address: 1000 North 801 West

Application Date: 12/09/2014

Annexation

108.641 Acres

File #: 14-000109

Permit #: AN14-000007

Application Approved: Pending