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Adopted Minutes
Spanish Fork City Planning Commission
February 23, 2016

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

Staff Members Present: Dave Anderson, Community Development Director; Kaytee Howell, Community Development Division Intern, Seth Perrins, City Manager.

Citizens Present: Sharalyn Birch, Leland Birch, Dallas Hales, Ben Peay.

Chairman Gonzales called the meeting to order at 5:30 p.m.

WORK SESSION

Commissioner Fallon asked Seth Perrins, who stopped by the work session for a few minutes, if Spanish Fork will get a Rec Center.

Seth Perrins replied that Spanish Fork has done nothing so far that the public has wanted and as a result of that, are starting over. Questions have been asked of community members what their priorities are and the conclusion is that having a Rec Center is currently not a priority because Spanish Fork is too small.

Dave Anderson started the meeting with a presentation about a proposed High Density/Residential Zoning District. Dave Anderson said he wants dwelling unit size, parking requirements, maximum heights, covered parking and landscape requirements to be discussed. The ordinance currently states that a unit size is 900 square feet.

Dave Anderson presented the following options to the committee about unit size:

- A. Match the existing standard (900 square feet) but make that the minimum;
- B. Adopt a standard of 600 square feet as minimum;
- C. Graduated scale that ties the minimum required unit size to the number of bedrooms; or
- D. Adopt a graduated scale that requires a minimum average size for units.

Commissioner Fallon stated that he supports option C.

Commissioner Wilkinson stated that the Commission will want to look at the type of people the City would want to attract because an increase in square feet will also increase the rental price.

Commissioner Nielson stated that groups will be cut out if they are seeking a small apartment but do not want to pay a higher price for it.

46 Chairman Gonzales asked if the Commission would want to break down what ,1000 square feet
47 looks like such as having a minimum size requirement kitchen or a minimum size requirement
48 living room.

49
50 Dave Anderson stated that by setting those types of requirements it would kill the project.

51
52 Commissioner Fallon stated he supports option C or D. He said that if the market wants only
53 one bedroom, but 800 square feet is too large, then this will help the market.

54
55 Commissioner Tanner and Chairman Gonzales stated that they both support option C.

56
57 Dave Anderson stated the square feet on the apartments will be 600, 800, 1,080 and 1,240.
58 To be on the higher end, a two bedroom apartment needs to be at least 1,000 square feet and
59 this would be the absolute minimum. Dave Anderson went on to say that regarding the square
60 feet mentioned above, the Commission will then add the average square feet to it as well.

61
62 Commissioner Fallon stated that he would do this to help the City have more of a mix.

63
64 Commissioner Wilkinson did the math and found that 930 square feet is that average number.

65
66 The commission decided that the C/D combo is the best option.

67
68 Dave Anderson moved on to discuss parking standards and stated that 2.33 are currently
69 Spanish Fork's requirements.

70
71 Commissioner Tagg and Chairman Gonzales both stated that the requirement should be 2.5 for
72 parking.

73
74 Dave Anderson stated that these are the options:

- 75 A. Adopt a standard to match the existing City standard and require one garage space for
- 76 every unit;
- 77 B. Adopt a standard that requires fewer garages than one per unit; or
- 78 C. Adopt a graduated scale that requires garages based on number of bedrooms, total
- 79 numbers of units or some other metric.

80
81 Commissioner Tagg stated she does not agree with option C.

82
83 Commissioner Fallon stated he wants to make it so it is not impossible to build which will turn
84 developers away.

85
86 Commissioner Wilkinson asked if it will look good with having so many garages, especially for a
87 3-story apartment building. He said that this will make the apartments look 'cookie-cutter'.

88
89 Commissioner Fallon stated he would be comfortable with having an 80% requirement for
90 garages within the project. He then asked if the 2.5 parking accounts for visitor parking.

91

92 Dave Anderson said that it does take that into account. There would be two cars per unit and
93 then the rest would be available for visitor, so 25% would be reserved for visitor.
94
95 The Commission agreed to require 80% of garages within a proposed project.
96
97 Dave Anderson moved the discussion to open space and landscaping.
98
99 Commissioner Fallon asked if parking lots need to be landscaped and if a landscape architect
100 will be required to submit the projects landscape plans.
101
102 Dave Anderson said that requiring projects to have a landscape architect should be added in
103 the ordinance.
104
105 The Commission decided on 30% for landscaping throughout the project.
106
107 Dave Anderson moved onto the topic of density. He stated that the current maximum allowed
108 is 12 units per acre.
109
110 Commissioner Fallon stated he wants 20 units per acre because he believes that is sustainable.
111 He said you can still get a good looking project without it being a negative impact on the
112 community.
113
114 The group decided on 18 units per acre and the maximum height to be 45 feet.
115
116 Commissioner Fallon asked if there should be a variation in building heights such as having a 3-
117 story building and a 2-story building connected together.
118
119 The Commission decided on a 30% variation in height throughout the project.
120
121 Chairman Gonzales stated that from the slideshow Dave Anderson was presenting, slide 28
122 shows a good example of a landscaped area.
123
124 Commissioner Fallon stated that the car port areas need to be landscaped as well.
125
126 Chairman Gonzales asked if new language could be added to the landscape section so no large
127 impervious surface areas existed. He said that by doing this, developers would have to
128 landscape all sides of the project and not landscape only one side to meet the 30%
129 requirement.
130
131 Dave Anderson stated that that can be covered in the design guidelines.
132
133

134 **ZONE CHANGE**

135
136 **400 East 1000 North (Quick Quack)**
137 Applicant: Lonestar Builders

138 General Plan: Mixed Use
139 Zoning: R-1-6 current; C-2 proposed
140 Location: 374 East 1000 North
141
142 Dave Anderson started the meeting by passing around a study to the committee that the
143 engineers did stating that there will be no difficulties at the intersection of 400 East and 1000
144 North from the stacking of vehicles. Hales Engineering, an outside engineering firm, also
145 looked at the study and said the concerns the Commission expressed in their last meeting have
146 been sufficiently addressed.
147
148 Chairman Gonzales stated the traffic study came back with no significant impact and the
149 proposal would be not detrimental to 400 East and 1000 North.
150
151 Commissioner Tagg stated her concerns about the north side of 400 East because the road
152 looks wider.
153
154 Dave Anderson stated the road will become 3 lanes which will consist of two travel lanes and a
155 turn lane.
156
157 Commissioner Tagg asked that if this is rezoned to commercial can the City enforce no street
158 parking as development happens along 400, 500 and 600 East?
159
160 Dave Anderson responded that the City does that regularly as the need to address a safety
161 concern comes up or if the road needs that space to hold the capacity of moving traffic.
162
163 Commissioner Fallon asked about the buffer zone and, if the area is mixed use, if the zoning
164 will transition in that zone.
165
166 Dave Anderson stated 10 feet of landscaping with a masonry wall will be required. With mixed
167 use there would be a variety of land uses so there is not a stark transition on either end of the
168 street.
169
170 Commissioner Fallon stated the Commission needs to look at this issue from a long-term
171 perspective.
172
173 Chairman Gonzales asked about the wall the developer will be using.
174
175 Ben Peay addressed the Commission and stated the masonry wall is 6 feet and the noise from
176 the vacuums comes from a single unit. He asked about the shared access point on this
177 property and what it needs to look like.
178
179 Dave Anderson stated there would be shared access on 400 East so the wall would not be
180 necessary. However, along the rest of the property on the south side, the wall would be
181 required. By doing this, there will be fewer points of traffic because there is only one access.
182

183 Commissioner Tanner **moved** to recommend approval to City Council of 400 East 1000 North
184 Zone Change from R-1-6 to C-2.

185
186 Commissioner Wilkinson **seconded** and the motion **passed** all in favor.

187
188 Chairman Gonzales moved to adjourn the meeting at 7:29 p.m.

189
190
191 Adopted: March 2, 2016

192
193

Kaytee Howell
Community Development Division Intern