



## Planning Commission Agenda October 5, 2011

- Planning Commissioners** 6:00 P.M.
1. Preliminary Activities
    - a. Pledge of Allegiance
    - b. Approval of Minutes: September 7, 2011
  2. Preliminary Plats
    - a. **North Park**  
Applicant: WPI Properties, Inc.  
General Plan: Commercial  
Zoning: Commercial 2  
Location: 1000 North 200 East
  3. Other Business
    - a. Discussion on Downtown Area Plan.
- Michael Christianson  
Chairman
- David Stroud
- Rick Evans
- George Gull
- Brad Gonzales
- Seth Sorenson

**Planning Commissioners, if you are unable to attend a meeting please let us know ASAP. Thanks.**

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**  
**September 7, 2011**

**Commission Members Present:** Rick Evans, Seth Sorensen, Brad Gonzales, George Gull.

**Staff Present:** Dave Anderson, Community Development Director; Shelley Hendrickson, Planning Secretary; Trapper Burdick, Assistant City Engineer; Jason Sant, Assistant City Attorney.

**Citizens Present:** Morris Flygare.

Co-chairman Stroud welcomed everyone to the meeting at 6:02 p.m.

**PRELIMINARY ACTIVITIES**

**Pledge**

Commissioner Evans led the pledge.

**MINUTES**

**August 3, 2011**

Commissioner Evans **moved** to **approve** the minutes of August 3, 2011. Commissioner Sorensen **seconded** and the motion **passed** all in favor.

**PRELIMINARY PLATS**

**Spanish Fork Business Center Plat "B"**

Applicant: Morris Flygare

General Plan: Light Industrial

Zoning: Industrial 1

Location: 2100 North Chappel Drive

Mr. Anderson explained that the proposal was a matter of creating a legal building lot so that a company that currently exists on an adjacent parcel could expand. The size of the lot is 2.68 acres. The property is located at the end of Chappel Drive near the Ironon factory. The development that is proposed for this lot would require the construction of the extension of Chappel Drive, along the west

46 boundary of the property. Aside from that, there is not any other infrastructure  
47 required. City staff has recommended that the proposal be approved.

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49 Co-chairman Stroud asked Mr. Anderson what the plan was for Chappel Drive.  
50 Mr. Anderson explained how and where it would tie into 1100 east.

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52 Co-chairman Stroud asked what Precorp manufactured.

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54 Mr. Morris Flygare explained that Precorp manufactures bits for carbon fiber  
55 drilling.

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57 Commissioner Gull asked about the irrigation ditch along Chappel and if it was  
58 private or owned by Westfield Irrigation Company.

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60 Mr. Burdick said that he was not sure who owned the ditch but said that he could  
61 look into it.

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63 Mr. Anderson said that before any work was done within the ditch easement that  
64 approval would need to be sought from the irrigation company. He further  
65 explained that an applicant is typically required to develop their entire frontage but  
66 that, in this case, City staff is recommending that they develop their entire  
67 frontage less ten feet because it falls within the easement for the canal and that  
68 there is not a need today to impact the canal.

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70 Mr. Morris Flygare said that he had not heard who owns the irrigation ditch but  
71 that they had spent two months working with the landowners to get the dedication  
72 for the road and did not want to mess with the canal.

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74 Commissioner Stroud read the two conditions of the Development Review  
75 Committee recommendation which were: One, that the applicant stop the  
76 installation of utilities south of the north property line due to an irrigation ditch with  
77 the provision that the applicant pay the City the cost to complete the utilities to  
78 the north property line and that the City will complete the utilities when the  
79 property develops to the North and two, that the applicant meet the City's  
80 Construction and Development Standards.

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82 Commissioner Sorensen **moved** to recommend **approval** of the Spanish Fork  
83 Business Center Plat B subject to the following conditions:

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85 **Conditions**

86

- 87 1. That the applicant stop the construction of Chappel Drive south of the north  
88 property line due to the presence of the irrigation ditch, with the provision  
89 that the applicant pay the City the cost to complete Chappel Drive with the

90 understanding that the City will complete Chappel Drive when the property  
91 to the North develops.

92 2. That the applicant meet the City's Construction and Development  
93 Standards.

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95 Commissioner Gonzales **seconded** and the motion **passed** all in favor.

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98 **OTHER BUSINESS**

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100 **Discussion on the Transportation and Traffic Circulation Element of the General**  
101 **Plan**

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103 Mr. Anderson introduced George Gull to the Planning Commission. He replaces  
104 Tyler Cope.

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106 Mr. Anderson explained that he was looking for input and feedback on the  
107 Transportation and Traffic Circulation Element of the General Plan tonight with the  
108 understanding that a public hearing will be scheduled for the Commission's  
109 October meeting. He explained that the document was originally adopted in 2009  
110 and that only one change to the map had occurred since its adoption. He further  
111 explained that the proposed changes were much more substantial and that it was  
112 the City's goal that amendments to our master plan would not occur every year.  
113 He explained the areas in town where the City feels that changes need to be  
114 made.

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116 Discussion was held regarding light rail, the impetus for a bridge at 2700 North (to  
117 see if it would be feasible to turn that structure into a full blown interchange) and  
118 the prospect of commuter rail station in the vicinity where Center Street meets I-  
119 15.

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121 **Discussion on Planning Commission Work Program**

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123 There was none.

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126 **ADJOURNMENT**

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128 The meeting **adjourned** at 6:50 p.m.

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130 **Adopted:**

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Shelley Hendrickson, Planning Secretary