

Adopted Minutes
Spanish Fork City Council Meeting
April 12, 1995

The meeting was called to order at 6:30 by Mayor Marie W. Huff for a preliminary review of the agenda. At 7:00 pm the pledge of allegiance was lead by local boy scout Ryan Huff.

Elected Officials Present: Mayor Marie W. Huff, and Councilmembers Jerald M. Chapple, Kim H. Peterson, Thora L. Shaw, and Clyde A. Swenson. Councilmember Rex Woodhouse arrived at 8:00 pm.

Staff Members Present: David A. Oyler, City Manager; Kent R. Clark, Recorder/Finance Director; Richard J. Heap, Engineer/Public Works Director; Dee Rosenbaum, Public Safety Director; S. Junior Baker, City Attorney; Heather Frost, Deputy Recorder; Clint Harward, Ambulance Captain; Lloyd Miller, Fire Chief; Don Thomas, Emergency Preparedness Officer; and Craig Cloward, Volunteer Fireman.

Citizens Present: Mike Lundell, Ryan Huff, Colby Frazier, Scott Paice, Chad Coleman, Shawn Olson, Craig Coleman, Gerald Hansen, Harold R. Frisby, Doyle Barney, LaVere Kidman, Mike Hansen, Roland Dale Hone, Debbie A. Hone, Denise Vavrek, Mary Lynn Titus, Kathryn Christensen, Becky Patterson, Sherman Huff, Fern Davis, LaNora Allred, Dawna Willden, Sarah Hamilton, Monica Heaton, Naomi Eastland, Debbie O'Brien, Judy Cundy, Lee R. Hill, Michael P. Watson, Pat Poyfair, Deseret News; Elizabeth McCormack, Erma M. Kerr, Arch McCormack, David Kerr, Jody Huff, Lew Webb, Lois Webb, Grant Beagley, Ron Davis, Dr. Paul Robinson, Brady Banks, Pam Hall, Jessica Gordon, Chris Child, Blair Arnell, Byron Bastian, Wally Trotter, Marnae Trotter, Cornelia deBruin, Daily Herald; and LeAnn Moody, Spanish Fork Press.

Minutes

Councilmember Shaw made a **motion** to approve the minutes of the April 5, 1995, regular city council meeting. The **second** was made by Councilmember Peterson, and the motion **passed** with a unanimous vote.

Public Hearing - Community Development Block Grant

Councilmember Shaw made a **motion** to open the public hearing at 7:05 pm. The **second** was made by Councilmember Chapple, and the motion **passed** unanimously.

Mr. Heap explained Spanish Fork City submitted an application for a Community Development Block Grant. He said a public hearing was held last fall to solicit suggestions for potential projects. It was determined at that public hearing the application would deal with the American's with Disabilities Act and associated accessibility requirements at the Library and the Senior Citizens Center. He discussed the need for handicap access at those locations. He said the CDBG program has federal money amounting to \$6,907,280 for fiscal year 1996. The amount available including State money is \$7,676,260 and that amount is divided into seven areas around the State of Utah. The division Spanish Fork falls under is the Mountainland Association of Governments and the amount allowed to that division is \$1,195,790. Spanish Fork City received a grant for \$100,000.00. He reviewed tentative plans for ramps, elevators, and parking at the Library and the Senior Citizens Center. The estimated cost of the project is \$130,000.00. Mr. Heap explained a public hearing is required to discuss the

projected plans for the grant and the guidelines that must be followed. He asked for public input regarding the Community Development Block Grant.

Councilmember Shaw mentioned the tentative plans include accessibility for the disabled from the street to the Library.

Ms. Debbie O'Brien suggested including additional parking at the Library. She said parking spaces there are limited. Mr. Heap said the tentative plans include the percentage of parking required by the ADA.

The question was raised as to where the additional \$30,000.00 will come. Mr. Heap explained the additional is currently budgeted in the general fund for this project.

No further input was received.

Public Hearing - Bastian/Hansen Zone Change from C-2 to R-1-8 or R-2

Mr. Oyler indicated the location of the Bastian/Hansen property. He reviewed the existing and requested zones of that property and the surrounding zones. He also listed the allowed uses in each zone. He gave a brief history of the area and the zone changes that had been made in the past. He informed the public of the benefits of including a PRD on a development.

Mr. Oyler explained the Bastian/Hansen zone change request had been on the April 5, 1995, city council agenda and at that meeting a motion was made and seconded to approve the Bastian/Hansen zone change from C-2 to R-1-8 which ended in a tie vote. He said a motion was then passed unanimously to table the item until a full quorum was present to vote.

Mr. Chris Child presented a proposal for a planned residential development throughout his and the Bastian/Hansen properties. He explained the economical reasoning for multiple family units on that property.

Mr. Blair Arnell said the original intent was to build twin homes on the Bastian/Hansen property in the R-1-8 zone. He said Mr. Child's property is currently zoned such that he could build four-plexes on the property. He explained the benefit of a planned residential development such as parks, open space, a homeowner association, and an architectural control committee to include their input on elevations of buildings and landscaping.

Mr. John Wilden expressed concern with increased traffic in the area with additional units. He also mentioned problems with rental units. Ms. Denise Vavrek also expressed concern with traffic and children in the area. She said she had been a part of a homeowner's association and her experience had been a hassle.

Mr. Child disagreed with the fact that rental units always have a negative impact on a neighborhood. Mrs. Becky Patterson stated Mr. Child would have continued to build single family homes with an occasional twin home had the request for the Bastian/Hansen not been made.

Mr. Doyle Barney represented the citizens living in the Miller trailer park in voicing their opposition to the increased traffic and the type of people multi-family rental units would bring.

Ms. Mary Lynn Titus said she believes nice ponds and parks would not make up for having four-plexes on the south side of her neighborhood.

Mr. Joe Moffit, Mr. LeVere Kidman, and Mr. Mark Fish expressed their opposition to multi-family rentals on the property.

Mr. Mike Watson asked the council to deny the zone change request for the following reasons: 1) Increased traffic; 2) The lack of maintenance of rental units; and 3) Decreased property value for neighboring homeowners.

Dr. Paul Robinson pointed out the fact that everyone needs a place to live and not everyone can afford to own their home. He said there is a need for rental units and suggested the neighbors be reasonable and look at the proposal.

Councilmember Shaw asked if it would be possible for another road on the south side of the development. Mr. Child said based on the lay of the land it would not be possible to add a road.

Councilmember Swenson said in his neighborhood there are several twin homes and they are nice and the people living in them are nice people. Mayor Huff noted the neighbors were concerned more with four-plexes than with twin homes.

Neighbors suggested requesting an R-1-9 zone. Attorney Baker informed those present of serious legal ramifications for down-zoning a property. He said an R-1-9 zone change request would have to go before the Development Review Committee and the Planning Commission before the council could act on it.

Councilmember Swenson made a **motion** to close the public hearing at 8:45 pm. The **second** was made by Councilmember Shaw, and the motion **passed** with a unanimous vote.

Mr. Lew Webb, property owner within the Bastian\Hansen property, requested the council act on the zone change request.

Councilmember Shaw made a **motion**, based on the fact the citizens petitioned against an R-2 zone, to approve Ordinance Z-114: Bastian/Hansen zone change from C-2 to R-1-8, with the suggestion Mr. Arnell and Mr. Child continue working together toward a planned residential development. The motion was **seconded** by Councilmember Swenson, and it **passed** with a unanimous vote.

Fire Station

The council discussed the misunderstanding with the building board of the veterans in regards to the proposed relocation of the Memorial Building. The veterans explained it was voted unanimously to not tear down and relocate the Memorial Building. They suggested alternate locations for the fire station. The veterans asked that if the fire station was built at the proposed site next to the Memorial Building, the distance between buildings be increased to twelve feet.

Discussion took place in regards to the positive and negative aspects of several proposed locations for the new fire station.

Councilmember Shaw made a **motion** to allow a 12' driveway for the Memorial Building use on the north side of the proposed fire station. The **second** was made by Councilmember Chapple, and the motion **passed** with a unanimous vote.

Rotary/Spanish Fork Area Chamber of Commerce Golf Classic Tournament

The council discussed the proposed options for a contract with the Rotary/Chamber regarding their Golf Classic Tournament. Councilmembers Peterson and Chapple were instructed to meet with Jack Swenson and Roy Christensen and present a proposal to the council at the following meeting.

Budget

The council discussed the budget.

Adjournment

The meeting adjourned at 11:50 pm.