

**Adopted Minutes  
Spanish Fork City Planning Commission Meeting  
December 4, 2013**

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

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

**Citizens Present:** Malerie Smith, Julie Smith.

**PRELIMINARY ACTIVITIES**

**Pledge of Allegiance**

Chairman Gonzales led the Pledge of Allegiance.

**Approval of Minutes: November 6, 2013**

Commissioner Swenson **moved** to **approve** the minutes of November 6, 2013. Commissioner Fallon **seconded** and the motion **passed** all in favor.

**PRELIMINARY PLAT**

**Skyhawk Condominiums**

Applicant: Kevin Pritchett

General Plan: Mixed Use

Zoning: Commercial Downtown

Location: 300 North Main Street

Mr. Anderson explained that the proposal was to condominiumize a two story building in town; the building where Magelby's restaurant is. The building was built around 10 years ago. The only thing that this proposal has to do with is subdividing the physical air space that the businesses occupy. Currently the building is owned by one entity and should the plat be approved there could be several owners. Staff discussed a parking agreement that the owner of the property has with the City and City staff has recommended that the agreement be re-executed with the new property owners.

Chairman Gonzales expressed concern with there not being enough parking should the building be condominiumized. Mr. Anderson explained that this building is zoned Commercial Downtown. The City's Commercial Downtown zone is the one and only zone in town that does not require off street parking.

Discussion was held regarding the parking agreement.

Chairman Gonzales asked about the building meeting the building code. Mr. Anderson said that the City's Chief Building Official recommended that the owner hire an architect to identify what would need to be done to the building to bring into conformity with the Building Code.

Discussion was held regarding the Building Code and what changes would need to be made to the building to meet the Code.

Commissioner Swenson **moved** to recommend **approval** of the Skyhawk Condominiums Preliminary Plat subject to the following conditions:

### **Conditions**

1. That the applicant hires an architect to identify any changes that need to be met in order for the building to meet the building Code.
2. That the applicant revises the cross access and parking agreement to include the HOA.
3. That the applicant meet the City's Construction Standards.

Commissioner Gull **seconded** and the motion **passed** all in favor.

### **OTHER BUSINESS**

#### **Discussion on the General Plan**

Chairman Gonzales explained that the Commission would be reviewing the General Plan Map. The Commission broke the City General Plan Map into sections and discussion was held regarding what they foresee and what they would like the City to look like in each individual section.

#### **Discussion on Planning Commission Work Program**

The meeting **adjourned** at 7:00 p.m.

**Adopted:** February 5, 2014

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Shelley Hendrickson, Planning Secretary