



Planning Commission Agenda January 2, 2013

- Planning Commissioners** 6:00 P.M.
1. Preliminary Activities
 - a. Pledge of Allegiance
 - b. Approval of Minutes: December 5, 2012.
 2. General Plan and Zone Map Amendment
 - a. **Airport Expansion**
Applicant: Spanish Fork City
General Plan: Agriculture existing, Industrial proposed
Zoning: Exclusive Agriculture existing, Industrial 1 proposed
Location: 1500 North 3200 West
 3. Preliminary Plat
 - a. **Canyon Creek**
Applicant: Woodbury Corporation
General Plan: Commercial
Zoning: Commercial 2 and Business Park
Location: 900 East 1300 North
 4. Other Business
 - a. Discussion on Planning Commission rules of order.
- Brad Gonzales
Seth Sorenson
George Gull
Bruce Fallon
Richard Heap
Reed Swenson

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
December 5, 2012

Commission Members Present: Chairman Brad Gonzales, George Gull, Seth Sorensen, Bruce Fallon, Richard Heap, Reed Swenson.

Staff Present: Dave Anderson, Community Development Director; Shelley Hendrickson, Planning Secretary; Jered Johnson, Engineering Division Manager; Jason Sant, Assistant City Attorney.

Citizens Present: Jonathan Reid.

PRELIMINARY ACTIVITIES

Pledge

Commissioner Gull led in the pledge of allegiance.

MINUTES

November 7, 2012

Chairman Gonzales reviewed the minutes.

Commissioner Sorensen **moved** to **approve** the minutes of November 7, 2012.
Commissioner Heap **seconded** and the motion **passed**.

ZONE CHANGE

Expressway Lane

Applicant: Spanish Fork City
General Plan: General Commercial
Zoning: Shopping Center existing, Commercial 2 proposed
Location: 900 North Expressway Lane

Mr. Anderson explained that the Planning Commission initiated this request as a housekeeping request, and in order to keep the City's maps orderly, in their November meeting. The zoning on the Wendy's property is the last parcel with a shopping center designation. Expressway Lane will be the boundary between the Shopping Center and Commercial 2 zones. This change will not have any impact

45 on the Wendy's restaurant and their ability to operate as a permitted use. City
46 Staff recommended that the Zone Change be approved.

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48 Discussion was held regarding a parcel, in the vicinity, with a Commercial Office
49 designation.

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51 Commissioner Heap **moved** to **approve** the Zone Change request. Commissioner
52 Swenson **seconded** and the motion **passed** all in favor by a roll call vote.

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55 OTHER BUSINESS

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57 Mr. Anderson introduced Jonathan Reid and said that he was present to talk about
58 a development project.

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60 Discussion was held regarding Mr. Reid's development concept, sewer, master
61 planned developments and density.

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63 Mr. Anderson gave each Commissioner a copy of proposed modifications to the
64 City's sign ordinance. He explained that the City's sign ordinance is confusing and
65 that we regulate signage on land use regardless of the zoning district. The
66 proposed modifications would be less confusing and regulate signage by zoning
67 district instead of land use.

68

69 The Commission determined that they would read through the modifications and
70 discuss them in January.

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72 Mr. Anderson gave each Commissioner a copy of some proposed rules of order.
73 He pointed out two options relative to the role of the Chairman. Discussion was
74 held regarding the draft.

75

76 ADJOURNMENT

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78 Chairman Gonzales **moved** to **adjourn**. Commissioner Fallon **seconded** and the
79 motion **passed** all in favor at 7:13 p.m.

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MAP AMENDMENT

REPORT TO THE PLANNING COMMISSION AIRPORT EXPANSION GENERAL PLAN AND ZONING MAP AMENDMENT APPROVAL REQUEST

Agenda Date: January 2, 2012.

Staff Contacts: Dave Anderson, Community Development Director.

Reviewed By: Development Review Committee.

Request: To change the General Plan and Zoning Map from Agriculture and Exclusive Agriculture to Industrial and Industrial 1.

Zoning: Exclusive Agriculture existing, Industrial proposed.

General Plan: Agriculture existing, Industrial 1 proposed.

Location: Approximately 1150 West 3200 North.

Background Discussion

Spanish Fork City is proposing to make changes to the City's General Plan and Zoning maps in an effort to help facilitate the expansion of the runway at the airport.

Staff understands these proposed changes are intended to ultimately zone the subject properties to match expectations of the property owners. Staff also understands that the property owners would like to have their properties zoned Industrial 1, instead of Exclusive Agriculture. Additionally, staff understands that the property owners believe they were told by City representatives that their properties would be zoned Industrial 1 when they consented to have their properties annexed. The annexation of these properties was approved in May of 2011.

Staff does not believe the proposed changes will have a substantial impact on the land use pattern of the properties in the surrounding area. In staff's view, there is currently very little development potential in this area as most of the infrastructure needed for development is still far from the subject properties. Staff has no concerns in recommending that the proposed changes be approved.

Development Review Committee

The Development Review Committee reviewed this proposal in their December 19, 2012 meeting and recommended that it be approved. Draft minutes from that meeting read as follows:

Airport Expansion

Applicant: Spanish Fork City
General Plan: Agriculture existing, Industrial 1 proposed
Zoning: Exclusive Agriculture existing, Industrial 1 proposed
Location: 1500 North 3200 West

Mr. Anderson explained that 800 West was the dividing line between properties that are planned to be developed industrially and properties that will

remain agriculture uses. The proposed General Plan change would expand the lands that would be potentially developed industrially. The proposed Zone Map Amendment involves properties that were annexed into the City in 2011, and includes all of the properties in the Lindbergh Annexation that are not owned by the City or the airport.

Mr. Baker **moved** to recommend that the Planning Commission **change** the General Plan to show the property around the runway as Industrial and that the part of the City limits, just north of the western extension of the runway, to be rezoned from Exclusive Agriculture to Industrial 1. Mr. Peterson **seconded** and the motion **passed** all in favor.

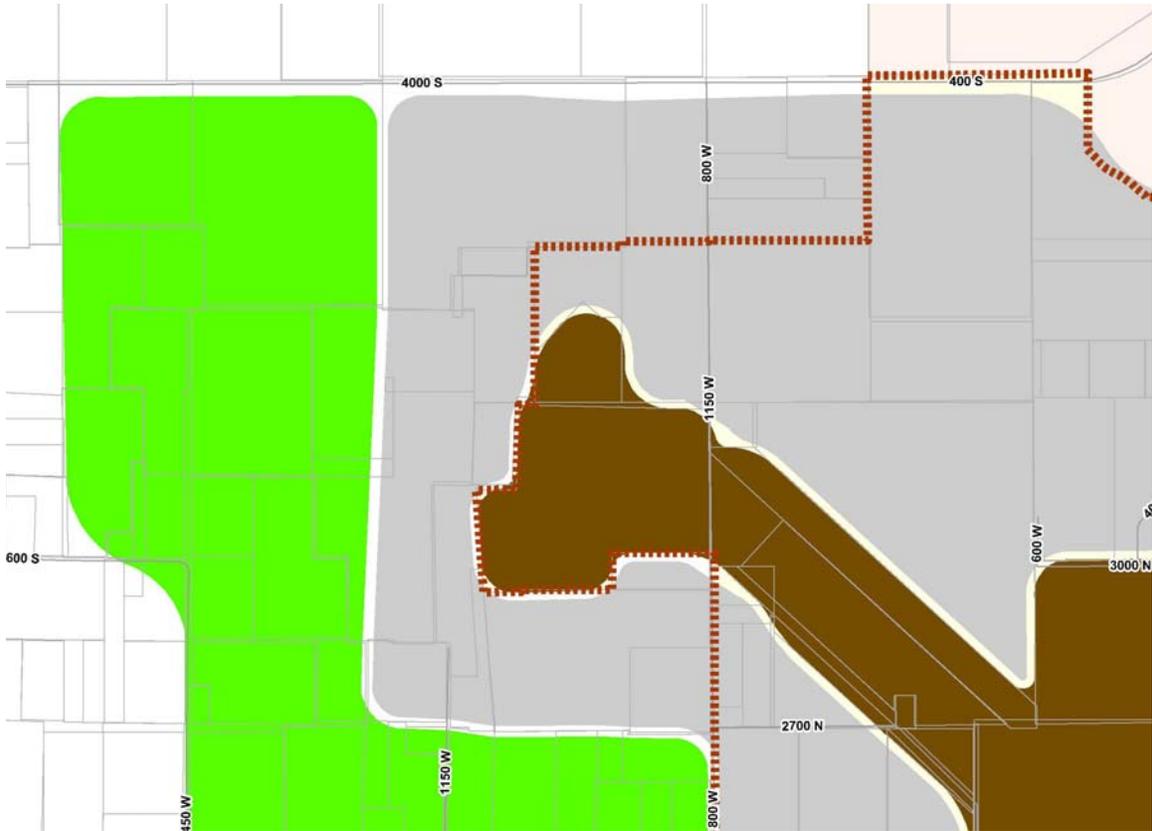
Budgetary Impact

Staff does not anticipate any significant budgetary impact with either approving or not approving the proposed amendment.

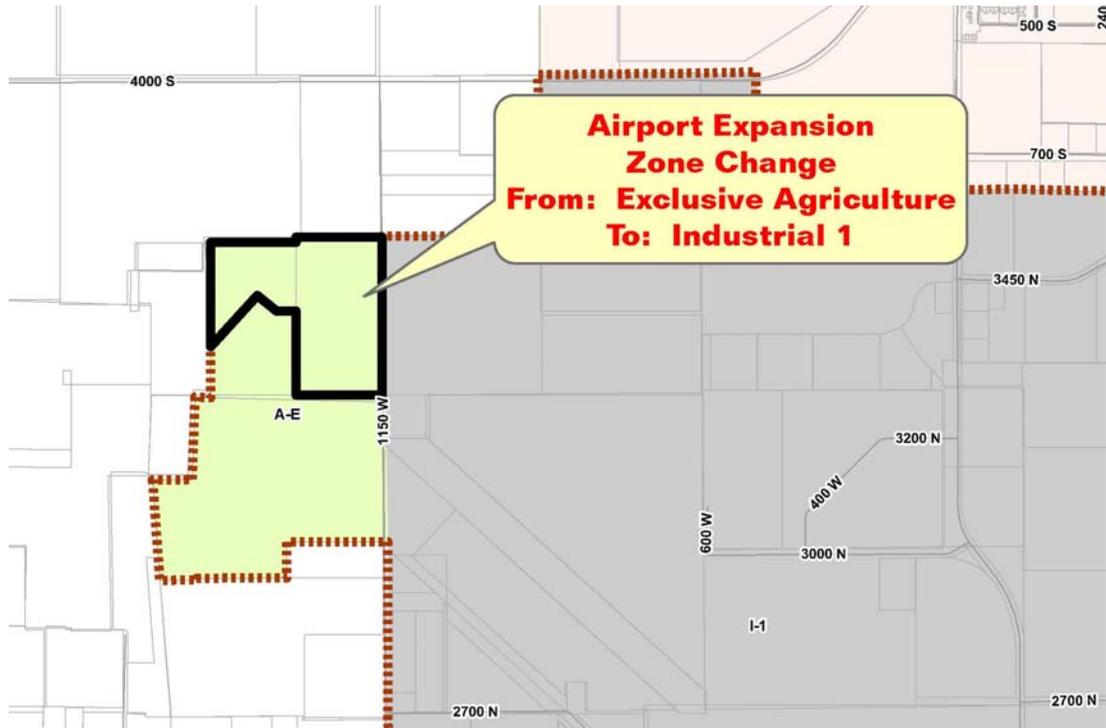
Recommendation

Staff recommends that the proposed General Plan Amendment and Zone Change be approved.

Map of proposed General Plan Map Amendment:



Map of proposed Zoning Map Amendment:





PRELIMINARY PLAT

REPORT TO THE PLANNING COMMISSION CANYON CREEK PRELIMINARY PLAT

Agenda Date: January 2, 2013.

Staff Contacts: Dave Anderson, Community Development Director.

Reviewed By: Development Review Committee.

Request: Woodbury Corporation is requesting Preliminary Plat approval of a six-lot commercial subdivision.

Zoning: Commercial 2.

General Plan: Commercial.

Project Size: approximately 89 acres.

Number of lots: 6.

Location: approximately 1300 North 800 East.

Background Discussion

The proposed Preliminary Plat is presented for the Commission's review. This plat would create 6 lots to accommodate uses that are permitted in the City's Commercial 2 zone. Staff expects that most of the uses in the plat will be retail oriented.

Staff has reviewed the proposed plat and recommends that it be approved.

Development Review Committee

The Development Review Committee reviewed this request in their December 19, 2012 meeting and recommended that it be approved. Draft minutes from that meeting read as follows:

Canyon Creek

Applicant: Woodbury Corporation
General Plan: Commercial
Zoning: Commercial 2 and Business Park
Location: 800 East 1300 North

Mr. Anderson said that the proposed plat met the City's standards.

Discussion was held regarding redline comments.

Mr. Oyler moved to recommend that the City Council approve the Canyon Creek Preliminary Plat subject to the applicant meeting all of the City Department's redline comments before the Planning Commission's January meeting. Mr. Baker **seconded** and the motion **passed** all in favor.

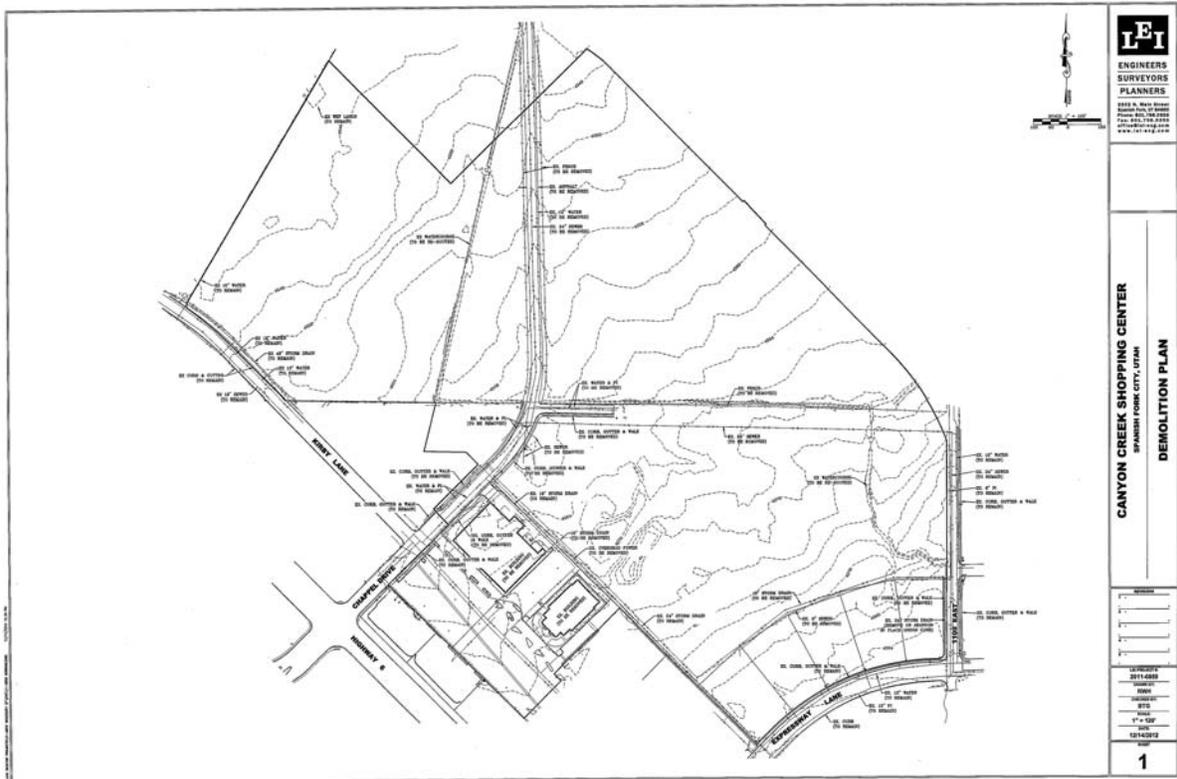
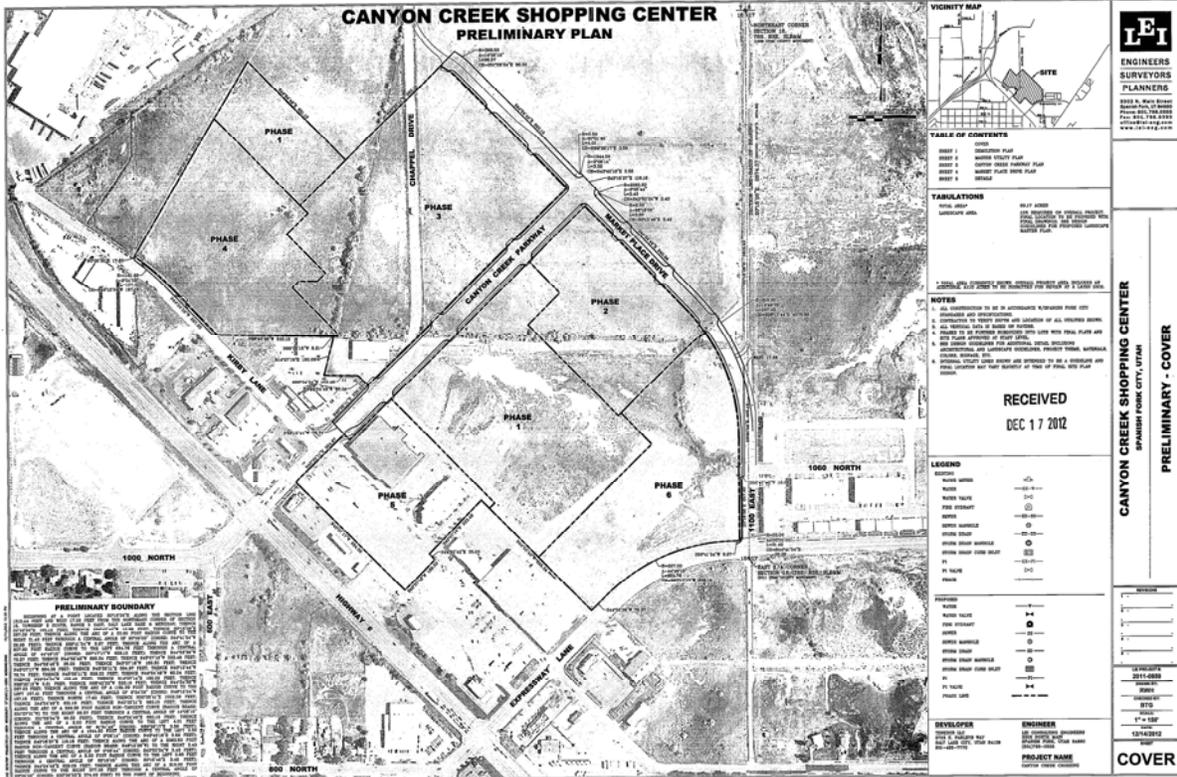
Mr. Baker moved to **adjourn**. Mr. Peterson seconded and the motion **passed** all in favor at 10:20 a.m.

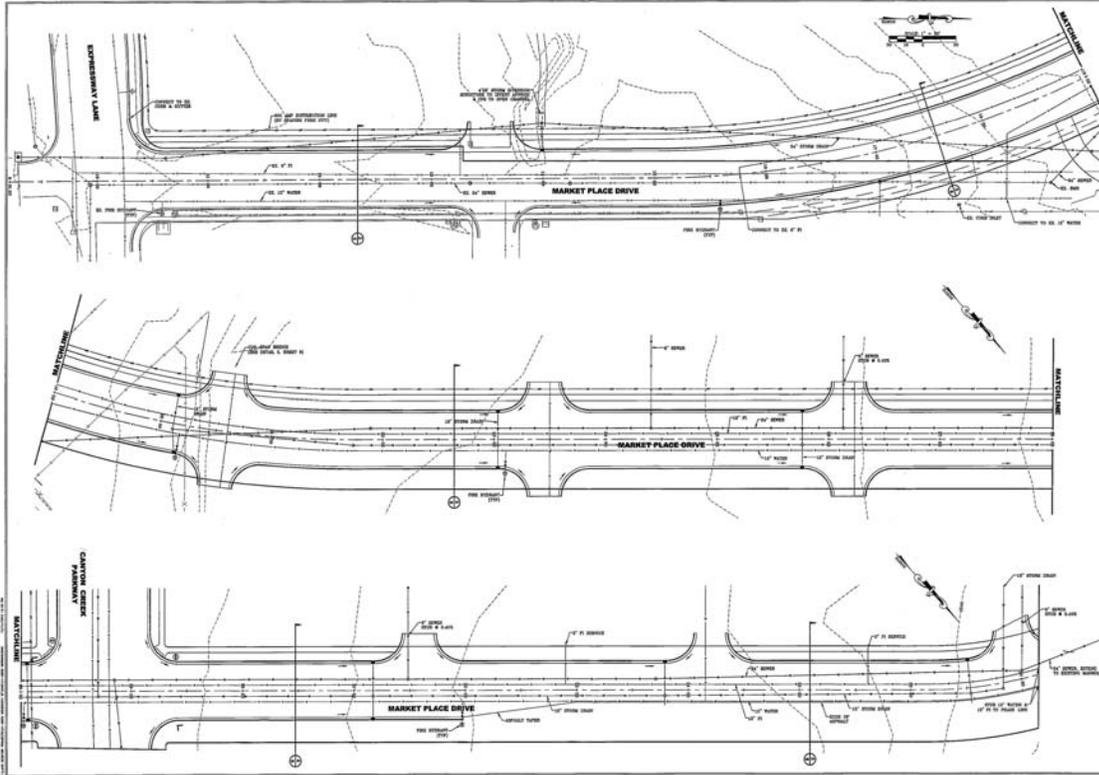
Budgetary Impact

There is no anticipated budget impact with this proposed subdivision.

Recommendation

Staff recommends that the proposed Preliminary Plat be approved.



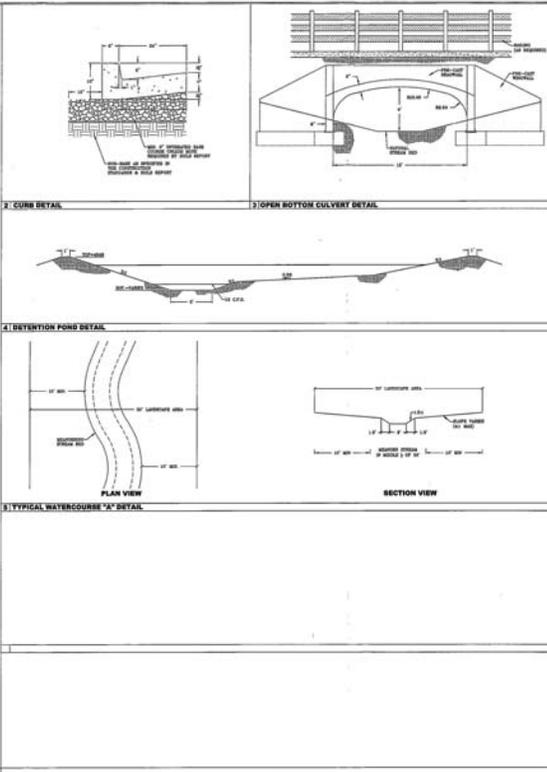
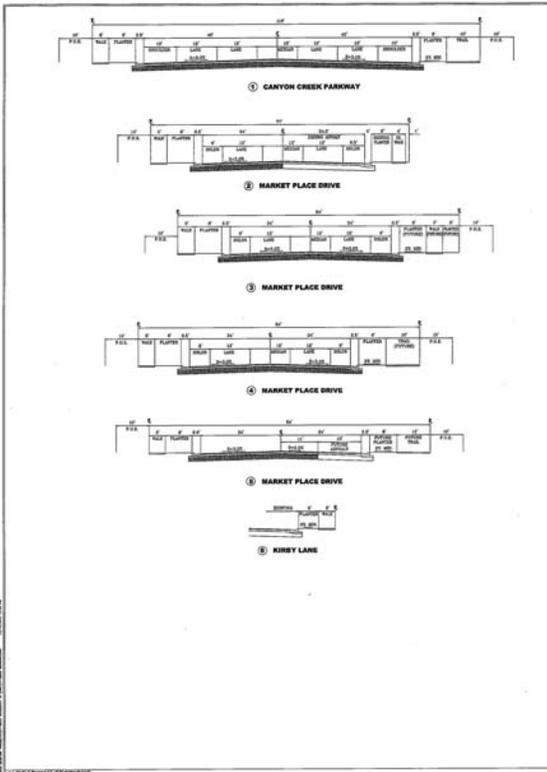


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ENGINEERS
SURVEYORS
PLANNERS

CANYON CREEK SHOPPING CENTER
 SPANISH FORK CITY, UTAH
MARKET PLACE DRIVE

PROJECT NO.	2011-0308
DATE	08/04/11
SCALE	AS SHOWN
BY	STG
CHECKED BY	STG
DATE	12/14/2012
SCALE	AS SHOWN

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ENGINEERS
SURVEYORS
PLANNERS

CANYON CREEK SHOPPING CENTER
 SPANISH FORK CITY, UTAH
DETAILS

PROJECT NO.	2011-0308
DATE	08/04/11
SCALE	AS SHOWN
BY	STG
CHECKED BY	STG
DATE	12/14/2012
SCALE	AS SHOWN

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