CITY COUNCIL MEETING

ADDENDUM
6:00 pm
Tuesday, March 1, 2005

I. PRELIMINARY ACTIVITIES

A. Pledge of Allegiance

II. PUBLIC HEARINGS

6:30 pm
A. Warren Peterson Zoning Map Amendment
B. Valley/Charter General Plan Map Amendment
C. Valley/Charter Zoning Map Amendment
D. Construction and Development Standards 2005 Revision

III. STAFF REPORTS

A. Dale Robinson - Parks and Recreation
1. RFP - Concession's Operation
2. Parks and Recreation Committee Report on Facility Analysis*

B. Kent Clark - Finance
1. Worker's Comp Contract
2. *Utility Fee Waiver to Deployed Military**
3. *Waste Water Treatment Plant Expansion - Financing*

IV. OTHER BUSINESS

V. 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 Council Report

To:	**City Council**	**ID # Rezone**	**05-01**
From:	**Emil Pierson, City Planner**	**Current Zoning**	**R-1-6**
Date:	**March 1, 2005**	**Proposed Zoning**	**C-O**
Subject:	**Warren Peterson Zoning Map Amendment**	**Property Size**	**.48acres**
Location:	**114 East 800 North**		

BACKGROUND

The applicant(s), Warren Peterson, is asking for Zoning Map Amendment for .48 acres (21,186 square feet) from Medium High Urban Residential (R-1-6) to Commercial Office (C-O). The General Plan for this area is If approved the applicant would like to construct an dental building. (see attached map for more detail).

ANALYSIS

To the West of the proposed Amendment is 100 East and an office zoned R-O. East and South is zoned R-1-6 and where a number of residential homes are located. To the north is an office plaza zoned Commercial Office.

DEVELOPMENT REVIEW COMMITTEE

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

Minutes January 26, 2005

Mr. Pierson said he contacted Mr. Peterson and assumed he would be present. He said Mr. Peterson is requesting to rezone the property at 114 East 800 North from R-1-6 to C-O to allow him to construct a dental office on the property. The home currently on the property will be removed.

Mr. Baker asked if the adjacent property should be rezoned R-1-6 while the General Plan is being amended. Mr. Pierson said he would make note of the suggestion for the future General Plan changes.

Mr. Foster said a request has been received to relocate the power pole or an anchor along 800 North. Mr. Foster said the anchor is a heavy distribution anchor and cannot be moved easily. Mr. Nielson asked if there will be a fence along the south and east property lines. Mr. Pierson concurred and said there will be a masonry wall unless the adjacent property owners sign letters waiving the requirement.

Mr. Pierson made a **motion** to recommend approval of the Peterson Rezone from Medium High Urban Residential (R-1-6) to Commercial Office (C-O) with the following findings:

1. The rezone is consistent with the policies of the General Plan,
2. Consideration has been given to include any conditions necessary to mitigate adverse impacts on adjoining or nearby properties.

Mr. Baker **seconded** and the motion **passed** with a unanimous vote.

PLANNING COMMISSION

The Planning Commission held a public hearing on this request on February 2, 2005 and recommended approval.

Planning Commission Minutes from Feb. 2nd

Mr. Pierson presented the possible rezone being requested by Mr. Peterson. He stated that Mr. Peterson is requesting that .48 acres at 114 East 800 North be changed from R-1-6 (Medium High Urban Residential) to C-O (Commercial Office).

Chairman Bradford read the Recommendation and Findings from the DRC and in the Staff Report:

Findings:

1. *The rezone is consistent with the policies of the General Plan because the requested C-O zone follows the General Plan map. The adjacent properties are zoned C-O, R-1-6 and R-O.*
2. *The property meets the characteristics of the neighborhood and does not adversely impact the adjacent properties.*

Warren Peterson explained that his intentions are to remove the home that is currently on the property and he will tentatively build a new medical office.

Del Robins asked if Dr. Peterson would be the sole occupant of this office. Dr. Peterson stated that at some time, he would like to add another practitioner to the office, and he feels that the parking would be sufficient for the use of this office. Dr. Peterson stated that he is trying to put the least amount of impact on the surrounding residences.

Councilmember Wadsworth asked if Dr. Peterson has had the opportunity to visit with the surrounding neighbors. Dr. Peterson stated that he has had some opportunity to visit with the residents. Dr. Peterson showed that he would have two openings to the parking lot on 800 North.

Public Hearing:

MaryLou Flinders lives across the street from the possible office. She asked that the entrance on 100 East be reconsidered. She stated that there is already other traffic coming into that area from other businesses. She also has concerns about a cinder block wall.

Mr. Pierson showed her the places where the cinder block wall would be reduced to three feet beside an existing driveway. He also showed that with a parking entrance on 800 North, it would reduce parking right on the street on 800 North.

Mr. Wadsworth asked her if the concern is with the parking on 800 North. Mrs. Flinders stated that there is quite a bit of traffic already on 800 North from the other surrounding businesses. There are also many pedestrians that are darting across the street rather than crossing at the corner.

Mr. Wadsworth asked if she would be more comfortable if the ingress and the egress were switched. Mrs. Flinders stated that she would be more comfortable with that.

Glade Swartz asked if we can make sure that there is a 3-foot limit on the wall so that there will not be a blind

driveway. Mr. Bradford stated that has already been resolved through meeting city codes.

Mont Williams stated a concern for the size of the building. Mr. Pierson stated that the building will be one story and about 3600 square feet.

Del Robins made a **motion** for a positive recommendation with the findings listed and changes as noted. Mr. Wadsworth **seconded**, and the motion **passed** with a unanimous vote.

PLANNING COMMISSION FINDINGS

1. The amendment is consistent with the policies of the General Plan, including any policies of the Capital Improvements Plan.
   Finding:
   1. *The rezone is consistent with the policies of the General Plan because the requested C-O zone follows the General Plan map. The adjacent properties are zoned C-O, R-1-6 and R-O.*
   2. *The property meets the characteristics of the neighborhood and does not adversely impact the adjacent properties.*

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-1-6 to C-O) consideration has been given to include any conditions necessary to mitigate adverse impacts to adjoining or nearby properties.*

RECOMMENDATION FROM THE PLANNING COMMISSION

APPROVE

Make a motion to **APPROVE** the Warren Peterson Zoning Map Amendment for the property located at 114 East 800 North from Medium High Urban Residential (R-1-6) to Commercial Office (C-O).

DENY

Make a motion to **DENY** the Warren Peterson Zoning Map Amendment for the property located at 114 East 800 North from Medium High Urban Residential (R-1-6) to Commercial Office (C-O) for the following reason(s):

TABLE

Make a motion to **TABLE** the Warren Peterson Zoning Map Amendment for the property located at 114 East 800 North from Medium High Urban Residential (R-1-6) to Commercial Office (C-O) for the following reason(s):

Peterson GP map

1 Inch equals 176 Feet

É

Legend

Roads
- Not Paved
- Paved
- Railroad
- Rivers
- Buildings
- Property Lines
- Spanish Fork Boundary

General Plan
- 1 U/40 Acres
- 1 U/5+ Acres
- 1 U/5+ Acres / 1-2.5 U/A
- 1 U/5+ Acres / 2.5-3.5 U/A
- 1 U/5+ Acres / 3.5-5 U/A
- 1 U/5+ Acres / Business Park
- 1 U/5+ Acres/General Commercial
- 1 U/5+ Acres/Light Industrial
- 1 U/5-12 Acres / Residential Office
- 1-2.5 U/A
- 2.5-3.5 U/A
- 3.5-5 U/A
- 5-8 U/A
- 5-8 U/A / Professional Office
- 5-8 U/A / Residential Office
- 5-12 U/A
- Downtown
- Professional Office
- Residential Office/Commercial Office
- Shopping Center
- General Commercial
- General Commercial / Business Park
- Light Industrial
- Light Industrial / Commercial
- Light Industrial / Business Park
- Medium Industrial
- Heavy Industrial
- Parks, Schools, Open Space
- Recreation
- Buffer_of_Default_Annotation_Target

1/24/2005

Spanish Fork

Geographic Information Systems

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

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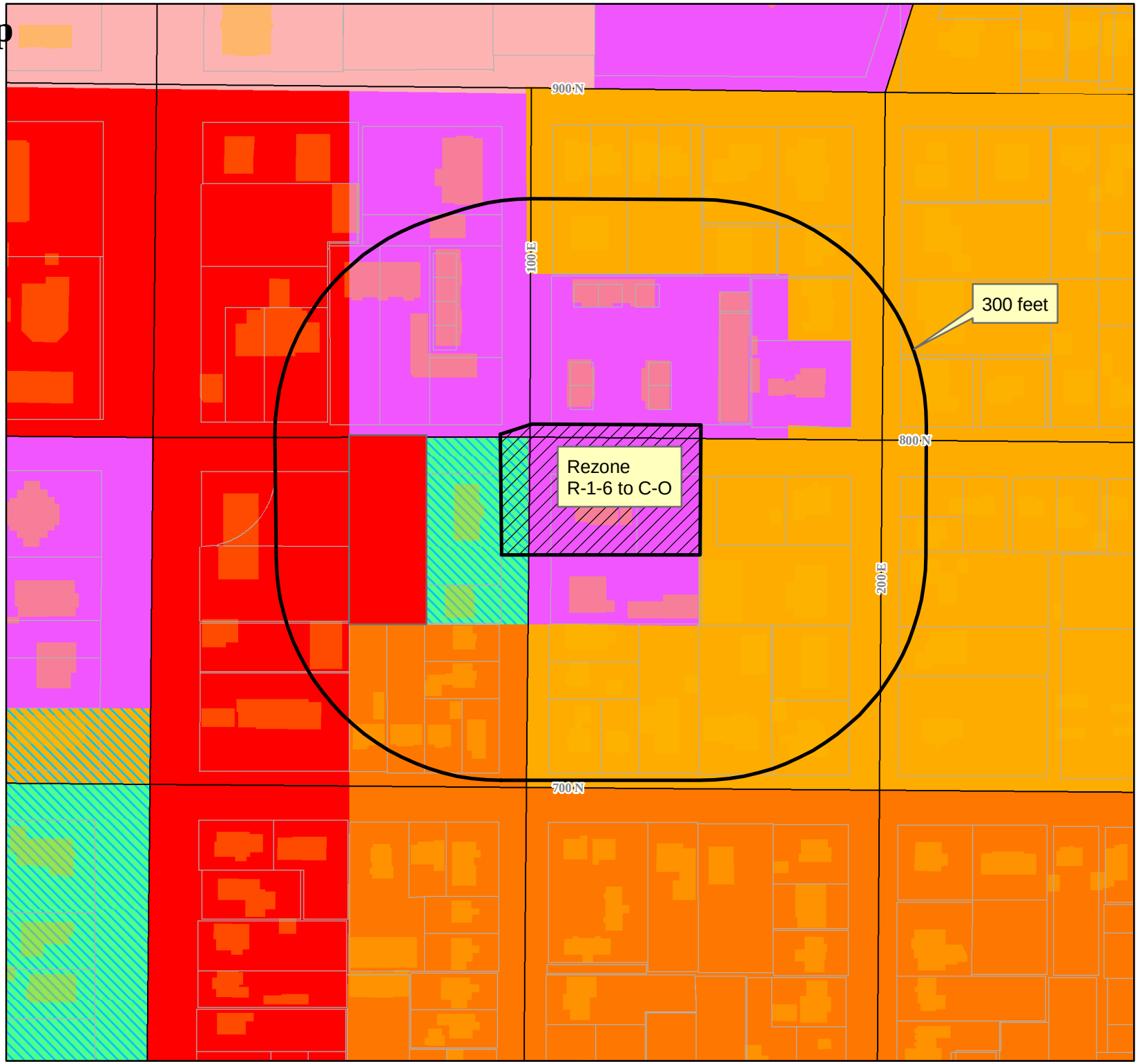

Peterson Rezone

1 Inch equals 176 Feet

É

Legend

Roads

- Not Paved
- Paved
- Railroad
- Rivers
- Buildings
- Property Lines
- Spanish Fork Boundary

Zoning

- 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
- Buffer_of_Default_Annotation_Target

9/29/2004

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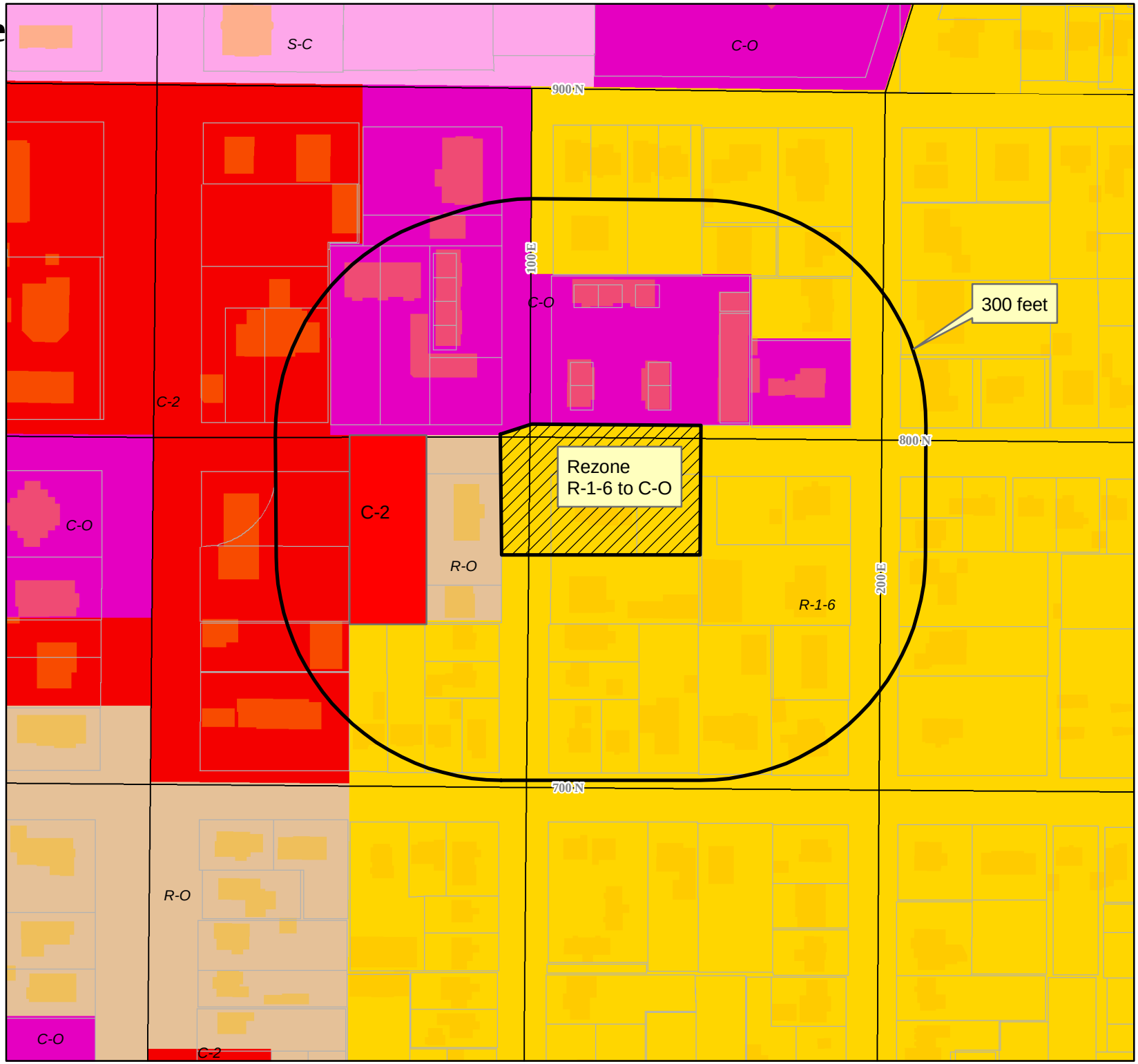


Spanish Fork
City Council Report

To:	**City Council**	**ID # GP Amend**	**05-01**
From:	**Emil Pierson, City Planner**		
Date:	**March 1, 2005**		
Subject:	**Valley/Charter General Plan Amendment**	**Property Size**	**56.4 acres**
Location:	**1173 Del Monte Road**		

This item was noticed in the Daily Herald 14 days prior to the public hearing

BACKGROUND

The applicant(s), Charter One Development L.C. (Ray Morley), is asking for Zoning Map Amendment for 56.4 acres

From: Medium Industrial and Rural Residential

To: Rural Residential/Residential 1-2.5 u/a, Rural Residential/Residential 2.5-3.5 u/a, Professional Office, and Commercial

ANALYSIS

To the West of the proposed Amendment is Mill Road and properties owned by Davis's, Haymores', and Bowen's. East of the proposal is General Planned as Rural Residential/Residential 2.5-3.5 u/a and currently being developed as single family homes and Jack B. Parson that is an concrete batch plant planned as medium industrial. South is property owned by the Spanish Fork Cattle company that is General Planned as Rural Residential. North is Ted Scott's home General Planned as Rural Residential and the Leland Mill which is planend as Medium Industrial.

DEVELOPMENT REVIEW COMMITTEE

The Development Review Committee reviewed this request at their January 26th meeting and recommended approval. Note that staff's recommendation is not what was requested by the applicant because of the desire to make it a little easier for applicant by removing the commercial request and also to square off the property Ted Scott's property was including as well as the Haymores' property. The applicant did not have any issues with this change.

DRC MINUTES FROM January 26, 2005

General Plan Amendment and Rezone -Valley/Charter General Plan Amendment and Rezone

Mr. Pierson said the Valley Asphalt area is zoned Medium Industrial (I-2). They are requesting a charter school to be constructed on the upper area of the property.

Mr. Heap asked if the residents in the area have been informed of the meeting today. Mr. Pierson said Mr. Morley has talked to most of the residents in the area and they are aware of the public hearing before the Planning Commission next week.

Mr. Baker asked why the zone being requested is different from the adjacent property zoning of R-1-12. Mr. Pierson said he recommended the lower density of R-1-30. He said they are also requesting a small portion along Del Monte Road be zoned as Commercial and the area shown in purple on the General Plan to be zoned Professional Office. This area could become a business park area.

Mr. Morley said Mr. Haymore, the owner of property at the southwest corner of the development, is not interested in developing his property at this time.

Mr. Pierson recommended the Jack B. Parsons' property not be rezoned at this time. The property owner can request the change at a later time if desired. He wants to avoid any nonconforming areas. Mr. Oyler said the property should not be made non-conforming without the property owner's approval. Mr. Morley said he has talked with the property owner and they are interested in moving but have been advised by legal council not to sign any papers until issues with the proposed area for the move have been resolved.

Mr. Pierson said the General Plan can be changed if needed. Mr. Baker said the property should not be made non-conforming unless our intent is to chase the property owner out.

Mr. Pierson recommended ending the R-1-30 zone at the property line and excluding the Parsons' property from the rezone. He said he is not opposed to the Business Park Zone as long as it excludes any portion of the Jack B. Parsons' property and the balance of the property remain R-R. Mr. Oyler asked Mr. Morley how he felt about Mr. Pierson's recommendations. Mr. Morley said he is not opposed to the recommendation and said hopefully in the future the other zone changes can be made.

Mr. Nielson said the canal is considered 8-stream canal and must be piped. Mr. Morley said he has met with South Field Irrigation Company. L.E.I is developing the piping design. The developer has agreed to pay the piping cost as long as the costs are not prohibitive. He said Mr. Scott and Mr. Olson are they two property owners using the ditch and he reviewed the possible design and grading.

Mr. Pierson said the developer will need to install curb, gutter, and sidewalk along Mill Road. He also asked Mr. Morley to consider future access for the property. Mr. Morley provided a proposal of the development design of the property.

Mr. Nielson asked concerning the zoning with Business Park and Commercial area. Mr. Morley said the trade school is requesting to construct a small tutoring center and possibly a daycare center in the area requested to be zoned as C-1. Mr. Pierson reviewed the Business Park Zone (B-P), which also allows for tutoring centers and daycare centers.

Mr. Morley said according to the allowed uses the B-P Zone will also meet their needs. He also said the proposed trade school will utilize the entire 20-acre parcel. Possible General Plan changes to be included in this amendment were discussed.

Mr. Nielson asked concerning the sewer profiles. Mr. Morley said they feel there is enough excess material in the area to fill the low areas to achieve the proper flow.

Mr. Foster said there will be three-phase power. All power currently on the site is provided by Strawberry Power. The development will be connected to Spanish Fork power. He reviewed the electrical design in the area and the changes needed for the development.

Mr. Morley asked concerning water services. Mr. Nielson reviewed the existing water lines. The possible storm

drain requirements were also discussed.

Mr. Pierson said he wants to insure the property has proper turnarounds and traffic flow. Mr. Banks asked if access will be allowed onto Mill Road. Mr. Pierson said there will be no access onto Mill Road.

Mr. Morley asked concerning as access on the northwest corner of the property. Mr. Pierson said there may be problems with grading.

Mr. Oyler said residents in the area were concerned with increasing traffic at this intersection.

Mr. Pierson said the public hearing notice has gone out concerning the public hearing scheduled on the next Planning Commission agenda. Mr. Pierson directed Mr. Morley to meet with Lisa Olsen and Kevin Baadsgaard to determine the resident's concerns.

Mr. Pierson made a **motion** to recommend approval of the Valley/Charter General Plan Amendment subject to the following conditions:

1. Amend the property shown as R-R/Residential 1-2.5 units to the acre,
2. Amend the property shown as Commercial and Professional Office all be Professional Office,
3. Amend the area shown as R-R/Residential 2.5 -3.5 units to the acre and to include the Haymore property,
4. Include the Ted Scott property in the amendment to be shown as R-R/Residential 2.5-3.5 units to the acre.

Mr. Nielson **seconded** and the motion **passed** with a unanimous vote.

Mr. Pierson made a **motion** to recommend approval of the Valley/Charter Rezone with the following conditions and findings:

CONDITIONS

1. Remove all of the Jack B. Parsons' property from the rezone and it is to remain in the Medium Industrial Zone (I-2),
2. Rezone the northwest area of the property as Very Low Urban Residential (R-1-30), excluding the Jack B. Parsons' property,
3. Rezone the center area of the property as Business Park (B-P), excluding the Jack B. Parsons' property,
4. The remainder of the property is to be zoned Rural Residential (R-R).

FINDINGS

1. The proposed rezone matches the proposed changes in the General Plan,
2. Any necessary changes have been considered pertaining traffic, land use, irrigation ditches, and utilities,
3. The rezone meets the capital improvements.

Mr. Baker **seconded** and the motion **passed** with a unanimous vote.

PLANNING COMMISSION

The Planning Commission reviewed this request at their February 2, 2005 meeting. A public hearing was held and residents shared their concerns about traffic and the irrigation ditches in the area. They also shared their concerns about no neighborhoods committees being started. The Planning Commission recommended approval of the General Plan Amendment.

Planning Commission Minutes February 2, 2005

Mr. Scott and Mr. Wadsworth asked to be excused for reasons of conflict of interest.

Mr. Pierson showed the property at 1173 Del Monte Road. He stated that amending the General Plan is the first step for the applicants to create a charter school on this property. Ted Scott=s property and Leland Mill would remain as they are zoned at this time. Jack B. Parson=s property and the Haymore property would also stay zoned as they are. If they needed changes in the future, then they could come in and request those changes at that time. This is just a request for the General Plan Amendment. Mr. Pierson stated that the Development Review Committee looked at this

quite extensively.

Ray Morley showed that Charter Home Development would like to add two schools. They would like to add The American Achievement Academy, and a Mountain Land Applied Technology College. Chairman Bradford asked if they had completed studies on the soil. Mr. Morley stated that they have had meetings and that they had found some samples that contained suspicious, possibly contaminated soils. He stated that they have not gotten those final results back, but are working on it.

Terry Hallett read a memo from Staker-Parson Companies:

> "Staker & Parson Companies and its subsidiary, Jack B. Parson Companies, operates a ready mix concrete production facility at 1158 South Del Monte Road. This location has been used for this use for more than fifteen years and employs twenty people who each earn an average wage of over $40,000 per year.
>
> While we support Charter One Development, LC, and its efforts to build a business park and charter school on property adjacent to ours, we would appreciate your inclusion of the following points in the minutes of tonight's meeting.
>
> 1) We intend to cooperate with Charter One Development, LC, regarding the possible relocation of our facility as long as we can do so in a cost neutral way for our business. If we are unable to relocate our business, we intend to produce at our current location for many, many years to come.
> 2) The production and delivery of ready mix concrete requires the delivery of cement and aggregates in large haul trucks as well as the delivery of concrete in large mixer trucks. We are concerned that a school, business park, and ready mix facility with associated trucks are not compatible uses and may cause inconvenience to one another.
> 3) We have made a major financial commitment to improve our site and surrounding infrastructure in preparation for installation of a new plant in 2005 including:
> a. Paving ½ of the width of Del Monte road from Arrowhead trail and along our property.
> b. Manufacture and installation of a masonry wall along Del Monte road.
> c. Installation of a new 12" water line from 900 South to Arrowhead Trail on Del Monte assisting in our production but also greatly improving the water circulation in the area and benefiting all future development.
>
> We appreciate your efforts to foster a positive business environment in Spanish Fork and appreciate the opportunity to do business in your city.
>
> Sincerely, Scott W. Parson

Mr. Bradford read the Development Review Committee Recommendation conditions:

1. Amend the property shown as R-R/Residential 1-2.5 units to the acre,
2. Amend the property shown as Commercial and Professional Office all be Professional Office,
3. Amend the area shown as R-R/Residential 2.-3.5 units to the acre and to include the Haymore property,
4. Include the Ted Scott property in the amendment to be shown as R-R/Residential 2.5-3.5 units to the acre.

Mr. Bradford opened the floor to comments.

Rich Harris, on behalf of a number of residents in the area stated that his concern is that this is outside of the current General Plan. He stated that they have not been contacted and that they have not had time to look at it and analyze it. He would like to request more time for them to look at this proposal. He stated the city has not met with them at all.

Kevin Creer is the secretary/treasurer of the irrigation company involved. He also works full time involving irrigation issues. He stated that a pipe through the area would need to be an engineering question. He stated that the flow would be heavy, several thousand acres are irrigated through that pipe to Benjamin. It provides $300,000 of water every year to those farms. He stated that he feels we cannot afford to be lax in this review. The irrigation company would require their own engineer, at the cost of the developer. The insurance cost could increase significantly. He stated that he is concerned with possible increased cost, as well as a possible safety hazard.

Mr. Robins reiterated to those present that their concerns this evening should be centered around the changes to the General Plan.

Mr. Bradford closed the floor from comments.

Mr. Robins stated that this proposal is a good thing for the neighbors and the city. Mr. Huff concurred with this, but would like it to be recorded that there may be some hidden, or unforeseen costs. He believes this plan is considerably better than what is in that area now, if you are comparing the General Plan amendment. Mr Lewis concurred.

Mr. Bradford stated that this is just addressing the General Plan portion of this process, and that he is aware that there will be discussion and that the rights of the neighbor=s rights will also be taken care.

Mr. Robins stated that the people in that area are very interested in having a say in this issue. Mr. Huff stated that this is an ideal opportunity for anyone to express themselves, and that they should, he would like to hear it.

Clyde Bradford stated he is not totally opposed to what Mr. Morley is suggesting, but with the development of this particular area, they previously met with the city. They were under the understanding that they would be contacted by the city if anything were to happen outside of the General Plan. Mr. Clyde Bradford would like for the land owners to have the opportunity to look at this plan and re-evaluate these zone changes. He stated that they would like to go through the proper channels so that the property owners can have a say in the changes.

Mr. Robins asked if it is worth the risk, if they took this extra time and then these schools were not to come in and build because of the timing. Mr. Bradford stated that he would be willing to take that risk because he does not think that would happen. He would like the opportunity to analyze the general plan, analyze the growth boundaries, and then to make the decision.

Mr. Pierson stated that we are going through the general plan process right now. When an applicant submits an application, he has a due process.

Mr. Robins asked if these people wanting to voice their concerns should contact a member of the city council. Mr. Pierson concurred that they should. Mr. Pierson stated that the neighbors are not just the people that have a home in the area, but anyone that owns property in the area. This applicant deserves due process with the submittal of this

application.

Mr. Huff stated that if a decision was made previously stating that the surrounding land owners should have a say, then we should honor that decision.

Mr. Pierson stated that we have always encouraged the applicants to go and meet the neighbors, and this applicant did just that. That is the reason that these people are aware of it tonight.

Mr. Lewis stated that he appreciates Mr. Clyde Bradford=s comments, but he feels that we are going through that process right now.

Mr. Pierson stated that the general plan is more than just the land use section. In the last few months, we have been going through those items. The next item to be gone through is the land use section. This may take five or six months to go through. Mr. Robins stated that he thinks that Mr. Harris is saying that they have not heard anything yet. Mr. Pierson stated that is because we have not even gotten to that yet, it has not been done yet. Mr. Pierson invited them to come to future discussions.

Bryan Redd lives on 1358 S Mill Road. He states that in the neighborhood meeting, Mr. Morley stated that there would be a road coming out on Mill Road, and he would be opposed to that unless it is an emergency road. He asked if it is planned to keep it residential around Mill Road.

Mr. Pierson stated that the road out to Mill Road is a fire lane access. The zoning would be decided at the Planning Commission and City Council, but it would have to be first change on the general plan.

Mr. Lewis made a **motion** to approve this amendment based on changes as noted. Mr. Robins seconded.

Mr. Huff asked Mr. Morley if this proposal were delayed for 30 days, would it affect this project? Mr. Morley stated that he appreciated Kevin=s and Parson=s comments. Mr. Morley stated that the state laws on the charter schools have a very tight time limit. This needs to be built and occupied for the school year or you lose your charter. We are only trying to push this through because of the time restraints.

Mr. Huff asked where the funding comes from. Mr. Morley stated it is a public school funded by the state of Utah.

Mr. Huff asked for a vote. The motion approved with a unanimous vote.

DEVELOPMENT REVIEW COMMITTEE & PLANNING COMMISSION RECOMMENDATION

APPROVE

Make a motion to **APPROVE** the Valley/Charter General Plan Amendment for the property located at 1173 Del Monte Road from:

Medium Industrial and Rural Residential **to** Rural Residential/Residential 1-2.5 u/a, Rural Residential/Residential 2.5-3.5 u/a, and Professional Office with the following conditions:

1. Amend the property shown as R-R/Residential 1-2.5 units to the acre,
2. Amend the property shown as Commercial and Professional Office all be Professional Office,
3. Amend the area shown as R-R/Residential 2.5 -3.5 units to the acre and to include the Haymore property,
4. Include the Ted Scott property in the amendment to be shown as R-R/Residential 2.5-3.5 units to the acre.

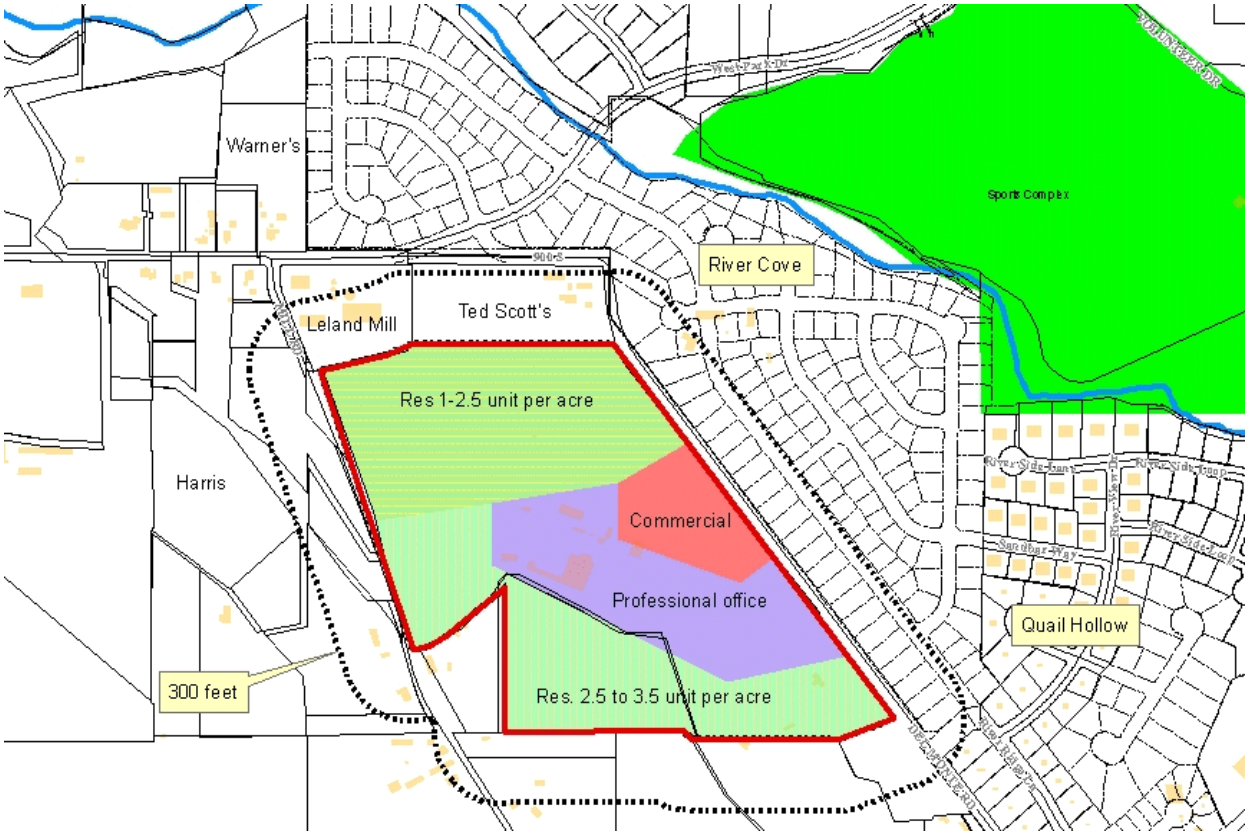
DENY

Make a motion to **DENY** the Valley/Charter General Plan Amendment located at 1173 Del Monte Road from Medium Industrial and Rural Residential **to** Rural Residential/Residential 1-2.5 u/a, Rural Residential/Residential 2.5-3.5 u/a, and Professional Office for the following reason(s):

TABLE

Make a motion to **TABLE** the Valley/Charter General Plan Amendment for the property located at 1173 Del Monte Road from Medium Industrial and Rural Residential **to** Rural Residential/Residential 1-2.5 u/a, Rural Residential/Residential 2.5-3.5 u/a, and Professional Office for the following reason(s):

General Plan Request from Applicant



DRC Recommendation

1 Inch equals 529 Feet

Legend

- Buildings
- Roads
  - Not Paved
  - Paved
  - Railroad
  - Rivers
  - Property Lines
  - County_SF_Parcels
  - Spanish Fork Boundary
- General Plan
  - 1 U/40 Acres
  - 1 U/5+ Acres
  - 1 U/5+ Acres / 1-2.5 U/A
  - 1 U/5+ Acres / 2.5-3.5 U/A
  - 1 U/5+ Acres / 3.5-5 U/A
  - 1 U/5+ Acres / Business Park
  - 1 U/5+ Acres/General Commercial
  - 1 U/5+ Acres/Light Industrial
  - 1 U/5-12 Acres / Residential Office
  - 1-2.5 U/A
  - 2.5-3.5 U/A
  - 3.5-5 U/A
  - 5-8 U/A
  - 5-8 U/A / Professional Office
  - 5-8 U/A / Residential Office
  - 5-12 U/A
  - Downtown
  - Professional Office
  - Residential Office/Commercial Office
  - Shopping Center
  - General Commercial
  - General Commercial / Business Park
  - Light Industrial
  - Light Industrial / Commercial
  - Light Industrial / Business Park
  - Medium Industrial
  - Heavy Industrial
  - Parks, Schools, Open Space
  - Recreation
  - 1 U/5+ Acres / 1-2.5 U/A
  - 1 U/5+ Acres / 2.5-3.5 U/A
  - Professional Office

9/29/2004

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Spanish Fork, UT 84660
(801) 798-5000

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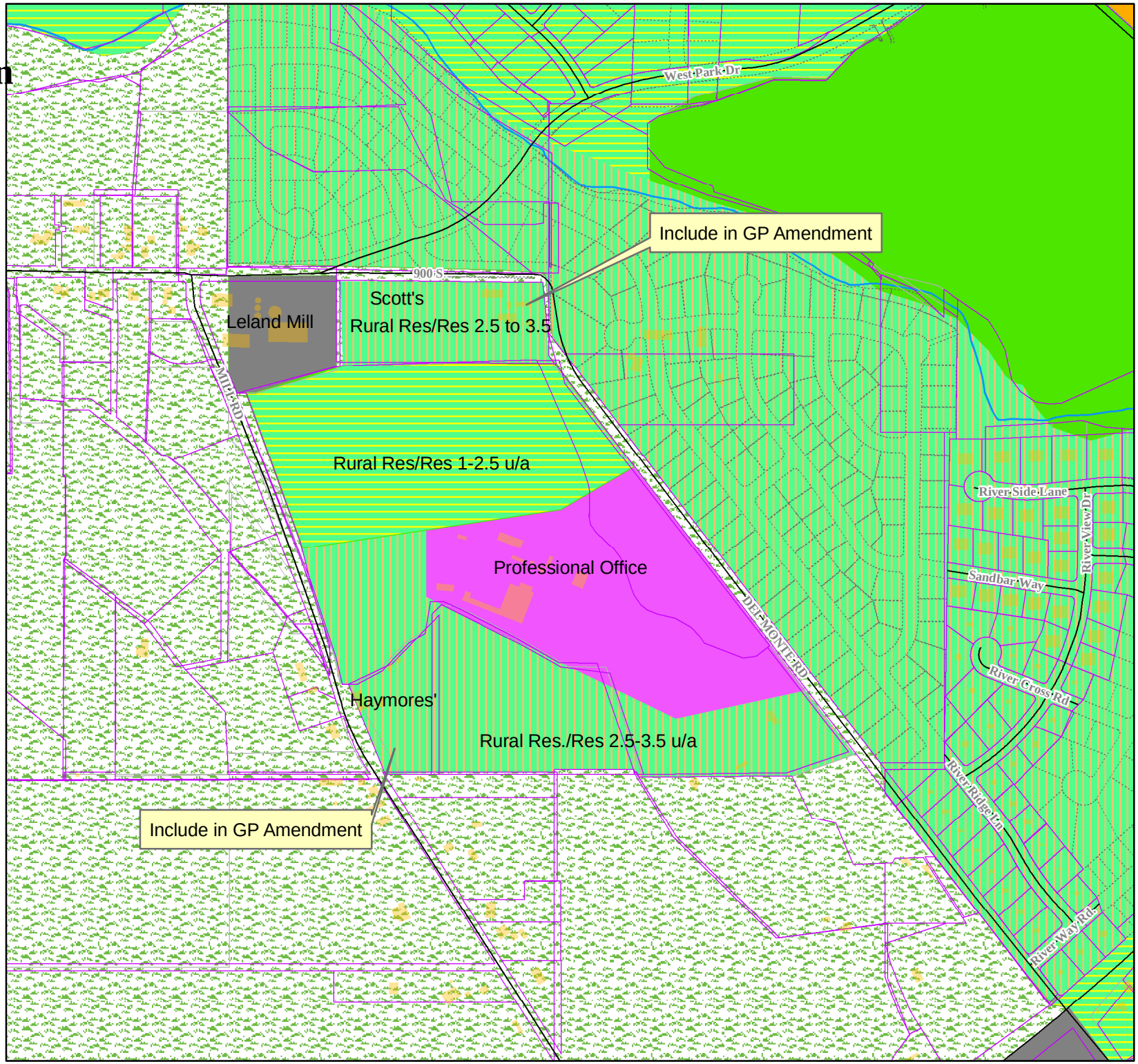


Spanish Fork
City Council Report

To:	**City Council**	**ID # Rezone**	**05-01**
From:	**Emil Pierson, City Planner**	**Current Zoning**	**I-2**
Date:	**March 1, 2005**	**Proposed Zoning**	**R-1-30, BP, R-1-12, C-1**
Subject:	**Valley/Charter Zoning Map Amendment**	**Property Size**	**56.4 acres**
Location:	**1173 Del Monte Road**		

Everyone within 300 feet was notified of this request for the Planning Commission meeting and was published in the Daily Herald 14 days prior to this meeting date.

BACKGROUND

The applicant(s), Charter One Development L.C. (Ray Morley), is asking for Zoning Map Amendment for 56.4 acres

From: Medium Industrial (I-2) and Rural Residential (R-R)

To: Very Low Urban Residential (R-1-30), Low Urban Residential (R-1-12), Business Park (B-P), and Neighborhood Commercial (C-1).

ANALYSIS

To the West of the proposed Amendment is Mill Road and properties owned by Davis's, Haymores', and Bowen's. East of the proposal is property zoned R-1-12 for single family homes and JBP that is an concrete batch plant zoned I-2. South is property zoned R-R owned by the Spanish Fork Cattle company. North is Ted Scott's home zoned R-R and the Leland Mill zoned I-2.

The property was formally used for an asphalt batch plant and has had tailings on the property. IHI is doing environmental testing at the site to make sure the property is environmentally clean.

DEVELOPMENT REVIEW COMMITTEE

The Development Review Committee reviewed this request at their January 26th meeting and recommended approval. Note that staff's recommendation is not what was requested by the applicant because of making sure that Jack B. Parson's does not become a non-conforming use and that the C-1 zone requested because all Business Park. The applicant did not have any problems with this change.

Minutes January 26, 2005

General Plan Amendment and Rezone -Valley/Charter General Plan Amendment and Rezone

Mr. Pierson said the Valley Asphalt area is zoned Medium Industrial (I-2). They are requesting a charter school to be constructed on the upper area of the property.

Mr. Heap asked if the residents in the area have been informed of the meeting today. Mr. Pierson said Mr. Morley has talked to most of the residents in the area and they are aware of the public hearing before the Planning Commission next week.

Mr. Baker asked why the zone being requested is different from the adjacent property zoning of R-1-12. Mr. Pierson said he recommended the lower density of R-1-30. He said they are also requesting a small portion along Del Monte Road be zoned as Commercial and the area shown in purple on the General Plan to be zoned Professional Office. This area could become a business park area.

Mr. Morley said Mr. Haymore, the owner of property at the southwest corner of the development, is not interested in developing his property at this time.

Mr. Pierson recommended the Jack B. Parsons' property not be rezoned at this time. The property owner can request the change at a later time if desired. He wants to avoid any nonconforming areas. Mr. Oyler said the property should not be made non-conforming without the property owner's approval. Mr. Morley said he has talked with the property owner and they are interested in moving but have been advised by legal council not to sign any papers until issues with the proposed area for the move have been resolved.

Mr. Pierson said the General Plan can be changed if needed. Mr. Baker said the property should not be made non-conforming unless our intent is to chase the property owner out.

Mr. Pierson recommended ending the R-1-30 zone at the property line and excluding the Parsons' property from the rezone. He said he is not opposed to the Business Park Zone as long as it excludes any portion of the Jack B. Parsons' property and the balance of the property remain R-R. Mr. Oyler asked Mr. Morley how he felt about Mr. Pierson's recommendations. Mr. Morley said he is not opposed to the recommendation and said hopefully in the future the other zone changes can be made.

Mr. Nielson said the canal is considered 8-stream canal and must be piped. Mr. Morley said he has met with South Field Irrigation Company. L.E.I is developing the piping design. The developer has agreed to pay the piping cost as long as the costs are not prohibitive. He said Mr. Scott and Mr. Olson are they two property owners using the ditch and he reviewed the possible design and grading.

Mr. Pierson said the developer will need to install curb, gutter, and sidewalk along Mill Road. He also asked Mr. Morley to consider future access for the property. Mr. Morley provided a proposal of the development design of the property.

Mr. Nielson asked concerning the zoning with Business Park and Commercial area. Mr. Morley said the trade school is requesting to construct a small tutoring center and possibly a daycare center in the area requested to be zoned as C-1. Mr. Pierson reviewed the Business Park Zone (B-P), which also allows for tutoring centers and daycare centers.

Mr. Morley said according to the allowed uses the B-P Zone will also meet their needs. He also said the proposed trade school will utilize the entire 20-acre parcel. Possible General Plan changes to be included in this amendment were discussed.

Mr. Nielson asked concerning the sewer profiles. Mr. Morley said they feel there is enough excess material in the area to fill the low areas to achieve the proper flow.

Mr. Foster said there will be three-phase power. All power currently on the site is provided by Strawberry Power. The development will be connected to Spanish Fork power. He reviewed the electrical design in the area and the

changes needed for the development.

Mr. Morley asked concerning water services. Mr. Nielson reviewed the existing water lines. The possible storm drain requirements were also discussed.

Mr. Pierson said wants to insure the property has proper turnarounds and traffic flow. Mr. Banks asked if access will be allowed onto Mill Road. Mr. Pierson said there will be no access onto Mill Road.

Mr. Morley asked concerning as access on the northwest corner of the property. Mr. Pierson said there may be problems with grading.

Mr. Oyler said residents in the area were concerned with increasing traffic at this intersection.

Mr. Pierson said the public hearing notice has gone out concerning the public hearing scheduled on the next Planning Commission agenda. Mr. Pierson directed Mr. Morley to meet with Lisa Olsen and Kevin Baadsgaard to determine the resident's concerns.

Mr. Pierson made a **motion** to recommend approval of the Valley/Charter General Plan Amendment subject to the following conditions:

1. Amend the property shown as R-R/Residential 1-2.5 units to the acre,
2. Amend the property shown as Commercial and Professional Office all be Professional Office,
3. Amend the area shown as R-R/Residential 2.5 -3.5 units to the acre and to include the Haymore property,
4. Include the Ted Scott property in the amendment to be shown as R-R/Residential 2.5-3.5 units to the acre.

Mr. Nielson **seconded** and the motion **passed** with a unanimous vote.

Mr. Pierson made a **motion** to recommend approval of the Valley/Charter Rezone with the following conditions and findings:

CONDITIONS

1. Remove all of the Jack B. Parsons' property from the rezone and it is to remain in the Medium Industrial Zone (I-2),
2. Rezone the northwest area of the property as Very Low Urban Residential (R-1-30), excluding the Jack B. Parsons' property,
3. Rezone the center area of the property as Business Park (B-P), excluding the Jack B. Parsons' property,
4. The remainder of the property is to be zoned Rural Residential (R-R).

FINDINGS

1. The proposed rezone matches the proposed changes in the General Plan,
2. Any necessary changes have been considered pertaining traffic, land use, irrigation ditches, and utilities,
3. The rezone meets the capital improvements.

Mr. Baker **seconded** and the motion **passed** with a unanimous vote.

PLANNING COMMISSION

The Planning Commission held a public hearing on February 2, 2005 for this Zoning Map Amendment. The Planning Commission recommended approval subject to the conditions listed below.

Planning Commission Minutes February 2, 2005

Mr. Robins asked if there is absolutely a road needed onto Mill Road. Mr. Morley stated that they city requires a second entrance. They are going to widen Mill Road, the proposal is that the developer be required to add a traffic sign there. He believes that if parents were to have to come in and go out the same entrance, it would create a bottleneck situation. He stated this would include widening and curb and gutter.

Mr. Robins asked Mrs. Johnson if they could require the school the access. Mrs. Johnson stated that the city could impose some requirements, but that it would

Mr. Nielson stated that Mill Road is a concern with traffic. It is not wide enough. One concern they had with a single access road off of Del Monte, is that it would be a bottleneck, and would not be good access for emergency vehicles. Mr. Heaps recommends an access on Mill Road with possibly signage, with it being widened and improved. He stated that almost all of the students would be arriving by private vehicle. At this point, we are doing a lot of speculating on how much traffic and where it would all go.

Mr. Lewis asked if this is approved, will the school have to have a traffic study. Mr. Nielson stated that they would be required to check traffic patterns and what scenario would work best for traffic in all areas. Mr. Lewis stated that he did not realize that the school was going to enroll as many students as has been stated. That is a concern of his. Mr. Heaps stated that we would rely on the developers to bring in outside traffic report studies. Mr. Lewis asked how many students are in Spanish Fork High School, Mr. Pierson stated there are about 1,850 students there.

Glen Way, Charter Development, stated that they have dealt with other charter schools, and there are other charter schools that have implemented their own bussing systems. The other issue is that you would have siblings, whole families that would be dropping several students in one vehicle. There cannot be more than 1275 students in this school, it is capped. It is a public school.

Mr. Huff asked if the charter is anticipating enough enrollment in the Nebo school district to meet that number. Mr. Way stated that historically, out of the 29 charter school existing, people can come from all over, but 75% come from the geographical area of the school. We will see people coming from surrounding cities, but if it holds true to the historical, 75% would be from the Spanish Fork area. Preference would be given to students within a two mile radius, and students in Nebo School District.

Mr. Huff stated his concern is the future plans of Nebo School District and having the students from the district. Mr. Robins stated that Nebo School District is already thinking they have underestimated.

Mr. Bradford asked the advantage of Charter school over regular public school. Mr. Way stated that is a personal decision, but there is more parental control.

Lisa Olsen lives on 900 South. She stated that she does not understand the whole charter acceptance process. Mr. Morley stated that some charter schools have some extensive guidelines, anyone can go, but they have to be willing to abide by the school guidelines. Mrs. Olsen stated that she is extremely concerned with the possible traffic problems. She stated she knows what sporting events bring to schools with traffic. She stated that THE Development Review Committee's recommendation is that no access be put on Mill Road. She stated that even with signs posted, people will not always obey the signs.

Pat Davis, 128 Mill Road, stated that she agrees with Mrs. Olsen, no matter what, there are people that do not respect signage, etc. She stated that even if bumps were put in the road, kids still may not slow down.

Mr. Huff asked Mr. Morley if it is a reality that Parson=s would be relocated at this point. Mr. Morley stated that the Mayor of Salem has stated that they have a property and would welcome them. The owner of that property has two batch plants that may want to relocate there. Parsons have been given this information, we believe that it is feasible, but it would take about a year. Mr. Morley stated that they have no written documents at this point.

Mr. Huff stated that if this indeed come to fruition, would the egress be able to be moved off of Mill Road. Mr. Pierson stated that could be a possibility Mr. Lewis asked what other process this would have to have if this were approved tonight. Mr. Pierson stated that the water, irrigation, sewer, etc. was taken care of. Then the application would be reviewed for electrical, etc. Mr. Pierson stated that if approved, this would not come before this committee again, unless they decide to subdivide. The Development Review Committee is also a public hearing, and anyone is welcome to come to those meetings.

Mr. Bradford asked Mr. Heaps if the road to Mill Road could be cut off later. Mr. Heaps stated that would depend if it was a public road or if it was a private driveway access.

Mr. Clyde Bradford stated that he is confused with decisions made a few months ago with surrounding subdivisions, that back then it was stated that there was a through road needed. He doesn't understand the difference here than there.

Mr. Huff asked why we couldn't make an ingress and egress on the same road. Mr. Heaps stated that we would look at the amount of traffic, adequate public safety access, etc.

Jed Morley stated that the intention is to have both egress and ingress on Del Monte, but until Parsons property that is not an option. He believes we are underestimating people if we say that if there is a plan, they will not, for the most part, follow that plan. He stated that it goes through education, showing people what is expected. This will add value to peoples' property, value to the entire city, it is so much better than what is there now.

Pat Davis stated that she does not believe that this has been looked at close enough for traffic study, the bridge is not wide enough for two vehicle. She asked why there can't be a cul-de-sac on the property. She stated that with her experience, as the mother of sixteen kids, that they will take the shorter route on Mill Road if it is there.

Mr. Lewis reiterated that if this is approved, it would only be approved for the general plan. There has not been a full traffic study.

Mr. Lewis stated that he supports the zone change, while he knows that there will be a lot more work. Mr. Robins stated that he also supports this, but unless we can attach some type of condition with access to Mill Road.

Mary Isaac stated that on Mill Road, there are semis and big delivery trucks that use this road. She believes that this is a hazard. She stated that she believes that the bridge area cannot be widened. Her opinion is that she has no objection to a zone change, but she is worried about the traffic. Mr. Lewis concurred. Mrs. Isaac stated that she prefers the zone change. She stated that her problems have been with the asphalt plant.

Mrs. Davis stated that on Mill Road there is a family that has a handicapped child, the bus picks her up there. She stated there is no reason they cannot come in and out on Del Monte. Mr. Robins stated he would like to see that

Mr. Robins made a motion to approve with conditions, with additional conditions, Mr. Huff seconded and the motion carries with a unanimous vote.

Mr. Bradford stated this has been given a positive recommendation and will now go to city council for approval. Mr. Pierson stated it will go to the city council the first Tuesday in March.

PLANNING COMMISSION FINDINGS

1. The amendment is consistent with the policies of the General Plan, including any policies of the Capital Improvements Plan.
   Finding:
   1. *The rezone is consistent with the policies of the General Plan because the requested zone would match the proposed changes to the General Plan map. The adjacent properties are zoned R-R,, R-1-12 and I-2.*
   2. *The property meets the characteristics of the neighborhood and does not adversely impact the adjacent properties.*

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 and I-2 to R-1-30, R-R and BP) consideration has been given to include any conditions necessary to mitigate adverse impacts to adjoining or nearby properties and with the one condition on road access onto Mill road would resolve the concerns of the residents.*

RECOMMENDATION

APPROVE
Make a motion to **APPROVE** the Valley/Charter Zoning Map Amendment for the property located at 1173 Del Monte Road
From: Medium Industrial (I-2) and Rural Residential (R-R)
To: Very Low Urban Residential (R-1-30), Business Park (B-P), and Rural Residential (R-R).
Condition
1. Access onto Mill Road from the proposed development would be for emergency access only.

DENY
Make a motion to **DENY** the Valley/Charter Zoning Map Amendment for the property located at 1173 Del Monte Road
From: Medium Industrial (I-2) and Rural Residential (R-R)
To: Very Low Urban Residential (R-1-30), Business Park (B-P), and Rural Residential (R-R).
for the following reason(s):

TABLE
Make a motion to **TABLE** the Valley/Charter Zoning Map Amendment for the property located at 1173 Del Monte Road
From: Medium Industrial (I-2) and Rural Residential (R-R)
To: Very Low Urban Residential (R-1-30), Business Park (B-P), and Rural Residential (R-R).
for the following reason(s):

SPANISH FORK CITY

NOTICE OF A PUBLIC HEARING
FOR THE
SPANISH FORK CITY PLANNING COMMISSION

Dear Property Owner/Resident:

On **Wednesday, February 2, 2005**, at approximately 7:00 p.m., the Spanish Fork City Planning Commission will review a request submitted by Charter One Development, LC. The applicant is requesting to **Amend the General Plan** and **Rezone** approximately 56.4 acres at approximately 1172 South Del Monte Road.

Amending General Plan Map: see map on back of page

From: Medium Industrial and Residential 1 unit per 5 acres

To: 20 acres of Residential 1 unit per 5 acres/Residential 1-2.5 units per acre, 4.5 acres General Commercial, Professional Office, Residential 1 unit per 5 acres/Residential 2.5 to 3.5 units per acre.

The applicant is also requesting to **Rezone** the same area from:

Rezone: see map on back of page

From: Medium Industrial (I-2) and Rural Residential (R-R)

To: Very Low Urban Residential (R-1-30), Low Urban Residential (R-1-12), Business Park (B-P), and Neighborhood Commercial (C-1).

The Planning Commission meeting will be held at:

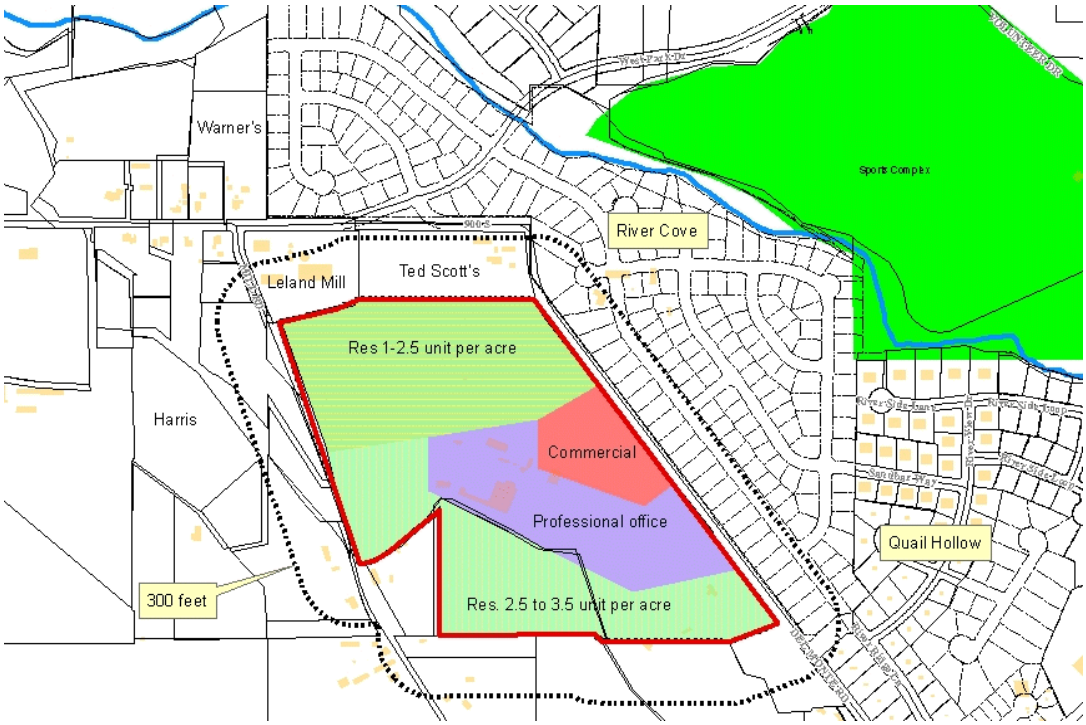
Spanish Fork City Hall
40 South Main Street
City Council Chambers
at 7:00 p.m.

The Planning Commission will receive public comment at this time. If you have any questions or comments concerning this proposal, or if you are unable to attend the meeting please contact Emil Pierson, City Planner at (801) 798-5000 Ext. 31 and your comments will be forwarded to the Planning Commissioners. Please pass this information to other individuals that may be interested.

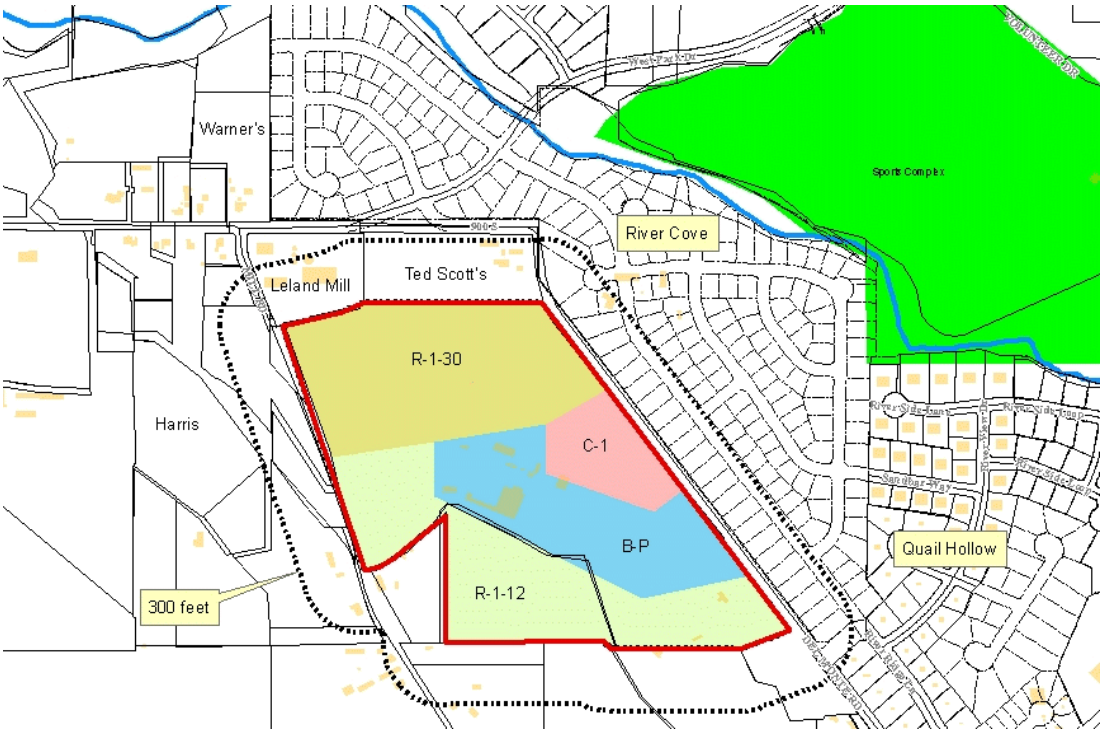
Thank you.

REQUEST MADE BY APPLICANT

General Plan Map

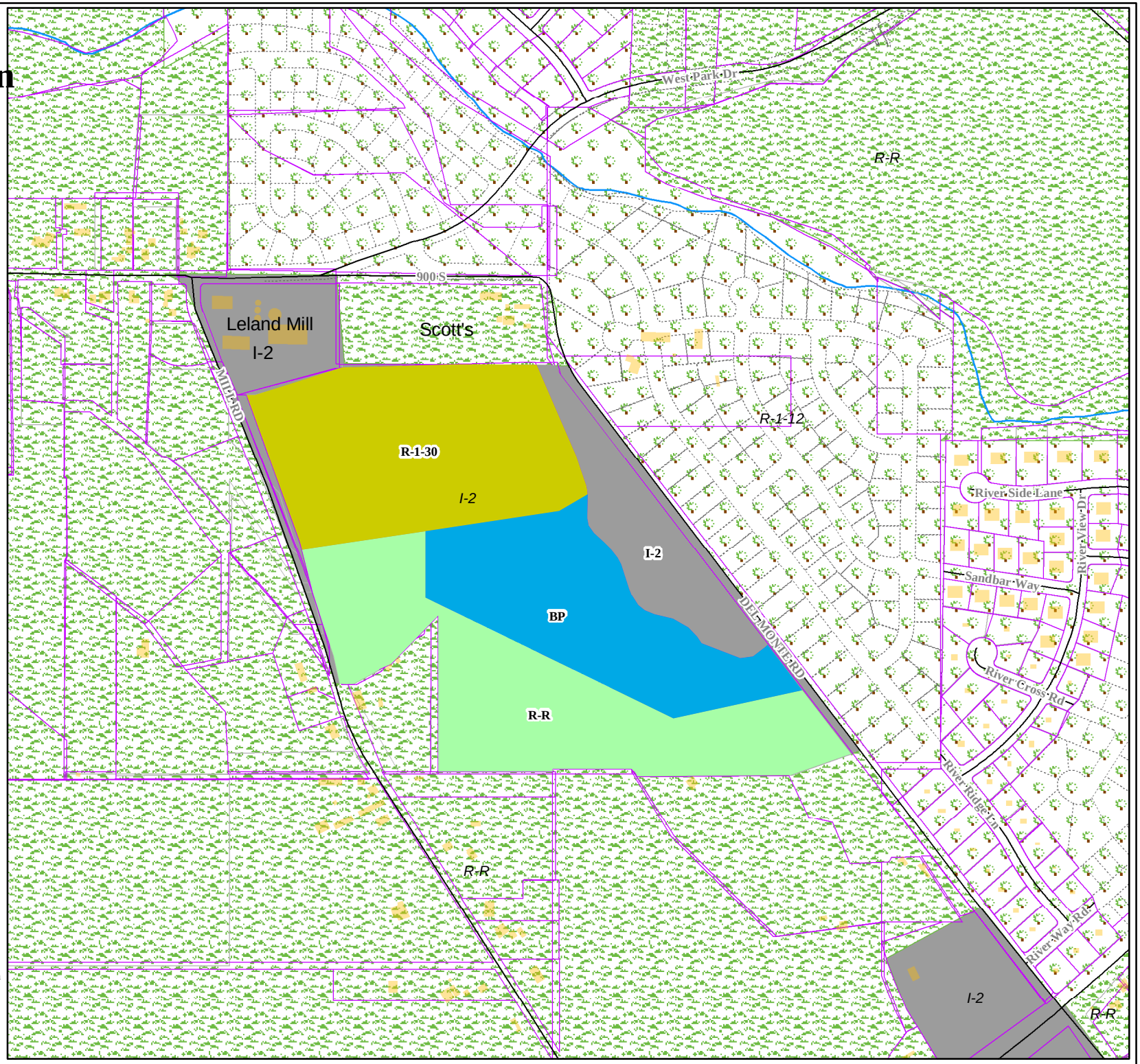


Zoning Map



DRC Zoning Recommendation

1 Inch equals 529 Feet



Legend

- Buildings
- Roads
  - Not Paved
  - Paved
  - Railroad
- Rivers
- Property Lines
- County_SF_Parcels
- Spanish Fork Boundary
- Zoning
  - 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
  - BP
  - I-2
  - R-1-30
  - R-R

9/29/2004

Spanish Fork

Geographic Information Systems

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

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MEMO
SPANISH FORK CITY
PUBLIC WORKS DEPARTMENT

DATE: **February 5, 2005**

TO: **Mayor and City Council**

FROM: **Chris Thompson, Design Engineer**

RE: **Construction and Development Standards 2005 Revision**

The engineering office has been working on a revision to the construction and development standards this past year. The proposed changes are mostly to adopt APWA specifications and to comply with the American Disabilities Act (ADA). We have also developed standards and construction drawings for trail construction, groundwater and land drains and the location of utilities on building lots.

Many contractors have talked to us about the difficulties of building when standards vary so much from one city to the next. The Utah Chapter of the American Public Works Association (APWA) has developed a specification book to help standardize construction throughout the state. Representatives from many cities including Spanish Fork meet each month to review and update these specifications. By adopting APWA specifications we create more uniformity in construction and have a more comprehensive and up to date standard. Our standards book will still include sections specific to our city and will override the APWA specification whenever in conflict.

In 2002 the Draft Guidelines for Accessible Public Rights-of-Way was published. The courts are now accepting compliance to these guidelines as meeting the requirements of the American with Disabilities Act of 1990. We have worked to bring all our standards into conformity to these guidelines.

The development review committee and planning commission have reviewed these standards and recommend their approval. Several engineering companies, developers and contractors have also reviewed them and submitted possible changes. These changes were considered by the planning commission and most of them were added to the draft version submitted to the City Council.

PARKS & RECREATION
Office of the Director

MEMORANDUM

TO: Mayor & City Council

FROM: Dale R. Robinson

DATE: February 16, 2005

SUBJECT: Concessions RFP

After our discussion on concessions at the Midway Retreat, I contacted Barry Gornichec to discuss our concessions operation. He informed me of his interest and verbally made a proposal. In order to formalize his proposal and provide others who may be interested an opportunity, we mailed out Request For Proposals on February 7th to all of the fast food and restaurant owners in Spanish Fork. We also sent RFP's to some other individuals who had expressed an interest.

The proposal was to see if there was any interest in running and operating all of the concessions in the department (ball parks, water park, golf course, fairgrounds). The deadline for proposals is set for February 22nd. At that time staff will review proposals and present a recommendation to the Council at the March 1st City Council Meeting.

MEMO:

To: City Council and Mayor
From: Finance Committee
Date: February 24, 2005

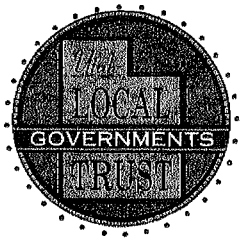
Subject: **Concessions Management Proposal.**

The Finance Committee reviewed proposals received from: Linda Reynolds, Barry Gornichec, Hogi Yogi. The committee recommended the City approve Hogi Yogi's proposal. The city will get a contract drawn up for the council to approve. The following is a brief summary of the Hogi Yogi proposal:

Hogi Yogi

- All revenue goes to Hogi Yogi.
- Labor and Material costs to be paid by Hogi Yogi
- City to keep Beer License to sell and City keeps revenue for Beer Sales.
- Utilities to be paid for by City.
- Hour and Menus could change if City approves first.
- Will pay City 3% of Gross Sales (net of Sales Tax). Each month.
- Bonus if sales are high. Paid in September.
- Equipment Maintenance done by Hogi Yogi. They will review all machines.
- Hogi Yogi to get liability insurance
- Hogi Yogi want option to extend 2 more years
- Keep same menus, add additional items - see list.
- Hogi Yogi to clean up area around facilities.
- Hogi Yogi has an Employee Training process for all employees.
- Hogi Yogi has an independent cashier who collects all cash from retail locations.
- Hogi Yogi has a couple of mobile trailers to be used at the fairgrounds.

PUBLIC OFFICIALS ERRORS AND OMISSIONS • LIABILITY • PROPERTY/AUTO • WORKERS COMPENSATION • MEDICAL • BONDS • RISK MANAGEMENT



February 7, 2005

Mr. Kent R. Clark, City Recorder
Spanish Fork City
40 South Main
Spanish, Fork, Utah 84660

Regarding: Workers Compensation Quote

Dear Kent,

Thank you for allowing Utah Local Governments Trust to quote your Workers Compensation Coverage.

This quote is based upon the following:

1. Workers Compensation Coverage: Utah Workers Compensation Law applies.

2. Employers Liability Coverage:

   a. Bodily Injury By accident (each accident) $100,000.00
   b. Bodily injury by disease (policy limit) $500,000.00
   c. Bodily injury by disease (each employee) $100,000.00

3. Fees for this coverage will be determined by our Manuals of Rules, Payroll amounts, Classifications, Rates and Rating Plans. All information is subject to verification and change by audit.

This quote in the amount of $134,411.25 is for the coverage period from 04/01/2005 to 04/01/2006 12:01 A.M. This premium is payable monthly. This Quote is valid for 30 days from the date of this letter.

If this quote is acceptable, please sign below and return to me. Also please include your Federal Tax Identification Number and your Unemployment Insurance Number.

If you should have any questions or concerns, please contact John Farrell at ext 1316.

_____ _____
Signature Date

Sincerely,

FEIN_____

John Farrell

Unemployment Insurance #_____

John Farrell
Marketing Manager

ks

55 South Highway 89 • P.O. Box 540610 • North Salt Lake, Utah 84054
Office (801) 936-6400 • Utah WATS (800) 748-4440 • Fax (801) 936-0300
www.ulgt.org

Workers Compensation - 2005

	Estimated Payroll	Workers Comp of UTAH		Utah Local Government Trust	
		Rate	Dollars	Rate	Dollars
Street/road	$ 521,137	2.70%	$ 14,070.70	2.32%	$ 12,090.38
Firefighters/Drivers	$ 78,519	3.34%	$ 2,622.53	2.88%	$ 2,261.35
Clerical office	$ 1,456,209	0.30%	$ 4,368.63	0.26%	$ 3,786.14
Municipal Emp.	$ 5,611,588	3.27%	$ 183,498.93	2.81%	$ 157,685.62
Sub-total	$ 7,667,453		$ 204,560.79		$ 175,823.49
Employers Liability(new)		2.8%	$ 5,727.70		
Experience Modification		0.96	$ (8,411.54)	0.96	$ (7,032.94)
Schedule Rating		1.00	$ -	0.90	$ (16,879.06)
Class Adjustment		11.49%	$ (23,195.66)	-11.52%	$ (17,500.20)
Terrorism Act of 2002	$ 7,667,453	0.03%	$ 2,300.24		$ -
Domestic Terrorism	$ 7,667,453	0.02%	$ 1,533.49		
Total			$ 182,515.02		$ 134,411.29

Difference $ (48,103.72)

MEMO:

To: City Council and Mayor
From: Finance Committee
Date: February 24, 2005

Subject: **Sewer Expansion Financing.**

The Finance Committee reviewed the options for the expansion of the sewer plant. The City could:

A. Do nothing and not participate with Mapleton.
B. Participate and find the funding needed. The funding could come from impact fees, sewer reserves, borrow from city reserves, or outside debt service.

If the city did not participate with Mapleton City, Mapleton could get all the added capacity from the expansion. The committee made the following unanimous recommendations:

- Spanish Fork City should participate with Mapleton in the expansion project.
- Funding should be met by the following.
  a. Use current impact fee funds already collected, and
  b. Use the Sewer reserves being held for sewer projects, and
  c. Borrow the remaining funds from the Electric Fund. These funds will be reimbursed as future Sewer Impact Fees are collected.
- Schedule a work session to discuss Sewer Impact Fees. Council, Staff and LEI should be in attendance. **March 22, 2005 (Tuesday)**
- Do not issue additional debt from bonding or loan.
- This item will be discussed by the Council **at the next Council Meeting.**

The committee also discussed the Regional Sewer Plant. It was felt the council as a body needed to have some discussion on this item. It was also discussed the importance of educating the public about the future needs of the sewer plant. No set meeting was planned.