

**Adopted Minutes
Spanish Fork City Planning Commission
December 5, 2012**

Commission Members Present: Chairman 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: Jonathan Reid.

PRELIMINARY ACTIVITIES

Pledge

Commissioner Gull led in the pledge of allegiance.

MINUTES

November 7, 2012

Chairman Gonzales reviewed the minutes.

Commissioner Sorensen **moved** to **approve** the minutes of November 7, 2012. Commissioner Heap **seconded** and the motion **passed**.

ZONE CHANGE

Expressway Lane

Applicant: Spanish Fork City

General Plan: General Commercial

Zoning: Shopping Center existing, Commercial 2 proposed

Location: 900 North Expressway Lane

Mr. Anderson explained that the Planning Commission initiated this request as a housekeeping request, and in order to keep the City's maps orderly, in their November meeting. The zoning on the Wendy's property is the last parcel with a shopping center designation. Expressway Lane will be the boundary between the Shopping Center and Commercial 2 zones. This change will not have any impact

on the Wendy's restaurant and their ability to operate as a permitted use. City Staff recommended that the Zone Change be approved.

Discussion was held regarding a parcel, in the vicinity, with a Commercial Office designation.

Commissioner Heap **moved** to **approve** the Zone Change request. Commissioner Swenson **seconded** and the motion **passed** all in favor by a roll call vote.

OTHER BUSINESS

Mr. Anderson introduced Jonathan Reid and said that he was present to talk about a development project.

Discussion was held regarding Mr. Reid's development concept, sewer, master planned developments and density.

Mr. Anderson gave each Commissioner a copy of proposed modifications to the City's sign ordinance. He explained that the City's sign ordinance is confusing and that we regulate signage on land use regardless of the zoning district. The proposed modifications would be less confusing and regulate signage by zoning district instead of land use.

The Commission determined that they would read through the modifications and discuss them in January.

Mr. Anderson gave each Commissioner a copy of some proposed rules of order. He pointed out two options relative to the role of the Chairman. Discussion was held regarding the draft.

ADJOURNMENT

Chairman Gonzales **moved** to **adjourn**. Commissioner Fallon **seconded** and the motion **passed** all in favor at 7:13 p.m.

Adopted: January 2, 2013

Shelley Hendrickson, Planning Secretary