

**Adopted Minutes**  
**Spanish Fork City Planning Commission Meeting**  
**October 1, 1996**

The meeting was called to order at 7:10 pm by Chair Doug Barber.

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

Elected Officials Present: Councilmembers Thora L. Shaw, Sherman E. Huff, and Matthew D. Barber. Mayor Marie W. Huff arrived at 7:40 pm.

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

Citizens Present: Shirley Vincent, Carol Swenson, Ray A. Swenson, Allen Evans, Dale R. Barney, Allan B. Thomas, Blair R. Hamilton, Harold Hurst, Sherman V. Bearson, Elsie Thomas, and Cheryl C. Evans.

**Minutes**

Mr. Christensen made a **motion** to approve the minutes of the September 3, 1996, meeting of the Spanish Fork City Planning Commission. The **second** was made by Mr. Nelson, and the motion **passed** with a unanimous vote.

**General Plan and Zoning Ordinance**

Mr. Comstock reviewed changes in the proposed zoning of south Main Street. He also stated the City Council recommended the old landfill property be zoned R-1-8 to allow for manufactured housing. Mr. Comstock stated standards and criteria will now have to be set up for a manufactured home park being built on a land-leased basis.

The Commission was asked to explain their views on the proposed zoning of Leland and the East Bench to City Council members in attendance. Mr. Swenson explained zoning the area R-A-5 (five-acre zoning) will not constrict development, because when utilities are installed, making development possible, the area will be rezoned for the development. He expressed the concern that if the area is left at one-acre zoning, one acre lot subdivisions could potentially develop. If the area is a five-acre zoning, there is no potential for one-acre subdivisions. Mr. Comstock explained the concern of the property owners is the proposed zoning presents a devaluation and down zoning of their property. He also stated citizens were concerned if the need arose to sell a small portion of their property, they would not be able to with the proposed zoning. Mr. Comstock proposed two options to keep zoning at R-A-1 would be: 1) A six month moratorium on subdivisions in the area, or 2) A moratorium on any subdivision until the Strawberry lawsuit is

resolved. Mr. Ludlow explained the City has always envisioned the East Bench area to be hi-density developments. He stated this has been shown since the 1983 Master Plan. Mr. Nelson stated the Commission has recommended the area be zoned R-A-5, now the City Council needed to decide their recommendation.

*\*\*Note: Mayor Marie W. Huff arrived at 7:45 pm.*

Discussion took place on the proposed zoning of the East Bench and Leland. The Commission restated their recommendation of zoning the area R-A-5.

### **Subdivision Ordinance Revisions**

Mr. Heap reviewed proposed revisions in Title 16, the City's current Subdivision Ordinance and Development and Construction Standards.

### **Adjournment**

A **motion** was made by Chair Barber to adjourn the October 1, 1996, meeting of the Spanish Fork City Planning Commission at 9:15 pm. Mr. Phillips **seconded**, and the motion **passed** unanimously.