

**Adopted Minutes**  
**Spanish Fork City Planning Commission Meeting**  
**April 2, 1996**

The meeting was called to order at 7:00 pm by Chair Doug Barber.

Commission Members Present: Chair Doug Barber, and Commission Members Clyde A. Swenson, Brian Phillips, J. Wayne Nelson, and David Ludlow.

Staff Members Present: Greg Comstock, City Planner; David A. Oyler, City Manager; and Heather Frost, Deputy Recorder.

Citizens Present: Tom Uriona and James Demita.

Chair Barber asked the planning commission members if any of them would like to disclose a conflict of interest. Mr. Ludlow disclosed he is part owner of a physicians' clinic that may be a competitor of IHC.

**IHC Zone Change**

Chair Barber explained IHC has requested a zone change from R-1-6 to SC-1 on approximately 8.24 acres of property located on the southwest side of US Highway 6 south of 1000 North and east of 600 East. He noted the Development Review Committee has reviewed the zone change request and has tabled a decision until the Comprehensive General Plan update is complete. Mr. Tom Uriona, IHC Real Estate Manager, informed the commission IHC has an option to purchase the above outlined property contingent upon zone change approval. Mr. Uriona proposed changing the zone to SC-1 which would allow a health care clinic which they propose, with the potential for some retail shops, and possibly a restaurant. Mr. Comstock informed the commission the recommendation of the staff is to not approve the zone change in order to be consistent with other zone change requests received during the Comprehensive General Plan update. He informed Mr. Uriona the property will most likely be zoned shopping center, but the commissioners have not determined the percentage of offices that will be allowed within the shopping center zone. Mr. Uriona mentioned health care clinics are not tax exempt, there will be property tax paid on the property. Other points were highlighted as follows: 1) IHC will use roughly 50 percent of the property for their health care clinic, the remaining property use has not been determined; 2) With this use, a connection directly on US Highway 6 would not be necessary; 3) The facility will not be built until 1998; and 4) Offices between the residential use and the retail uses may serve as a buffer.

Mr. Swenson and Mr. Nelson asked why the zone change should not be approved if the property will most likely be shown as shopping center zone. Mr. Nelson asked for objections for placing a medical facility in the shopping center zone. Mr. Uriona noted approximately one-half of the property IHC buys is zoned commercial. Mr. Comstock said the question is how much office will be allowed in the shopping center zone? Mr. Ludlow pointed out the fact that this property is prime shopping center land, he said if the commission wanted professional offices on the property, then they should zone it professional office. Mr. Oyler stated the main concern is with sales tax. He said if the commission is not concerned with the possible sales tax that could be generated if the entire property were used as retail, then the proposal would be ideal. Mr. Phillips asked if the commission should determine the amount of office allowed in the shopping center zone. Mr. Comstock said the commission does need to make that determination, but the main issue is consistency. He said other zone change requests have been turned down because of the Comprehensive General Plan update, and the commission should be consistent. Mr. Oyler noted there will be a public hearing on the zone change request, he said neighbors of the property will have the opportunity to voice their opinions concerning this proposal and that information may give the council some insight as to what would be the best use of the land.

Mr. Nelson said he is sympathetic to the buyer of the property, but he feels the planning commission should be consistent. Mr. Nelson made a **motion** to table a decision on the IHC zone change request from R-1-6 to SC-1 until the Comprehensive General Plan is completed. After some discussion regarding the recommendation from the planning commission, Mr. Nelson amended his **motion** to recommend denial of the IHC Zone Change request to be consistent with other zone change requests. Mr. Swenson **seconded** the motion, and the motion **passed** with a unanimous vote.

### **Zoning Ordinance**

Mr. Comstock informed the commission of the status of the update of the Comprehensive General Plan. They discussed the public hearings and the notification process to get citizens involved. Suggested methods of notification are advertise in local paper, not only in the public notice section, but also in the main part of the paper, and possibly include information in the utility bill.

The commissioners reviewed the draft zoning ordinance. The zoning districts reviewed were neighborhood commercial, general commercial, and the shopping center zoning district. The commissioners recommended some additional restrictions to some of the districts. They also recommended some minor amendments to the draft. Some main points of discussion were: hours of operation in neighborhood commercial, making private clubs a permitted or conditional use, whether sexually oriented businesses should be allowed in any zoning district, and the conditions that should be required for veterinary offices. A lengthy discussion took place regarding allowing offices in the shopping center

zoning district. The commissioners will discuss that item further at a later meeting.

**Adjournment**

Mr. Nelson made a **motion** to adjourn the meeting of the planning commission at 10:15 pm. The **second** was made by Mr. Phillips, and the motion **passed** unanimously.