



Planning Commission Agenda December 7, 2011

- Planning Commissioners** 6:00 P.M.
1. Preliminary Activities
 - a. Pledge of Allegiance
 - b. Approval of Minutes: October 5, 2011
 - b. Recognition of Tyler Cope's service on the Planning Commission
 2. General Plan
 - a. **Proposed Transportation and Traffic Circulation Element of the General Plan**
Applicant: Spanish Fork City
General Plan: City-wide
Zoning: City-wide
Location: City-wide
 3. Zone Change
 - a. **Tenedor**
Applicant: Richard Mendenhall
General Plan: General Commercial and Light Industrial
Zoning: Commercial 2 and Business Park proposed, Shopping Center and Industrial 1 existing
Location: 700 East Chappel Drive
 4. Other Business
 - a. Discussion on Parts 1 and 2 of Title 15
 - b. Discussion on Planning Commission Work Program.
- 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
October 5, 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: Michael Curtis, Avery Curtis, Hilary Hendricks, LaReita Berky, James Berky.

Commissioner Gonzales welcomed everyone to the meeting at 6:01 p.m.

PRELIMINARY ACTIVITIES

Pledge

Commissioner Evans led the pledge.

MINUTES

September 7, 2011

Commissioner Evans **moved** to **approve** the minutes. Commissioner Sorensen **seconded** and the motion **passed** all in favor.

OTHER BUSINESS

Discussion on the Downtown Area Plan

Mr. Anderson presented on signage. Discussion was held regarding creating specific standards for signage in the downtown area.

ADJOURNMENT

The meeting **adjourned** at 7:50 p.m.

Adopted:

Shelley Hendrickson, Planning Secretary



TO: Honorable Chairman and Esteemed Commission
FROM: Dave Anderson, Community Development Director
DATE: December 1, 2011
RE: December 7, 2011 Meeting

A date which will live in infamy...probably not because of anything on this month's agenda.

Attached is a staff report for the proposed Tenedor Zone Change. The only other support material for this meeting is the draft Transportation and Traffic Circulation Element of the General Plan. You all should have already received a copy of the draft Transportation Element, please let me know if you did not and I'll get it to you ASAP. I understand that we would like the Commission to make a recommendation on that Element in this meeting so please let me know if you have any questions or concerns with the draft.

Aside from these two action items, I would like to discuss Title 15 and the Commission's overall work program. These are items that I would like to take some time on, probably more on Title 15 than the work program. On Title 15, we simply have identified a number of housekeeping issues that need to be addressed and we'd like to get that taken care of while we have the time now to do it. My hope is that we can perform the housekeeping in three steps; the first step involving Parts 1 and 2 of Title 15, with the second and third steps involving Parts 3 and 4 of Title 15 respectively. I plan to take one step each month starting with a public hearing in January and to be finished in March.

Please let me know if you have any questions or suggestions on anything. Thanks for your time and service.





MAP AMENDMENT

REPORT TO THE PLANNING COMMISSION TENEDOR ZONE CHANGE APPROVAL REQUEST

- Agenda Date:** December 7, 2011.
- Staff Contacts:** Dave Anderson, Community Development Director.
- Reviewed By:** Development Review Committee.
- Request:** Richard Mendenhall has requested that the zoning be changed on some 199 acres in the vicinity of Chappel Drive and 700 East from Industrial 1 and Shopping Center to Commercial 2 and Business Park.
- Zoning:** I-1 and SC existing, BP and C-2 proposed.
- General Plan:** Industrial and General Commercial.
- Project Size:** 199.37 acres.
- Number of lots:** Not applicable.
- Location:** Approximately 700 East Chappel Drive.

Background Discussion

Richard Mendenhall, representing Tenedor, LLC, has requested that the zoning be changed for 199.37 acres from a combination of Shopping Center and Industrial 1 to General Commercial and Business Park.

In staff's view, the proposed Zone Change would only result in one significant regulatory change. Hospitals are currently permitted uses in the Business Park zone but are not permitted in the Commercial 2 or Industrial 1 zones. Staff understands that the primary impetus for the request is to provide zoning that would accommodate the construction of some type of hospital by Intermountain Health Care. Incidentally, staff understands that IHC has no immediate plans to construct a facility on the subject properties but requires that the necessary zoning be in place prior to executing a land trade.

The proposed Zone Change is consistent with the land use pattern described by the City's Land Use Map in that it would facilitate retail development adjacent to Highway 6 which would be flanked to the north by development that would generate employment. It is anticipated that development in the Business Park area would be arranged in a campus-like setting. It is also anticipated that development in the Commercial 2 area would house a variety of retail establishments including such things as specialty shops, entertainment and both mid-size and big box retailers. Also, one would expect development in the Commercial 2 area to be designed to accommodate a large amount of automobile traffic and associated parking.

The proposed zoning designations have been arranged so as to permit development that would follow the realignment of Chappel Drive and 1100 East.

On a related but perhaps not directly connected issue, I believe the City should evaluate whether there is a useful need to keep the Shopping Center zone as a zoning district. Given that the Commercial 2 and Shopping Center zones are very



similar in many respects, the desire of developer's to have their property zoned C-2 rather than SC and the City's historic willingness to accommodate developers, I feel it is perhaps time to simply remove the Shopping Center zone from Title 15. I do suggest that any in depth discussion on this issue be reserved for another meeting. In fact, we anticipate reviewing a number of prospective changes to Title 15 in upcoming meetings and I think this would be an excellent issue to address as part of that broader discussion.

Development Review Committee

The Development Review Committee reviewed this request in their November 23, 2011 meeting and recommended that it be approved. Minutes from that meeting read as follows:

Tenedor

Applicant: Richard Mendenhall

General Plan: General Commercial and Light Industrial

Zoning: Commercial 2 and Business Park

Location: 700 East Chappel Drive

Mr. Anderson explained that the applicant was requesting that the zoning be changed from Light Industrial and Shopping Center to Business Park and Commercial 2. There are a few uses that are not permitted in the Commercial 2 zone that are not permitted in the Shopping Center zone. The applicant would like to keep his options as broad as possible and that is why the applicant has insisted on the Commercial 2 zone rather than the Shopping Center zone.

Discussion was held regarding the current zoning of the property.

Mr. Anderson explained that he felt this area was an excellent fit for the Shopping Center zone and that if it wasn't going to be zoned Shopping Center then it is perhaps time to evaluate whether the Shopping Center zone is really needed. He continued to explain that the configuration of the proposed Zone Change was not haphazard and that there was an underlying concept that the applicant is working to follow.

Discussion was held regarding the City's Master Transportation Plan and the configuration of the proposed Zone Change.

Mr. Anderson explained that the difference between the Business Park zone and the

Commercial 2 zone is that the Commercial 2 zone is going to be predominately retail but permit some office uses where the Business Park zone will be predominately office but permit some retail. The big difference is that hospitals are not permitted in the Commercial 2 zone; which, in this case, is why the Business Park zone is needed. The proposed change is consistent with the General Plan where the City has planned for commercial uses immediately north of highway six and uses that generate employment further to the North by 84 Lumber, Pre-corp etc.

Mr. Anderson moved to recommend that the City Council approve the Zone Change for Tenedor. LLC, as requested by Richard Mendenhall. Mr. Burdick seconded and the motion passed all in favor.

Budgetary Impact

It is unlikely that any accurate prediction of the budgetary impact of this proposal can be made at this time. Even so, in as much as this proposal may facilitate retail development, one would suspect that the eventual, overall impact of the change would have a positive impact on the City's finances.

Recommendation

Staff recommends that the proposed Zone Change be approved.

