

Adopted Minutes
Spanish Fork City Council Meeting
August 21, 1996

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

Elected Officials Present: Mayor Marie W. Huff, and Councilmembers Matthew D. Barber, Sherman E. Huff, Thora L. Shaw and Clyde A. Swenson. Councilmember Rex Woodhouse arrived at 7:15 p.m.

Staff Members Present: David A. Oyler, City Manager; Kent R. Clark, Recorder/Finance Director; Mary-Clare Maslyn, Assistant City Manager; Richard J. Heap, Engineer/Public Works Director; Dee Rosenbaum, Public Safety Director; Gina Peterson, Deputy Recorder; Heather Frost, Public Safety Department Secretary; Claire B. White, City Treasurer; Jolynne Burnell, Accounting Clerk; and Shannon Hoffman, Utility Billing Clerk.

Citizens Present: Richard Nelson, Brandon Tibbs, Brett Nelson, Josh Tibbs, Cody Wall, Natalie Densley, Rachelle Ainge, Amy Brinkerhoff, Roxanna Johnson, *Spanish Fork Press*; Rodger Hardy, *Deseret News*; Andrew Rose, Rita Hales, Jim Pendray, Kevin B. Bardsley, Ann Banks, Curtis Turnbull, and Steve Miles.

Minutes

Councilmember Barber made a **motion** to approve the minutes of the August 14, 1996, meeting of the Spanish Fork City council. The **second** was made by Councilmember Shaw, and the motion **passed** with a unanimous vote.

Employee of the Quarter

Mayor Huff and the council awarded Ms. Shannon Hoffman with the "Employee of the Quarter" award for the second quarter of 1996. Ms. Hoffman works at the Spanish Fork City utility office.

Citizen Recognition

Mr. Rosenbaum recognized and expressed appreciation to Ann Banks for her contribution and service over the last thirteen years as head of the Spanish Fork City Youth Court. Mr. Rosenbaum stated that the program has been very successful due to the efforts of Ms. Banks and Sgt. Steve Mattinson.

Youth City Council

Ms. Amy Brinkerhoff, Youth City Council Director introduced Ms. Rachelle Ainge and Ms. Natalie Densley as new members of the Spanish Fork City Youth City Council.

Oath of Office - Deputy Recorder

Mr. Clark administered the oath of office to Ms. Gina Peterson, Deputy Recorder. Ms. Peterson is the new Deputy Recorder/Executive Secretary.

Introduction of Board Member

Mayor Huff advised the appointment of Ms. Helen Harris as a new member of the Library Board.

Councilmember Shaw made a **motion** to ratify the appointment of Ms. Harris to the Library Board. The motion was **seconded** by Councilmember Huff and **passed** with a unanimous vote.

***Note - Councilmember Woodhouse arrived at 7:15 p.m.*

Ivie Acres - Preliminary Plat

Mr. Heap presented the Ivie Acres plat to the council. He stated that the plat had been discussed at Development Review Committee and Planning Commission meetings and both bodies had recommended denial due to the lack of sewer capacity and the fact that the property is in the affected area of the Strawberry lawsuit.

A **motion** was made by Councilmember Swenson to deny the Ivies Acres Preliminary Plat. The **second** was made by Councilmember Woodhouse, and the motion **passed** unanimously.

Miscellaneous Storm Drain & Irrigation Bid

Mr. Heap explained that bids have been requested for construction of miscellaneous storm drain and irrigation boxes. Mr. Heap recommended the low bid of Bliss Construction in the amount of \$26,290.00.

A **motion** was made by Councilmember Shaw to award the bid to Bliss Construction for the construction of miscellaneous storm drain and irrigation boxes in the amount of \$26,290.00. The **second** was made by Councilmember Barber, and the motion **passed** with a unanimous vote. Other bids received: H.E. Davis & Sons - \$32,392.50; and Randal Bradford Construction - \$37,536.00.

General Plan & Zoning Ordinance

Mr. Oyler explained Mr. Carl Clegg had called him with a request to speak at council meeting on the manufactured home/land leased community issue. Mr. Oyler stated that the purpose of these meetings is to get input from the citizens. Ms. Rita Hales spoke on behalf of the property owners

Ms. Hales expressed her opposition regarding the council's suggestion to change the zoning of the Keller property (located east of US Highway 6 near Expressway Lane) to commercial / business park.

Ms. Hales stated Spanish Fork City currently allows manufactured homes in any residential zone as long as they have a permanent foundation. Ms. Hales explained that if permanent foundations are required in land leased communities, the property then becomes "real property" and can be taxed as real property. She stated this would defeat the purpose of a land leased community. Ms. Hales also explained that the Keller property would not allow for permanent foundations as the land would crumble due to the fact the property is the site of the old landfill. A letter from RB&G Engineering was distributed to the council stating manufactured homes without permanent foundations would be the best development because of the old landfill and settling problems. It was requested by Ms. Hales that the council allow the zoning for the landfill property to remain M-H.

Ms. Hales then expressed concern about the need for affordable housing. She stated that homes are currently starting at \$90,000 and some people cannot afford this type of housing. Ms. Hales feels a land leased community would be a way to provide a type of affordable housing.

Councilmember Woodhouse thanked Ms. Hales for her input. Ms. Hales asked if the council would make a decision tonight. Councilmember Shaw replied no. Mr. Oyler explained that the City Council will look

over several things, taking Ms. Hales comments into consideration. He said the council will get public input at the hearing on September 4, 1996 and will make final adjustments in the next meeting to be ready for final adoption possibly on September 25, 1996, or October 2, 1996.

Mr. Oyler asked for any other discussion on the General Plan.

Councilmember Huff reminded the staff that a section needed to be added discussing the Development Review Committee. Councilmember Barber asked if a member of the City Council or Planning Commission could participate on the Development Review Committee. Mr. Oyler advised that any member of the City Council or Planning Commission is welcome to attend the Development Review Committee meetings if they would be able to meet every Wednesday during the day. Councilmember Swenson stated he thought the Development Review Committee would be more objective without a member of the City Council or Planning Commission in attendance.

Councilmember Huff pointed out certain sections of the General Plan with typographical corrections needed.

In review, Mr Oyler discussed the proposed changes that had been suggested by the council before the public hearing as follows: 1) The council made a recommendation that the old landfill not be zoned R-2 as the Planning Commission had suggested, but instead it be zoned business park/commercial. Mr. Oyler stated that after the public hearing the council might change the zoning back to R-2. 2) Mr. Oyler discussed the J. Lynn Partridge property located north of Interstate 15 and just west of 300 West. He said the council recommends designating the zone R-R/B-P (rural residential/business park). This allows for the option to later change to business park even though it is currently zoned rural residential. 3) Mr. Oyler mentioned the property south of S & S convenience store and Statewide Aluminum (800 North 800 East) was going to be zoned R-3 (high urban residential), but it is the recommendation of the council to change the property to a C-O (commercial office) zone designation.

Capital Facilities Plan

Using a sewer plan map and sewer replacement map; street plan map and street replacement map; water plan map and water replacement map; and a storm drain map, Mr. Heap reviewed the Capital Facilities Plan portion of the General Plan with the council.

Mr. Heap also discussed the infiltration of sewer lines and the reduction of infiltration once sewer lines have been replaced. Mr. Oyler sited that there was \$2,400,000 in the electric portion of the capital facilities plan alone and that once the Strawberry lawsuit issue is resolved, the electric portion will be started. Councilmember Shaw divulged her secret dream is to build a Civic Center in Spanish Fork City and sometime down the road wished this could be included.

Mr. Oyler discussed impact fees and the impact fee analysis stating that the analysis will not address needed replacement, such as streets, sewer and water. The impact fee analysis will look at what is required in order to accommodate future growth.

Miscellaneous

Councilmember Shaw asked Chief Rosenbaum to be aware of semi-trucks left in town for longer than three hours. Councilmember Shaw also stated that the Ernst parking lot was beginning to look like a used car lot. Chief Rosenbaum recommended that Ernst be told they could put signs up which states vehicles will be towed at owners expense. Chief Rosenbaum informed the council that Shopko had put up similar signs and it had alleviated the problem in their parking lot.

Councilmember Woodhouse pointed out locations at the new middle school and Southgate that do not have sidewalks. Mr. Heap stated he will look into this.

Councilmember Huff advised of locations that do not have street lights, which he feels creates dangerous situations. Chief Rosenbaum and Mr. Heap said they will have someone check into it. Councilmember Huff also suggested budgeting to re-shingle the police department roof.

Adjournment

Councilmember Clyde Swenson made a **motion** to adjourn the regular session of the Spanish Fork City council and convene the executive session of the meeting at 8:40 p.m. The **second** was made by Councilmember Shaw, and the motion **passed** with a unanimous vote.