

**Adopted Minutes
Spanish Fork City Council Meeting
August 15, 2000**

The meeting was called to order at 7:30 pm by Mayor Dale R. Barney. The pledge of allegiance was led by Mr. Nate Crow.

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

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

Citizens Present: LeGrand Woolstenhulme, Mark Cohen, Keith Bennett, Janis Nielsen, *Spanish Fork Press*; and Conley Christensen, *RV & Associates*.

Minutes

Councilmember Huff made a **motion** to approve the minutes of the July 18, 2000 meeting of the Spanish Fork City Council with noted corrections. Councilmember Kelepolo **seconded**, and the motion **passed** with a unanimous vote.

Resolution 00-21: Proclaiming the Week of September 3, 2000 as Utah Western Heritage Week

Paul Bliss, event coordinator for the Utah Western Heritage Festival, reviewed the activities that will take place the week of September 3, including a cowboy poetry festival, and western type activities. A round-up and wagon train will begin in Spanish Fork on Saturday, September 9 and continue two weeks to Kanab. Mayor Barney will ride out on the sunset with the wagon train.

Councilmember James made a **motion** to adopt Resolution 00-21: Proclaiming the Week of September 3, 2000 as Utah Western Heritage Week. Councilmember Shepherd **seconded**, and the motion **passed** with a unanimous vote.

Davencourt Amended Preliminary Plat (including Diamond Fork Apartments)

LeGrand Woolstenhulme of Pinnacle Development is requesting to amend the Davencourt Preliminary Plat, a subdivision consisting of townhomes located at 400 North State Highway 51. The developer has purchased an additional 1.25 acres to the north of the proposed subdivision, and will sell the southern half of the project to PCS Development. PCS will construct 60 rental units called the Diamond Fork Apartments on their property. Both developments will be considered as one

preliminary plat.

Two phases of the original Davencourt Preliminary Plat have already been constructed. As part of the amended plat, the remaining units to be constructed will provide more variety to the project, with some units having garages and basements.

The Diamond Fork Apartments will consist of 12 units in 5 buildings for a total of 60 units. The apartments will be built in one phase. The units will be 2½ stories above ground and will be constructed of stucco with a wainscot brick. Mr. Pierson noted this developer has constructed similar units at Thanksgiving Point in Lehi. Due to the railroad track on the east side of the development, there will be one access to the project from 400 North. Turf block on the east side of 400 North will provide access for emergency vehicles. The project will include a sound wall installed by UDOT adjacent to U.S. Highway 6. There will also be white solid vinyl fencing along the east boundary, and a white split rail fence along 400 North. Mr. Pierson reviewed landscaping and amenities for the project including a sports court, picnic area, and a tot lot.

Combined, the projects consist of 10.88 acres and 119 units for a density of 9.83 units per acre. Although the units have increased, the density is slightly lower than the original Davencourt plat because additional property has been added to the Davencourt development. The Development Review Committee and Planning Commission recommended approval of the amended plat subject to conditions.

Councilmember Huff expressed the concern the apartments would heavily increase the number of families in the area. Councilmember Johns indicated the Planning Commission had felt the addition of the new property and the apartments would improve the aesthetics of the area.

Mark Cohen and Keith Bennett from PSC Development reviewed various aspects of the Diamond Fork project in detail. It was noted PSC considers the apartments assets and they own the construction, development and management companies for the project.

Councilmember Johns made a **motion** to approve the Davencourt Amended Preliminary Plat including the Diamond Fork Apartments subject to the following conditions:

1. All plans and profiles will be stamped and approved by the Engineering Department;
2. Power issues to be worked out with the Electric Department;
3. The elevations on Lots 4 and 10 of the Davencourt plat will be approved by Richard Nielson of the Engineering Department;
4. Sewer in both developments will be private;
5. The overall density of the Davencourt plat will not increase;
6. Both developments will be completed as shown in the respective development packets;
7. Turf block will be installed at the east side of the Diamond Fork project for emergency access;
8. The water line through the Diamond Fork project will be moved to a location satisfactory to the Engineering Department;

9. All entrance signs will be approved by the City Planner;
10. PSC Development must meet UDOT requirements for fencing along U.S. Highway 6. Councilmember Shepherd **seconded**, and the motion **passed** with a unanimous vote.

Resolution 00-22: A Resolution Renewing the Memorandum of Agreement with the Housing Authority of Utah County

In 1994, the Housing Authority of Utah County and the City entered into a Memorandum of Agreement that allows the Housing Authority to administer Federal HUD funds on behalf of the City. These funds provide housing opportunities to lower income citizens.

The control board of the Utah Valley Consortium of Cities and County suggested this agreement be renewed. The proposed agreement adds down payment assistance for home ownership that wasn't included in the original agreement.

The Federal Government allocates these funds to each municipality based on population. It was noted the Housing Authority has used a portion of these funds to construct four duplexes in Spanish Fork.

Councilmember Huff made a **motion** to approve Resolution 00-22: Renewing the Memorandum of Agreement with the Housing Authority of Utah County. Councilmember Kelepolo **seconded**, and the motion **passed** with a unanimous vote.

Architects Agreement for Technology Building - RV & Associates

The City Council authorized staff to proceed with the process of designing the fiber optics system. A technology building will be constructed as part of the system. Mr. Oylar presented an architects agreement with Raymond, Van Nosedol & Associates, Inc to design and complete the building. He reviewed the agreement and time line for completion in detail.

It was noted the City will be required to adhere to City standards, including fencing adjacent to residential uses.

Much discussion took place on demolition of the existing structures at the proposed building site. Mr. Heap stated the City will bid out demolition of these structures.

Councilmember Kelepolo made a **motion** to approve the agreement for professional services with Raymond, Van Nosedol & Associates, Inc for the Spanish Fork Technology Building as presented. Councilmember Huff **seconded**, and the motion **passed** with a unanimous vote.

Adjournment

Councilmember Shepherd made a **motion** to adjourn the meeting of the Spanish Fork City Council at 8:38 pm. Councilmember Johns **seconded**, and the motion **passed** with a unanimous vote.