

Adopted Minutes
Spanish Fork City Council Meeting
April 17, 1996

The meeting was called to order at 6:30 pm 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 Allen Bell.

Elected Officials Present: Mayor Marie W. Huff, and Councilmembers Rex Woodhouse, Clyde A. Swenson, Thora L. Shaw, and Matthew D. Barber. Councilmember Sherman E. Huff arrived at 8:10 pm.

Staff Members Present: David A. Oyler, City Manager; Richard J. Heap, Engineer/Public Works Director; Dee Rosenbaum, Public Safety Director; S. Junior Baker, City Attorney; and Heather Frost, Deputy Recorder.

Citizens Present: Segna Batty, Sarah Hamilton, Thomas J. Uriona, IHC; Clyde E. Sorensen, Justin C. Sorensen, Allen Bell, Kenneth A. Bell, Doug Barber, Bryan Wessman, Rowe Hakes, Renn Olsen, James Pendleton, Josiah Halverson, Scott Jarrett, James Demita, and Leann Moody, Spanish Fork Press.

Minutes

Councilmember Woodhouse made a **motion** to approve the minutes of the April 3, 1996, meeting of the city council, with noted corrections. The **second** was made by Councilmember Barber, and the motion **passed** with a unanimous vote.

Ordinance 06-96: Amendments to the Animal Control Ordinance

Attorney Baker informed the council this proposed amendment does not change the substance of the animal control ordinance. He said the proposed changes have been made to clarify the content of the ordinance and in effect make it easier to enforce.

Councilmember Swenson made a **motion** to adopt Ordinance 06-96: Amendments to the Animal Control Ordinance. The **second** was made by Councilmember Woodhouse, and the motion **passed** with a unanimous vote.

Public Safety Department Annual Report

Public Safety Director Dee Rosenbaum distributed copies of the 1995 Annual Report from the Public Safety Department. He reviewed several aspects of the report with the council. The following points were highlighted: 1) Calls received; 2) The number of police reports; 3) Index crimes reported to the FBI; 4) The number of arrests; 5) The number of animal control calls; and 6) The number of traffic accidents.

Public Hearing - IHC Zone Change Request (R-1-6 to SC-1)

A **motion** was made by Councilmember Shaw to open the public hearing at 7:20 pm. Councilmember Woodhouse **seconded** the motion, and it **passed** with a unanimous vote.

Mr. Oyler explained IHC currently has an option to purchase property located at 600 East between 900 and 1000 North. He said they have requested a zone change from R-1-6 to SC-1. Mr. Oyler then reviewed the recommendations of the Development Review Committee and the Planning Commission.

Mayor Huff turned the time over to Mr. Tom Uriona, IHC Real Estate Asset Manager. Mr. Uriona informed the council with the constant changes in the health care field, health care is moving from large health care facilities to smaller community primary care clinics. He said IHC is building several primary health care facilities along the Wasatch Front and noted they would like to locate one in Spanish Fork City. Mr. Uriona presented photos of IHC clinics which have been built in other cities of the State. He offered information about IHC and the type of facility they would like to build in Spanish Fork. He said on this proposed site, IHC would build a clinic for not only primary care, but also specialized care, and possibly in the future, same day surgery. Mr. Uriona feels this site would be ideal for IHC because it has easy access, enough area for expansion, and adequate area for parking. He then offered to answer questions from those present.

Mayor Huff asked if other businesses would be built on the property. Mr. Uriona answered IHC may not use the entire parcel of land, he said it is possible excess land would be sold to other uses that are compatible with a health care clinic. Councilmember Woodhouse informed Mr. Uriona the Development Review Committee and the Planning Commission recommend waiting until the Comprehensive General Plan is completed before approving this zone change. He noted the tentative date of completion of the plan is August or September. Mr. Uriona said the contract IHC has with the current property owner expires in May. He asked for the council's feelings regarding the zone change request, noting if he could get positive feedback from the council, he would purchase the property from Mr. Hughes. Mr. Oyler informed Mr. Uriona it would be difficult to make that kind of commitment. He said the city is in the process of changing the Comprehensive General Plan, and when it is finalized, after public hearings, there is no guarantee the property in question would accommodate the type of use proposed. Attorney Baker added other than approving the zone change request, any feeling Mr. Uriona received from the council would not be binding. Councilmember Shaw asked difference between this proposed clinic and the IHC InstaCare which was in Spanish Fork City before. Mr. Uriona answered the InstaCare was an emergency care facility, he said this clinic will be scheduled appointments. Councilmember Shaw stated this location is good for IHC to be able to serve the south portion of Utah County. Mr. Uriona said he feels the clinic would serve well as a land use transition between the residential use on the south side and the possible retail use on the north end of the property.

Mayor Huff asked for any public input. A homeowner in the area where the zone change is proposed stated he would prefer to see this type of development go in over apartments. No further input was received.

Councilmember Swenson made a **motion** to close the public hearing at 7:35 pm. The **second** was made by Councilmember Woodhouse, and the motion **passed** with a unanimous vote.

Councilmember Swenson stated his feeling the council should follow the recommendation of the Development Review Committee and the Planning Commission. He made a **motion** to deny the IHC Zone Change request from R-1-6 to SC-1 at the present time due to the Comprehensive General Plan update. Councilmember Woodhouse **seconded**, stating the council has to be consistent in their decisions. The motion **passed** with a **majority** vote of 3:1; with Councilmembers Swenson, Woodhouse, and Barber voting in favor of the motion, and Councilmember Shaw voting opposed to the motion.

Public Safety Department Annual Report (continued)

Chief Rosenbaum continued his review of the annual report. He discussed factors dealing with traffic accidents, the number of incidents handled by officers, and other aspects of the public safety department. Councilmember Shaw commended the public safety department for their continuing efforts in making Spanish Fork City a safe place to live.

***Note: Councilmember Huff arrived at 8:10 pm.*

Miscellaneous

Mayor Huff and the council discussed miscellaneous items.

Adjournment

Councilmember Swenson made a **motion** to adjourn the meeting of the Spanish Fork City council at 8:15 pm. The **second** was made by Councilmember Woodhouse.