

**Adopted Minutes  
Spanish Fork City Council Meeting  
April 21, 1998**

The meeting was called to order at 6:30 pm by Mayor Dale R. Barney for a preliminary review of the agenda. At 7:00 pm the pledge of allegiance was led by Councilmember Sherman E. Huff.

Elected Officials Present: Mayor Dale R. Barney, and Councilmembers Sherman E. Huff, Everett Kelepolo, Thora L. Shaw, Lillian J. Shepherd 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; Gregory A. Comstock, City Planner; and Heather Frost, Public Safety Department Secretary.

Citizens Present: Roxanna Johnson, *Spanish Fork Press*; Nadine Staheli, Nila Argyle, Ann Tuttle, Ron Davis, Lloyd Knowles, Carl Empey, *Zions First National Bank*; and Roy Johns.

**Minutes**

Councilmember Shaw made a **motion** to adopt the minutes of the April 14, 1998, meeting of the Spanish Fork City Council with noted amendments. The **second** was made by Councilmember Shepherd, and the motion **passed** with a unanimous vote.

**Adjournment to RDA**

Councilmember Huff **moved** to adjourn the regular meeting of the Spanish Fork City Council and to convene the meeting of the Spanish Fork City Redevelopment Agency at 7:05 pm. Councilmember Shaw **seconded** the motion and it **passed** with a unanimous vote.

**Adjournment of RDA**

A **motion** was made by Councilmember Shaw to adjourn the meeting of the Spanish Fork City Redevelopment Agency and reconvene the meeting of the Spanish Fork City Council. Councilmember Kelepolo **seconded**, and the motion **passed** with a unanimous vote.

**Leasing of Golf Course Snack Bar Facility**

Mr. Oyler informed the council he, Clyde Swenson, Jack Swenson, Kent Clark and Claire White had reviewed the proposals from individuals wishing to lease the golf course snack bar facility. Mr. Oyler stated it is their recommendation the golf course snack bar not be leased.

Councilmember Swenson made a **motion** to deny the two proposals received for leasing of the golf course snack bar facility. The **second** was made by Councilmember Shepherd, and the motion **passed** with a unanimous vote.

### **Appeal of Development Review Committee Denial of Remodel at 273 North Main Street**

Mr. Lloyd Knowles approached the council regarding a proposed remodel of the building located at 273 North Main Street. Mr. Knowles distributed packets to the council containing photos of the existing building and renderings of the proposed remodeled building. Mr. Knowles asked the council to review his proposed design and consider amending language in the zoning ordinance, specifically the C-D District which states: "Architectural and building materials review will be critical in this district to ensure that new or remodeled structures maintain an appearance which is highly compatible with an historic downtown pedestrian area."

The council considered Mr. Knowles's request as he pointed out his reasoning for the design of the proposed remodel. Mr. Knowles also informed the council of the increased cost to remodel the building with historical characteristics. A slide show was then presented including photos of 25<sup>th</sup> Street in Ogden, Utah, University Avenue and Center Street in Provo, Utah and Main Street in Spanish Fork, Utah. Mr. Knowles then reported the results of a survey taken of downtown property owners and renters.

Mayor Barney explained the process the Planning Commission went through in creating a general plan for the city and revising the zoning ordinance. Mr. Comstock informed Mr. Knowles that representatives from the Chamber of Commerce, Rotary and Kiwanis Clubs were all invited to offer input at the time the downtown district was reviewed by the Planning Commission.

The council discussed the proposed remodel. Mr. Knowles was asked if he would be willing to make some changes to his proposal. Mr. Knowles indicated he would not be opposed to making some changes. Mr. Comstock reviewed the areas of the design he felt should be amended.

Attorney Baker reviewed the noticing requirements if the council chose to amend the ordinance.

Councilmember Swenson made a **motion** to uphold the denial of the Development Review Committee on the proposed remodel of the building located at 273 North Main Street. Mr. Swenson included in his motion the suggestion that Mr. Knowles resubmit his proposal to the Development Review Committee with the recommended modifications. The **second** was made by Councilmember Kelepolo. Discussion ensued regarding the motion on the floor. Councilmember Huff inquired if Mr. Knowles would be willing to negotiate with the Development Review Committee, Mr. Knowles answered he would negotiate to an extent. Mayor Barney called for a vote and the motion **passed** unanimously.

### **Morley Annexation Request**

Mr. Comstock reviewed the annexation request of Mr. Morley.

Attorney Baker informed the council the request of Mr. Morley is to proceed with an annexation petition. He explained if the council determines there is an interest in annexing the property, legal notifications and publications will be posted. Mr. Baker reviewed stipulations of the Strawberry Electric Service District lawsuit findings in respect to this annexation request. He stated an amount would have to be paid to Strawberry for the two to three poles in the area. The council discussed the annexation request.

Councilmember Huff made a **motion** to advise Mr. Morley the council would be willing to accept a petition to proceed with the annexation request subject to the condition Mr. Morley is made aware there may be additional costs due to the Strawberry Electric Service District for poles located on the property. The **second** was made by Councilmember Shaw and the motion **passed** unanimously.

### **Adjournment**

A **motion** was made by Councilmember Shaw to adjourn the meeting of the Spanish Fork City Council at 8:25 pm. Councilmember Kelepolo **seconded**, and the motion **passed** with a unanimous vote.