



Planning Commission Agenda July 6, 2011

- Planning Commissioners** 6:00 P.M.
1. Preliminary Activities
 - b. Pledge of Allegiance
 - a. Approval of Minutes: June 8, 2011
 2. Work Meeting Discussion to review General Plan Policy Implementation
- Michael Christianson
Chairman
- David Stroud
- Rick Evans
- Tyler Cope
- Brad Gonzales
- Seth Sorenson

Planning Commissioners, if you are unable to attend a meeting please let us know ASAP. Thanks.

The public is invited to participate in all Planning Commission Meetings at 40 South Main Street, Room 140, Spanish Fork. If you need special accommodations to participate in the meeting, please contact the City Manager's Office at (801) 804-4530.

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Draft Minutes
Spanish Fork City Planning Commission Meeting
June 8, 2011

Commission Members Present: Chairman Michael Christianson; Commissioners Rick Evans, Brad Gonzales, Seth Sorensen, Tyler Cope. Absent: David Stroud.

Staff Present: Dave Anderson, Community Development Director; Angie Warner, Deputy Recorder; Jason Sant, Assistant City Attorney; Trapper Burdick, Assistant City Engineer.

Citizens Present: John Davis, Chad Grotegut, Amanda Grotegut, Paul Healey, Greg Healey, Steve Broadbent, Mark Hampton, David Berky, Allen Carter, Julie Carter.

Chairman Christianson welcomed everyone to the meeting at 6:00 p.m.

MINUTES

May 4, 2011

Commissioner Evans requested the following changes for the May 4, 2011 minutes.

- The date on the footer needs to be changed.
- On lines 104 & 107 the word precedence needs to be changed to precedent.
- Commissioner Sorensen's name needs to be checked throughout for correct spelling.

Commissioner Evans **moved** to **approve** the minutes of May 4, 2011. Commissioner Sorensen **seconded** and the motion **passed** all in favor.

PRELIMINARY ACTIVITIES

Pledge

Commissioner Sorensen led the pledge.

PRELIMINARY PLATS

Old Mill Estates

Applicant: Wayne Niederhauser
General Plan: Low Density Residential
Zoning: R-1-15
Location: 775 West Mill Road

45 Dave Anderson presented the Old Mill Estates Preliminary Plat for re-approval. This Plat
46 has one minor change that will take place as plans for Mill Road change. The detention
47 basin has been changed to a retention basin. If Planning Commission approves this, it
48 will be approved again as a Master Planned Development for a third time.
49

50 Wayne Niederhauser expressed that they have no intention of putting all the lots in one
51 phase. They will have small phases because of lending problems. The second
52 entrance/exit will be in phase four.
53

54 Commissioner Evans commented that one challenge is the maintenance of the basins.
55 Commissioner Evans asked what the landscape plan is for the basins.
56

57 Dave Anderson said the landscape plan is turf that will be watered with pressurized
58 irrigation and maybe some river rock.
59

60 Commissioner Gonzales stated that just recently the designation in this area was
61 changed in the General Plan. Commissioner Gonzales asked if the change affects this
62 plan.
63

64 Dave Anderson explained that the development is zoned the R-1-15 and was not
65 changed.
66

67 Commissioner Gonzales asked about the one entrance to the community and the
68 safety/traffic problem.
69

70 Dave Anderson said that has already been addressed in the past.
71

72 Commissioner Christianson **moved** to recommend that the City Council **approve** the
73 Preliminary Plat for Old Mill Estates located at 775 West Mill Road with the following
74 conditions:
75

- 76 1. That the retention basin land is dedicated to the City and the developer will
77 construct the storm water retention.
- 78 2. That the applicant bring three phase power to the project.
- 79 3. That the applicant meets all of the City's Engineering Department redlines.
80

81 Commissioner Sorensen **seconded** and the motion **passed** all in favor by a roll call vote.
82

83 **Spanish Trails**

84 Applicant: SF West Land, LLC

85 General Plan: Medium Density Residential

86 Zoning: R-1-8

87 Location: 430 South Spanish Trails Boulevard
88

89 Dave Anderson presented the Spanish Trails Preliminary Plat that is a Master Planned
90 Development. The plat has expired and is here for re-approval to finish the development.

91
92 Commissioner Christianson commented that he disagrees with the subdivisions south exit
93 being off set and not making an intersection.

94
95 Dave Anderson said that the road was engineered that way because of an irrigation canal
96 that is there.

97
98 Commissioner Gonzales asked if there will be a traffic road to connect from Swenson Ball
99 Park to Volunteer Drive.

100
101 Dave Anderson replied no.

102
103 Commissioner Evans **moved** to recommend that the City Council **approve** the Preliminary
104 Plat for Spanish Trails located at 430 South Spanish Trails Boulevard with the following
105 conditions:

- 106
- 107 1. That the applicant fence entire property with a 4' chain link fence and 18" mow
108 curb under fence. Connect fence on the north and south sides of property to
109 the existing fence on the east side of the property. Provide an access gate on
110 the west side of property. Provide two fold down bollards in center of trail
111 were fence abuts trail. Fence must meet City standards.
 - 112 2. That the applicant run wires from sprinkler valves to controller in Swenson
113 Baseball Complex.
 - 114 3. That the applicant upgrade existing controller to handle additional valves and
115 flow meter.
 - 116 4. That the applicant install flow meter and master valve on sprinkler system main
117 line before the first valve. Run wires for master valve and flow meter to the
118 controller. Flow meter is Calsense and master valve is Apollo. Size according
119 to male line size.
 - 120 5. That the applicant landscape between the west side of the trail and the fence.
121 Landscaping shall include:
 - 122 a. Grading from the trail to the existing grade at the fence of Swenson
123 Baseball Complex.
 - 124 b. Sprinkler system to water entire area being landscaped (installed to City
125 standards).
 - 126 c. Sod
 - 127 6. That the applicant plant five 2" caliber Shade Master Honey locust trees
128 spaced evenly across the property from north to south 5' off of the east side of
129 the trail.
 - 130 7. That the applicant remove weeds from property and grass and revive grass to
131 an acceptable condition.

132 8. That the applicant go through sprinkler system and adjust heads as needed.
133 Show system to park supervisor and train him on winterization of sprinkler
134 system.

135
136 Commissioner Sorensen **seconded** and the motion **passed** by a roll call vote.
137 Commissioner Christianson voted nay.

138
139 **Legacy House at Spanish Fork**

140 Applicant: Steve Broadbent
141 General Plan: Mixed Use
142 Zoning: R-1-8
143 Location: 1450 East 100 South

144
145 **CONDITIONAL USE (Public Hearing)**

146
147 Dave Anderson said Legacy House at Spanish Fork is requesting approval for the
148 Preliminary Plat & the Conditional Use. There is one change; the entrance at the north of
149 the property has been moved.

150
151 Commissioner Evans said that the traffic could affect the neighborhood, how can we force
152 the traffic to enter the north entrance?

153
154 Dave Anderson said that there are ways to enforce conditions of approval.

155
156 Commissioner Gonzales asked if there is a study on traffic impacting the neighborhood in
157 other areas similar to this.

158
159 Steve Broadbent said there was a study done last year on the traffic but he did not have
160 it with him.

161
162 Commissioner Evans said when we received feedback, the concerns were visual and noise
163 and traffic was not a concern at that time.

164
165 Steve Broadbent explained that this is a government funded program. With the poor
166 economy the citizens were reaching out to HUD, so our project got pushed back. This
167 project has now moved to the top of the list to be completed.

168
169 Chad Grotegut asked if the applicant would be able to change the business in the future.

170
171 Commissioner Evans replied yes; but they have to come back and reapply.

172
173 Chad Grotegut expressed his concern for funding of this facility. He asked what happens
174 if it gets half built and they run out of money.

175

176 Steve Broadbent stated that this is a government funded project and they have
177 performance bonds.
178
179 Commissioner Christianson explained what a performance bond is.
180
181 Chad Grotegut asked about security for the dementia wing of the facility.
182
183 Commissioner Evans said that they have to have a state license that has requirements.
184
185 Public commented that the residents in the facility have to wear a device called a "wander
186 guard" so they don't or can't leave only in a case of emergency.
187
188 Chad Grotegut said with the entrance on 150 South the shopping traffic is going to be
189 going through this for a quicker exit. He suggested having a gate.
190
191 Discussion of a gate or sign to address concerns about the through traffic.
192
193 Allen Carter stated that there are 38 children that live on 150 South and he is worried
194 about the traffic. Mr. Carter agrees to add a gate and it wouldn't have to be locked.
195
196 Commissioner Sorensen **moved** to recommend that the City Council **approve** the
197 Conditional Use for Legacy House at Spanish Fork located at 1450 East 100 South with
198 the following conditions:
199
200 1. That the wall along 150 South be removed and a masonry wall be constructed
201 along Highway 6 and between the project and each adjacent residential area.
202 2. That all signs be consistent with the city sign ordinance.
203 3. That an access easement be provided through the adjacent commercial
204 development and that all deliveries to the facility utilize that access and not
205 public streets.
206 4. That additional landscaping measures be employed to screen the parking area
207 that is adjacent to 150 South.
208 5. That per the ordinance, a copy of the State license be provided along with a
209 sworn affidavit that no person will reside or remain in the facility whose tenancy
210 would likely constitute a direct threat to the health or safety of other individuals
211 or result in substantial physical damage to the property of others.
212
213 Commissioner Cope **seconded** and the motion **passed** all in favor.
214 Commissioner Gonzales voted nay.
215
216 Commissioner Sorensen **moved** to recommend that the City Council **approve** the
217 Preliminary Plat for Legacy House at Spanish Fork located at 1450 East 100 South with
218 the following conditions:
219

- 220 1. That the wall along 150 South be removed and a masonry wall be constructed
221 along Highway 6 and between the project and each adjacent residential area.
222 2. That all signs be consistent with the City sign ordinance.
223 3. That an access easement be provided through the adjacent commercial
224 development and that all deliveries to the facility utilize that access and not
225 public streets.
226 4. That per the ordinance, a copy of the State license be provided along with a
227 sworn affidavit that no person will reside or remain in the facility whose tenancy
228 would likely constitute a direct threat to the health or safety of other individuals
229 or result in substantial physical damage to the property of others.
230

231 Commissioner Evans **seconded** and the motion **passed** all in favor by a roll call vote.
232

233 **Digis**

234 Applicant: Digis, LLC
235 General Plan: Public Facilities
236 Zoning: Public Facilities
237 Location: 500 South 300 West
238

239 Dave Anderson explained that this proposal is to add an antenna to the current cell tower.
240 Staff recommends this so the cell towers are less prevalent throughout the community.
241

242 Commissioner Evans **moved** to recommend that the City Council **approve** the Conditional
243 Use for Digis located at 500 South 300 West.

244 Commissioner Sorensen **seconded** and the motion **passed** all in favor.
245

246 **ORDINANCE AMENDMENTS (Public Hearing)**

247 **Title 15 Landscape Requirement Modification**

248 Applicant: Spanish Fork City
249 General Plan: City wide
250 Zoning: City wide
251 Location: City wide
252

253 Dave Anderson explained the proposal for changes is in Title 15 under Landscape
254 Requirements for Industrial Projects. Staff is requesting the change of three non-
255 ornamental trees to one tree per 1,000 square feet of landscaped area and twenty shrubs
256 to ten shrubs per 1,000 square feet of landscaped areas.
257

258 Commissioner Sorenson **moved** to recommend that the City Council approve the
259 Landscape Requirements for Industrial Projects.

260 Commissioner Gonzales **seconded** and the motion **passed** all in favor.
261

262 **ADJOURNMENT**

263
264 The meeting **adjourned** at 7:35 p.m.

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266
267
268

Adopted:

Angie Warner, Deputy Recorder

DRAFT



TO: Honorable Chairman and Esteemed Commission
FROM: Dave Anderson, Community Development Director
DATE: July 1, 2011
RE: July 6, 2011 Planning Commission Work Meeting and General Plan Policies

There are several policies referenced in the General Plan that are to be, per the General Plan, implemented between now and 2016. As we review these policies, I think it is evident that considerable time must be dedicated to these policies if they are to be implemented within the next five years. With that in mind, I would like to take time in your next meeting to prioritize the work that the Commission will perform on these policies and to otherwise prepare a plan of attack on the implementation as a whole. Along those lines, I will be prepared to provide an update where work is already being performed on these policies. The following is an excerpt from the General Plan that references the policies I refer to:

- Develop an area plan to promote the development of a transit oriented development surrounding the planned Center Street I-15 Interchange.
- Create an area plan to promote development in the vicinity of the Salem/Benjamin I-15 Interchange.
- Develop a comprehensive strategy for City improvements so as to develop a recognizable character and identity throughout the City.
- Adopt standards for hillside development or properties that otherwise have steep slopes.
- Adopt maximum block length requirements, guidelines for phasing and other standards to require new development to create a network of local streets that ensures a high level of connectivity.
- Develop a comprehensive code enforcement program to address nuisances and other zoning violations in the City's neighborhoods.
- Implement form based zoning to more effectively integrate commercial uses in close proximity to residential areas.
- Adopt a set of design standards for non-residential development in Spanish Fork.
- Develop a corridor access management plan for State Road 164 in the vicinity of the Salem/Benjamin I-15 Interchange.
- Provide more detailed provisions in the City's Transportation Element to promote the development of trails and other routes for non-motorized vehicles.
- Collaborate with the Chamber of Commerce to develop specific goals and policies to incorporate into a Main Street area plan.
- Adopt design standards to ensure that development at the Airport is compatible with the City's long term vision for that facility.
- Adopt an area plan for the River Bottoms area.

Please let me know if you have any questions or suggestions on preparing for next week's meeting.

