

**Adopted Minutes  
Spanish Fork City Council Meeting  
February 7, 1996**

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 Parker Ainge.

Elected Officials Present: Mayor Marie W. Huff, and Councilmembers Rex Woodhouse, Clyde A. Swenson, Thora L. Shaw, and Sherman E. Huff. Councilmember Jack W. Leifson was excused.

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 A. Comstock, City Planner; and Heather Frost, Deputy Recorder.

Citizens Present: Robert Jones, Kenley Brinkerhoff, Weston Peterson, Eric Eddington, Parker Ainge, Aaron Wiggins, Leann Moody, Spanish Fork Press; Rick Salisbury, and Dave Herring.

### **Minutes**

Councilmember Shaw made a **motion** to approve the minutes of the January 17, 1996, regular meeting of the city council, with one noted addition. The **second** was made by Councilmember Huff, and the motion **passed** with a unanimous vote.

### **Employee of the Quarter**

Mayor Huff and the council awarded Mr. Leander Brown with the "Employee of the Quarter" award for the fourth quarter of 1995. Mr. Brown works at the Spanish Fork City cemetery.

### **Agenda Request - Mr. Dave Herring**

Mr. Dave Herring approached the council and explained he is building one building in which there will be four small individual shop units. He said he is being charged impact fees on each individual unit. Because each unit will have only one toilet and one sink, and the usage will be extremely minimal, Mr. Herring asked for the council's consideration to either reduce the fees or treat the building as a single unit.

Attorney Baker reviewed the impact fee ordinance.

Because of the impact fee ordinance, the council informed Mr. Herring they are unable to change the amount he is required to pay.

### **Public Hearing - Ordinance Z-120: Sunset Park Zone Change Request (R-1-8 to R-1-8 PRD)**

Councilmember Shaw made a **motion** to open the public hearing at 7:15 pm. Councilmember Woodhouse **seconded** the motion, and it **passed** with a unanimous vote.

Mr. Comstock reviewed the zone change request. He explained the Sunset Park development is currently approved for twin homes. He said Mr. Rick Salisbury has bought the property and is proposing to build single family homes within a planned residential development. Mr. Comstock reviewed the proposal. Each home will be detached on its own lot, and there will be a common driveway between two homes accessing garages in the back of each home. The setbacks for each lot will be modified to allow a 20-foot front yard setback to the porch, an 8-foot side setback on one side and a 13-foot setback on the driveway

side, and a 15-foot rear yard setback adjacent to the greenbelt area. Mr. Comstock explained Mr. Salisbury proposes enhancing the amenities from the original concept. The Development Review Committee recommends approval of the zone change request. The Planning Commission recommends approval of the zone change request. They also recommended items to be included in the conditions, covenants, and restrictions. Mr. Comstock displayed a copy of the proposed conditions, covenants, and restrictions, he said all recommendations of the planning commission are included. Mr. Salisbury informed the council he proposes six different elevations. Models will be available only on certain lots, the same model will not be repeated side by side. Councilmembers Shaw and Woodhouse voiced their approval of the concept. Mr. Heap noted all conditions on the original preliminary still apply to this development. The council discussed the conditions, covenants, and restrictions. They will be enforced by the homeowners association. Mayor Huff asked for public input. None was received.

Councilmember Shaw made a **motion** to close the public hearing at 7:35 pm. The **second** was made by Councilmember Woodhouse, and the motion **passed** unanimously.

A **motion** was made by Councilmember Shaw to adopt Ordinance Z-120: Sunset Park Zone Change Request from R-1-8 to R-1-8 PRD. Councilmember Woodhouse **seconded** the motion, and the motion **passed** unanimously.

### **Change Order Request #7 - Public Safety Building**

Mr. Oyler reviewed the change order request with the council.

Councilmember Swenson made a **motion** to accept change order request #7 for the public safety building. The **second** was made by Councilmember Woodhouse, and the motion **passed** unanimously.

### **Lease of Property**

Mr. Clark explained the lease between Spanish Fork City and Spanish Fork Livestock Auction, Inc., has expired. He recommended the council authorize Mayor Huff to sign the lease, if the terms of the lease are satisfactory.

Councilmember Woodhouse made a **motion** to authorize Mayor Huff to sign the lease agreement between Spanish Fork City and Spanish Fork Livestock Auction, Inc. The **second** was made by Councilmember Swenson, and the motion **passed** with a unanimous vote.

### **Fire Station Air Compressor Bid**

Mr. Clark presented the bids received for the fire station air compressor. He recommended the low bid of L.N. Curtis & Sons for the amount of \$27,500.

Councilmember Shaw made a **motion** to accept the low bid of L.N. Curtis & Sons for the fire station air compressor for the amount of \$27,500. The **second** was made by Councilmember Huff, and the motion **passed** with a unanimous vote. Other bids received: Comp Air Mako, \$36,324; and Air Power Service, \$38,540.

### **Ordinance 01-96: Ordinance Creating a Development and Review Committee**

Attorney Baker reviewed the proposed ordinance with the council. He explained this ordinance was written to define the scope and purpose of the Development and Review Committee.

Councilmember Swenson made a **motion** to adopt Ordinance 01-96: Ordinance Creating a Development and Review Committee. The **second** was made by Councilmember Woodhouse, and the motion **passed** unanimously.

### **Ordinance 02-96: Ordinance Prohibiting Roller Blades and Similar Devices From Certain Public Sidewalks**

The council reviewed the proposed ordinance. Councilmember Swenson asked how the ordinance would be enforced. Attorney Baker explained noncompliance with this ordinance would result in an infraction. For juveniles, that would mean youth court and possibly community service. Councilmember Huff asked if bicycles should be included in the ordinance. Mr. Baker voiced some concern with including bicycles. Mr. Oyler noted the city has experienced more problems with roller blades and skateboards than with bicycles.

Councilmember Shaw made a **motion** to adopt Ordinance 02-96: Ordinance Prohibiting Roller Blades and Similar Devices From Certain Public Sidewalks. The **second** was made by Councilmember Swenson, and the motion **passed** with a unanimous vote.

### **Ordinance 03-96: Ordinance Amending Requirements for the Disposal or Lease of Public Property**

Councilmember Woodhouse made a **motion** to adopt Ordinance 03-96: Ordinance Amending Requirements for the Disposal or Lease of Public Property. The **second** was made by Councilmember Swenson, and the motion **passed** with a unanimous vote.

### **Engineering Contract**

Mr. Heap explained the existing pump at the sewer treatment plant is in need of major repair. He proposed replacing the existing pump with a dry well/wet well system. Mr. Heap informed the council Hall Engineering has submitted a proposal to design the system. Some concern was expressed by the council regarding requesting proposals from other engineering firms. Mr. Heap explained Hall Engineering has done several studies for Spanish Fork City and they are familiar with the area. Mr. Heap asked the council if the staff should advertise a request for proposals. After some discussion, the council directed Mr. Heap to draft an engineering contract with Hall Engineering for the council's review.

### **General Plan Update**

Mr. Comstock updated the council on the status of the Comprehensive General Plan update. He reviewed a map of the plan for the street system. Mr. Comstock said the planning commission received copies of the proposed zoning ordinances at the February 6, 1996, meeting. He said more information will be available to the council after the commission's next meeting.

### **Adjournment**

Councilmember Shaw made a **motion** to adjourn the meeting of the Spanish Fork City Council meeting at 8:30 pm. The **second** was made by Councilmember Woodhouse, and the motion **passed** unanimously.