

**Approved Minutes
Spanish Fork City Planning Commission
March 1, 2006**

1 Agenda review at 6:30 p.m. by Ms. Johnson

2 The meeting was called to order at 7:00 p.m. by Chairman Bradford.

3 Commission Members Present: Chairman Paul Bradford, Assistant Chairman Del Robins, Chris
4 Wadsworth, Ted Scott, Sherman Huff and Sharon Miya.

5 Staff Members Present: Richard Heap, City Engineer; Christine Johnson, Asst. City Attorney,
6 Pam Bradley Secretary and Kimberly Robinson, Planning Secretary.

7 Citizens Present: Beth Pearson and Joe Broderick.

8 The pledge of allegiance was led by Commissioner Miya.

9 **Minutes**

10 Commissioner Huff made a **motion** to approve the minutes of the February 1, 2006 Planning
11 Commission meeting with corrections . Commissioner Robins **seconded** the motion and the
12 motion **passed** with a unanimous vote.

13 **Staff Reports**

14 **Proposed Project Area Plan Entitled Front Mountain Economic Development Project Area**
15 **Plan dated: February 10, 2006.**

16 Ms. Johnson presented to the committee the following information regarding the current zoning
17 of the property and the future objectives.

18 The Front Mountain Economic Development Project Area Plan would encourage economic
19 development with other businesses to follow being a positive to bring other businesses into the
20 area and would also be consistent with current general plan.

21 Ms Johnson stated when we implement these codes they do need to be consistent with current
22 state and federal laws and that this would be consistent with the goals the city has for this
23 property. There is a fifteen year budget period mandated by the State to monitor and assist in
24 development of area. The agency has created a budget which was included in packet given to
25 the Planning Commission members.

26 The improved infrastructure was discussed and the need for sewer and electrical improvements
27 in order to be more attractive for other business in the future and this would be paid for by the

28 tax increment. Benefit analysis. The Commission was asked to review the Benefit Analysis
29 presented by Jonnalyne Walker, an experienced economic development consultant and also the
30 evaluation of costs. Ms. Johnson said a bond would be anticipated but would be paid by the tax
31 increment.

32 Commissioner Huff questioned the terms of the bond and the terms were discussed.

33 Ms. Johnson recommended approval to the City Council.

34 Commissioner Robins questioned if the tax increment would pay for new roads to be constructed
35 and also what new roads would need to be built.

36
37 Mr Heap said U.D.O.T already has plans for a road so as they design for their light and
38 intersection it would match and meet plans for current road. U.D.O.T. would also coordinate
39 with the railroad though it might be three or four years.

40 There was discussion regarding the number of employees and the increased traffic this would
41 create in the area. Also, the Commission discussed the railroad crossing. Mr. Heap presented
42 options for future improvement on the crossing.

43 Commissioner Huff stated all documents are in order, property zoning meets requirements and
44 also meets the general plan and is within growth boundaries. Commissioner Huff suggested the
45 Planning Commission is to make recommendation.

46 Commissioner Robins made a **motion** for a positive recommendation to City Council.
47 Commissioner Huff **seconded** the **motion**. Roll call was taken and the voting was unanimous.

48 Commissioner Scott made a **motion** to adjourn. Commissioner Huff **seconded** the **motion** and
49 the meeting adjourned at 7:20.