

**Adopted Minutes  
Spanish Fork City Planning Commission Meeting  
January 2, 2013**

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

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

**Citizens Present:** Brian Gabler, Camron Gabler, Sawyer Baum, Ariel Flores Mena, McKay Maufle.

Chairman Gonzales opened the meeting at 6:00 p.m.

**PRELIMINARY ACTIVITIES**

**Pledge**

Commissioner Sorenson led in the pledge of allegiance.

**MINUTES**

**December 5, 2012**

Commissioner Sorenson **moved** to **approve** the minutes of December 5, 2012. Commissioner Gull **seconded** and the motion **passed** all in favor.

**GENERAL PLAN & ZONE MAP AMENDMENT**

**Airport Expansion**

Applicant: Spanish Fork City

General Plan: City-wide

Zoning: City-wide

Location: City-wide

Mr. Anderson said that there were two parts to the proposal. The first being a change to the City's General Plan and then a change to the City's zoning map. He explained that both items were public hearing items and it would be appropriate to make separate motions of approval. Mr. Anderson gave a brief background explanation of the City's General Plan regarding lands around the City's airport and where the line had been drawn between agriculture and industrial areas. He explained that the City initiated an annexation for properties surrounding the airport runway in order to accommodate an

expansion of the runway. A representative for the City made a commitment to one of the property owners that their land, upon annexation, would be zoned Industrial 1. The City is now moving forward with the expansion of the runway and in talking with the Williams the issue of the zoning on their property has been discussed. The City does not want to see residential development in this area because of the potential for conflict with the airport.

Discussion was held regarding the current City boundary, lands in the City's Annexation Declaration and how it relates to the General Plan and the Williams' property.

Commissioner Gull asked for clarification on the Williams property and if the Williams were aware of the proposal. Mr. Anderson said that it had been represented to him that the Williams would like their property to be changed from Agriculture to Industrial. He further explained that the City was anticipating purchasing part of the Williams property for the runway expansion. The Williams believe that their property is worth more if it is appraised with industrial zoning.

Commissioner Gull expressed that he did not want to be involved in the proposal if the property owner was not aware of the proposal. Mr. Anderson said that it was his understanding that this proposal was being presented to meet one of the demands from the Williams.

Commissioner Swenson asked if the Williams had been notified of the public meeting.

Commissioner Gull asked what affect the proposal would have on properties outside of the current City limits. Mr. Anderson said that it wouldn't have any effect on them at this time as they were not within the City limits.

Mr. Anderson and Mrs. Hendrickson determined that the proposal had not been properly noticed and that the Commission would need to continue the proposal.

Commissioner Swenson **moved** to **continue** the General Plan and Zone Map Amendment for the Airport expansion. Mr. Gull **seconded** and the motion **passed**.

## PRELIMINARY PLAT

### **Canyon Creek**

Applicant: Spanish Fork City

General Plan: City-wide

Zoning: City-wide

Location: City-wide

Mr. Anderson said that the proposal was not a public hearing item and that the lots conform to City standards. He explained that Chappel drive would be realigned and new roads would be constructed. City staff recommended that the plat be approved.

Chairman Gonzales asked about the road that was going to be constructed to connect 2700 North. Mr. Anderson said that the road would still be constructed.

Richard Mendenhall

Mr. Mendenhall explained that the proposal, in scope and scale, was very similar to the Meadows project in American Fork. He said that they were not at the point to say who the tenants would be but that all of the businesses that are along the Wasatch Front are candidates for this area.

Commissioner Fallon asked if the redline comments had been taken care of. Mr. Anderson said that they had been addressed.

Commissioner Sorenson **moved** to **approve** the Canyon Creek Preliminary Plat. Commissioner Fallon **seconded** and the motion **passed** by a unanimous roll call vote.

## OTHER BUSINESS

### **Discussion on Planning Commission Rules of Order**

Chairman Gonzales asked for the Rules of Order discussion be continued to February's meeting.

## ADJOURNMENT

Chairman Gonzales **moved** to **adjourn**. Commissioner Swenson **seconded** and the meeting **adjourned** at 6:32 p.m.

**Adopted: February 6, 2013**

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Shelley Hendrickson, Planning Secretary