



CITY COUNCIL MEETING

6:00 pm
Tuesday, July 20, 2004
ADDENDUM

I. PRELIMINARY ACTIVITIES

- A. Pledge of Allegiance
- B. Minutes
- C. [Agenda Request](#) - Fiesta Days Rodeo Queen and Attendants
- D. Agenda Request - Retired Senior Volunteer Program Update - Norman Smith
- E. [Agenda Request](#) - Preliminary Plat Extension (Desert Storm Subdivision) - James C. Bessinger
- F. Employee Retirement Recognition - Blake Nielsen
- G. Employee of the 2nd Quarter 2004
- H. New Employee Introductions - Zachary Adams, Justin Gordon, Tony Lunceford, and M. Cade Harding
- I. Recognition - Roy L. Johns

II. PUBLIC HEARINGS

- 6:30 pm
- A. [Houghton Property Rezone](#) - 1630 S. 1400 E. - R-R to R-1-12
 - B. [Kelly and April Porter General Plan Amendment](#)

III. STAFF REPORTS

- A. Richard Heap - Engineering
 - 1. [Bid Tabulation](#) - Dump Truck Bed (Tabled from June 22, 2004)
- B. John Bowcut - SFCN
 - 1. Recreation Software Agreement*

IV. OTHER BUSINESS

V. REDEVELOPMENT AGENCY AGENDA

VI. EXECUTIVE SESSION IF NEEDED - TO BE ANNOUNCED IN MOTION

() indicates support information, if any, will follow at the Council meeting.*

The public is invited to participate in all Spanish Fork City Council Meetings. If you need special accommodation to participate in the meeting, please contact the City Manager's Office at 798-5000.

SPANISH FORK CITY

AGENDA REQUEST FORM

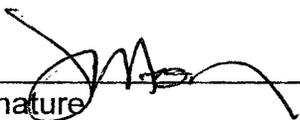
Date of Meeting Requested to Attend: July 20th 2004

All forms must be completed and returned by NOON the Wednesday before the Council Meeting requested. (Return no later than: _____) Thank you.

Name	<u>JAMES WENMIST</u>	Phone	
		Number	
Address			

Please list the subject and detailed information regarding your request:

INTRODUCE THE FIESTA DAYS RODEOS CIRCUS &
HER ATTENDANTS TO THE CITY COUNCIL.


Signature

6/29/04
Date

SPANISH FORK CITY

AGENDA REQUEST FORM

Date of Meeting Requested to Attend:

All forms must be completed and returned by NOON the Wednesday before the Council Meeting requested. (Return no later than: _____) Thank you.

Name *James C. Bessinger*
Address _____

Phone
Number

Please list the subject and detailed information regarding your request:

Extension - deadline - Desert Storm Subdivision

Rudall D. Howard
Signature *Representing James -*

14 June 04
Date

Spanish Fork City Council Report

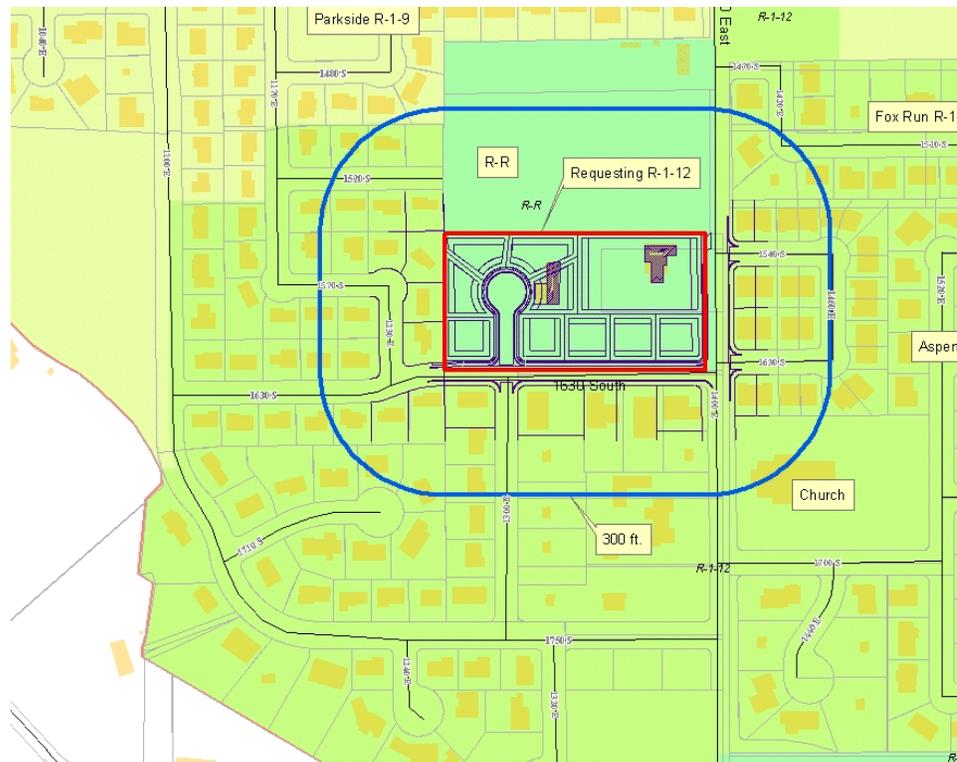
To:	City Council	ID #	Zone	03-16
From:	Emil Pierson, City Planner	Current Zoning	R-R	
Date:	June 2, 2004	Proposed Zoning	R-1-12	
Subject:	Houghton (Wapiti Cove) Rezone	Property Size	4.76 acres	
Location:	1400 East 1630 South			

BACKGROUND

The applicant(s), Dale Houghton, is asking for rezone approval of approximately 4.76 acres from Rural Residential (R-R) to Low Urban Residential (R-1-12). If approved the Houghton's are planning to subdivide the property into a subdivision known as Wapiti Cove in the future once the storm drain is bonded and installed. This property is shown on the General Plan as Residential 2.5 to 3.5 u/a and the zoning requested follows the Plan.

ANALYSIS

The property is 4.76 acres in size and is currently being farmed. To the north is property owned by the Roman Catholic Church zoned R-R. To the south is Dallin Estates zoned R-1-12. East is the LDS Church and the Aspen Meadows subdivision zoned R-1-12. West is the Wapiti subdivision zoned R-1-12 and northwest is the Parkside subdivision zoned R-1-9.



DEVELOPMENT REVIEW COMMITTEE

The Development Review Committee reviewed this request at their May 26th meeting and recommended approval.

Minutes May 26, 2004

Mr. Baker made a **motion** to recommend approval of the Wapiti Cove Rezone with the following finding(s):

Finding: The property is surrounded by R-1-12 zones, an R-R zone, and a small R-1-9 zone and is consistent with the neighborhood.

Mr. Pierson **seconded**, and the motion **passed** unanimously.

PLANNING COMMISSION

The Planning Commissioners held a public hearing on this request on June 2nd with no comments made from adjacent residence. The Commission recommended approval with no conditions and reviewed the following findings:

1. The amendment is consistent with the policies of the General Plan, including any policies of the Capital Improvements Plan.

Finding: The rezone is consistent with the policies of the General Plan because the requested zoning of R-1-12 follows the density range 2.5-3.5 u/a that is shown on the General Plan map and the adjacent properties are also zoned R-1-12 except one corner that is R-1-9 which matches the character of the neighborhood.

2. For amendments to the Zoning Map, consideration has been given to include any conditions necessary to mitigate adverse impacts on adjoining or nearby properties.

Finding: To approve this amendment to the zoning map (R-R to R-1-12) consideration has been given to include any conditions necessary to mitigate adverse impacts to adjoining or nearby properties.

DRAFT MINUTES - Wapiti Cove Rezone R-R to R-1-12

Applicant(s): Dale Houghton

Location: 1630 South 1400 East

Mr. Pierson reviewed the details in the agenda. This property is split between two densities and the zoning was reviewed. Proper notification was given. The applicant is not present.

Commissioner Robins stated that although the applicant is not present, he does not believe it is in the interest of the Commission to table this. Commissioner Shaw agrees that there is no reason to table.

Commissioner Robins made a **motion** to give a positive recommendation to the City Council for the property located at 1400 East 1630 South from Rural Residential (R-R) to Low Urban Residential (R-1-12) known as the Houghton (Wapiti Cove) Rezone with no conditions. Commissioner Shaw **seconded**. Those voting aye: Commissioner Scott, Commissioner Shaw, Commissioner Bradford, Chair Jensen and Commissioner Robins. The motion **passed** unanimously.

RECOMMENDATION

APPROVE

Make a motion to give a **Approve** the Wapiti Cove Rezone located at 1400 East 1630 South from Rural Residential (R-R) to Low Urban Residential (R-1-12) with no conditions.

DENY

Make a motion to **DENY** the Wapiti Cove Rezone located at 1400 East 1630 South from Rural Residential (R-R) to Low Urban Residential (R-1-12) for the following reason(s):

TABLE

Make a motion to **TABLE** rezoning the property located at 1400 East 1630 South from Rural Residential (R-R) to Low Urban Residential (R-1-12) known as the Houghton (Wapiti Cove) Rezone for the following reason(s):

Houghton Rezone Map



1 inch equals 341.2 feet

Legend

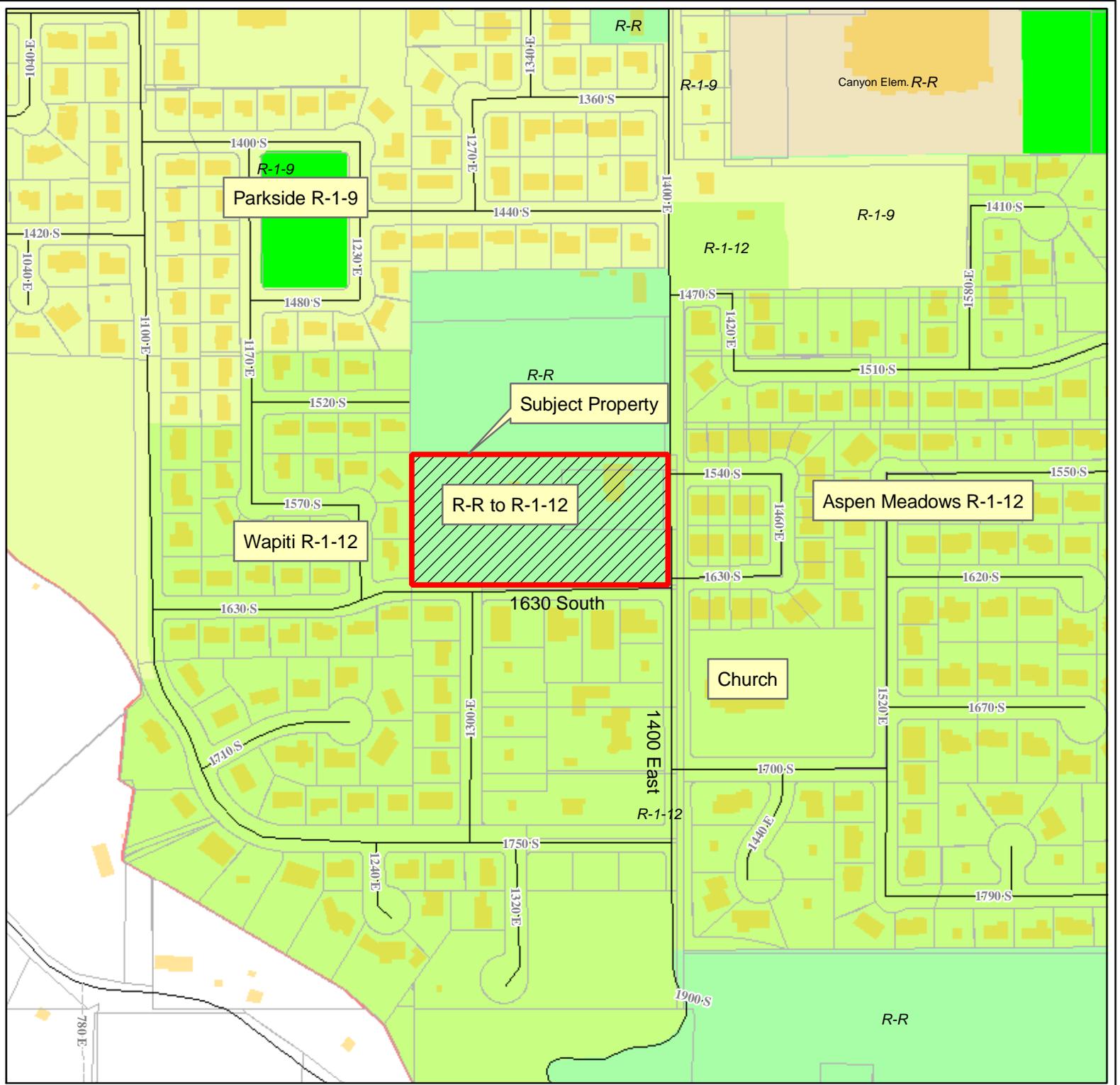
- Roads**
- Other Roads
 - Not Paved
 - Paved
 - Railroad
 - Rivers
 - Schools
 - Parks
 - A-E
 - C-1
 - C-2
 - C-D
 - C-O
 - I-1
 - I-2
 - I-3
 - R-1-12
 - R-1-30
 - R-1-6
 - R-1-8
 - R-1-9
 - R-1-6
 - R-3
 - R-O
 - R-R
 - S-C
 - UV-C
 - Buildings
 - LineMeasurements
 - Spanish Fork Boundary



Geographic Information Systems

Spanish Fork City GIS
 40 South Main Street
 Spanish Fork, UT 84660
 (801) 798-5000

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Spanish Fork City Council Staff Report

To:	City Council	ID # GP	04-01
From:	Emil Pierson, City Planner	Current GP	1 unit - 5 acres
Date:	June 2, 2004	Proposed GP	General Commercial
Subject:	Porter General Plan Amendment	Property Size	4.5 acres

Location: 8256 South Main Street

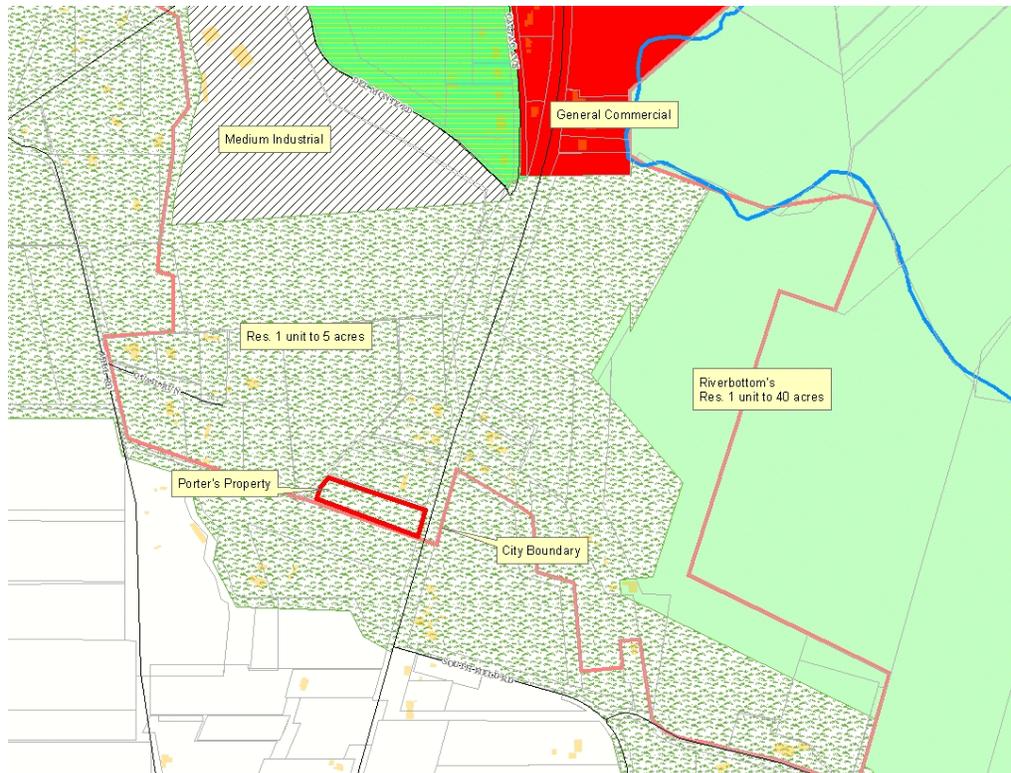
BACKGROUND

The applicant(s), Kelly and April Porter, is asking for General Plan Amendment approval of approximately 4.5 acres from 1 unit to 5 acres to General Commercial. If approved the Porter's would like to construction a building were manufacturing and a sales office could be located.

This property is shown on the current General Plan as Residential 1 unit to 5 acres and is currently zoned as Rural Residential (R-R).

ANALYSIS

There is a number of different ways to look at this request. First, is commercial envisioned on this end of Main Street and when (is the request before its time). Second, if this area should be commercial should it be more than just the one parcel (staff recommendation) and third, how



deep should it be (see staff recommendation)? Fourth, what is Salem City doing on the south? Salem City is planning commercial/Industrial so should we match them?

DEVELOPMENT REVIEW COMMITTEE

The Development Review Committee reviewed this request at their May 19th meeting and recommended approval.

Minutes May 19, 2004

Mr. Pierson said the applicants, Kelly and April Porter, are requesting a General Plan amendment at 8256 South Main Street. They built their existing home at the rear of the property with the prospect of a commercial development on the front of the property. Mr. Pierson said the closest existing commercial property is the Butler parcel.

Mr. Baker asked if there is a reason not to add another commercial zone in the area. Mr. Oyler asked how far back the proposed commercial zoning would extend from Main Street.

Mr. Pierson said there is an understanding with Salem City concerning the Woodland Hills Road alignment to the west of Main Street. Salem City has request to have the property to the south of Woodland Hills Road to be part of Salem City and the property to the north of Woodland Hills Road would be annexed into Spanish Fork City.

Mr. Oyler said there may be concerns when the roadway splits properties. Mr. Pierson suggested the commercial property boundaries follow the contours of the area and extend two hundred feet back from Main Street. Mr. Baker said Woodland Hills Road will be continued soon and the property will develop. Mr. Oyler said the city will be looking at the entire area for rezoning. He said the area Mr. Pierson is proposing as commercial is a very large area.

Mr. Oyler said a major issue such as this cannot be decided in thirty minutes. The General Plan was created under the direction of committees. Mr. Pierson said he can guarantee the committees would want the area to be zoned commercial.

Chief Rosenbaum said he sees no problems with the proposed commercial area but agrees there should be shared accesses onto Main Street. He also said the commercial zone should be wider than 200 feet to allow adequate space for possible parking.

Mr. Nielson said there should be a commercial corridor along Main Street. He is unsure of the width of the corridor. Mr. Baker concurred and said the corridor should be wider than 200 feet. Mr. Banks concurred but was unsure of the width. Mr. Foster said the commercial zone corridor should be at least 300 feet in width.

Mrs. Porter suggested a 400-foot width in the corridor. Mr. Oyler said if the recommendation includes a corridor of 300 feet then the commercial zone should follow the contours of the area. He also asked if the General Plan for the area should indicate dual zones. Mr. Pierson said the General Plan should show the area as a General Commercial Zone.

Mr. Pierson made a **motion** to recommend to the Planning Commission the approval of the General Plan Amendment as presented by the Porters from an R-R Zone to a Commercial Zone of 400 feet east from Main Street and 400 feet west from Main Street and from the south Spanish Fork City Boundary to the old Cal Pack Road. Mr. Nielson **seconded** and the motion **passed** unanimously.

PLANNING COMMISSION

The Planning Commission discussed this request at their June 2, 2004 meeting and held a public hearing at that time. Below is the draft minutes from that meeting.

DRAFT Minutes June 2, 2004 - Public Hearing - Porter General Plan Amendment

Applicant(s): Kelly and April Porter

Location: 8256 South Main Street (SR -198)

Mr. Pierson reviewed the details in the agenda. The Porter's reside at this location. The future Woodland Hills drive will be the boundary between Spanish Fork and Salem. A 400-foot deep lot would allow parking and a driveway, limiting direct access onto Main Street.

Commissioner Bradford asked if there are any developments proposed in this area. The area will be zoned General Commercial and the residences in the area to Cal Pac will retain their zoning. If approved by the City Council the Porter's will apply for a rezone and then go to DRC once they are ready to build.

The average lot is 200 feet deep. Mr. Pierson stated that from 400 North to Center Street the lots are 200 feet and less. Staff examined the area around Shopko to get a feel for what the area in question will be like. Commissioner Shaw asked if changes were being proposed for both sides of the highway. Mr. Pierson stated that they were and if Woodland Hills Drive goes in, there will likely be gas stations and light traffic.

Chair Jensen asked for public comment.

Kelly Porter, the applicant, stated that he owns a heating and air conditioning shop. He currently rents a storage unit, does not have a lot of traffic and only a few employees. He needs space to store trucks and materials. Chair Jensen asked if there was any other comment. There was none.

Commissioner Robins made a **motion** give the Porter's General Plan Amendment a positive recommendation to the City Council for the property approximately located at 8250 South Main Street from Residential 1-unit to 5-acres to General Commercial of 400 feet east from Main Street and 400 feet west from Main Street and from the south Spanish Fork City General Plan Boundary to the old Cal Pack Road.

Commissioner Shaw **seconded**. Those voting aye: Commissioner Scott, Commissioner Shaw, Commissioner Bradford, Chair Jensen and Commissioner Robins. The motion **passed** unanimously.

RECOMMENDATION

APPROVE

Make a motion to ***APPROVE*** the Porter's General Plan Amendment for the property approximately located at 8250 South Main Street from Residential 1-unit to 5-acres to General Commercial of 400 feet east from Main Street and 400 feet west from Main Street and from the south Spanish Fork City General Plan Boundary to the old Cal Pack Road.

DENY

Make a motion to **DENY** the Porter's General Plan Amendment for the property approximately located at 8250 South Main Street from Residential 1-unit to 5-acres to General Commercial of 400 feet east from Main Street and 400 feet west from Main Street and from the south Spanish Fork City General Plan Boundary to the old Cal Pack Road. for the following reason(s):

TABLE

Make a motion to **TABLE** the Porter's General Plan Amendment for the property approximately located at 8250 South Main Street from Residential 1-unit to 5-acres to General Commercial of 400 feet east from Main Street and 400 feet west from Main Street and from the south Spanish Fork City General Plan Boundary to the old Cal Pack Road for the following reason(s):

Kelly Porter GP Amendment



1 Inch equals 300 Feet

Symbol	Legend
Blue line	City Limits
Blue line	No Plans
Black line	Road
Black line	Proposed
Yellow rectangle	Buildings
Green rectangle	1 U/40 Acres
Light green rectangle	1 U/5+ Acres
Light green rectangle	1 U/5+ Acres / 1-2.5 U/A
Light green rectangle	1 U/5+ Acres / 2.5-3.5 U/A
Light green rectangle	1 U/5+ Acres / 3.5-5 U/A
Light green rectangle	1 U/5+ Acres / Business Park
Light green rectangle	1 U/5+ Acres/General Commercial
Light green rectangle	1 U/5+ Acres/Light Industrial
Light green rectangle	1 U/5-12 Acres / Residential Office
Light green rectangle	1-2.5 U/A
Light green rectangle	2.5-3.5 U/A
Light green rectangle	3.5-5 U/A
Light green rectangle	5-8 U/A
Light green rectangle	5-8 U/A / Professional Office
Light green rectangle	5-8 U/A / Residential Office
Light green rectangle	5-12 U/A
Light green rectangle	Downtown
Light green rectangle	Professional Office
Light green rectangle	Shopping Center
Light green rectangle	General Commercial
Light green rectangle	General Commercial / Business Park
Light green rectangle	Light Industrial
Light green rectangle	Light Industrial / Commercial
Light green rectangle	Light Industrial / Business Park
Light green rectangle	Medium Industrial
Light green rectangle	Heavy Industrial
Light green rectangle	Parks, Schools, Open Space
Light green rectangle	Recreation
Light green rectangle	Spanish Fork Boundary
Light green rectangle	A-1
Light green rectangle	C-1
Light green rectangle	C-2
Light green rectangle	I-1
Light green rectangle	I-5
Light green rectangle	R-1
Light green rectangle	R-2
Light green rectangle	R-3
Light green rectangle	R-4
Light green rectangle	A-1/R-1
Light green rectangle	A-1/R-2
Light green rectangle	A-1/R-3
Light green rectangle	C-1/1
Light green rectangle	C-1/R-2
Light green rectangle	R-1/R-2
Light green rectangle	R-2/R-3
Light green rectangle	2 Foot Contours
Black outline	Kelly Porter Amendment

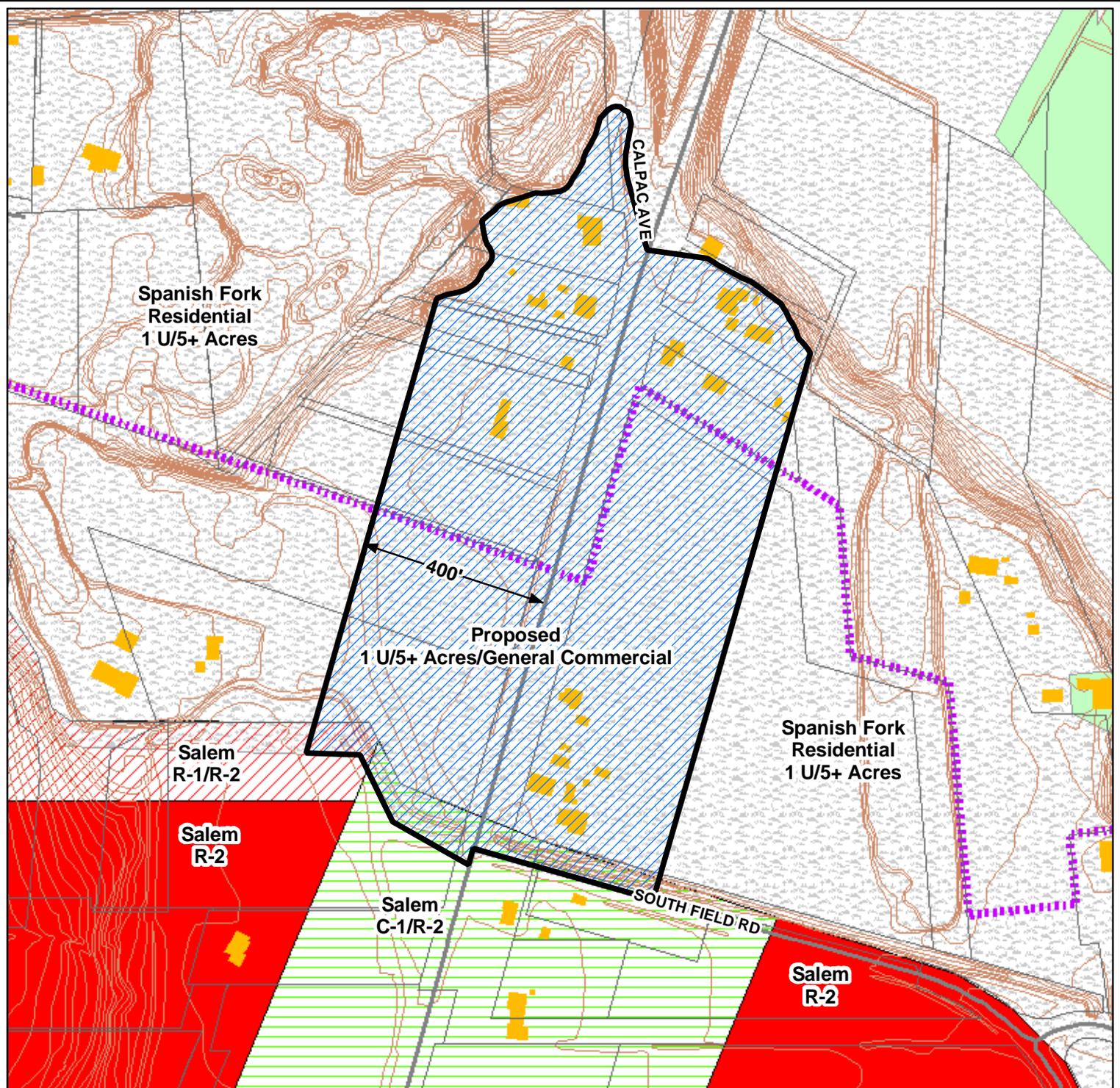
5/27/2004



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MEMO
SPANISH FORK CITY
PUBLIC WORKS DEPARTMENT

DATE: July 8, 2004

TO: Mayor Barney and City Council

FROM: Richard J. Nielson, Assistant Public Works Director

RE: Bid - Dump Bed for new 10 wheel dump truck

We have looked at two options for the dump bed for the new truck. The two options are 1) equip the truck with a standard dump body, and 2) equip the truck with a roll-off system for the dump body. Both options will include the hydraulics, tarp, and salter. Option 1 would be purchase thru the state bids for truck beds would be \$36,000. Option 2 is \$42,100 for a difference of \$6,100. The roll-off system has several advantages over the standard dump bed such as quick change from the salter to a dump bed during winter months i.e. for a water main break. The truck could also be used as a flat bed, water truck, asphalt patch truck, etc. with additional roll-offs. We would also like to have the ability to place roll-off dumpsters around town for Fiesta Days or for city-wide clean-up projects.

I would recommend that the City Council approve the purchase of the roll-off system with the associated components in the amount of \$42,100.