



Planning Commission Agenda August 3, 2011

- Planning Commissioners** 6:00 P.M.
1. Preliminary Activities
 - a. Pledge of Allegiance
 - b. Approval of Minutes: July 6, 2011
 2. Public Hearing
 - a. Proposed August 2011 Construction and Development Standards
 3. Downtown Area Plan Discussion
- Michael Christianson
Chairman
- David Stroud
- Rick Evans
- Tyler Cope
- Brad Gonzales
- Seth Sorensen

The public is invited to participate in all Planning Commission Meetings at 40 South Main Street, Room 140, Spanish Fork. If you need special accommodations to participate in the meeting, please contact the City Manager's Office at (801) 804-4530.

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Draft Minutes
Spanish Fork City Planning Commission Meeting
July 6, 2011

Commission Members Present: Chairman Michael Christianson; Commissioners Rick Evans, Seth Sorensen, David Stroud.

Staff Present: Dave Anderson, Community Development Director; Shelley Hendrickson, Planning Department Secretary and Business License Specialist Extraordinaire; Trapper Burdick, Assistant City Engineer Administrator.

Citizens Present: None.

Mr. Anderson welcomed everyone to the meeting at 6:00 p.m. and discussion was held regarding the following General Plan Policies:

- Develop an area plan to promote the development of a transit oriented development surrounding the planned Center Street I-15 Interchange.
- Create an area plan to promote development in the vicinity of the Salem/Benjamin I-15 Interchange.
- Develop a comprehensive strategy for City improvements so as to develop a recognizable character and identity throughout the City.
- Adopt standards for hillside development or properties that otherwise have steep slopes.
- Adopt maximum block length requirements, guidelines for phasing and other standards to require new development to create a network of local streets that ensures a high level of connectivity.
- Develop a comprehensive code enforcement program to address nuisances and other zoning violations in the City's neighborhoods.
- Implement form based zoning to more effectively integrate commercial uses in close proximity to residential areas.
- Adopt a set of design standards for non-residential development in Spanish Fork.
- Develop a corridor access management plan for State Road 164 in the vicinity of the Salem/Benjamin I-15 Interchange.
- Provide more detailed provisions in the City's Transportation Element to promote the development of trails and other routes for non-motorized vehicles.
- Collaborate with the Chamber of Commerce to develop specific goals and policies to incorporate into a Main Street Area Plan.
- Adopt design standards to ensure that development at the Airport is compatible with the City's long term vision for that facility.
- Adopt an area plan for the River Bottoms area.

MINUTES

June 8, 2011

Commissioner Evans **moved** to **approve** the minutes of June 8, 2011. Commissioner Sorensen **seconded** and the motion **passed** all in favor.

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The meeting **adjourned** at 8:50 p.m.

Adopted:

Shelley Hendrickson, Planning Secretary

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