

**Adopted Minutes
Spanish Fork City Council
Joint Work Session with Planning Commission
October 15, 2019
Spanish Fork City Office
40 South Main Street
Spanish Fork, UT 84660**

Elected Officials Present: Mayor Steve Leifson, Councilmembers Keir A. Scoubes, Mike Mendenhall, Stacy Beck, Chad Argyle, Brandon Gordon.

Staff Present: Seth Perrins, City Manager; Junior Baker, City Attorney; Tyler Jacobson, Assistant City Manager; Dave Anderson; Community Development Director; Chris Thompson, Public Works Director; Kent Clark, City Recorder/Finance Director; Scott Aylett, Public Information Officer; Angie Warner, Deputy Recorder.

Planning Commission Present: John Mendenhall, Richard Davis, Kevin Oyler, Todd Mitchell,

Citizen Present: Shane Marshall.

ADJOURN TO JOINT WORK SESSION WITH PLANNING COMMISSION:

7:38pm

Dave Anderson reviewed that with the Riverbottoms, the consensus is that the community wants both ends of the spectrum. Some don't want change, others want change, some want to continue to farm and there are the landowners that want to keep their property as long as they want and sell when they are ready for the most money they can get.

Mr. Anderson feels that the community is worn out on this subject and that we have gotten the most information we can from the community.

Mr. Anderson expressed that what we don't know about the Riverbottoms is what to implement, when, and how and we need to balance the interests. We do know what our options are and the tools to use through this Vision of the Riverbottoms study. Mr. Anderson said with the right kind of help and support, we can do something with the Riverbottoms that can be different than what other communities have done. Mr. Anderson would like the Vision of the Riverbottoms study to become part of the General Plan.

Kevin Oyler asked how many property owners there are in the Riverbottoms.

Mr. Anderson said about 115.

Mr. Oyler asked if we need everyone on board with the plan.

Mr. Anderson answered no, but we would want as many as we can.

Discussion took place about the flood plain and what can be built where.

Mr. Perrins presented the following maps showing the different options of how the Riverbottoms could be developed.

Scenario 1

This scenario is founded in the two most distinct opinions that were shared by the community (development vs. no development). It would allow for development in the River Bottoms but only in certain areas that are outside of the 100- year Floodplain. Development would not occur in close proximity to the Spanish Fork River and agricultural operations would be separated from development by a collector road. An opportunity to move development rights from the 100-year Floodplain to other areas in the River Bottoms would be implemented. More intense development would be allowed in the area that is closest to Main Street. Less intense development would be allowed in the areas above the River Bottoms to the south and to the north of the collector road.

Scenario 2

This scenario also represents an effort to balance desires to develop with the desires to limit development in the River Bottoms. This scenario is similar to Scenario 1 but would not permit development adjacent to Main Street. This scenario would still permit less intense development north of the collector road and above the River Bottoms to the south. By not allowing development adjacent to Main Street, a view corridor from Main Street to the mouth of Spanish Fork Canyon would be preserved and no development would occur in the 100-year Floodplain. An opportunity to move development rights from the 100-year Floodplain would be implemented.

Scenario 3 – no road – just TDR's

This scenario would allow for the greatest preservation of agricultural lands in the River Bottoms while allowing for development rights to be transferred elsewhere in the community. Receiving areas outside of the River Bottoms in Spanish Fork would be identified and a program would be developed with the intent of inducing property owners in the River Bottoms to transfer those rights for development in the receiving areas and above the River Bottoms to the south.

Scenario 4 – no change

Mr. Anderson said he found some information on TDR's Best Practices. He will send it to everyone. Mr. Anderson said with the interest of developers that keep coming and the property owners are starting to become more ready. Now is the time to come to a decision of what the City would want this to be so we are ready.

Mr. Oyler would go with scenario 3,

Todd Mitchell likes scenario #3 and TDR's to control the receiving areas.

Richard Davis would leave it in the county.

John Mendenhall indicated he would have it stay in the county until the landowner wants to annex.

Mr. Perrins expressed that a year and a half has been spent working on this and we are all tired, but if we don't decide something, then why did we do all this work.

John Mendenhall wants to protect the landowners in the Riverbottoms. They are long time family farmers and they want to farm and want their money out of it. He feels the City needs do something to meet the people's needs as well as the City knowing how they are going to provide service. He would not want to leave it the way it is at the 40 acres.

Mr. Davis asked if the City could create a zone for 5 acre lots.

Mr. Perrins explained that the difference between City and County, is the infrastructure. In the County, you are not running lines from home to home, where you would be in the City which would cost a lot of money.

It was agreed that we need to study the TDR's more and get everyone to understand them.

Councilman Gordon made a motion to adjourn.

Councilwoman Beck seconded and the motion passed all in favor at 10:19pm.

ADOPTED: November 5, 2019

Angie Warner, Deputy Recorder