

**Approved Minutes  
Spanish Fork City Council Meeting  
March 7, 2006**

The meeting was called to order at 6:00 p.m. by Mayor Joe L Thomas.

Elected Officials Present: Mayor Joe L Thomas, and Councilmembers Matthew D. Barber, Steven M. Leifson, Seth V. Sorensen and Chris C. Wadsworth.

Councilmember G. Wayne Andersen attended the meeting via phone conference.

Staff Members Present: David A. Oyler, City Manager; S. Junior Baker, City Attorney; Kent R. Clark, Finance Director; Chris Thompson, Design Engineer; Seth J. Perrins, Assistant City Manager; Dale Robinson, Parks and Recreation Director; Roy Christensen, Golf Pro; Dee Rosenbaum, Public Safety Director; and Marlo Smith, Engineering Secretary.

Citizens: Clay Grant, Michael Nelson, John Parker, Carl M. Wolff, Virginia Wolff, Jolene Parker, Aaron Fisher, James Rees, Karl Warnick, Ray Chapman, Mary Chapman, Judy Dimick, Gae Volkert, Carillisa Bean, Richard Bean, NaDene Johnson, Dennis Johnson, Chris Chapple, Nicole Chapple, Scott Plummer, Robert J. Pittelli, Diane Woolford, Lorraine Dedrickson, Melanie Farnsworth, Shauna Warnick, Maribel Rees, Pat Parkinson, Mark Dallin, Dave Olsen, Ali Durham, Keeley Wright, Jared Young, Jeremy Twitchell, Ashley Green, Jon Franklin, David Pollei, Victor Jones, Braden Bennett, Mike Bennett, Christine Watson Mikell, Kyle Hansen, Alex Mendoza, Luke Walker, Collin Mcinelly, Dallin Congdon, Ryan Falkner, Rob Harris and Burke Swenson.

**CALL TO ORDER, PLEDGE, OPENING CEREMONY, RECOGNITIONS:**

**Pledge**

The pledge of allegiance was led by Councilmember Seth V. Sorensen.

**PUBLIC COMMENTS:**

**Jolene Parker**

Ms. Parker said her parents, her daughter and she live by the golf course. She said she has recently moved to the area and therefore did not receive the mailing to inform of the wind farm. She feels a lot of people were not informed. Ms. Parker said the wind farm owner will lose \$300,000.00. But, if the wind farm is constructed, the citizens will lose hundreds of millions with the properties being devalued. Ms. Parker said she has dizzy episodes that are often elevated with motion. Therefore, she would not be able to walk in her own neighborhood.

Mayor Thomas said he will take into account the comments also heard from last week.

Ms. Parker said she moved to this neighborhood knowing about the trains, Highway 6, the high power wires, but the huge monstrous windmills weren't known about. She said if she knew

about the windmills she would not have chosen to live there.

### **Judy Dimmick**

Ms. Dimmick said she would like to reiterate what Ms. Parker has said. She is familiar with the windfarms in California, which are always noisy. The windfarms destroy values of homes. They chose to purchase a home by the golf course because of the peace and serenity. Ms. Dimmick also said the windmills will continue to grow and not be limited to five windmills in this area.

### **Gae Volkert**

Ms. Volkert said she was never notified of the wind farms. She said she never received the mailing.

### **Mayor Thomas**

Mayor Thomas said the city is clean from graffiti, and said the police department has done an outstanding job keeping the graffiti cleaned up. He said the police department works with Utah County to have juveniles clean up the graffiti. The city pays for the cleaning materials only. Mayor Thomas asked that every citizen who sees graffiti send an email to [graffiti@sfcn.org](mailto:graffiti@sfcn.org) or [graffiti@spanishfork.org](mailto:graffiti@spanishfork.org) or call the police department promptly with the address and contact information. Alyn Olsen has volunteered to serve as coordinator to take care of the private property release forms so that the graffiti can be cleaned up soon. Mayor Thomas asked that if anyone sees graffiti to report it promptly because it is usually gang related.

### **CONSENT ITEMS:**

- a. **Minutes of Spanish Fork City Council Meeting - January 17, 2006**
- b. **City of Fun Carnival Contract for Fiesta Days**
- c. **Deployed Military Utility Assistance**

Councilmember Wadsworth reviewed the recommended change to the minutes.

Councilmember Sorensen made a **motion** to accept the consent items with the changes as noted. Councilmember Leifson **seconded**, and the motion **passed** with a unanimous vote.

### **OLD BUSINESS:**

#### **Wasatch Wind Follow Up**

Mayor Thomas discussed that Wasatch Wind is considering other sites for the wind farms. He said the City, the citizens group, and Wasatch Wind have held meetings and have also met with the landowners of the considered sites. Mayor Thomas said he feels the meetings have been positive but is not sure what the outcome may be. He said Mr. Livingston and Ms. Mikell have been very open minded and positive as well as the citizens group.

### **Karl Warnick**

Mr. Warnick thanked Mayor Thomas for his leadership with the wind farm situation. He said he also appreciates Mr. Livingston and Ms. Mikell as well as the City staff. He said he urges all

citizens who are seeking legal action to contact the citizens group, the mayor or Wasatch Wind before moving forward. Mr. Wanick said at this time there is nothing on paper to assure the wind turbines will not be constructed on the down canyon site, but other options are being looked at.

### **James Rees**

Mr. Rees presented a slide show containing the following information:

- Options for wind farm locations up the canyon and down canyon
- Different options for proposed location up canyon behind Fingerhut
- Zoning concerns
- Size of windmills
- Different view of how windmills will look at the up canyon site.

### **Christine Watson Mikell**

Ms. Mikell discussed the slide show that was presented. She said she wants to alleviate the concerns about the down canyon site known as Site 2. She said she is 90% confident that Site 1 which is up canyon can be workable. She said she met with the crane operator on Site 1 today and the site is not as bad as thought. The gravel pit location goes down 150 feet compared to the 50 feet that was first thought which will help to alleviate sound, height concerns, etc.

Councilmember Sorensen said he has visited the wind farm in Evanston. He said the windmills do not make a thumping sound and feels the windmills in the canyon will not be heard over the wind coming out of the canyon.

Ms. Mikell urged anyone with concerns over the sound to go to Camp Williams to investigate the two windmills that are located there. She said they are older models and the windmills proposed will be newer and quieter models.

Discussion took place that there will possibly only be nine windmills due to economic reasons as compared to the 12 approved.

Mr. Rees said he is concerned about who will decommission the windmills once they are no longer operable.

Discussion took place that Wasatch Wind will be responsible for decommissioning the windmills and not the taxpayers.

Mayor Thomas praised the citizens group and Wasatch Wind for their positive and solution oriented attitudes.

### **PUBLIC HEARINGS:**

#### **General Plan Amendment - Michael Nelson**

#### **Zoning Map Amendment (Rezone) - Michael Nelson**

Councilmember Barber made a **motion** to move into the public hearing portion of City Council meeting. Councilmember Sorensen **seconded**, and the motion **passed** with a unanimous vote.

Mr. Baker said the Michael Nelson General Plan Amendment and Rezone will be addressed together. He said Dr. Michael Nelson is requesting a General Plan Amendment at 115 East 300 North. The General Plan currently identifies 100 East as the dividing point between R-O and R-3. Dr. Nelson already owns the home on the corner as would like to turn it into a podiatry office. Mr. Baker said the DRC and PC have reviewed these requests and recommend denial for the reasons listed in the council packets.

### **Michael Nelson**

Dr. Nelson said he has hired a professional planner, who is currently out of town, to help him with this process. He said he is asking the council to continue these items until a further date.

Councilmember Sorensen made a **motion** to table the Michael Nelson General Plan Amendment and the Michael Nelson Zoning Map Amendment (Rezone) of .22 acres located at 115 East 300 North until the April 4, 2006 City Council Meeting. Councilmember Leifson **seconded** and the motion **passed** with a unanimous vote.

### **Clay Grant Zoning Map Amendment (Rezone)**

Mr. Baker said this is a request from Mr. Grant who desires to rezone the property at 605 North 300 West from R-1-8 to R-1-6. Mr. Grant will be tearing down the existing home and build a duplex. The property immediately to the North is a welding shop and in other surrounding areas are non-conforming duplexes. Mr. Baker said the Planning Commission has recommended approval.

### **Clay Grant**

Mr. Grant said he is going to build a duplex that has the style of a twin home. In the past 300 West is considered the old part of town with a mix of different zoning. Around this property is the Brockbank School, duplexes, Jarvis Welding, Mays Masonry, a taxidermy shop and an animal clinic. Mr. Grant said he has talked with the neighbors who also received the rezone letters. He said the neighbors have said the duplex would be an asset to the lot, that the current home is in rough condition.

Mayor Thomas opened the hearing for public comment.

### **Kent Clark**

Mr. Clark said he did receive the notice and is in support of the change. He said it will add value to the neighborhood.

Councilmember Wadsworth asked about the driveway locations.

Mr. Grant said the driveways will be located on the north and south sides of the property.

Councilmember Barber asked if the driveways could be located in the middle.

Mr. Grant said if the driveways are located on the ends it will allow for more parking.

Councilmember Leifson made a **motion** to approve the Clay Grant Zoning Map Amendment (Rezone) .26 acres located at 605 North 300 West from R-1-8 to R-1-6 zoning district. Councilmember Barber **seconded** and the motion **passed** with a unanimous vote.

### **Mark Dallin Zoning Map Amendment (Rezone)**

Mr. Baker said this request is from Mark Dallin to rezone the property located at 1200 East Canyon Road from R-1-9 to R-1-6. If approved, Mr. Dallin would construct three single family homes on the property. The frontage on this property is limited and three homes would not meet the frontage requirement in an R-1-9 zone. The Planning Commission recommended approval with the following conditions:

1. Entering into a development agreement that would require side yard setbacks to have a minimum of 10 feet,
2. Density cannot be greater than the requirement of the General Plan,
3. Only single family homes can be built on this property,
4. The developer enter into a development agreement for a common circular driveway on the front of the property.

### **Mark Dallin**

Mr. Dallin said all neighbors have been notified and are in favor of the rezone. He said currently it is a chicken coop and the neighbors would like to see it cleaned up.

Discussion took place regarding the size of the proposed lots.

Councilmember Barber said he is in favor of the rezone.

Councilmember Andersen said he has looked at the property and feels it would benefit the whole neighborhood.

### **Lorraine Dedrickson**

Ms. Dedrickson said she lives on the corner lot by the stop light and is in favor of the rezone to help clean up the property.

Councilmember Sorensen made a **motion** to approve Mark Dallin Rezone of .93 acres located at 1200 East Canyon Road from R-1-9 to R-1-6 with the following conditions:

1. Entering into a development agreement that would require side yard setbacks to have a minimum of 10 feet,
2. Density cannot be greater than the requirement of the General Plan,
3. Only single family homes can be built on this property,
4. The developer enter into a development agreement for a common circular driveway on the front of the property.

Councilmember Barber **seconded** and the motion **passed** with a unanimous vote.

Councilmember Sorensen made a **motion** to move out of the public hearing portion of the meeting and reconvene the regular session of City Council meeting. Councilmember Leifson **seconded**, and the motion **passed** with a unanimous vote.

## **OTHER BUSINESS:**

### **Executive Session**

Councilmember Sorensen made a **motion** to move into Executive Session to discuss personnel issues, land purchase and land sales. Councilmember Leifson **seconded** and the motion **passed** with a unanimous vote.

The executive session started at 7:00 p.m.

The regular session of City Council meeting was reconvened at 8:43 p.m.

## **ADJOURN TO REDEVELOPMENT AGENCY:**

Councilmember Barber made a **motion** to move into the Redevelopment Agency (RDA) meeting. Councilmember Sorensen **seconded** and the motion **passed** with a unanimous vote.

### **Reconvene City Council Meeting**

Councilmember Sorensen made a **motion** to move out of the Redevelopment Agency meeting and reconvene the City Council meeting. Councilmember Barber **seconded** and the motion **passed** with a unanimous vote.

## **OTHER BUSINESS:**

### **Work Session**

Mr. Oyler said a work session has been requested by the council to discuss the golf course.

Councilmember Barber introduced Rob Harris of RGM Golf. He said the mayor and council should have received a letter from RGM Golf.

Mr. Robinson discussed the golf course's plan of action and said they are looking at many ways to improve. An operations manual was created by Mr. Christensen. He said they are working on marketing, upgrading facilities.

Mr. Christensen said during the winter months the golf course staff has been working on customer service and ways to better serve the public. He said they will continue to hold training sessions on customer service.

Mr. Christensen said they are working on new marketing ideas including new tv ads, new signage on Highway 6, and new signage around the golf course to thank people as they are leaving. Email distribution lists are being drafted to help notify of tournaments or pro shop sales.

Mr. Christensen said they are working on customer service including new uniforms that look

very professional. All staff will wear shirts to be identified.

Mr. Robinson said there has been training on telephone etiquette and official greetings. Maintenance staff has also been trained in customer service.

Mr. Christensen said the snack bar staff has been trained to come forward and help make people feel comfortable.

Mr. Christensen discussed the improvements to the facilities surrounding the golf course. A new railing was installed around the pro shop. The area around the club house has been cleaned up. The restrooms have been renovated. Rain gutters have been replaced.

Mr. Christensen said the tee signs have been upgraded.

Mr. Robinson said a new net has been installed around the driving range.

Mr. Christensen said the bridge area has been landscaped and the planter area around the parking lot.

Mr. Christensen said they are promoting summer programs for juniors and ladies. He said other programs have been looking at implementing such as on Monday night's parents and children can play for half price.

Discussion took place regarding the fiscal position of the golf course.

Discussion took place regarding the club house clean up.

Discussion took place regarding the year round member passes.

Discussion took place regarding places the golf course can improve on.

Councilmember Barber asked Mr. Harris his views of the golf course.

Mr. Harris said he works with RGM Golf to help with marketing and golf operations. Mr. Harris discussed the different golf courses he is involved with.

Mayor Thomas asked Mr. Harris about how he feels consulting the city golf course.

Mr. Harris said he sees a lot of value working as a consultant for the City. Mr. Harris discussed some ideas for marketing and bettering the golf course. Mr. Harris said he didn't want to give away all of his ideas unless he is working as a consultant for the City.

Councilmember Wadsworth asked Mr. Robinson and Mr. Christensen how they feel about hiring a consulting firm.

Mr. Robinson said he is in favor of fresh new ideas, but costs can't be cut anywhere else to help

with the bottom line.

Mr. Christensen said he has no issues with bringing someone in who can help with marketing as long as the golf course can get the value out of what the consulting costs.

Discussion took place regarding changes to the season pass holders.

Mr. Christensen said the annual season pass holders will be upset if changes are made and will leave and will not continue to hold their season pass. He asked if that loss can be made up.

### **Work Session Schedule**

Mr. Oyler asked for direction to prioritize future work sessions.

Discussion took place regarding 4-10's, commissions and boards, utility rates, and budget sessions.

Mayor Thomas said the 4-10's and the appointments to the commissions and boards should be addressed at the next work session.

### **Adjournment**

Councilmember Wadsworth made a **motion** to adjourn. Councilmember Barber **seconded**, and the motion **passed** with a unanimous vote. The meeting adjourned at 10:15 p.m.

---

Marlo Smith, Engineering Secretary

Approved: April 18, 2006