



Planning Commission Agenda December 5, 2012

- Planning Commissioners** 6:00 P.M.
1. Preliminary Activities
 - a. Pledge of Allegiance
 - b. Approval of Minutes: November 7, 2012.
 2. Zone Change
 - a. **Expressway Lane**
Applicant: Spanish Fork City
General Plan: General Commercial
Zoning: Shopping Center existing, Commercial 2 proposed
Location: 900 North Expressway Lane
 3. Other Business
 - a. Discussion on signage regulations.
 - b. Discussion on Planning Commission rules of order.
- Brad Gonzales
Seth Sorenson
George Gull
Bruce Fallon
Richard Heap
Reed Swenson

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 &
City Council Work Session
November 7, 2012

Commission Members Present: Brad Gonzales, George Gull, Seth Sorensen, Bruce Fallon, Richard Heap, Reed Swenson.

Staff Present: Dave Anderson, Community Development Director; Shelley Hendrickson, Planning Secretary; Jered Johnson, Engineering Division Manager; Jason Sant, Assistant City Attorney.

Citizens Present: None present.

PRELIMINARY ACTIVITIES

Pledge

Chairman Gonzales led in the pledge of allegiance.

MINUTES

September 5, 2012

Chairman Gonzales reviewed the minutes.

Chairman Fallon **moved** to **approve** the minutes of September 5, 2012. Commissioner Sorensen **seconded** and the motion **passed** all in favor.

Construction Standards

Mr. Gonzales opened the meeting for a public hearing. No one from the public was present.

Mr. Johnson explained the changes to the Construction Standards. Discussion was held regarding some of the changes.

Commissioner Fallon **moved** to recommend that the City Council **adopt** the changes to the Construction Standards. Commissioner Sorensen **seconded** and the motion **passed** all in favor by a roll call vote.

46 **ADJOURNMENT**

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48 Chairman Gonzales **moved** to **adjourn**. Commissioner Sorensen **seconded** and the
49 motion **passed** all in favor at 6:13 p.m.

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Work Session

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54 **City Council Members Present:** Mayor G. Wayne Andersen, Rod Dart, Richard
55 Davis, Brandon Gordon, Keir Scoubes.

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57 **Commission Members Present:** Brad Gonzales, George Gull, Seth Sorensen,
58 Bruce Fallon, Richard Heap, Reed Swenson.

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60 **Staff Present:** Dave Anderson, Community Development Director; Shelley
61 Hendrickson, Planning Secretary; Jered Johnson, Engineering Division Manager;
62 Jason Sant, Assistant City Attorney; Dave Oyler, City Manager.

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64 **Citizens Present:** None present.

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66 The meeting started at 6:40 p.m.

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68 Mr. Anderson introduced, Wilford Sommerkorn, the guest speaker.

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70 Mr. Sommerkorn gave a presentation on Group Decisions and the role of the
71 Planning Commission.

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73 Discussion was held regarding the presentation.

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75 The meeting ended at 8:30 p.m.

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78 **Adopted:**

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Shelley Hendrickson, Planning Secretary



MAP AMENDMENT

REPORT TO THE PLANNING COMMISSION EXPRESSWAY LANE ZONE CHANGE APPROVAL REQUEST

- Agenda Date:** December 5, 2012.
- Staff Contacts:** Dave Anderson, Community Development Director.
- Reviewed By:** Development Review Committee.
- Request:** To change the zoning of one parcel that is currently zoned Shopping Center to Commercial 2. Wendy's currently operates a restaurant on the subject property.
- Zoning:** SC existing, C-2 proposed.
- General Plan:** General Commercial.
- Project Size:** 1.17 acres.
- Location:** 900 East Expressway Lane.

Background Discussion

In September, the Planning Commission reviewed a Zone Change for a parcel that is adjacent to the subject property. As part of the discussion on that proposal, the Commission directed staff to initiate the process to change the zoning of the subject property in an identical fashion.

The proposal that is before the Commission at this time would change the zoning of one parcel from Shopping Center to Commercial 2. This change will then create a zoning arrangement that will make, in this area, Expressway Lane the dividing line between properties that are zoned Shopping Center and properties that are zoned Commercial 2.

This is something of a housekeeping issue. There are no significant distinctions between what is permitted in the Shopping Center and Commercial 2 zones. The Wendy's that is operating on the subject property is permitted in each zone. With that said, staff believes it is good practice to maintain orderly maps that correctly portray the land use patterns the City is working to facilitate. Approving the proposed change would, in staff's view, help promote the practice of maintaining orderly maps.

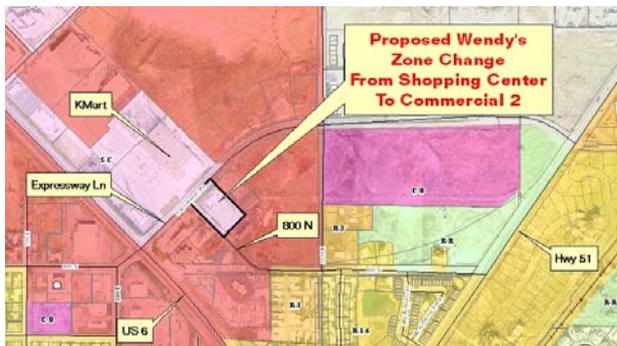
Development Review Committee

The Development Review Committee reviewed this request in their November 28, 2012 meeting and recommended that it be approved. Draft minutes from that meeting read as follows:

Expressway Lane

Applicant: Spanish Fork City
 General Plan: General Commercial
 Zoning: Shopping Center existing, Commercial 2 proposed
 Location: 929 East Expressway Lane

Mr. Anderson explained that the subject property (Wendy's restaurant) was the only parcel in the area that was not zoned General Commercial. The



Planning Commission, in their September meeting, recommended that the City change the zoning of the Wendy's property to be the same as the adjacent parcels thus making Expressway Lane the break between the Shopping Center and General Commercial zones.

Mr. Oylar **moved** to recommend **approval** of the Zone Change. Mr. Baker **seconded** and the motion **passed** all in favor.

Budgetary Impact

Staff does not anticipate any significant budgetary impact with either approving or not approving the proposed amendment.

Recommendation

Staff recommends that the proposed Zone Change be approved.

