

**Adopted Minutes
Spanish Fork City Council Meeting
December 6, 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 Riley Binks.

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; S. Junior Baker, City Attorney; Greg Comstock, City Planner; Cory Slaymaker, Patrol Officer; and Heather Frost, Deputy Recorder.

Citizens Present: Jay Birch, Jack W. Leifson, Sherman E. Huff, Cory Slaymaker, Cris Child, Janet Pierce, Kim Pierce, Richard Binks, Riley Binks, Rodger Hardy, Deseret News; and Leann Moody, Spanish Fork Press.

Minutes

Councilmember Peterson made a **motion** to approve the minutes of the November 15, 1995, regular meeting of the city council. The **second** was made by Councilmember Chapple, and the motion **passed** with a unanimous vote.

Employee Introduction

Mayor Huff introduced Officer Cory Slaymaker to the council. He has been hired as patrol officer in the public safety department.

Councilmember Recognition

Mayor Huff and Councilmembers Shaw, Swenson, and Woodhouse expressed appreciation to Councilmember Jerald Chapple and Councilmember Kim Peterson for their service as city councilmembers.

Public Hearing - Ordinance 19-95: Amending Subdivision Ordinance & Resolution 95-16: Amending Development Standards

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

Mr. Heap explained the present subdivision ordinance allows one year to complete improvements required for development, he said if within one year the improvements are not completed, the city can collect on the bond and complete the improvements. He informed the council this proposed revision will allow the engineering staff the flexibility to require completion of some improvements within a specified time frame prior to the one year time period.

Councilmember Peterson made a **motion** to adopt Ordinance 19-95: An Ordinance Amending the Subdivision Standards of the City and Resolution 95-16: A Resolution Amending the Spanish Fork City Development Standards. The **second** was made by Councilmember Shaw, and the motion **passed** with a unanimous vote.

Public Hearing - Changes in Parking - Title 17

Attorney Baker reviewed two variations of Ordinance 17-95: An Ordinance Amending the City Parking Requirements. A lengthy discussion took place regarding the proposed variations including discussion on the following points: 1) Parking within the setbacks; 2) Lot sizes; 3) Affordability; 4) Covered and uncovered parking; and 5) Site plan review by the Development Review Committee.

The council agreed required parking should not be allowed within the side yard set back, nor in the front yard set back for single family homes.

Councilmember Swenson made a **motion** to require single family homes to have a minimum of one covered parking space and one uncovered parking space, neither of which may be in the front or side yard set back. The **second** was made by Councilmember Shaw, and the motion **passed** with a **majority** vote of 4:1; with Councilmembers Swenson, Shaw, Woodhouse, and Peterson voting in favor of the motion and Councilmember Chapple voting opposed.

Discussion ensued regarding parking requirements for twin-homes and duplexes. The council discussed having the Development Review Committee review twin home site plans. Councilmember Chapple reiterated feeling the minimum lot size for twin homes is too small. Mr. Oyler informed the council the general plan update scheduled later on the agenda addresses lot size and density. He suggested continuing discussion on the parking issue to after the general plan update.

Councilmember Shaw made a **motion** to close the public hearing at 8:45 pm. The **second** was made by Councilmember Woodhouse, and the motion **passed** with a unanimous vote.

Vehicle Bids

Mr. Clark reviewed bids for a golf course tractor, a ball park tractor, and a trailer for the golf course tractor. He recommended the package bid from Johnson Tractor for \$54,652.

Councilmember Shaw made a **motion** to accept the bid from Johnson Tractor for the following:

Golf Tractor	\$32,398.00
Ball Park Tractor	20,167.00
Trailer	2,087.00
Total (Package)	\$54,652.00

Councilmember Woodhouse **seconded** the motion, and it **passed** unanimously. Other bids received ere from Swains and M & R, they were both unable to bid on all three items.

Mr. Clark then reviewed bids for a Senior Citizen bus. He recommended the bid from Intermountain Coach for the amount of \$60,920. Mr. Clark noted the bus meets ADA requirements.

Councilmember Swenson made a **motion** to accept the bid from Intermountain Coach for a Senior Citizen bus for the amount of \$60,920. The **second** was made by Councilmember Woodhouse, and the motion **passed** with a unanimous vote. Other bid received: Metrotrans of the Rockies, \$73,266.

Change Order #6 Public Safety Building

Mr. Oyler reviewed the proposed change order.

Councilmember Woodhouse made a **motion** to approve change order #6. The **second** was made by Councilmember Chapple, and the motion **passed** with a unanimous vote.

General Plan Update

Mr. Comstock distributed and reviewed a handout showing residential densities. He pointed out the current zoning regulations and the zoning regulations proposed by himself and the planning commission to be adopted as part of the Comprehensive General Plan. Discussion took place regarding the proposed zoning regulations. The council agreed with the proposed zoning concept. Discussion ensued regarding the twin home/duplex parking requirements. Several options were discussed.

Councilmember Swenson made a **motion** to amend the parking ordinance for twin homes and duplexes as follows: Require a minimum of one covered parking space per unit and one uncovered parking space per unit, allowing the uncovered space to be within the front or side yard set back, noting tandem parking will not be allowed. Councilmember Peterson **seconded** the motion, and it **passed** with a unanimous vote.

Attorney Baker was instructed to draft the parking ordinance as directed by the council.

Mr. Comstock updated the council on the progress of the planning commission on the Comprehensive General Plan. He reviewed the concept of growth boundaries and the proposed growth management boundary map with the council.

Adjournment

Councilmember Swenson made a **motion** to adjourn the regular meeting of the Spanish Fork City Council and convene the executive session at 10:05 pm. The **second** was made by Councilmember Peterson, and the motion **passed** unanimously.