

**Adopted Minutes
Spanish Fork City Planning Commission Meeting
September 3, 1996**

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

Commission Members Present: Chair Doug Barber, and Commission Members Clyde A. Swenson, Doug Christensen, and David Ludlow. Commissioner Brian Phillips arrived at 7:15 pm.

Staff Members Present: Greg Comstock, City Planner; Gina Peterson, Deputy Recorder; and Heather Frost, Public Safety Department Secretary.

Citizens Present: Andrew Rose and Richard Burness.

Minutes

Mr. Swenson made a **motion** to approve the minutes of the August 6, 1996, meeting of the Spanish Fork City Planning Commission. The **second** was made by Mr. Christensen and the motion **passed** with a unanimous vote.

Manufactured Home Zoning District

Mr. Comstock lead a discussion on the possibility of creating a new zoning district specifically for a manufactured housing subdivision. He noted the old landfill property located near Expressway Lane is currently zoned for manufactured housing, but the city council recommends the zoning be changed to commercial/business park.

Mr. Comstock pointed out other possible sites within the city on which a manufactured home subdivision may be built.

Mr. Ludlow suggested listing the pros & cons of creating a new district. The first pro he mentioned was a manufactured housing subdivision would provide affordable housing. The commission discussed affordability issues.

***Mr. Phillips arrived at 7:15 pm.*

Mr. Andrew Rose informed the commission of current pricing for manufactured homes using the existing standards and also using the proposed land leased standards. Mr. Comstock stated because of the amount paid for the leased property, a land leased manufactured home may be no more affordable than a manufactured home on a purchased lot.

Mr. Ludlow listed cons to land leased manufacture home subdivisions including environmental (human) and social issues. He questioned the possibility of CC&R's strict enough to eliminate those concerns. Mr. Rose said he would propose landscaping around the perimeter of the development to make it aesthetically pleasing. He listed possible

CC&R's for a manufactured home subdivision. Mr. Comstock added that developments with many amenities have proven to maintain their quality and pleasant looks longer.

The commission discussed affordability issues. In discussing specific pricing for a home vs. a manufactured home in a land leased subdivision, Mr. Rose stated that because of land prices in the city, a manufactured home subdivision will not be developed on any other property in the city other than the old landfill.

Mr. Comstock suggested tabling further discussion and/or a decision on creating a manufactured home zoning district until the city council reaches a decision on the zoning of the old landfill property.

Miscellaneous

Mr. Comstock outlined the city council's schedule for adopting the general plan.

Mr. Ludlow and Mr. Phillips expressed their concern with the need for affordable housing. They stated this is one of the issues they would like relayed to the city council.

Mr. Phillips asked about the information the commission has requested regarding the Ivie Acres Subdivision. Mr. Comstock stated he will check with Attorney Baker.

Mr. Comstock updated the commission on the status of the Strawberry lawsuit.

Additional discussion took place regarding the schedule for adoption of the new general plan.

Adjournment

A **motion** was made by Mr. Christensen to adjourn the meeting of the planning commission at 8:15 pm. Mr. Phillips **seconded**, and the motion **passed** unanimously.