

**Adopted Minutes
Spanish Fork City Planning Commission Meeting
April 23, 1996**

The meeting was called to order at 7:00 pm by Chair Doug Barber.

Commission Members Present: Chair Doug Barber, and Commission Members J. Wayne Nelson, Clyde Swenson, and Doug Christensen. Commissioner David Ludlow arrived at 7:30 pm. Commissioner Brian Phillips was excused.

Elected Officials Present: Mayor Marie W. Huff and Councilmember Matt D. Barber.

Staff Members Present: Greg Comstock, City Planner; David A. Oyler, City Manager; and Heather Frost, Deputy Recorder.

Citizen Present: James Demita.

Minutes

Mr. Swenson made a **motion** to adopt the minutes of the March 19, and April 2, 1996, meetings of the planning commission. The **second** was made by Mr. Christensen, and the motion **passed** with a unanimous vote.

Planning Commission Policies & Procedures

The commission reviewed the proposed Planning Commission Policies and Procedures. The following items were discussed: 1) Whether or not the chair should be a regular voting member; 2) The process of being excused from a meeting should a member be unable to attend; 3) The City Planner shall be the executive secretary of the planning commission; and 4) Voting.

Mr. Christensen made a **motion** to amend the policies and procedures to make the chair a regular voting member. The **second** was made by Mr. Swenson, and the motion **passed** unanimously.

*Note: Councilmember Matt Barber and Commissioner David Ludlow arrived at 7:30 pm.

After additional discussion, the following amendments were made to the policy:

#.08. Organization.

- C. Replace "The Chair may vote only in case of a tie." with "The Chair shall be a regular voting member."

#.36. Voting.

- A. Replace paragraph A with the following: "Any agenda

item must receive a majority vote of the quorum for approval or denial of the motion.”

- C. Add paragraph C as follows: “C. A tie vote shall constitute a denial of the motion.”

Mr. Nelson made a **motion** to approve the Planning Commission Policies & Procedures with noted amendments. The **second** was made by Mr. Christensen, and the motion **passed** with a unanimous vote.

General Plan

Mr. Comstock answered questions from the commissioners regarding their latest draft of the zoning ordinance. The commission recommended some minor amendments to the previously reviewed draft zoning ordinance.

The commission then continued their review of the zoning ordinance beginning with the shopping center zone. Mr. Comstock initiated discussion by asking the commission for their recommendation as to the percentage of office use which should be allowed in the shopping center zone. Forty to fifty percent was recommended, which brought up the question of how that percentage would be determined. The commission reviewed the existing shopping center zones and the uses in those zones. Several uses are actually commercial. Mr. Ludlow expressed his desire to protect shopping center districts to ensure shopping convenience for citizens. After a lengthy discussion regarding shopping center designations on the General Plan Map, Mr. Oyler suggested if the commission could not agree on a specific zone, they designate the areas in question general commercial, which would include both commercial zones, the shopping center zone, and the professional office zone. He suggested the commission leave the area commercial with the flexibility of making a specific decision at a later date. The commission agreed to comply with Mr. Oyler’s suggestion. Mr. Christensen suggested the amount of office space in the shopping center district should be determined by the market. No opposition was expressed to Mr. Christensen’s statement. Mr. Comstock concurred, stating he doesn’t feel offices in the shopping center zone will be a problem.

The commission reviewed the business park district. Mr. Comstock highlighted the section regarding telecommunication towers. He will be receiving additional information on this issue.

The next sections discussed by the commission were the industrial districts. Two industrial districts are proposed. The commission agreed the I-2 District should be a custom district for Trojan Corporation for the manufacturing of explosives. They proposed the I-1 District include agricultural uses, the HE Davis property, and the Valley Asphalt property. Discussion took place regarding asphalt and concrete batch plants and automobile salvage yards. The commission agreed these uses

will not be allowed in any district within the city.

The committee briefly discussed the surface mining overlay.

Miscellaneous

Mr. James Demita described property he is interested in developing. He will be at the next meeting of the planning commission to give a more detailed explanation of what he would like to do with his property.

Adjournment

The meeting adjourned at 10:00 pm.