

**Adopted Minutes**  
**Joint Meeting of the Spanish Fork City Council and Planning Commission**  
**October 25, 1995**

The meeting was called to order by Mayor Marie W. Huff at 7:00 pm.

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

Planning Commission Members Present: Chair Doug Barber, J. Wayne Nelson, and Doug Christensen.

Staff Members Present: David A. Oyler, City Manager; Richard J. Heap, Engineer/Public Works Director; Greg Comstock, City Planner, Kent R. Clark, Recorder/Finance Director; Dee Rosenbaum, Public Safety Director; and Heather Frost, Deputy Recorder.

Citizens Present: Michael Benedict, Sherman Huff, Duane Allred, Don Phillips, DeeAnn Phillips, Duane Hutchings, Clint Muhlstein, Linda Bartholomew, Douglas Bowen, Blaine Evans, Anupam Rajvanshi, Mel Wooden, Jena Weight, Chester Milburn, Harold C. Ostler, Marilyn Davis, Allen Davis, Jone Dixon, Annette Peterson, Janalee Banks, Linda Baird, Mary Isaac, Weston Jones, Norma Jones, Ed Holt, Berta Lou Holt, Jack Leifson, Ray Allen Swenson, Carol Swenson, Brenda Johnson, J. Lynn Partridge, Julie Mathis, Pam Killpack, Paul Lynn Bradford, Todd Holt, Bill Thompson, Chantal Thompson, Colleen Wilson, Pat Mitchell, Matt Mitchell, Adam Mitchell, Claire White, Mary Beagley, Ryan Sayer, Betsey Sayer, Susan Moulman, Shirlene Ottesen, Jesse Stickney, Barbara H. Niesen, Jay Rindlisbacher, Matt Barber, Rodger Hardy, Deseret News; Leann Moody, Spanish Fork Press; and Laurel Brady, Daily Herald.

### **Introduction & Purpose**

Mayor Huff welcomed the audience to the meeting. She turned the time over to Mr. David Oyler, City Manager. Mr. Oyler informed the audience City Planner Greg Comstock has been working with the Planning Commission for the past five months to update the Spanish Fork Comprehensive General Plan. He introduced City Planner Greg Comstock and turned the time to him.

Mr. Comstock introduced the members of the Planning Commission and the City Council to the audience. He expressed appreciation to those attending the meeting and welcomed any comments, questions, and ideas from the citizens. He explained the purpose for the Comprehensive General Plan and the importance of having a current plan. Mr. Comstock then presented an overview of the status of the Comprehensive General Plan update and a review of the General Plan map.

Mr. Comstock reiterated the fact that the staff, planning commission, and city council have been working on updating the Comprehensive General Plan since May. Through public meetings and the community survey, the city is trying to meet the needs of the residents and their different land uses. He said strong feeling was expressed in the survey sent out to residents, the citizens of Spanish Fork like the small town rural lifestyle. Mr. Comstock outlined the proposed future boundary of the City of Spanish Fork. He reviewed the proposed densities and land uses on the general plan map. Mr. Comstock explained the planning commission proposes developments be arranged in a superblocks. Within superblocks, there will be different ranges of densities. He said developers will be encouraged to provide amenities in their development, and as an incentive to providing those amenities, the

developer will be allowed more units to the acre. Mr. Comstock reviewed the street system in Spanish Fork highlighting collector and arterial streets. He also reviewed the city's utility system.

Mr. Comstock pointed out industrial areas. He noted the commissioners propose architectural requirements along Main Street from 100 North to 300 North to preserve the appearance of our "Small Town Main Street."

Mr. Comstock opened the meeting for public input. He welcomed comments and questions from the audience.

A member of the audience asked for the timetable on annexation of the properties within the annexation boundaries. Mr. Comstock replied the city council has passed a resolution not to annex property in areas affected by the Strawberry lawsuit, so until the lawsuit is resolved, those areas will not be annexed. He stated other properties will not be annexed until a request is made by property owners.

Mr. J. Wayne Nelson asked Mr. Comstock to inform the audience the projected population of Spanish Fork if the city did not annex any more property. Mr. Comstock answered anywhere from six to ten thousand more people.

Mr. Reed Call questioned the moratorium on annexations and the Strawberry lawsuit. Mr. Comstock said if the property is in the area affected by the lawsuit, there is a moratorium on annexation and zone changes.

A audience member asked what the western boundary is on the property designated industrial. Mr. Comstock answered 1200 West.

A Leland resident asked what the city plans for the industries in Leland. Mr. Comstock explained the concept of a "resource industrial zone", allowing a use to exist in a conforming status until such time as the resource the industry is based upon is no longer there, the use would become non-conforming once the resource has been is gone. He said this zone is proposed for two locations in Leland.

A parent expressed concern with the growth in Spanish Fork City and the over-crowded schools. She asked if the city could curtail growth and/or help in financing new schools. Mr Comstock informed the audience the State legislature passed a bill which states cities can no longer charge impact fees for schools. The parent stated the schools are filled beyond capacity, she asked if a growth cap could be placed on the community. Mr. Dennis Poulsen, Nebo School District Superintendent, stated the district's mission is to educate children. He said there is space and the schools are handling the growth. Mr. Poulsen said the district is looking into alternate scheduling, bussing to other schools, or additional portable units to handle future growth. He explained the growth is reflected in schools, but the school does not know what affect the growth will have on each school until the people move into the home. Every city in the state is experiencing problems with growth. Mr. Poulsen said the district will be going for another bond to get funding for another elementary school in Spanish Fork. He said the last bond included an elementary school in Spanish Fork, but building costs went up and eliminated three projects, including the elementary school. He said the district plans to continue to educate the children

Mrs. Claire White asked for information regarding a proposed zone change at 400 West 1000 North. Mr. Comstock said developers propose an elderly care center facility at that location.

Mr. Doug Bowen said parents concerned with growth and school capacity need to go to the State legislators and voice concerns with the impact fee bill.

A citizen stated she feels the city should measure the growth or the reason people are attracted to Spanish Fork will be gone. Mr. Comstock said limiting growth was discussed, but the feeling is it is not the speed, but the quality of growth that is most important. Mr. Oyler said it is the responsibility of the city to ensure the citizens have adequate electricity, drinking water, sewer capacity. He said the city is currently limiting growth in some ways.

Discussion turned to water issues. Question was raised as to the water supply. Mr. Comstock replied the city is in good shape concerning water. A question was asked regarding fencing/piping irrigation ditches. Mr. Heap said the city feels piping the ditches is the best way to avoid liability issues.

Mr. Michael Benedict presented information on a proposal for an senior citizen housing project at approximately 1000 North 300 West. The property is currently zoned industrial, but the developers propose the zone be changed to residential. Mr. J Lynn Partridge, a resident of that area, said he has talked with neighbors and they do have a problem with industrial development all around their homes. It was suggested the developers present their request at a later council meeting for further discussion. Mr. Clark noted I-15 is a good buffer between the industrial and residential land use designations.

Mr. Doug Bowen pointed out the importance of informing the county of the city's plan so areas within Spanish Fork City's policy declaration, but not within the existing boundaries, are not approved by the county for development that is contrary to the city's overall plan for the area.

Citizens asked if there are plans for an alternate route to Salem from the north so Salem residents don't have to drive through Spanish Fork. Mr. Heap answered the county is currently developing a plan, but it may be some time before action is taken. He said there is also discussion about a semaphore at the intersection near IFA. Mr. Heap noted the State has approved semaphores at the following locations: 1) 1000 North Main; 2) Chappys Chevron; 3) Jims Texaco. Another location for a proposed semaphore is at the intersection near Fingerhut.

A citizen asked what the plans are for the old landfill. Mr. Comstock answered the property is currently zoned manufactured housing, but the planning commission recommends business park or regular light industrial.

Linda Bartholomew voiced opposition to the city's proposal of changing the street standard. Mr. Oyler said the planning commission has discussed this issue and they feel narrowing the width of streets will increase safety and also cut maintenance costs.

Leland residents listed several complaints regarding Valley Asphalt. Mr. Oyler informed the residents the city is currently meeting with Valley Asphalt representatives and State air quality officials to reduce the problems the residents are experiencing.

Mayor Huff thanked the audience for their attendance and input. She said the city is faced with problems and stressed the importance of working together as a community to find solutions.

## **Adjournment**

The meeting adjourned at 9 pm.

