

**Adopted Minutes
Spanish Fork City Planning Commission Meeting
January 7, 2009**

Commission Members Present: Michael Christianson, Dave Lewis, Sherman Huff, Dave Stroud, Del Robins.

Staff Present: Dave Anderson, Planning Director; Shelley Hendrickson, Planning Secretary; Chris Thompson, Design Engineer; Kirk Nord, Assistant City Attorney.

Citizens Present: Lindsay Wolsey.

CALL TO ORDER

Commissioner Robins called the meeting to order at 7:00 p.m.

PRELIMINARY ACTIVITIES

Pledge

Commissioner Robins led the pledge of allegiance.

Commissioner Robins excused Commissioner Marshall.

Adoption of Minutes: January 7, 2009

Commissioner Lewis **moved** to **approve** the minutes of January 7, 2009.
Commissioner Christianson **seconded** and the motion **passed** all in favor.

Commissioner Stroud **moved** to **open** into public hearing. Commissioner Lewis **seconded** and the motion **passed** all in favor at 7:01 p.m.

PUBLIC HEARINGS

Maple Mountain High School Subdivision Waiver

Applicant: Nebo School District

General Plan: Residential 2.5 to 3.5 Units Per Acre

Zoning: R-1-12

Location: 100 South 2550 East

Mr. Anderson explained the infrastructure was constructed along with the high school property and that the proposal did meet subdivision waiver requirements. Due to the infrastructure being in place staff recommended that it be approved.

Chairman Robins invited public comment. There was none.

Commissioner Lewis asked if construction had begun.

Mr. Anderson said that construction may have been started and explained that the LDS church would like to own the land that the seminary building would be constructed on; thus requiring a subdivision waiver.

Commissioner Stroud **moved** to **approve** the Maple Mountain High School Subdivision Waiver located at 100 South 2550 East. Commissioner Lewis **seconded** and the motion **passed** all in favor by a roll call vote.

Commissioner Christianson **moved** to **close** public hearing. Commissioner Huff **seconded** and the motion **passed** all in favor at 7:04 p.m.

OTHER DISCUSSION

Discussion on Planning Commission work program

Mr. Anderson handed out a report regarding the number of building permits the City had issued in 2008 and said he felt that Spanish Fork City was doing better than surrounding cities.

Commissioner Lewis said he had attended a meeting at Wells Fargo and commented on what was discussed there.

Discussion was held regarding the prospect for the residential market.

Mr. Anderson handed out a list regarding projects that will be presented to the Planning Commission in the very near future. Discussion was held regarding the items on the list, TDR's, and a public hearing for the permitted and conditional uses.

Mr. Anderson introduced Kirk Nord the new Assistant City Attorney.

ADJOURNMENT

Commissioner Robins **moved to adjourn**. Commissioner Lewis **seconded** and the motion **passed** all in favor at 7:15 p.m.

Adopted: February 4, 2009

Shelley Hendrickson, Planning Secretary