

**Adopted Minutes
Spanish Fork City Planning Commission Meeting
March 19, 1996**

The meeting was called to order at 7:00 pm by Commissioner Clyde A. Swenson.

Commission Members Present: Commission Members Clyde A. Swenson, Brian Phillips, and Doug Christensen. Vice-Chair David Ludlow arrived at 7:10 pm.

Staff Members Present: Greg A. Comstock, City Planner; David A. Oyler, City Manager; Richard J. Nielson, Assistant Public Works Director; and Heather Frost, Deputy Recorder.

Citizens Present: Frank Johnson and Chris Child.

Minutes

Mr. Phillips made a **motion** to approve the minutes of the March 5, 1996, meeting of the planning commission. The **second** was made by Mr. Christensen, and the motion **passed** with a unanimous vote.

*Note: Mr. Ludlow arrived at 7:10 pm.

Kerry J - Plat C - Amended Preliminary Plat

Mr. Comstock reviewed the amended preliminary plat. He noted one lot has been added and there have been some lot line adjustments. He said the Development Review Committee has recommended approval of the amended preliminary with the condition the other half of the twin home lot from plat B is shown on plat C.

Mr. Christensen made a **motion** to recommend approval of the Kerry J - Plat C - Amended Preliminary Plat. The **second** was made by Mr. Swenson, and the motion **passed** with a unanimous vote.

Capital Facilities Plan

Mr. Nielson updated the planning commission on the status of the capital facilities plan in regards to water, sewer, storm drainage, and streets as follows:

- 1) **Water** - Based on the State requirement of 800 gallons per day per connection, with the current water supply and no secondary system, Spanish Fork City could provide for a population of approximately 23,000. With a secondary system and untreated river water, using the same 800 gpd requirement, the population could go up to 50,000. If the city opts for a secondary system, it will not be necessary to bring the Crab Creek pipeline down for 15-20 years, if not, the pipeline will have to be brought down soon. Regardless of the decision on the secondary system, the public works department recommends piping the springs within the next 2-3 years due to

environmental and financial reasons. The current cost to run the Crab Creek pipeline is estimated at \$2,000,000. Mr. Oyler reviewed the bond process and the cost to the citizens to run the pipeline. Mr. Nielson outlined the proposed wells which will be used if the secondary system is chosen. Mr. Swenson noted the secondary system will be paid by a revenue bond if the council approves a secondary system.

- 2) ***Sewer*** - The majority of the sewer system within the old part of town which was installed in the 1930's is six-inch vitrified clay pipe. These old lines are in questionable condition. The Utah State of Environmental Quality requires a minimum of eight inch diameter pipe. Currently there is about 101,500 feet of this pipe still in the system. About 6,000 feet or 12 blocks is known as problem lines and should be replaced within the next five years. Replacing four blocks of known problem lines per year will cost \$40,000 each year and would be completely replaced within five years. After the known problem lines are replaced, the line replacement should continue in order to replace lines that are currently adequate, but will cause problems in the future. Mr. Nielson reviewed the capacity of the existing sewer trunklines. He noted there are presently only four lift stations on the collection system, the Oaks, Fairway Meadows, Industrial, and North Industrial. The city will only allow additional lift stations when it is not possible to provide for gravity flow from the area served. Phase one of the Bottoms trunkline will be bid out in May with tentative completion this fall. The wastewater treatment plant was reconstructed in 1983. The peak flow capacity is ten mgd. The present average flow to the plant is three mgd. With Mapleton connecting to the plant, there will be an increase of 0.39 mgd initially, and 0.59 mgd ultimately. It will be about 10 years before modifications are needed on the treatment plant.
- 3) ***Storm Water*** - Existing storm drain facilities are primarily open irrigation/gutters in the old part of town and sumps in the new areas that have been developed over the past 25 years. The city requires all new developments to maintain a 25-year storm event on-site. A one year bond is required to make the developer responsible if the sump fails. The city will need to provide storm drainage facilities for the amount of runoff that is in excess of the 25-year storm event. The city will also provide for a pipe network to drain storm water to the Spanish Fork River or Dry Creek. This plan will address the system in five different areas including the Southeast Bench, the Northeast Bench, the West Fields, the Central City, and the Industrial Area. The detention/retention basins will be mapped out and will also function as parks.

- 4) **Streets** - The cost to bring every city street to new standard, requiring only minimal maintenance, is \$5,000,000. The city currently received \$225,000 from the B & C Roads for annual reconstruction of streets. Because of the increasing cost of materials and the overall age of the city streets, this amount needs to be doubled to adequately maintain the city streets. Funds are currently being allocated annually for sidewalk replacement. This practice needs to continue as sidewalks will continue to deteriorate. Mountainlands Association of Governments is currently developing a proposal for a bicycle and trails plan in Spanish Fork City. The county is working toward a trail system -- Spanish Fork River Parkway. Mr. Nielson mentioned the present transit system is a UTA bus system. He said the signalization in Spanish Fork City is currently adequate.

Draft Zoning Ordinance

The commissioners continued their review of the draft zoning ordinance. The districts reviewed were the residential office zoning district, the commercial office zoning district, and the downtown commercial zoning district. The commission recommended some minor amendments to the proposed uses in the above listed districts.

The commission discussed bed & breakfast businesses and the districts in which bed & breakfast businesses should be allowed.

Mr. Ludlow made a **motion** to include a bed & breakfast in the uses subject to conditions in the residential office zoning district. The **second** was made by Mr. Phillips, and the motion **passed** with a unanimous vote.

They also considered allowing any homeowner in any residential zoning district to rent their basement as an apartment with the condition the main portion of the home is owner occupied. Mr. Comstock was asked to check into other cities' requirements for the rental of basement apartments.

Adjournment

The meeting of the planning commission adjourned at 10:15 pm.