

**Adopted Minutes  
Spanish Fork City Planning Commission Meeting  
November 5, 1996**

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

Commission Members Present: Chair Doug Barber, and Commission Members Doug Christensen, Brian L. Phillips, and Clyde A. Swenson. Commissioner David A. Ludlow arrived at 7:10 pm. Commissioner J. Wayne Nelson was excused.

Elected Officials Present: Councilmember Matthew D. Barber.

Staff Members Present: Greg Comstock, City Planner; Richard J. Nielson, Assistant Public Works Director; and Gina Peterson, Deputy Recorder. City Manager David A. Oyler arrived at 8:00 pm.

**Minutes**

Mr. Christensen made a **motion** to approve the minutes of the October 1, 1996, meeting of the Spanish Fork City Planning Commission. The **second** was made by Mr. Phillips, and the motion **passed** with a unanimous vote.

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

**Public Hearing - Revisions on Title 16 (Subdivision and Development Standards)**

A **motion** was made by Mr. Christensen to open the Public Hearing at 7:15 pm. Mr. Ludlow **seconded** and the motion **passed** with a unanimous vote.

Mr. Nielson reviewed proposed changes in the Development Review Standards and the Subdivision Ordinance (Title 16) with the Commission. Chair Barber asked for any questions regarding the proposed changes.

Mr. Swenson discussed approval of contractors in section 39.12.010. He feels caution should be exercised to ensure City work is done by high quality contractors. Mr. Phillips recommended using a rating system similar to the one the State uses for contractors. Mr. Swenson expressed concern with subcontractors taking advantage of the general contractor and City. He stated the work needs to be done correctly the first time around.

No other comments were received.

A **motion** was made by Mr. Ludlow to recommend the Subdivision and Development Standards revisions, as amended to the City Council. The **second** was made by Mr. Christensen, and the motion **passed** with a unanimous vote.

Mr. Phillips made a **motion** to close the Public Hearing at 7:30 pm. The **second** was made by Mr. Christensen, and the motion **passed** unanimously.

## Other Business

Mr. Comstock stated the proposed General Plan and Zoning Ordinance is scheduled to be adopted by the City Council on November 6, 1996. He presented an example of maps now available to the public with general zoning information on the back of the map. Mr. Comstock reviewed new application forms for conditional use permits and other items.

Discussion took place on the possible tailoring of certain industrial areas in the north of the City to a business park zoning district. These areas would have a more restrictive use list. Mr. Comstock expressed concerns that the I-1 zoning designation allows some alternative uses that may not be conducive to a large employee business. After discussion, the Commission requested Mr. Comstock get with Mr. Oyler and present more detailed information at the next meeting.

Mr. Comstock updated the Commission on the Spanish Trails subdivision.

The Commission discussed monotony of subdivisions. Mr. Comstock stated in new subdivisions some sort of product review will be done, but nothing in ordinance form has been done regarding monotony of subdivisions. The Commission discussed the possibility of creating an ordinance for this issue. It was decided future subdivisions will be monitored to see if an ordinance for monotony of subdivisions is needed.

*\*\*Note: City Manager David A. Oyler arrived at 8:00 pm.*

The Commission discussed their feelings on the Sunset Park subdivision. Mr. Ludlow feels affordable housing is a good concept, but with the same styles of houses used too frequently, there is not enough diversity. Mr. Comstock stated once the landscaping fills in the area will seem less monotonous.

## Adjournment

Mr. Christensen made a **motion** to adjourn the Spanish Fork City Planning Commission meeting at 8:20 pm. Mr. Phillips **seconded** and the motion **passed** with a unanimous vote.