

Adopted Minutes
Spanish Fork City Council Meeting
May 21, 2002

The meeting was called to order at 6:35 pm by Mayor Dale R. Barney for a preliminary review of the agenda. Councilmember Huff offered a prayer. At 7:00 pm the pledge of allegiance was led by Councilmember Johns.

Elected Officials Present: Mayor Dale R. Barney, and Councilmembers Sherman E. Huff, Everett Kelepolo, Roy L. Johns, and Paul M. Christensen. Councilmember Glenn A. James was excused.

Staff Members Present: David A. Oyler, City Manager; Kent Clark, Finance Director/Recorder; Richard Heap, Engineering Director; Dee Rosenbaum, Public Safety Director; Chris Thompson, Design Engineer; Junior Baker, City Attorney; Emil Pierson, Planning Director; Jack Swenson, Parks and Recreation Director; Bill Bushman, Buildings and Grounds Superintendent; and Connie Swain, Deputy Recorder.

Citizens Present: Janis Nielsen, *Spanish Fork Press*, Rodger Hardy, *Deseret News*, Jared DeHart, *Canyon View/Bill Creer*, Todd Whitaker, *Hearthstone Development*, David Olsen, Tommy McCarlie, Seth Abbott, Tyler Lee, Eric J. Kitchen, Shelby Jackson, and Nathan Jensen.

Minutes

Councilmember Huff made a **motion** to approve the minutes of the May 14, 2002 city council meeting, with changes as noted. Councilmember Johns **seconded**, and the motion **passed** with a unanimous vote.

Employee of the Quarter

Mayor Barney introduced Jack Swenson as the employee of the first quarter, 2002. Mr. Swenson started working for Spanish Fork City in 1951, mowing lawns. Mayor Barney presented Mr. Swenson with a certificate and thanked him for his many years of service to the community.

Agenda Request - Whispering Willow Subdivision Park Strip

Mr. Todd Whitaker was present for Hearthstone Development. He asked if Hearthstone could be allowed to install grass in the planter strip along SR 51, at the Whispering Willow Subdivision, in place of stamped concrete. Grass will have a better appearance since the planter strip runs along a six foot sidewalk and block wall. Also, there are telephone poles in the planter strip that will be removed at a later date.

Councilmember Johns asked how the lawn will be maintained. Mr. Whitaker said Hearthstone

Development will install the sprinkling system and the city will maintain the planter strip along with the park within the Whispering Willow Subdivision.

Mr. Bushman said grass in a planter that large will be more attractive than concrete. He suggested a slow growing, low water grass.

Councilmember Huff suggested asking the Planning and Zoning Commission to look at this request and consider the area along Canyon Road to determine what appearance would be most desired and make recommendations to council. Also, more information concerning low maintenance grasses could be presented.

Councilmember Kelepolo made a **motion** to table the agenda request presented by Hearthstone Development and present the issue to the Planning and Zoning Commission for review and recommendations. Councilmember Huff **seconded**, and the motion **passes** with a unanimous vote.

Public Hearing - General Plan Amendments

Councilmember Johns made a **motion** to open a public hearing to discuss the general plan amendments. Councilmember Kelepolo **seconded**, and the motion **passed** with a unanimous vote.

Mayor Barney reviewed the procedures for a public hearing.

Mr. Pierson reviewed the proposed changes to the general plan.

Mayor Barney open the meeting for public comment. None was given.

Councilmember Huff made a **motion** to continue the public hearing to June 11, 2002 at 7:00 pm to allow further consideration before council approves the amendments to the General Plan. Councilmember Kelepolo **seconded**, and the motion **passed** with a unanimous vote.

Councilmember Kelepolo made a **motion** to move out of public hearing and into staff reports. Councilmember Johns **seconded**, and the motion **passed** with a unanimous vote.

Canyon View - Preliminary Plat Re-Approval

Mr. Pierson said the Canyon View Estates preliminary plat was originally approved in 1998 and again in 2000, and is the area surrounding Canyon Elementary School. Bill Creer is requesting re-approval of the Canyon View Estates preliminary plat to allow the plat to be recorded.

Mr. Jared DeHart was present representing Bill Creer and said they are ready to proceed with this project.

Councilmember Christensen made a **motion** to re-approve Canyon View Estates preliminary plat. Councilmember Johns **seconded**, and the motion **passed** with a unanimous vote.

Senior Housing - Community Housing Services, Inc. - Phillip Carroll

Mr. Carroll said Community Housing Services, Inc. is a non-profit organization providing housing for seniors with low income and would like to develop senior housing in Spanish Fork. Mr. Carroll presented photos of senior housing developments completed in surrounding counties. Mr. Carroll said the Community Housing Services is applying for a grant from the federal government for the project. However, due to the nature of the project local support is necessary before they begin planning the project. Other counties, cities, or states have donated land or waived impact fees to assist with the developments. Mr. Carroll wants to make council aware of this program and advise council of the need for low income senior housing in this area. The housing is for independent living for 65 and over low income seniors. Seniors who qualify will pay 30 percent of their total income towards rent. Mr. Carroll said if the project is approved it will be for a two-story, forty-one unit building, to be maintained by Community Housing Services.

Mayor Barney said the project would be a great opportunity to provide assistance to the elderly. A discussion followed.

Mr. Pierson said the project would need to come before the Development Review Committee for approval of the site plan and to insure it meets zoning requirements.

Mr. Carroll would like to locate the properties as close to amenities and improved walkways as possible. The parcel for the project will need to be approximately 1.3 to 1.5 acres. A discussion followed.

Councilmember Johns also agrees with the concept.

Bid Tabulation - City Wide Pressurized Irrigation Transmission Line

Since the bids did not open as anticipated this agenda item is tabled until the June 4, 2002 city council meeting.

Change order

Mr. Heap reviewed the contract with Bob Beeman Drilling for two wells on Canyon Road. After considering the process for well sampling Bob Beeman Drilling would like to put the tubing, used during the sampling process, on the outside of the casing. Gilson Engineering and Carl Carpenter have reviewed the proposal and recommend approval of the proposal. With the additional costs and credits

for both wells it will increase the total bid by \$12,000. Mr. Heap recommended council approve the change order as presented.

Councilmember Kelepolo made a **motion** to accept the change order for Bob Beeman Drilling Company in the amount of \$12,000, adjusting the total bid to \$710,000. Councilmember Huff **seconded**, and the motion **passed** with a unanimous vote.

Adjournment

Councilmember Huff made a **motion** to adjourn. Councilmember Kelepolo **seconded**, and the motion **passed** with a unanimous vote. The meeting adjourned at 8:00 pm.

Connie Swain, Deputy Recorder

Approved: June 4, 2002