

**Adopted Minutes
Spanish Fork City Planning Commission Meeting
June 18, 1996**

The meeting was called to order at 7:00 pm by Vice Chair David Ludlow.

Commission Members Present: Vice Chair David Ludlow, and Commission Members Clyde A. Swenson, J. Wayne Nelson, Brian Phillips, and Doug Christensen. Chair Doug Barber arrived at 7:10 pm.

Staff Members Present: Greg A. Comstock, City Planner; Richard J. Heap, Engineer/Public Works Director; and Heather Frost, Deputy Recorder.

Citizens Present: Inez Stout and Ed Stout.

Minutes

A **motion** was made by Mr. Nelson to approve the minutes of the June 4, 1996, meeting of the planning commission. Mr. Christensen **seconded** the motion, and it **passed** unanimously.

*Note: Chair Doug Barber arrived at 7:10 pm.

Zoning Ordinance - Signs

Mr. Comstock reviewed the proposed amendments to the current sign ordinance. He listed proposed prohibited signs for the commissioners to review. The commission discussed the proposed prohibited signs and reasons for prohibiting those signs. The following recommendations were made by the planning commission: 1) Window signs should be allowed; 2) Billboards should be allowed in the industrial zone only; and 3) Non-conforming signs will have to become conforming if there is a substantial change in the business or if there is a change in ownership.

Zoning Ordinance - Accessory Buildings

The commission discussed accessory building requirements. They determined an accessory building should cover only five percent of an entire lot. The setbacks for an accessory building will be determined by the height of the building. The maximum height of accessory buildings will be regulated.

Zoning District Map

Mr. Comstock reviewed the updated zoning district map with the commissioners. Discussion ensued regarding the public hearing process for the zoning ordinance and general plan. The first public hearing will be advertised for July 16, 1996. Mr. Swenson voiced his appreciation to the staff and planning commission members for their time and efforts with the update of the general plan.

Adjournment

The meeting adjourned at 8:45 pm.