

**Tentative Minutes
Spanish Fork City Council Meeting
June 20, 2000**

1 The meeting was called to order at 6:30 pm by Mayor Dale R. Barney for a preliminary review of the
2 agenda. At 7:00 pm, the pledge of allegiance was led by local boy scout Daniel Barron from Troup
3 871.

4 Elected Officials Present: Mayor Dale R. Barney, and Councilmembers Sherman E. Huff, Glenn A.
5 James, Roy L. Johns, Everett Kelepolo, and Lillian J. Shepherd.

6 Staff Members Present: David A. Oyler, City Manager; Richard J. Heap, Engineer/Public Works
7 Director; Emil Pierson, City Planner; Kent R. Clark, Finance Director/Recorder; S. Junior Baker, City
8 Attorney; Dee Rosenbaum, Public Safety Director; Nate Crow, GIS Specialist; and Gina Peterson,
9 Deputy Recorder.

10 Citizens Present: Roxanna Johnson, Spanish Fork Press; Alan M. Bird, Dan Gifford, Daniel Barron,
11 Robbie Blandon, and Colton Baker.

12 **Public Hearing - Ordinance Z05-00: The Church of Jesus Christ of Latter Day Saints Zone**
13 **Change (R-R to R-1-8)**

14 Councilmember Huff made a **motion** to open the public hearings at 7:04 pm. Councilmember James
15 **seconded**, and the motion **passed** with a unanimous vote.

16 The Church of Jesus Christ of Latter Day Saints is requesting a zone change from R-R to R-1-8 on 4.9
17 acres located at 900 South 2550 East. The LDS Church will construct a new stake center building on
18 the property. The General Plan supports churches in the area if located on a collector road, although
19 the zoning ordinance does not allow church buildings in the Rural Residential zone. City Planner Emil
20 Pierson noted the zoning ordinance may be amended in the future to allow churches in the R-R zone.

21 Mayor Barney opened the meeting for public input. None was received.

22 Councilmember Huff made a **motion** to adopt Ordinance Z05-00: The Church of Jesus Christ of Latter
23 Day Saints Zone Change from R-R to R-1-8. Councilmember Shepherd **seconded**, and the motion
24 **passed** with a unanimous vote.

25 **Public Hearing - Ordinance 07-00: An Ordinance Making Amendments to the General Plan**
26 **Zoning Designations for Gateway Commerce Park (Commercial to Industrial); and Ordinance**
27 **Z06-00: The Gateway Commerce Park Zone Change (C-2 to I-1)**

28 Boulder Ranch, L.C. is the developer of the Gateway Commerce Park located at 3450 North Main.

29 They are requesting a General Plan amendment from commercial to industrial along with a zone change
30 from C-2, General Commercial, to I-1, Light Industrial on 19.23 acres. A large industrial client has
31 approached developers regarding locating on the site. The General Plan amendment and zone change
32 is needed in order for to accommodate their proposed use. Mr. Pierson indicated the Development
33 Review Committee and Planning Commission have recommended approval.

34 The meeting was opened for public comment. No public comment was received

35 Mr. Alan Bird indicated they are working on the road alignment of 3450 North into Springville.
36 Springville City is still in the process of annexing 400 feet directly to the east of 3450 North.

37 Questions were asked about the industries wishing to locate in the area. It was stated both companies
38 are completely clean industries, with no emissions or outside machinery. Mr. Bird feels both industries
39 would be very desirable to Spanish Fork. Semi-truck traffic will be minimal compared to what occurs
40 at Longview Fibre and Banta.

41 Councilmember Kelepolo made a **motion** to adopt Ordinance 07-00: Making Amendments to the
42 General Plan Zoning Designations for Gateway Commerce Park from Commercial to Industrial; and
43 Ordinance Z06-00: The Gateway Commerce Park Zone Change from C-2 to I-1. Councilmember
44 James **seconded**, and the motion **passed** with a unanimous vote.

45 **Public Hearing - Adoption of the Spanish Fork City Budget for Fiscal Year 2000-2001**
46 **including Revenues, Expenditures, Fees and Utility Rate Schedules for all Funds**

47 City Manager David Oyler reviewed the proposed budget for the Fiscal Year 2001 including revenues,
48 expenditures, fees and utility rate schedules for all funds. He noted Spanish Fork City has the lowest
49 City property tax in the County.

50 Councilmember Huff asked how often impact fees are reviewed. Attorney Baker indicated the fees are
51 reviewed annually, but they are not changing this year.

52 Mayor Barney opened the meeting for public input. None was received

53 Councilmember Shepherd made a **motion** to adopt the budget for Fiscal Year 2001 as presented.
54 Councilmember Johns **seconded**, and the motion **passed** with a unanimous vote.

55 **Public Hearing - FY 2000 Final Budget Revision**

56 Mr. Oyler reviewed the FY 2000 Final Budget revision. The meeting was opened for public input.
57 None was received.

58 Councilmember Johns made a **motion** to adopt the final budget revision for the FY 2000 budget
59 making retained earnings to non-negative balances. Councilmember Shepherd **seconded**, and the

60 motion **passed** with a unanimous vote.

61 **Closure of Public Hearing and Convening of the RDA Session**

62 Councilmember Huff made a **motion** to close the public hearing at 7:45 pm and adjourn to RDA
63 session. Councilmember James **seconded**, and the motion **passed** with a unanimous vote.

64 **Adjournment of the RDA Session**

65 Councilmember Johns made a **motion** to adjourn the meeting of the Spanish Fork Redevelopment
66 Agency and reconvene the meeting of the Spanish Fork City Council at 8:23 pm. Councilmember Huff
67 **seconded**, and the motion **passed** with a unanimous vote.

68 **Blaine Thompson Annexation - Preliminary Review**

69 Mr. Blaine Thompson is requesting the annexation of 10.31 acres located at approximately 600 East
70 Bottoms Road. The property is undeveloped and being used for agricultural purposes. Mr. Thompson
71 approached the County to obtain a building permit in order to construct a home on the property. The
72 County would not issue a permit because small portions of the property had been sold to Spanish Fork
73 residents in the Wolf Hollow subdivision as an extension to their back yards. The County
74 recommended Mr. Thompson annex into Spanish Fork City.

75 A concern was expressed that utilities are not in place along Bottoms Road. Mr. Thompson indicated
76 he would be using a well which is already in place on the property, and he would install a septic system
77 for sewer issues. He indicated he has no intentions of subdividing the property.

78 The Council discussed annexing only the small portions which extended back yards already in the City.
79 Mr. Thompson indicated his main concern is obtaining a building permit, and he doesn't care whether
80 he is a County resident or City resident.

81 Councilmember Johns made a **motion** to table further review of the Blaine Thompson annexation until
82 Mr. Thompson determines if neighbors would like to annex their back yard areas. Councilmember
83 Kelepolo **seconded**, and the motion **passed** with a unanimous vote.

84 **Absalom Court - Amended Preliminary Plat**

85 Salisbury Homes is requesting to amend the Absalom Court subdivision to remove a private park and
86 create two new building lots. The subdivision has been previously recorded to include 55 single family
87 lots and a private park/retention area. The new lots will each be over 11,000 square feet in size. The
88 developer which give the City \$62,000 to be used for recreation purposes. With elimination of the
89 park/retention area, the developer will also be required to install facilities to handle storm water.

90 Mayor Barney indicated he would like to see the City Council involved in decisions on where the

91 \$62,000 is spent. Mr. Oyler stated the City Council ultimately decides how money is spent, adding this
92 money has to be spent in the recreation area.

93 Councilmember James made a **motion** to approve the Absalom Court Amended Preliminary Plat.
94 Councilmember Johns **seconded**, and the motion **passed** with a unanimous vote.

95 **Adjournment**

96 Councilmember Kelepolo made a **motion** to adjourn the meeting of the Spanish Fork City Council at
97 8:45 pm. Councilmember Shepherd **seconded**, and the motion **passed** with a unanimous vote.