

Adopted Minutes
Spanish Fork City Council Meeting
August 14, 1996

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

Elected Officials Present: Mayor Marie W. Huff, and Councilmembers Rex Woodhouse, Thora L. Shaw, Sherman E. Huff, and Matthew D. Barber. Councilmember Clyde A. Swenson arrived at 7:30 pm.

Staff Members Present: David A. Oyler, City Manager; Kent R. Clark, Recorder/Finance Director; S. Junior Baker, City Attorney; Greg Comstock, City Planner; Gina Peterson, Deputy Recorder; and Heather Frost, Public Safety Department Secretary.

Citizens Present: R. Craig Larson, Roxanna Johnson, *Spanish Fork Press*; and Curtis Turnbull.

Minutes

Councilmember Shaw made a **motion** to approve the minutes of the August 7, 1996, meeting of the Spanish Fork City council. The **second** was made by Councilmember Woodhouse, and the motion **passed** with a unanimous vote.

Work Session - General Plan, Zoning Ordinance & Zoning Map

Mr. Comstock asked the council to review the proposed zoning in various areas of the city.

The first item they discussed is the J. Lynn Partridge property located north of Interstate 15 and just west of 300 West. The Planning Commission recommends the property be zoned R-R which is a 5-acre residential zone. The council discussed the existing uses in the area. They determined the property should be designated business park / rural residential.

The next item for discussion was the area near Statewide Aluminum (800 North 800 East). Councilmember Woodhouse voiced concern with the property being zoned R-3. After some discussion, the council agreed to amend the residential zone to the C-O zone designation.

**NOTE: Councilmember Swenson arrived at 7:30 pm.*

The council then discussed property located east of US Highway 6 near Expressway Lane which was zoned M-H manufactured housing, but the Planning Commission recommends amending to R-2. Mr. Oyler noted the Planning Commission first recommended commercial / industrial for this piece of property. Mr. Oyler then informed the council of the history of this parcel of ground. He stated a portion of the property is the old landfill. The owners of this piece of property have had two studies done on the ground. They presented those studies to the Planning Commission. RB&G and another engineering firm concluded the easiest development of the land would be for manufactured housing. The property owners stated their feeling in a planning commission meeting that commercial or industrial buildings would require costly improvements and structural design to withstand the possible damage from settling of the old landfill. The council discussed the zoning designation of this property. After a lengthy discussion, the council agreed to change the recommendation of the planning commission and designate the zone for this property commercial / business park.

Mr. Comstock reviewed the reasoning for changing the zone designation in the residential land in the Leland area. He listed the reasoning of the Planning Commission in this recommendation as follows: 1)

Currently new lots smaller than five acres cannot be created unless they are connected to public sewer; and 2) Existing legal lots smaller than five acres are currently buildable, and still will be with the new zone designation. He stated for the above listed reasons, the proposed change doesn't really change the development potential in the area. Attorney Baker added the current zoning actually creates a misconception.

Mr. Comstock then reviewed other zoning issues including: 1) Flag lots; 2) The proposed residential office zone on the east side of 100 West and the west side of 100 East; 3) The proposed growth management boundary; and 4) Accessory building standards.

The council made recommendations for minor amendments to the zoning ordinance. Councilmember Barber suggested adding the Development Review Committee under the administrative bodies and officers section of Chapter Three - Administration. The council also discussed possibly amending the standard for fencing along arterial streets. Mr. Comstock will propose an amendment to be included in the subdivision ordinance.

Miscellaneous Items

The council discussed miscellaneous items.

Adjournment

Councilmember Huff made a **motion** to adjourn the meeting of the Spanish Fork City Council at 10:15 pm. The **second** was made by Councilmember Swenson, and the motion **passed** with a unanimous vote.