

**Adopted Minutes
Spanish Fork City Planning Commission Meeting
April 3, 2013**

Commission Members Present: Richard Heap, 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: Brad Mackay

Commissioner Gull opened the meeting at 6:10 p.m.

Commissioner Heap led in the Pledge of Allegiance.

MINUTES

March 6, 2013

The minutes of March 6, 2013 were continued for lack of a quorum.

ZONE MAP AMENDMENT

Canyon Creek

Applicant: Tenedor, LLC

General Plan: General Commercial and Light Industrial

Zoning: Business Park and Commercial 2

Location: approximately 1500 North Chappel Drive

Mr. Anderson explained a previous zone change in this area from one year ago. The boundary was changed between Commercial 2 (C-2) and Business Park (B-P) with the idea that the boundary would follow where City staff thought the alignment of some roads would go. It is the new alignment of the proposed road that is the impetus for this proposed change to the zoning for C-2. The other part of the proposal is to change C-2 to B-P and the motivation for the change is unknown but that there are continuous negotiations between Intermountain Health Care and Woodbury Corporation with regard to a land trade they have been working on.

Commissioner Gull invited public comment. There was none.

Commissioner Swenson **moved** to **approve** the Tenedor Zone Change. Commissioner Heap **seconded** and the motion **passed** all in favor.

PRELIMINARY PLAT

Spanish Highlands

Applicant: Ivory Development

General Plan: Low Density Residential

Zoning: Rural Residential existing, R-1-6 proposed

Location: approximately 2000 East 200 South

Mr. Anderson explained the development was originally approved in 2007. There was a parcel boundary between Ivory Homes and Edge Homes. The proposal is to add three lots into their development so that they can finish up the project. Spanish Highlands is a Master Planned Development. The applicant did hold a neighborhood meeting.

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

OTHER BUSINESS

Field trip to view multi-family developments

The meeting **adjourned** at 9:00 p.m.

Adopted: May 8, 2013

Shelley Hendrickson, Planning Secretary