



## Planning Commission Agenda February 6, 2013

- Planning Commissioners** 6:00 P.M.
1. Preliminary Activities
    - a. Pledge of Allegiance
    - b. Approval of Minutes: January 2, 2013.
  2. General Plan and Zone Map Amendments
    - 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
    - b. **Gary Carter**  
Applicant: Gary Carter  
General Plan: Mixed Use  
Zoning: R-1-8 existing, R-1-6 proposed  
Location: approximately 475 West 100 South
    - c. **Wash Creek**  
Applicant: Scenic Development  
General Plan: Medium Density Residential  
Zoning: Rural Residential existing, R-1-6 proposed  
Location: approximately 1500 North State Road 51
  3. Preliminary Plat
    - a. **Wash Creek**  
Applicant: Scenic Development  
General Plan: Medium Density Residential  
Zoning: Rural Residential existing, R-1-6 proposed  
Location: approximately 1500 North State Road 51
  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 Meeting**  
**January 2, 2013**

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

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

**Citizens Present:** Brian Gabler, Camron Gabler, Sawyer Baum, Ariel Flores Mena, McKay Maufle.

Chairman Gonzales opened the meeting at 6:00 p.m.

**PRELIMINARY ACTIVITIES**

**Pledge**

Commissioner Sorenson led in the pledge of allegiance.

**MINUTES**

**December 5, 2012**

Commissioner Sorenson **moved** to **approve** the minutes of December 5, 2012. Commissioner Gull **seconded** and the motion **passed** all in favor.

**GENERAL PLAN & ZONE MAP AMENDMENT**

**Airport Expansion**

Applicant: Spanish Fork City

General Plan: City-wide

Zoning: City-wide

Location: City-wide

Mr. Anderson said that there were two parts to the proposal. The first being a change to the City's General Plan and then a change to the City's zoning map. He explained that both items were public hearing items and it would be appropriate to make separate motions of approval. Mr. Anderson gave a brief background explanation of the City's General Plan regarding lands around the City's airport and where the line had been drawn between agriculture and industrial areas. He explained that the City initiated an annexation for properties surrounding the airport runway in order to accommodate an

46 expansion of the runway. A representative for the City made a commitment to one of the  
47 property owners that their land, upon annexation, would be zoned Industrial 1. The City is  
48 now moving forward with the expansion of the runway and in talking with the Williams the  
49 issue of the zoning on their property has been discussed. The City does not want to see  
50 residential development in this area because of the potential for conflict with the airport.

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52 Discussion was held regarding the current City boundary, lands in the City's Annexation  
53 Declaration and how it relates to the General Plan and the Williams' property.

54  
55 Commissioner Gull asked for clarification on the Williams property and if the Williams  
56 were aware of the proposal. Mr. Anderson said that it had been represented to him that  
57 the Williams would like their property to be changed from Agriculture to Industrial. He  
58 further explained that the City was anticipating purchasing part of the Williams property  
59 for the runway expansion. The Williams believe that their property is worth more if it is  
60 appraised with industrial zoning.

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62 Commissioner Gull expressed that he did not want to be involved in the proposal if the  
63 property owner was not aware of the proposal. Mr. Anderson said that it was his  
64 understanding that this proposal was being presented to meet one of the demands from  
65 the Williams.

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67 Commissioner Swenson asked if the Williams had been notified of the public meeting.

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69 Commissioner Gull asked what affect the proposal would have on properties outside of  
70 the current City limits. Mr. Anderson said that it wouldn't have any effect on them at this  
71 time as they were not within the City limits.

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73 Mr. Anderson and Mrs. Hendrickson determined that the proposal had not been properly  
74 noticed and that the Commission would need to continue the proposal.

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76 Commissioner Swenson **moved** to **continue** the General Plan and Zone Map Amendment  
77 for the Airport expansion. Mr. Gull **seconded** and the motion **passed**.

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## 80 PRELIMINARY PLAT

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### 82 **Canyon Creek**

83 Applicant: Spanish Fork City

84 General Plan: City-wide

85 Zoning: City-wide

86 Location: City-wide

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88 Mr. Anderson said that the proposal was not a public hearing item and that the lots  
89 conform to City standards. He explained that Chappel drive would be realigned and new  
90 roads would be constructed. City staff recommended that the plat be approved.

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92 Chairman Gonzales asked about the road that was going to be constructed to connect  
93 2700 North. Mr. Anderson said that the road would still be constructed.

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95 Richard Mendenhall  
96 Mr. Mendenhall explained that the proposal, in scope and scale, was very similar to the  
97 Meadows project in American Fork. He said that they were not at the point to say who  
98 the tenants would be but that all of the businesses that are along the Wasatch Front are  
99 candidates for this area.

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101 Commissioner Fallon asked if the redline comments had been taken care of. Mr.  
102 Anderson said that they had been addressed.

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104 Commissioner Sorenson **moved** to **approve** the Canyon Creek Preliminary Plat.  
105 Commissioner Fallon **seconded** and the motion **passed** by a unanimous roll call vote.

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## 108 OTHER BUSINESS

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110 **Discussion on Planning Commission Rules of Order**

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112 Chairman Gonzales asked for the Rules of Order discussion be continued to February's  
113 meeting.

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## 116 ADJOURNMENT

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118 Chairman Gonzales **moved** to **adjourn**. Commissioner Swenson **seconded** and the  
119 meeting **adjourned** at 6:32 p.m.

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**Adopted:**

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Shelley Hendrickson, Planning Secretary