



DEVELOPMENT REVIEW COMMITTEE AGENDA

WEDNESDAY, NOVEMBER 30, 2011

10:00 P.M.

1. **Minutes: November 23, 2011**

2. **Final Plat**
 - a. **Legacy House**
Applicant: Steve Broadbent
General Plan: Commercial
Zoning: R-1-8
Location: 1450 East 100 South

3. **Site Plan**
 - a. **Legacy House**
Applicant: Steve Broadbent
General Plan: Commercial
Zoning: R-1-8
Location: 1450 East 100 South

4. **Other Business**

5. **Adjourn**

The meeting starts at 10:00 A.M. at Spanish Fork City Hall in the Council Chambers. Applicants should be at the meeting and be prepared to discuss their development. The public is invited to participate in all Development Review Committee Meetings. 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 Development Review Committee
November 23, 2011

Staff Members Present: Chris Thompson, Public Works Director; Dave Anderson, Community Development Director; Seth Perrins, Assistant City Manager; Shelley Hendrickson, Planning Secretary; Brian Bradford, Intern; Chris Swenson, Chief Building Inspector; Kelly Peterson, Power Superintendent; Trapper Burdick, Assistant City Engineer; Dave Oyler, City Manager.

Citizens Present: None

Mr. Anderson called the meeting to order at 10:13 a.m.

MINUTES

November 17, 2011

Mr. Anderson **moved** to **approve** the minutes of November 17, 2011. Mr. Burdick **seconded** and the motion **passed** all in favor.

ZONE CHANGE

Tenedor

Applicant: Richard Mendenhall
General Plan: General Commercial and Light Industrial
Zoning: Commercial 2 and Business Park
Location: 700 East Chappel Drive

Mr. Anderson explained that the applicant was requesting the zoning be changed from Light Industrial and Shopping Center to Business Park and Commercial 2. There are a few uses that are permitted in the Commercial 2 zone that are not permitted in the Shopping Center zone. The applicant would like to keep his options as broad as possible and that is why the applicant has insisted on the Commercial 2 zone rather than the Shopping Center zone.

Discussion was held regarding the current zoning of the property.

Mr. Anderson explained that he felt this area was an excellent fit for the Shopping Center zone and that if it wasn't going to be zoned Shopping Center then it is perhaps time to evaluate whether the Shopping Center zone is really needed. He continued to explain that the configuration of the proposed Zone Change was not haphazard and that there was an underlying concept that the applicant is working to follow.

Discussion was held regarding the City's Master Transportation Plan and the configuration of the proposed Zone Change.

49 Mr. Anderson explained the difference between the Business Park zone and the
50 Commercial 2 zone is that the Commercial 2 zone is going to be predominately retail but
51 permit some office uses where the Business Park zone will be predominately office but
52 permit some retail. The big difference is that hospitals are not permitted in the
53 Commercial 2 zone; which, in this case, is why the Business Park zone is needed. The
54 proposed change is consistent with the General Plan where the City has planned for
55 commercial uses immediately north of highway six and uses that generate employment
56 further to the North by 84 Lumber, Pre-corp etc.

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58 Mr. Anderson **moved** to recommend that the City Council **approve** of the Zone Change for
59 Tenedor. LLC, as requested by Richard Mendenhall. Mr. Burdick **seconded** and the
60 motion **passed** all in favor.

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63 GENERAL PLAN

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65 **Transportation and Traffic Circulation Element**

66 Applicant: Spanish Fork City

67 General Plan: City-wide

68 Zoning: City-wide

69 Location: City-wide

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71 Discussion was held regarding the proposal and some minor changes to the map.

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73 Mr. Anderson **moved** to recommend **approval** of the Transportation and Traffic Circulation
74 Element of the General Plan. Mr. Swenson **seconded** and the motion **passed** all in favor.

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77 OTHER BUSINESS

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79 Discussion was held regarding MAG's transportation planning.

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82 ADJOURNMENT

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84 Mr. Anderson **moved** to **adjourn**. Mr. Peterson **seconded** and the motion **passed** all in
85 favor at 10:40 a.m.

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87 **Adopted:**

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Shelley Hendrickson, Planning Secretary