

**Adopted Minutes**  
**Spanish Fork City Development Review Committee**  
**December 19, 2012**

**Staff Members Present:** Dave Oyler, City Manager; S. Junior Baker, City Attorney; Chris Thompson, Public Works Director; Dave Anderson, Community Development Director; Shelley Hendrickson, Planning Secretary; Kelly Peterson, Electric Superintendent; Shawn Beecher, GIS Administrator; Jered Johnson, Engineering Division Manager; Steve Adams, Public Safety Director; Joe Jarvis, Fire Marshall; Cory Pierce, Development Review Engineer, Bart Morrill, Parks & Recreation Supervisor.

**Citizens Present:** Ryan Hall.

Mr. Anderson called the meeting to order at 10:00 a.m.

**MINUTES**

Mr. Baker **moved** to **approve** the minutes of November 28, 2012. Mr. Peterson **seconded** and the motion **passed** all in favor.

**GENERAL PLAN & ZONE MAP AMENDMENT CHANGE**

**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 were 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. All of the proposed 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 agriculture to industrial. Mr. Peterson **seconded** and the motion **passed** all in favor.

## PRELIMINARY PLAT

### **Canyon Creek**

Applicant: Woodbury Corporation

General Plan: Commercial

Zoning: Commercial 2 and Business Park

Location: 900 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 Planning approve the Canyon Creek Preliminary Plat subject to the applicant meeting all of the City Departments 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.

**Adopted: January 16, 2013**

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Shelley Hendrickson, Planning Secretary