

Adopted Minutes
Spanish Fork City Council Meeting
September 30, 1996

The meeting was called to order at 6:35 pm by Mayor Marie W. Huff. The pledge of allegiance was lead by Councilmember Matthew D. Barber.

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

Staff Members Present: David A. Oyler, City Manager; Richard J. Heap, Engineer/Public Works Director; Greg Comstock, City Planner; Kent Clark, Finance Director; S. Junior Baker, City Attorney; and Gina Peterson, Deputy Recorder.

Citizens Present: Bob Gunnell, *RB&G Engineering*; Richard Burness, Hovik Baghoomian, Andrew Rose, Jim Duncan, Jim Pendray, and Rita Hales.

General Plan and Zoning Ordinance Discussion

Mr. Comstock explained the council has wrestled with the issue of whether to zone the Keller/Larson property (the old landfill) for manufactured homes or commercial/industrial. He stated the staff has looked at and discussed the feasibility of the proposed office use for this area. Mr. Comstock discussed different feelings of the staff with regard to the old landfill. He explained that although the staff feels the property could be used for commercial/industrial functions, they also feel it would take an extreme amount of time for small commercial buildings to saturate such a large area. Mr. Comstock also stated the staff did not feel a large commercial or industrial business would locate on the property due to the property once being used as a landfill.

Mr. Bob Gunnell, an engineer from RB&G Engineering, explained they had done a study on the property to analyze potential environmental concerns with the land and not to determine types of structures to be built. RB&G determined the property not to contain hazardous waste. Mr. Gunnell stated that regardless of what type of structure is built on the property, a drainage system would need to be installed to lower the water table, and a ventilation system to vent the methane gas. In addition, he suggested excavating a few feet of garbage and compacting the ground to alleviate potential settlement problems. Mr. Gunnell then reviewed different types of footings and foundations that could be used on the property. He indicated that casings would cost between two and a half to five times that of a normal foundation.

Mr. Gunnell feels that although costs for excavation and drainage will still be incurred, a manufactured home park would be an ideal use of the property. If settlement were to occur, you could easily go underneath and level the home.

Mr. Oyler summarized conversations and stated the council might want to keep the area zoned for residential use. Addressing the concern of the area being a "residential island", Mr. Oyler explained the area east of the old landfill is proposed to be zoned for residential use when it is annexed into the City. He stated if the area is zoned for manufactured homes, the council would need to take the necessary steps to ensure regulations were in place to keep the project high quality.

The council discussed possible residential use of the property and the liability associated with it. Mayor Huff asked Mr. Rose if he understood the responsibility the developers face. Mr. Pendray talked with the

council about the proposed manufactured housing project. He stated they were willing to work with the City to make it a good quality area. Discussion took place on landscaping, open space, and requirements for manufactured homes.

Mr. Oyler stated Mr. Comstock needed direction from the council as to what the proposed general plan should say. He cited the two main issues remaining as 1) Larson/Keller property zoning, and 2) Five-acre/one-acre zoning in the Leland area and East Bench.

Ms. Hales asked if manufactured homes in the park will be taxed as real property. Mr. Oyler said the ordinance would have to be reviewed as it was written not with land leased, but owner occupied manufactured homes in mind. Mr. Woodhouse expressed concern with the City's potential liability regarding pollutants and methane gas. Attorney Baker explained the City could insulate itself by requiring streets to be private, but a potential risk existed in that the City at one time had ownership of the property.

***Note: Councilmember Woodhouse was excused at 7:45 pm*

Councilmember Shaw remarked this issue has not been an easy one for the council. She feels the new manufactured homes can be attractive and of good quality. She recommended the property be zoned R-1-8 which would allow manufactured home use. Councilmember Barber recommended the property be zoned commercial/industrial. Councilmembers Huff and Swenson agreed with Councilmember Shaw's recommendation of R-1-8. Mr. Oyler summarized the council's view and stated Mr. Comstock would revise the proposed general plan so this property would reflect an R-1-8 zone.

Adjournment

Councilmember Shaw made a **motion** to adjourn the meeting of the Spanish Fork City Council at 7:55 pm. The **second** was made by Councilmember Huff, and the motion **passed** with a unanimous vote.