

**Adopted Minutes
Spanish Fork City Council Meeting
June 3, 1997**

The meeting was called to order by Mayor Marie W. Huff at 6:30 pm for a preliminary review of the agenda. At 7:00 pm the pledge of allegiance was led by Steven Takasaki.

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

Staff Members Present: David A. Oyler, City Manager; Richard J. Heap, Engineer/Public Works Director; Kent R. Clark, Recorder/Finance Director; Gregory A. Comstock, City Planner; Dee Rosenbaum, Public Safety Director; and Heather Frost, Public Safety Department Secretary.

Citizens Present: Carin Green, *Daily Herald*; Karen Payne, *Chamber of Commerce*; Roxanna Johnson, *Spanish Fork Press*; Cheryl Bybee, Lynne J. Elliott, Rick Elliott, Ryan Wood, Melanie Wood, Katrina Harlan, IlaMay Eggleston, Tom Meeks, Kaulin Johnson, Kim Johnson, Chris Thompson, Beth Stone, Stephen Takasaki, Eric Lundell, Harold Hurst, Bob Bezzant, Dave North and David Olsen.

**Note: Councilmember Woodhouse exited the meeting at 7:02 pm.*

Minutes

Councilmember Shaw made a **motion** to approve the minutes of the May 20, 1997, and May 27, 1997, meetings of the Spanish Fork City Council with noted corrections. The **second** was made by Councilmember Huff, and the motion **passed** with a unanimous vote.

**Public Hearings - Ordinance Z97-02: Hearthstone Development Zone Change Request
FY 98 Budget Hearing
Ordinance 11-97: Impact Fee Enactment Ordinance**

A **motion** was made by Councilmember Shaw to open the public hearings at 7:05 pm. Councilmember Huff **seconded** the motion, and it **passed** unanimously.

**Note: Councilmember Woodhouse returned at 7:06 pm.*

**Public Hearing - Ordinance Z97-02: Hearthstone Development Zone Change Request
(R-R to R-1-12)**

Mayor Huff turned the time over to City Planner Gregory A. Comstock. Mr. Comstock reviewed the request of Hearthstone Development to rezone approximately 105 acres located between 2600 East and 3400 East and between 1500 South and the Bottoms Road. He pointed out the area on the city map. Mr. Comstock informed those present the request to rezone the area to develop a Master Planned Development with a density of approximately 3.5 dwelling

units per acre is consistent with the General Plan. He noted the developer has submitted a conceptual developmental plan, however, formal review of the plan won't occur until July 1997. Mr. Comstock explained the Development Review Committee and the Planning Commission recommend approval of the proposed zone change subject to the condition that prior to development, all necessary utilities will be made available to the property. Mr. Comstock listed the utilities necessary for development, including a main sewer line. He indicated the portions of the proposed sewer line which would and would not be eligible for impact fee reimbursement.

Mayor Huff opened the meeting for public input.

A citizen who resides on 2600 East, which is an adjoining street with this proposed development, expressed her concern with the increase in traffic along 2600 East. She informed the council there are many families with young children living in the area and voiced concern with their safety given the increase in people traveling that street and the high rate of speed at which they are traveling. She proposed the council consider a lower density zone change than what had been requested.

Mr. Comstock explained T-intersections will be included in the proposed development. He conveyed his feeling with the inclusion of T-intersections, drivers would be encouraged to use routes with fewer stops and turns.

Discussion turned to the subject of collector streets. Mr. Comstock pointed out the main collector street in the proposed development. He informed those present of the requirements of street widths.

Another citizen suggested the city require all public roads within the development be completed before building commences to discourage new residents from forming habits of traveling existing streets.

Ms. Chris Thompson asked how many households are proposed with this development. Mr. Comstock answered approximately 440. Ms. Thompson stated the average number of car trips per day is ten. She questioned the capacity of the existing streets given the proposed increase in the number of vehicles. Mr. Comstock indicated the collector streets are designed to carry more than two to five thousand cars per day.

Mr. Tom Nicks expressed his concern with traffic issues along 2900 East and encouraged careful planning of the street layout within the proposed development.

Mr. Rick Elliott and Ms. Beth Stone reiterated the issue of traffic and the safety of the children within the existing subdivision. They also suggested the council consider a lower density than the applicant proposes.

Ms. Katrina Harland questioned the possibility of installing yield signs or stop signs to slow traffic. Chief Rosenbaum and Engineer Heap explained studies have to be completed and the results must meet certain guidelines to enable the city to install yield or stop signs. Mr. Heap indicated these guidelines are for liability reasons and at the present time, 2600 East does not meet the criteria.

Ms. Chris Thompson added a suggestion to lower the speed limit on Canyon Road. Chief Rosenbaum informed Ms. Thompson that Canyon Road is controlled by the State. He stated a survey is currently being conducted to determine whether an adjustment in the existing speed limit should be made.

Additional traffic and safety concerns were mentioned. A suggestion was made to relocate the proposed park in the development. The developer stated the suggestion would be considered.

Mayor Huff and the council expressed their understanding of the citizens' concerns. Councilmember Woodhouse communicated the fact that the council is considering only the proposed zone change and not the layout of the development. He thanked those present for their input and encouraged them to attend future meetings where formal review of the development plan will take place.

Discussion took place on the proposed density of the zone change request and those present reiterated their desire for a lower density. Mr. Comstock reviewed the concept of Master Planned Developments pointing out the fact that increased densities will be given to developments with added amenities.

Mayor Huff thanked the citizens present for their input. Councilmember Shaw added she had received a letter from a citizen who resides in the area of 2600 East. She informed the council of his concerns regarding traffic safety issues.

Councilmember Swenson made a **motion** to approve Ordinance Z97-02: Hearthstone Development Zone Change Request, R-R to R-1-12. The **second** was made by Councilmember Shaw, and the motion **passed** with a unanimous vote.

Public Hearing - FY 98 Budget Hearing & Ordinance 11-97: Impact Fee Enactment Ordinance

Mr. Oyler reviewed the proposed Spanish Fork City budget for fiscal year 1997-98 including revenue, expenditures, and wages for all funds, fees and utility rates schedules, impact fee rates, and amendments to the city's capital facilities budget as it pertains to the city's general plan. Mr. Oyler answered questions from the council and from citizens in attendance at the meeting.

A **motion** was made by Councilmember Swenson to extend the public hearing on the FY 98 Budget and Ordinance 11-97 to the June 17, 1997, meeting of the Spanish Fork City Council. Councilmember Shaw **seconded**, and the motion **passed** unanimously.

Councilmember Shaw then **moved** to close the public hearing at 9:00 pm. The **second** was made by Councilmember Huff, and the motion **passed** with a unanimous vote.

Adjournment to RDA

Councilmember Shaw made a **motion** to adjourn the Spanish Fork City Council meeting and convene the meeting of the Redevelopment Agency of Spanish Fork at 9:00 pm. The **second** was made by Councilmember Woodhouse, and the motion **passed** unanimously.

Adjournment of RDA

Councilmember Woodhouse **motioned** to adjourn the meeting of the Spanish Fork City Redevelopment Agency and reconvene the regular session of the Spanish Fork City Council at 9:05 pm. The **second** was made by Councilmember Swenson, and the motion **passed** with a unanimous vote.

Sick Leave Policy

Mr. Oyler referred to the council's agenda packet for review of the personnel committee's recommended sick leave policy. He indicated the proposed policy is conducive with other cities' policies regarding sick leave.

Councilmember Huff made a **motion** to adopt the proposed sick leave policy effective July 1, 1997, including the stipulation only fifty percent of all accrued sick leave as of July 1, 1997, will be eligible for buy back. The **second** was made by Councilmember Barber, and the motion **passed** unanimously.

Adjournment to Executive Session

A **motion** was made by Councilmember Shaw to adjourn the regular session of the Spanish Fork City Council and convene the executive session at 9:10 pm. Councilmember Huff **seconded** the motion, and it **passed** unanimously.