

**Adopted 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 that 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.

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

Mr. Anderson **moved** to recommend that the City Council **approve** the Zone Change for Tenedor. LLC, to C-2 and BP, as requested by Richard Mendenhall. Mr. Burdick **seconded** and the motion **passed** all in favor.

GENERAL PLAN

Transportation and Traffic Circulation Element

Applicant: Spanish Fork City

General Plan: City-wide

Zoning: City-wide

Location: City-wide

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

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

OTHER BUSINESS

Discussion was held regarding MAG's transportation planning.

ADJOURNMENT

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

Adopted: November 30, 2011

Shelley Hendrickson, Planning Secretary