

**Adopted Minutes  
Spanish Fork City Council Meeting  
December 11, 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 led by local boy scout Nathan Anderson.

Elected Officials Present: Mayor Marie W. Huff and Councilmembers Matthew D. Barber, Sherman E. Huff, Rex Woodhouse, and Clyde A. Swenson. Councilmember Thora L. Shaw arrived at 7:05 pm.

Staff Members Present: David A. Oyler, City Manager; Richard J. Heap, Engineer/Public Works Director; Gregory A. Comstock, City Planner; S. Junior Baker, City Attorney; Kent R. Clark, Finance Director; Jack J. Swenson, Parks & Recreation Director; Jeff Foster, Electric Department Superintendent; Roy Christensen, Golf Pro; and Gina Peterson, Deputy Recorder.

Citizens Present: Robert Muhlestein, *State Legislator*; Emily Jones, Mandy Johnson, Glenn Way, *State Legislator*; Nathan Anderson, Wesley M. Anderson, James Demita, Amanda Jacobson, Barbara Thomas, Jerry Christensen, Gloria Christensen, Roxanna Johnson, *Spanish Fork Press*; Seth Enoch, Marilyn Turner, Alec Turner, Mike Valdez, Richard Fox, Bruce Hall, Craig Gasser, George Gasser, and Amy Gasser.

**State Legislators - Robert Muhlestein and Glenn Way**

Robert Muhlestein and Glenn Way, newly elected State Legislators for the Spanish Fork area, were present to discuss legislative issues with the City Council. Each legislator gave a personal and occupational background. Mr. Muhlestein stated he felt government should be closer to the people with less government being better. Mr. Way stated government should be smaller, better and closer to home as well.

The Council discussed various issues with the legislators including: unfunded/funded mandates, transferring of State roads to cities, a proposed bill in which the County would receive part of a city's sale tax, local power, landfill issues, RDA, and the number of bills being passed. Mr. Oyler requested communication with the legislators during the legislative session in order to keep City representatives informed. Councilmember Woodhouse asked the legislators to keep the local government officials advised of anything that would encumber the long term interests of cities. Mayor Huff expressed appreciation to Mr. Muhlestein and Mr. Way for attending the meeting.

**Expressway Square Preliminary Plat**

Mr. Comstock gave an overview of the Expressway Square Shopping Center Preliminary Plat requesting the creation of 10 lots on the north side of US Highway 6 between Expressway Lane and Chapple Drive. The property contains several existing buildings including a K-Mart and Arby's. The northerly portion of the property is vacant but a Design Review application for the Spanish 8 Cinemas on one of the proposed vacant lots was approved by the Development Review Committee subject to approval of the Expressway Square Plat. Mr. Comstock stated approval of the plat would legalize lots which have been split and sold in recent years. The Development Review Committee and Planning Commission recommend approval of the plat subject to various conditions. Mr. Craig Gasser, the owner of Lots 6, 7 and 8, and representing CDI (the owner of Lots 9 and 10) addressed the conditions. He stated all conditions were permissible with the exception of the perimeter landscaping of Lots 6, 7, and 8. The condition stated the perimeter landscaping of Lots 6, 7, and 8 will take place when any one of those lots is developed. The council discussed other options to this condition, but Mr. Gasser felt the perimeter landscaping of the lots should take place individually when each lot was developed. He stated if the perimeter landscaping condition was required, the deal for Spanish 8 Cinemas would not go through. Councilmember Woodhouse expressed his feeling

the landscaping should be completed now. Councilmember Shaw stated she felt the theater would benefit the community and the Expressway Shopping Center.

A **motion** was made by Councilmember Swenson to approve the Expressway Square Shopping Center Preliminary Plat subject to the following conditions as discussed:

1. Cross access easements shall be noted on the plat.
2. Curb, gutter, and sidewalk shall be required along Chapple Drive in the first phase of development.
3. The curb, gutter, and sidewalk along Chapple Drive from the second (easterly) entrance to the northeast corner of Lot 9 will not be required until such time as the adjoining properties to the north or west develop, or when Lot 9 develops.
4. A storm drainage plan on the property with an easement if appropriate.
5. The proposed CC&R's shall be reviewed by Attorney Baker.

The perimeter landscaping of Lots 6, 7, and 8 will only be required as the lots are sold and developed. The **second** was made by Councilmember Shaw. The motion **carried** with a **majority** vote of 3:2; with Councilmembers Huff, Shaw, and Swenson voting in favor of the motion, and Councilmembers Barber and Woodhouse voting opposed.

### 1997 Golf Rates

Mr. Swenson reviewed the proposed rates for 1997 at the Spanish Oaks Golf Course with the Council. The council discussed limiting the number of golf passes as well as limiting the purchase of passes to Spanish Fork residents only. Mr. Richard Fox of Mapleton expressed concern in limiting pass purchases to City residents. He explained this would be a deterrent to many out-of-town people who prefer the Spanish Oaks Golf Course. Mr. Fox also stated the City should be commended on having many nice facilities that draw people from outside the City. Many citizens expressed the feeling the number of passes should be limited, but sold to anyone on a first come, first serve basis. Golf Pro, Mr. Christensen suggested setting the limit for number of passes sold at 225.

Councilmember Huff **motioned** to accept the proposed rates for 1997 at the Spanish Oaks Golf Course as recommended by Mr. Swenson, as well as setting the available number of 1997 passes at 225 with the request that pass sales be monitored by the golf course as to resident/non-resident users. This information will be used to re-evaluate pass sales for 1998. Councilmember Woodhouse **seconded**, and the motion **passed** unanimously.

### Spanish Oaks Golf Course - 1997 Proposed Rates

SEASON PASS					
5 Day Single	5 Day Joint	5 Day Jr./Sr.	7 Day Single	7 Day Joint	7 Day Jr./Sr.
\$300.00*	\$420.00*	\$260.00*	\$400.00*	\$575.00*	\$370.00*

\*Changed per Jack Swenson 02/18/1997

	GREEN FEES				CART RATES	
	9 Holes	18 Holes	Jr./Sr. 9 Holes	Jr./Sr. 18 Holes	9 Holes	18 Holes
Weekdays	\$8.00	\$16.00	\$7.00	\$14.00	\$8.00	\$15.00
Weekends Only	\$8.50	\$17.00	\$7.50	\$15.00		

PUNCH PASS	PUNCH PASS - JR./SR.
25 Nine Hole Rounds	

**Review of Electric System**

Mr. Foster presented information concerning the City’s power delivery system from SUVPP (Southern Utah Valley Power Project). The City is not a participating member in this project but has contracted with SUVPP for 20.448 MVA of the useable substation capacity in the project. As part of the contract the City paid for the costs associated with its allocation in the project. Mr. Foster stated the City has been working with SUVPP to see that the third transformer and related equipment is installed at Pacificorp’s Spanish Fork Substation. This additional transformer would increase the City’s capacity allotment to 40.996 MVA. He said SUVPP is in the final stages of negotiations with Pacificorp on a contract that would cover the installation and interconnection of the unit. The addition most likely will not be in place for the 1997 summer load season.

In the process of preparing information for the City’s General Plan, an electrical capital facilities plan was prepared. As part of the plan, the electric department evaluated the future needs for power requirements for the City’s needs extending to FY 2003. Mr. Foster stated at the current growth rate, the City would exceed the 40.996 MVA of capacity in 4½ years, or by FY 2002. With development already occurring in the City, Mr. Foster stated the electric department is confident their projections will be close to actual loads for at least the next 2 years. The electric department is having a load study done in order to see what alternatives could be used for future needs. The council discussed these various alternatives. As the City’s load growth has been in the double digits for the past three to four years, Mr. Foster stated it has also become necessary to add an additional distribution substation on the northeast end of the City. This substation will supply an additional 10 MVA of capacity to the City’s 7200/12470GNDY volt distribution system. Mr. Foster noted the cost of this addition will be approximately \$600,000.

The Mayor and Council commended Mr. Foster for his and the electric department’s continued efforts.

**Review of Board and Committee Vacancies**

Mr. Oyler reviewed vacancies as of January 1997 on various Spanish Fork City boards and committees. The council was asked to give names to be considered to Mayor Huff. New appointments to the boards will take place at the following council meeting on December 18, 1996.

**Adjournment to Executive Session**

Councilmember Shaw made a **motion** to adjourn the regular session of the Spanish Fork City Council meeting and convene the Executive Session at 9:35 pm. The **second** was made by Councilmember Barber, and the motion **passed** with a unanimous vote.