

**Adopted Minutes
Spanish Fork City Council Meeting
November 15, 1995**

The meeting was called to order at 6:30 pm by Mayor Marie W. Huff for a preliminary review of the agenda. At 7:00 pm the pledge of allegiance was lead by local boy scout Zachery Nielsen.

Elected Officials Present: Mayor Marie W. Huff, and Councilmembers Jerald M. Chapple, Kim H. Peterson, Thora L. Shaw, Rex Woodhouse, and Clyde A. Swenson.

Staff Members Present: David A. Oyler, City Manager; Kent R. Clark, Recorder/Finance Director; Richard J. Heap, Engineer/Public Works Director; Dee Rosenbaum, Public Safety Director; Richard J. Nielson, Assistant Public Works Director; S. Junior Baker, City Attorney; Greg Comstock, City Planner; and Heather Frost, Deputy Recorder.

Citizens Present: Heather Ostler, Creed Stephenson, Susan Brown, Jeff Brown, Sam Hadlock, Stewart Campbell, Ray Campbell, Aaron Campbell, Zachery Nielsen, Riginald Chapman, Tyler Healey, Shawn Christensen, Heath Brickson, Ryan Brickson, Daniel Trimble, Dean Harmon, Jordan Nielsen, Donovan Behunin, Cris Child, Leann Moody, Spanish Fork Press; and Deena Bills.

Minutes

Councilmember Shaw made a **motion** to approve the minutes of the November 8, 1995, regular meeting of the city council. The **second** was made by Councilmember Chapple, and the motion **passed** with a unanimous vote.

Employee of the Quarter

Mr. Richard J. Nielson, Assistant Public Works Director, was named "Employee of the Quarter" for the third quarter of 1995. Mayor Huff and the council presented him with a certificate and a check.

Public Hearing - Changes in Parking - Title 17

Councilmember Peterson made a **motion** to open the public hearing at 7:15 pm. The **second** was made by Councilmember Shaw, and the motion **passed** unanimously.

Mr. Comstock informed the council the planning commission has reviewed options to resolve the parking problem the city is currently experiencing with twin homes. He reviewed the options as follows: 1) Require all new single family homes, duplexes, and twin homes to have two covered parking spaces per dwelling unit; 2) Require all new single family homes, duplexes, and twin homes to have one covered parking space per dwelling unit plus an open parking area with a minimum width of 18 feet for each dwelling unit. Such open parking area may be within the setback area; and 3) Require site plan review and approval by the City's Development Review Committee for any single family home, duplex, or twin home which does not have two covered parking spaces, allowing the Committee flexibility to consider parking within the set back area, but not allowing tandem parking. Mr. Comstock said after considerable discussion, the planning commission recommended the third option. He said once a design is approved by the Development Review Committee, the building department will be informed to always approve that design. Mr. Cris Child asked if there would be an appeal process if the developer does not agree with a decision of the Development Review Committee. Mr.

Oyler said the decision could be appealed to the planning commission and the city council. Councilmember Shaw asked if the square footage of the twin home lots should be taken into consideration. Discussion took place regarding square footage. Mr. Comstock said the planning commission would be discussing square footage requirements at their next meeting. Councilmembers Shaw and Woodhouse expressed feeling single family homes should be treated differently than twin homes. Councilmember Shaw made the following recommendations: 1) The square footage of a twin home lot be increased 2000 feet; 2) Single family dwellings be looked at differently than twin homes; 3) Single family homes be required to have two covered parking spaces; and 4) Twin homes be required to have two covered parking spaces and two uncovered spaces, for a total of four parking spaces for both units.

Councilmember Shaw made a **motion** to table a decision on Ordinance 17-95: Ordinance Amending the City Parking Requirements and to continue the public hearing to the following meeting of the city council. The **second** was made by Councilmember Peterson, and the motion **passed** unanimously.

Councilmember Shaw made a **motion** to close the public hearing at 8:15 pm. Councilmember Chapple **seconded**, and the motion **passed** with a unanimous vote.

Natural Gas Franchise Fee

Attorney Baker reviewed proposed Ordinance 18-95: An Ordinance Establishing Natural Gas Utility Revenue Fee.

Councilmember Chapple made a **motion** to adopt Ordinance 18-95: An Ordinance Establishing Natural Gas Utility Revenue Fee. The **second** was made by Councilmember Peterson, and the motion **passed** with a **majority** vote of 3:2; with Councilmembers Chapple, Peterson, and Swenson voting in favor of the motion, and Councilmembers Shaw and Woodhouse voting opposed to the motion.

Dean's Quality Transmissions - Property Line Agreement

Mr. Oyler explained Mr. Dean Lab is in the process of purchasing property at 600 North Main from Mr. Warren Call. He said in 1983 Mr. Call added onto his building and 6 inches of the addition is in the city's right-of-way. At that time the city council decided to lease the 6 inches of property to Mr. Call for \$25 per year. The lease has since terminated for non-payment. Mr. Oyler listed options open to the council: 1) Continue leasing the property; 2) Sell the property to the new owners; 3) Order the owner to tear down the six inches of building on the city's right-of-way.

Councilmember Swenson made a **motion** to continue leasing the property to the new owners for \$25 per year. Councilmember Woodhouse **seconded** the motion, and it **passed** with a **majority** vote of 3:2; with Councilmembers Swenson, Woodhouse, and Shaw voting in favor of the motion, and Councilmembers Peterson and Chapple voting opposed.

Councilmember Peterson made a **motion** to include in the lease the provision that the lease is assumable should the owners sell the building. The **second** was made by Councilmember Chapple, and the motion **passed** unanimously.

Ambulance Bids

Mr. Clark reviewed the bids with the council. Clint Harwood and Jeff Smith of the ambulance department were present at the meeting. They said the recommendation of the ambulance department is the bid from Professional Sales/Service for the Horton Ambulance including the light bar for the amount of \$78,623.00.

Councilmember Peterson made a **motion** to award the ambulance bid to Professional Sales/Service for the Horton Ambulance for the amount of \$78,623.00. The **second** was made by Councilmember Swenson, and the motion **passed** unanimously. Other bids received: Rocky Mountain for a Wheeled Coach for \$77,223 (bid does not include light bar); and Fire-Med for a Majestic for \$80,100.

Administrative Assistant Title Change

Mr. Oyler said it is the recommendation of the Personnel Committee the title of Administrative Assistant be changed to Assistant City Manager. He noted the title change would not affect the functions of the position, the same basic functions will apply. The Assistant City Manager will act as the City Manager in the absence of the City Manager.

Councilmember Shaw made a **motion** to change the title of the Administrative Assistant to Assistant City Manager. The **second** was made by Councilmember Peterson, and the motion **passed** unanimously.

Non-Agenda Item

Mr. Heap reviewed the recommendations made at the Community Development Block Grant public hearing. He said after checking, he found the Down Syndrome computer software, which was recommended at the public hearing, does qualify. He asked the council for direction. The council advised Mr. Heap to apply for a grant for both funding for additional parking at the senior citizen center and also funds for a computer software program for the disabled, noting the priority is funding for the senior parking area.

Adjournment

Councilmember Peterson made a **motion** to adjourn the meeting at 9:00 pm. The **second** was made by Councilmember Shaw, and the motion **passed** with a unanimous vote.