

Adopted Minutes
Spanish Fork Development Review Committee
July 5, 2006

The meeting was called to order at 10:04 a.m. by Planning Director Dave Anderson.

Staff Members Present: Marvin Banks, Public Utilities Superintendent; Richard J. Nielson, Assistant Public Works Director; Jeff Foster, Electric Superintendent; Dave Oyler, City Manager; Dave Anderson, Planning Director; S. Junior Baker, City Attorney; and Shelley Hendrickson, Planning Secretary.

Citizens Present: None.

General Plan Amendment, 400 to 500 North Main Street

Mr. Anderson expressed the differences between the existing designation of the General Plan and zoning and what Downtown will allow. Commercial Downtown does not require a front set back. There is also no off-street parking requirement. Mr. Anderson recommended approving the General Plan amendment with the idea that we could propose a parking condition with the Zone Change.

Mr. Baker expressed his concern with the lack of an off-street parking requirement. He would like to leave the General Plan designation the same, change the zoning to Commercial Office and change the setback requirements for the Commercial Office Zone.

Mr. Oyler stated that the Planning Commission needs to make a recommendation on their long range vision for Downtown. Do they want a downtown or a residential atmosphere along Main Street. He also stated that it is not a good practice to impose conditions on Zone Changes.

Mr. Baker made a **motion** to recommend that the Planning Commission review the long term planning for Main Street considering the following factors:

1. How expansive do they want the Downtown area to be?
2. If it is to be more than the four existing blocks, then what should the parking requirements on areas outside those four blocks be?
3. If it is limited to the current four blocks, then consider setback changes in the Commercial Office zone that will accommodate what the Commission's vision for Main Street is.

Mr. Anderson **seconded**, and the motion **passed** with a unanimous vote.

Other Business

Mr. Anderson asked if everyone was getting necessary materials. He is concerned that someone that should be getting the materials is not.

Mr. Baker expressed he would like to see the project list be sent to Christine.

Mr. Anderson stated that she was on one list but he may have used an older list as of late.

Adjournment

Mr. Oyler made a **motion** to adjourn. Mr. Banks **seconded**, and the motion passed with a unanimous vote. The meeting adjourned at 10:38 a.m.