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Adopted Minutes
Spanish Fork City Planning Commission
February 1, 2017

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

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

Citizens Present: Dean Ingram, Brian Henrie, Aaron Jensen, Ryan Talbot, Eric Garcia, Diane Garcia, MaryAnn Eyres, Jeff Vincent, Waldon Vincent, Lisa Johnson, Trent Beesley, Wilbur Stephenson, Aaron Robertson, Brant Tuttle, Allan Bird.

Chairman Fallon called the meeting to order at 6:00 p.m.

PRELIMINARY ACTIVITIES

Pledge of Allegiance

Commissioner Tanner led the pledge.

ZONE CHANGE AND PRELIMINARY PLAT

Anthem Park Subdivision

Applicant: Arive Homes

General Plan: Medium Density Residential

Zoning: R-R current; R-1-9 proposed

Location: 1230 West 300 South

Dave Anderson stated the proposal came before the Planning Commission last month. There were two issues:

1. Access to the development from 100 South.
2. The road width of 300 South.

The City is working to make sure this project has the smallest adverse impact to the existing homes in the community as possible. There was a new layout presented to the Planning Commission with an access onto 100 South, per the approval of UDOT. Dave Anderson explained that expanding 300 South is not feasible at this time. In the last meeting, it was proposed to have restricted parking along 300 South, but staff does not feel action to do that should be taken at this time. The property to the east will improve 300 South when development occurs and the road will be improved to its full width.

47 Commissioner Tanner asked if there have been any safety concerns along 300 South.

48

49 Cory Pierce stated the community drives slowly through that area and to date there have not
50 been any reported accidents.

51

52 Dean Ingram addressed the Commission, stating in the public hearing last month the
53 importance of access onto 100 South was stressed, not just for the purpose of this
54 development, but for the neighborhood to the south as well.

55

56 Commissioner Davis asked if the roads should be wider.

57

58 Dave Anderson stated the narrow road design will help to slow traffic.

59

60 Commissioner Tanner asked about another access point along 100 South.

61

62 Dave Anderson confirmed that there could potentially be a fourth access point onto 100 South
63 from the property to the east of the proposed development.

64

65 Commissioner Davis stated that the construction traffic needs to use the 100 South access.

66

67 Dean Ingram agreed 100%.

68

69 Chairman Fallon asked if UDOT has issued the permit.

70

71 Dean Ingram stated the written approval has not been issued, but is in the works of being
72 issued.

73

74 Commissioner Tagg **moved** to recommend approval to City Council of the Anthem Park Zone
75 Change from R-R to R-1-9 and Preliminary Plat based on the following conditions:

76

77 Conditions

78 1. That the applicant receives written approval from UDOT for access onto 100 South.

79 2. That the applicant aligns the 1230 West intersection.

80 3. That the applicant provides the industrial substation connection on 100 South.

81 4. That the Engineering Department send notice to SESD of the approved Preliminary
82 Plat.

83 5. That the applicant match the trail standard on 100 South.

84 6. That the applicant address the Engineering Department's redline comments.

85 7. That the applicant update the plans with the modified setbacks.

86

87 Commissioner Davis **seconded** and the motion **passed** all in favor.

88

89

90 **Maple Park Estates**

91 Applicant: Atlas Engineering

92 General Plan: Low Density Residential

93 Zoning: R-R and R-1-12 current; R-1-12 proposed
94 Location: 3000 East 100 South

95
96 Dave Anderson addressed the Commission stating the Preliminary Plat is similar to that of
97 Maple Mountain Estates in that the plat was modified to allow a right-of-way next to the
98 existing railroad tracks. The purpose of setting the right-of-way aside was to help make the
99 consolidation of the railroad tracks feasible. The other modification is the addition of a small
100 portion of property to the south east. The developer has acquired that property and included it
101 in the revised Preliminary Plat proposal. At the time of annexation, the property was zoned R-
102 R. Dave Anderson stated that to allow for the residential development of the property, the
103 property must be rezoned to R-1-12.

104
105 Dean Ingram addressed the Commission to highlight the changes to the Preliminary Plat with
106 the right-of-way and supplemental property.

107
108 Commissioner Tanner made a **motion** to move into Public Hearing.
109 Commissioner Tagg **seconded** and the motion **passed** all in favor at 6:24 p.m.

110
111 There was no public comment.

112
113 Commissioner Davis made a **motion** to move out of Public Hearing.
114 Commissioner Tagg **seconded** and the motion passed all in favor at 6:25 p.m.

115
116 Commissioner Tanner **moved** to recommend approval to City Council of the Maple Park
117 Estates Zone Change from R-R to R-1-12 and Preliminary Plat based on the following findings
118 and conditions:

119
120 Findings

- 121 1. That the R-1-12 zone is consistent with the General Plan and Zoning that has been
122 assigned in the area.
123 2. That the proposal meets the requirements for a Master Planned Development,
124 including the number of lots proposed.
125 3. That the necessary infrastructure will be provided to the development by the
126 applicant.

127
128 Conditions

- 129 1. That the applicant provides all other offsite utilities.
130 2. That the applicant builds a 6' tall masonry wall that abuts the railroad right-of-way
131 and the development.
132 3. That the developer adopt standards for consistent fencing throughout the
133 development.

134
135 Commissioner Davis **seconded** and the motion **passed** all in favor.

136
137
138 **ZONE CHANGE**

139

140 **450 East 1000 North**

141 Applicant: McNeil Engineering

142 General Plan: Mixed Use

143 Zoning: R-1-6 current; C-2 proposed

144 Location: 450 East 1000 North

145

146 Dave Anderson addressed the Commission stating that last year a proposal to change the
147 zoning of 500 East and 1000 North was approved. At that time, there was a tentative site plan
148 that was submitted. Staff did not see a reason to reserve the Zone Change for when there
149 would be a proposed end user. The space is a little constrained with regard to size. Dave
150 Anderson stated the current proposal would expand the developer's options for development by
151 expanding the Commercial-2 zone. At this time, staff does not see a downside to changing the
152 zoning.

153

154 Commissioner Tanner mentioned when the Zone Change was proposed last year, he wanted to
155 see the whole block changed at one time. He would like to know if that is something that can
156 be accomplished with this Zone Change.

157

158 Dave Anderson stated that there are two property owners that have been made offers, but do
159 not wish to sell or to have their property's zoning changed from residential to commercial. The
160 developer has reached out to the property owners on the block but so far has been unable to
161 strike a deal.

162

163 Commissioner Davis asked what the reasoning is for the property owners refusing the Zone
164 Change, because even if the zoning was changed the homeowners could continue to reside in
165 their homes under the protection of a legal non-conforming use.

166

167 Dave Anderson stated the property owners did not share their reasoning for not participating in
168 the Zone Change. There is an impact with a non-conforming use for a residential home that
169 could be cause for them to not want to participate in the Zone Change. The zone designation
170 for Commercial could potentially increase the value of the property. Dave Anderson stated he
171 does not want to make the property owners feel like they need to relocate any sooner than
172 they may want to.

173

174 Commissioner Davis asked about the potential tenant for the commercial site.

175

176 Dave Anderson stated that it depends on what will fit within the size of the Commercial-2 zone.

177

178 Commissioner Tagg had expressed reservations of changing the zoning of the property last
179 year. Her concern was when the zone is changed to commercial it limits the ability to create a
180 buffer from the commercial use to the residential use. She feels there should be some high-
181 density residential use between the commercial and residential properties.

182

183 Chairman Fallon stated that he does not share the same concern as Commissioner Tagg as the
184 Mixed Use designation extends far enough south to provide a buffer. Additionally, with the
185 property facing current commercial use he feels it is an appropriate fit.

186
187 Commissioner Tagg made a **motion** to move into Public Hearing.
188 Commissioner Tanner **seconded** and the motion **passed** all in favor at 6:38 p.m.
189
190 The property owner expressed their desire to see this proposal move along quickly.
191
192 Commissioner Davis made a **motion** to move out of Public Hearing.
193 Commissioner Tagg seconded and the motion passed all in favor at 6:39 p.m.
194
195 Commissioner Davis **moved** to recommend approval to City Council of the 450 East 1000
196 North Zone Change from R-1-6 to C-2.
197
198 Commissioner Tagg **seconded** and the motion **passed** all in favor.
199
200

201 TITLE 15 AMENDMENT

202 **Title 15 Amendments - walls**

203 Applicant: BBM Concrete dba Rhinorock

204 General Plan: City Wide

205 Zoning: City Wide

206 Location: City Wide

207
208
209 Dave Anderson stated that for ten plus years' developers have been required to install block,
210 masonry or concrete walls within the City. Dave Anderson explained that the proposed
211 changes address the pre-cast product to be used and also establishes consistent language
212 throughout Title 15 that make the code clear as to the type of wall that should be installed.
213 Through staff investigation of the types of walls that have been installed in the past, it was
214 determined that only heavy concrete or masonry walls should be used. In March, there will be
215 a detail added to the construction standards, describing the print and stain that can be used
216 along road frontages to allow for some consistency within the community.
217

218 Commissioner Tanner asked about the other type of wall that was discussed on a previous
219 meeting. He stated the product discussed had a thin concrete layer over styrofoam.
220

221 Dave Anderson stated that product was discussed in a previous meeting with the Planning
222 Commission.
223

224 Commissioner Tanner stated he was under the impression from that meeting that the Title 15
225 changes would incorporate the use of that type of product, but it appears to exclude it. He
226 asked what has happened since that meeting that has caused staff to feel this should be in a
227 different category and not be allowed as a masonry wall.
228

229 Dave Anderson stated staff has looked at the walls that were installed with that product and
230 feel it is best to allow that wall for use anywhere in town, except where the code defines the
231 wall as masonry or concrete wall. The expectation of durability of the walls installed over time
232 is paramount within the community. An additional concern that was expressed was the lack of

233 suppliers; since then there have been four companies that have expressed an eagerness to be
234 included in bids.
235
236 Chairman Fallon stated that in the discussion from a previous meeting, the Engineering
237 Department did not seem as concerned with the product.
238
239 Cory Pierce stated the panels are not consistent and the durability with the posts could be
240 compromised.
241
242 Dave Anderson stated the applicant was present in the DRC meeting earlier today and had a
243 couple suggestions to clarify the definition of the product in the code.
244
245 Commissioner Tanner made a **motion** to move into Public Hearing.
246 Commissioner Tagg **seconded** and the motion **passed** all in favor at 6:54 p.m.
247
248 There was no public comment.
249
250 Commissioner Tanner made a **motion** to move out of Public Hearing.
251 Commissioner Tagg **seconded** and the motion **passed** all in favor at 6:54 p.m.
252
253 Commissioner Davis stated he has spoken with City Council members regarding the proposed
254 language and thinks the strength of the wall will be better by adding the proposed language to
255 Title 15. In checking out the durability of the fences he feels they will not last. In looking at the
256 lighter pre-cast walls that would be prohibited as a concrete or masonry wall he was able to
257 shake a panel and it shook the panels a few posts down.
258
259 Commissioner Tanner **moved** to recommend approval to City Council of Title 15 Amendments.
260
261 Commissioner Davis **seconded** and the motion **passed** all in favor.
262
263
264 Chairman Fallon stated that he likes the idea of consistency but does not want to have
265 monotony and recommends having 2-3 styles of fence developers can use.
266
267 Commissioner Davis stated he feels the same, that there should be variety.
268
269 Dave Anderson stated the City would like to avoid having three distinct fence styles along a
270 span of 1000 feet or street frontage.
271
272 Chairman Fallon stated that the way the code is proposed there could still be the pre-cast
273 masonry wall next to a CMU wall.
274
275 Commissioner Tanner stated that it should be appropriate to move forward with the proposed
276 changes.
277
278 Commissioner Davis does not want to see the modge-podge look of the developments.
279

280 **OTHER BUSINESS**

281 Dave Anderson introduced a group of developers who are interested in developing some
282 property within the River Bottoms area.

283
284 Aaron Robertson is from Blue Ox Development. Ryan Talbot is with Northland Design Group.

285
286 Aaron Robertson gave a brief history of his background. He and his group felt there was an
287 opportunity to do something very different in the River Bottoms area. He and his group are
288 focusing on preserving the area with park placement and having the community be walkable in
289 a casual manner. Aaron Robertson explained the reason for the proposed name The Bridges.

290
291 Aaron Robertson is looking for feedback from the Planning Commission as to their thoughts
292 and ideas of the potential development. In researching communities, his company has found
293 that the families will move to different parts of the community during different stages of life,
294 but still remain near the staple items of the community. In this community, despite economics
295 and age in life, there is a common place for all to reside.

296
297 Ryan Talbot addressed the Commission stating when he and his company presented the plan
298 to Blue Ox Development, the comment Aaron Robertson made was there was not enough open
299 space. His office wants to highlight the amount of open space proposed. Ryan Talbot showed
300 a concept of the variety of densities provided in the project.

301
302 Aaron Robertson stated the overall density would be about 3 units to the acre with the variety
303 of lots sizes to appeal to a variety of end users.

304
305 Ryan Talbot stated the main collector road follows the path of the Spanish Fork River, with
306 many parks along that main collector road allowing for enjoyable travel.

307
308 Aaron Robertson stated they are not proposing to annex all the development at this time. They
309 wish to just move forward with the portion of the development that is annexed.

310
311 Dave Anderson stated if the developer is prepared to move forward with the full concept, then
312 the applicant should be prepared to annex the property and propose the development as a
313 whole.

314
315 Commissioner Tanner asked for clarification of the annexed line, stating the rest of the
316 property is just a dream.

317
318 Dave Anderson stated he wanted clarification for a defined development.

319
320 Ryan Talbot stated 34 acres would be parks, 45.5 acres open space, 7 acres wetlands and river
321 amenities. Most of the open space will be preserved in its natural state. At the Main entrance,
322 there would be open space. The purpose of the site is to preserve the spirit of the area. The
323 view along Main Street will not change much. The entrance to the development would be the
324 densest area, but does not feel dense with all the open space of the park. The Cottage Area is
325 for senior living.

326

327 Ryan Talbot stated the rule to create a walkable community is to be no more than a quarter
328 mile distance.

329

330 Commissioner Davis asked who would maintain the open space once completed.

331

332 Aaron Robertson stated that the City would maintain the parks, but they plan to create the
333 open space with a natural low maintenance environment.

334

335 Ryan Talbot stated the streets are designed to create an open-end cap so that there is open
336 space and not another home. The idea is to preserve all the trees and create a village park. To
337 the very south west end of the development would be the lowest density homes and lots.

338

339 Alan Bird addressed the Commission stating he used to own some of the property, about 200
340 acres. The developer controls about 75-80% of the properties. He is very impressed with the
341 developer.

342

343 Dave Anderson stated when looking at the properties on the Utah County Recorder's office it
344 does not show Blue Ox as the property owner.

345

346 Alan Bird stated that he has been receiving checks from the developer for over a year now;
347 there is an option and that may be why the Utah County Recorder's office does not reflect the
348 developer as an owner of all the property.

349

350 Aaron Jensen with Blue Ox Development would like to start with just the annexed portion of
351 the project. It does not make financial sense to purchase and annex all the land at one time.
352 He stated this is not a pipe dream. He asked rhetorically if this development is what the
353 Planning Commission would like to see in the City.

354

355 Aaron Robertson stated the presentation is a vision and not an application. He stated he has
356 submitted an application for a General Plan Amendment. He stated he is not a home builder,
357 he is a developer. He has potential buyers and can make this work financially, but doesn't want
358 to move forward with all of it at one time. The annexed portion that they wish to develop is over
359 100 acres. The amenity package is consistent for those in the townhomes or on the larger
360 parcels.

361

362 Commissioner Tagg stated the proposal is nice. The people of Spanish Fork feel some
363 ownership of the land, even though they do not own it. She appreciates seeing the greenery
364 and the preservation of the view along the road.

365

366 Commissioner Tanner likes the concept of the proposal. He also liked the lifestyle growth
367 component. He is concerned with the Spanish Fork River, and does not want the river behind
368 the private homes. Is the river going to be something the public can enjoy?

369

370 Aaron Robertson presented a slide where there are 4 large parks along the river so that it can
371 be enjoyed by the public. They only plan to put a trail through their parks and not along the full
372 river. Those parks will tie into the Spanish Fork River Trail with a bridge.

373
374 Chairman Fallon stated the river is the most important aspect of the development.

375
376 Aaron Robertson stated the parks will have a lot of the natural landscape with free play. Next
377 to the river will be nature parks that fit with the river. There will be some homes that will have
378 the river in their back yard. The sale for today is the density and integration of parks, not the
379 architecture of the homes, which can eventually be discussed down the road.

380
381 Commissioner Davis sees a lot of high density even though there is a lot of open space. He is
382 concerned with the density.

383
384 Aaron Robertson stated the higher density is next to the major collector roads and he is trying
385 to bury the density in the views with the trees.

386
387 Commissioner Davis stated there is a lot of high density and would like some time to process
388 the concept.

389
390 There was discussion on training programs and what the Planning Commission might like to see
391 and learn from.

392
393 There was discussion of the best way for the River Bottoms area to develop and the potential
394 revision of the General Plan. It would be beneficial for someone other than a developer or a
395 property owner with a vested interest to be a part of the discussion.

396
397 Planning Commission Goals:
398 Dave Anderson addressed the Commission updating items from the 2016 work program goals.

399
400 Bruce Fallon moved to adjourn meeting at 8:38 p.m.

401
402
403 Adopted: May 3, 2017

404
405 _____
Kimberly Brenneman
Community Development Division Secretary