



CITY COUNCIL MEETING

PUBLIC NOTICE is hereby given that the City Council of Spanish Fork, Utah, will hold a regular public meeting in the Council Chambers in the City Office Building, **40 South Main Street**, Spanish Fork, Utah, commencing at **6:00 p.m. on October 2, 2007.**

AGENDA ITEMS:

1. CALL TO ORDER, PLEDGE, OPENING CEREMONY, RECOGNITIONS:

- a. Pledge
- b. [Proclamation of Community Action Week](#)

2. PUBLIC COMMENTS:

Please note: In order to be considerate of everyone attending the meeting and to more closely follow the published agenda times, public comment will be limited to three minutes per person. A spokesperson who has been asked by a group to summarize their concerns will be allowed five minutes to speak. Comments which cannot be made within these limits should be submitted in writing. The Mayor or Council may restrict the comments beyond these guidelines.

3. COUNCIL COMMENTS:

4. PUBLIC HEARINGS: 6:00 p.m.

- a. [Adoption of Salary Schedule](#)

5. CONSENT ITEMS:

These items are considered by the City Council to be routine and will be enacted by a single motion. If discussion is desired on any particular consent item, that item may be removed from the consent agenda and considered separately.

- a. [Minutes of Spanish Fork City Council Meeting – September 18, 2007](#)

6. NEW BUSINESS:

- a. Appointment of Flood Plain Manager
- b. [Nelson Wasatch Annexation](#)
- c. [Huntington Leifson Annexation](#)

7. OTHER BUSINESS:

- a. Executive Session If Needed – To be Announced in the Motion

ADJOURN:

Notice is hereby given that:

- In the event of an absence of a quorum, agenda items will be continued to the next regularly scheduled meeting.
- By motion of the Spanish Fork City Council, pursuant to Title 52, Chapter 4 of the Utah Code, the City Council may vote to hold a closed executive meeting for any of the purposes identified in that Chapter.

SPANISH FORK CITY does not discriminate on the basis of race, color, national origin, sex, religion, age or disability in the employment or the provision of services. The public is invited to participate in all Spanish Fork City Council Meetings located at 40 South Main St. If you need special accommodation to participate in the meeting, please contact the City Manager's Office at 798-5000.



Proclamation

October 1st – 5th, 2007

Community Action Week

Whereas, Spanish Fork City and Community Action Services and Food Bank recognizes the needs of Spanish Fork's citizens and is committed to encouraging self reliance; and

Whereas, Community Action Services and Food Bank has valiantly served Utah, Summit, and Wasatch Counties by providing programs for the community that create self-reliance; and

Whereas, Community Action Services and Food Bank has committed itself to providing over two million pounds of supplemental food for families; educating citizens on mortgages and home buying; providing mentoring programs and 'Trips for Kids' for youth; ensuring administration of state heat and utility programs; providing family development assistance and homeless prevention services; and special outreach services for the elderly and disabled; and

Whereas, Community Action Week will be celebrated within groups and organizations throughout Spanish Fork and the surrounding areas; and

Whereas, Spanish Fork City wishes to recognize Community Action Services and Food Bank for the 40 years of service it has provided.

NOW, THEREFORE, I, JOE THOMAS, Mayor of the City of Spanish Fork, together with the **Municipal Council** do hereby proclaim October 1st – 5th, 2007 as

Community Action Week: *Celebrating Self-Reliance*

and encourage all residents to support Community Action Services and Food Bank's effort by wearing an orange ribbon and doing at least one thing to build self-reliance during Community Action Week. We thank this organization for the effort and care they take in continuing to make our community a better place to live in.

In Witness Whereof, I Hereby Set My Hand and Affix the Official Seal of the City of Spanish Fork, Utah, this 1st Day of October, 2007.

Joe Thomas, Mayor

ATTEST:

_____, City Recorder

SPANISH FORK CITY
Staff Report to City Council



Agenda Date:	October 2, 2007
Staff Contacts:	Seth Perrins
Reviewed By:	Personnel Committee
Subject:	Salary Range Adjustments for Staff and Council

Background Discussion:

Each year at this time we adjust salary ranges based on Market conditions. Last year we hired Sue Shea with the Hay Group to study the market and to recommend salary ranges for all positions. At the same time, the Hay Group recommended that we convert to a pure performance-based pay system, allowing for employees to be compensated based solely on their performance. The end result was a new compensation and salary range philosophy which was adopted by the Council on November 7, 2006.

This year's update was much easier than last year, and is one of the benefits of using an outside consultant. Sue has visited the same sources as last year, updated the data and has recommended that all non-management ranges (ranges 1 to 11) be adjusted by 3.7%, and that all management ranges (ranges 10M to 16M or CM) be adjusted by 3.9%. The main difference in these two ranges comes from the compensation philosophy which directs Sue to, "...target the local market for our non-supervisory positions, the Central Utah Market for our supervisory positions, and a statewide market for management positions." The local market includes the cities of American Fork, Lehi, Midvale, Riverton, South Jordan, Springville, and Murray. The Management Groups adds Brigham City, Orem, Provo, West Jordan and West Valley.

Sue also adds data from the Bureau of Labor Statistics. This data is available on the internet in a number of reports that the US Department of Labor provides each year. The data used from this website adds a very uniform blend of private sector data. All of these numbers are adjusted to our region using generally accepted geographic indices that help to localize the national data.

Performance evaluations have received an important emphasis for many years at Spanish Fork City. We have built upon that foundation and have tried to increase the performance of those giving the evaluations. Our supervisors have been trained on a new form and have been instructed to take the necessary time to get the evaluations done right, documenting reality, and giving the employee something they can use to measure success and improvement. In addition, no employee will automatically receive any adjustment; they must earn it. If their performance has remained constant

during the past year, they will receive an adjustment around 3.7%. Likewise, if their performance has increased or decreased, they will receive a greater or lesser increase.

In addition to recommending range adjustments for the employees, the Council has approved salary adjustments for all elected positions. Based on the research provided by the Hay Group, the Council decided that these positions should be treated in the same manner, compared to the same cities and paid in the 60 to 65 percentile. I have gathered the data for that adjustment and it was included with the FY 2008 Budget. The last salary adjustment the council received was in 1997. It would be appropriate to approve the Mayor and City Council adjustment again with any action taken on this agenda item.

Budgetary Impact:

In the Fiscal Year 2008 budget, we budgeted 5% for wage increases, or about \$440,000 for wages and all salary-based benefits, such as FICA, retirement, etc. This amount should be sufficient to provide adequate increases to all employees. Please note that many employees will not receive an adjustment of 5%, but the aggregate of all adjustments will not exceed the budgeted amount.

Last year, when the Council adopted the salary survey, I mentioned that it may take up to three years to get all the employees to where they belong in their new ranges. Because of the nature of changing ranges, there are some employees that are higher in their ranges than their current performance levels would dictate; those employees will be moved backwards by allowing the range to move faster than they do. There are also several employees that are very low in their ranges as compared to their current performance levels. Those employees will move up as quickly as budgets will allow. If, through the evaluation process, we identify too many of this type of employee for the current budget to allow, I may come back to the Council to ask for additional funds. However, based on last years' process, I believe that after this year and next, most employees will be very close to where they belong in these new ranges.

Alternatives:

There are several alternatives that could be explored; all would bring their own differing set of consequences. One alternative is to not adjust the salaries. Another alternative is to return to previous methods to calculate salary adjustments. Yet another alternative would be to adjust ranges according to some other method or some other percent of your choosing. As stated, each would need to be thoroughly discussed before I would recommend any action.

Recommendation:

The personnel committee met on Tuesday, September 25, to review the compensation philosophy and the information as provided by the Hay Group. Having discussed the new compensation philosophy, the Hay Groups recommendations, the tight labor market and other market trends, Mr. Leifson moved that the group recommend the numbers, as provided by the Hay Group, to the City Council for approval. Mayor Thomas seconded that motion and the committee approved unanimously. It should be noted that Mr. Wadsworth was unable to attend this meeting due to other commitments.

Attachments:

I have attached several items for your consideration: (1) a letter provided by Sue Shea outlining her proposed numbers; (2) a break down of the grades and their ranges; (3) a budget sheet containing all positions by department and title and their respective ranges; (4) a spreadsheet detailing the survey for the Mayor's stipend; and (5) a spreadsheet detailing the survey for the City Council's stipends.

September 1, 2007

Mr. Seth Perrins
Assistant City Manager
Spanish Fork City
40 S. Main Street
Spanish Fork, UT 84660

RE: Recommended 2007-08 Pay Ranges

Dear Seth:

As per your request, I prepared recommended pay range updates for use by Spanish Fork City (SFC) in the 2007-08 fiscal year.

I reviewed the data sources we used last year in our initial study for SFC, and found that wage and salary growth has been, and is projected to be, within “normal limits” for Utah, Salt Lake City, and communities surrounding Spanish Fork.

Given that information, I am recommending that SFC update its management pay ranges by 3.9% and its non-management ranges by 3.7%. A spreadsheet containing the recommended ranges is attached here.

There were jobs that were assigned “market grades” above or below their job content grade as part of last year’s study. I am recommending that all of the market grades assigned last year remain in place for fiscal year 07-08. The sensitivities surrounding the market values for these positions have not changed significantly enough to warrant a change in pay grade at this time.

Thank you for the opportunity to be of service, Seth. Please let me know if you have any questions regarding these recommendations.

Sincerely,

Sue Shea

Sue M. Shea
Consultant

**Spanish Fork City
Recommended Ranges
2007-2008**

As of October, 2007

Non-Management

GRADE	Grade Midpoint	2007-08 Proposed Range Minimum	2007-08 Proposed Range Midpoint	2007-08 Proposed Range Maximum
1	94	\$22,632	\$28,289	\$33,947
2	108	\$23,685	\$29,607	\$35,528
3	124	\$24,890	\$31,112	\$37,335
4	142	\$26,245	\$32,806	\$39,367
5	170	\$28,353	\$35,441	\$42,529
6	204	\$30,912	\$38,640	\$46,368
7	244	\$33,924	\$42,404	\$50,885
8	294	\$37,688	\$47,109	\$56,531
9	350	\$41,903	\$52,379	\$62,855
10	420	\$47,173	\$58,966	\$70,759
11	504	\$53,496	\$66,870	\$80,244

Management

GRADE	Grade Midpoint	2007-08 Proposed Range Minimum	2007-08 Proposed Range Midpoint	2007-08 Proposed Range Maximum
10M	420	\$53,097	\$66,371	\$79,645
11M	504	\$56,606	\$70,757	\$84,908
12M	604	\$60,782	\$75,978	\$91,174
13M	725	\$65,836	\$82,295	\$98,754
14M	870	\$71,896	\$89,870	\$107,844
15M	1044	\$79,160	\$98,950	\$118,740
16M	CM	\$91,432	\$114,290	\$137,148

Salary Ranges
Effective October 2007 to September 2008

Position Title	Annual Minimum	Annual Midpoint	Annual Maximum	Hourly Minimum	Hourly Midpoint	Hourly Maximum
City Manager	\$91,432	\$114,290	\$137,148	\$43.96	\$54.95	\$65.94
Finance Director/City Recorder	\$71,896	\$89,870	\$107,844	\$34.57	\$43.21	\$51.85
Assistant City Manager	\$65,836	\$82,295	\$98,754	\$31.65	\$39.56	\$47.48
Accountant	\$37,688	\$47,109	\$56,531	\$18.12	\$22.65	\$27.18
Accounting Technician	\$26,245	\$32,806	\$39,367	\$12.62	\$15.77	\$18.93
Billing Technician	\$30,912	\$38,640	\$46,368	\$14.86	\$18.58	\$22.29
Customer Service Supervisor	\$30,912	\$38,640	\$46,368	\$14.86	\$18.58	\$22.29
Deputy Recorder	\$30,912	\$38,640	\$46,368	\$14.86	\$18.58	\$22.29
Office Clerk	\$24,890	\$31,112	\$37,335	\$11.97	\$14.96	\$17.95
Treasurer	\$56,606	\$70,757	\$84,908	\$27.21	\$34.02	\$40.82
City Attorney	\$79,160	\$98,950	\$118,740	\$38.06	\$47.57	\$57.09
Assistant City Attorney	\$65,836	\$82,295	\$98,754	\$31.65	\$39.56	\$47.48
Secretary – Legal	\$30,912	\$38,640	\$46,368	\$14.86	\$18.58	\$22.29
Library Director	\$53,097	\$66,371	\$79,645	\$25.53	\$31.91	\$38.29
Children’s Librarian	\$30,912	\$38,640	\$46,368	\$14.86	\$18.58	\$22.29
Librarian	\$28,353	\$35,441	\$42,529	\$13.63	\$17.04	\$20.45
Library Clerk	\$24,890	\$31,112	\$37,335	\$11.97	\$14.96	\$17.95
Library Systems Coordinator	\$30,912	\$38,640	\$46,368	\$14.86	\$18.58	\$22.29
Planning Director	\$60,782	\$75,978	\$91,174	\$29.22	\$36.53	\$43.83
Secretary – Planning	\$28,353	\$35,441	\$42,529	\$13.63	\$17.04	\$20.45
Parks and Recreation Director	\$71,896	\$89,870	\$107,844	\$34.57	\$43.21	\$51.85
Assistant Park & Recreation Director	\$56,606	\$70,757	\$84,908	\$27.21	\$34.02	\$40.82
Building & Grounds Maintenance Spvr.	\$41,903	\$52,379	\$62,855	\$20.15	\$25.18	\$30.22
Cemetery Sexton	\$37,688	\$47,109	\$56,531	\$18.12	\$22.65	\$27.18
Facilities Maintenance Technician	\$30,912	\$38,640	\$46,368	\$14.86	\$18.58	\$22.29
Golf Course Operations Assistant	\$26,245	\$32,806	\$39,367	\$12.62	\$15.77	\$18.93
Golf Professional	\$41,903	\$52,379	\$62,855	\$20.15	\$25.18	\$30.22
Greens Superintendent	\$41,903	\$52,379	\$62,855	\$20.15	\$25.18	\$30.22
Leadworker	\$33,924	\$42,404	\$50,885	\$16.31	\$20.39	\$24.46
Maintenance Worker	\$24,890	\$31,112	\$37,335	\$11.97	\$14.96	\$17.95
Parks Maintenance Supervisor	\$41,903	\$52,379	\$62,855	\$20.15	\$25.18	\$30.22
Recreation Program Supervisor	\$37,688	\$47,109	\$56,531	\$18.12	\$22.65	\$27.18
Special Events Coordinator	\$37,688	\$47,109	\$56,531	\$18.12	\$22.65	\$27.18
Public Safety Director	\$71,896	\$89,870	\$107,844	\$34.57	\$43.21	\$51.85
Animal Control Officer	\$28,353	\$35,441	\$42,529	\$13.63	\$17.04	\$20.45
Emergency Preparedness Officer	\$56,606	\$70,757	\$84,908	\$27.21	\$34.02	\$40.82
Patrol Officer	\$33,924	\$42,404	\$50,885	\$16.31	\$20.39	\$24.46
Lieutenant	\$56,606	\$70,757	\$84,908	\$27.21	\$34.02	\$40.82
Sergeant	\$41,903	\$52,379	\$62,855	\$20.15	\$25.18	\$30.22
Secretary – Public Safety	\$30,912	\$38,640	\$46,368	\$14.86	\$18.58	\$22.29
Public Works Director	\$79,160	\$98,950	\$118,740	\$38.06	\$47.57	\$57.09
Apprentice Lineworker	\$33,924	\$42,404	\$50,885	\$16.31	\$20.39	\$24.46
Assistant City Engineer	\$56,606	\$70,757	\$84,908	\$27.21	\$34.02	\$40.82
Assistant Public Works Director	\$60,782	\$75,978	\$91,174	\$29.22	\$36.53	\$43.83
Assistant Treatment Plant Manager	\$33,924	\$42,404	\$50,885	\$16.31	\$20.39	\$24.46
Building Inspector I	\$30,912	\$38,640	\$46,368	\$14.86	\$18.58	\$22.29
Building Inspector II	\$33,924	\$42,404	\$50,885	\$16.31	\$20.39	\$24.46
Chief Building Official	\$47,173	\$58,966	\$70,759	\$22.68	\$28.35	\$34.02
Design Engineer	\$47,173	\$58,966	\$70,759	\$22.68	\$28.35	\$34.02
Electric Operations Dispatcher	\$33,924	\$42,404	\$50,885	\$16.31	\$20.39	\$24.46
Electric Groundman Equipment Operator	\$26,245	\$32,806	\$39,367	\$12.62	\$15.77	\$18.93
Electric Meter Technician	\$41,903	\$52,379	\$62,855	\$20.15	\$25.18	\$30.22

Position Title	Annual Minimum	Annual Midpoint	Annual Maximum	Hourly Minimum	Hourly Midpoint	Hourly Maximum
Electric Superintendent	\$65,836	\$82,295	\$98,754	\$31.65	\$39.56	\$47.48
Electric Utility Planner	\$33,924	\$42,404	\$50,885	\$16.31	\$20.39	\$24.46
GIS Administrator	\$41,903	\$52,379	\$62,855	\$20.15	\$25.18	\$30.22
GPS Operator	\$30,912	\$38,640	\$46,368	\$14.86	\$18.58	\$22.29
Journey Electrician	\$41,903	\$52,379	\$62,855	\$20.15	\$25.18	\$30.22
Journey Lineworker	\$47,173	\$58,966	\$70,759	\$22.68	\$28.35	\$34.02
Journey Lineworker/ Substation Tech	\$53,496	\$66,870	\$80,244	\$25.72	\$32.15	\$38.58
Journey Mechanic	\$33,924	\$42,404	\$50,885	\$16.31	\$20.39	\$24.46
Lead Lineworker Operations	\$53,496	\$66,870	\$80,244	\$25.72	\$32.15	\$38.58
Lead Lineworker Overhead	\$53,496	\$66,870	\$80,244	\$25.72	\$32.15	\$38.58
Lead Lineworker Underground	\$53,496	\$66,870	\$80,244	\$25.72	\$32.15	\$38.58
Lead Mechanic	\$37,688	\$47,109	\$56,531	\$18.12	\$22.65	\$27.18
Public Works Inspector	\$30,912	\$38,640	\$46,368	\$14.86	\$18.58	\$22.29
Secretary – Building Inspection	\$28,353	\$35,441	\$42,529	\$13.63	\$17.04	\$20.45
Secretary – Public Works	\$30,912	\$38,640	\$46,368	\$14.86	\$18.58	\$22.29
Treatment Plant Manager	\$47,173	\$58,966	\$70,759	\$22.68	\$28.35	\$34.02
Treatment Plant Operator	\$26,245	\$32,806	\$39,367	\$12.62	\$15.77	\$18.93
Utility Lead Worker	\$33,924	\$42,404	\$50,885	\$16.31	\$20.39	\$24.46
Utility Superintendent	\$41,903	\$52,379	\$62,855	\$20.15	\$25.18	\$30.22
Utility Technician I	\$26,245	\$32,806	\$39,367	\$12.62	\$15.77	\$18.93
Utility Technician II	\$28,353	\$35,441	\$42,529	\$13.63	\$17.04	\$20.45
IS/SFCN Director	\$71,896	\$89,870	\$107,844	\$34.57	\$43.21	\$51.85
Cable Channel Coordinator	\$41,903	\$52,379	\$62,855	\$20.15	\$25.18	\$30.22
Cable Installer	\$26,245	\$32,806	\$39,367	\$12.62	\$15.77	\$18.93
Cable Technician	\$30,912	\$38,640	\$46,368	\$14.86	\$18.58	\$22.29
Information Systems Technician	\$37,688	\$47,109	\$56,531	\$18.12	\$22.65	\$27.18
Lead Cable/Headend Technician	\$41,903	\$52,379	\$62,855	\$20.15	\$25.18	\$30.22
Programmer Analyst	\$47,173	\$58,966	\$70,759	\$22.68	\$28.35	\$34.02

ELECTED, PART-TIME & SEASONAL

SEASONAL PART-TIME Maximum 1,560 hours per year	Per Hour	Per Hour
SUMMER PART-TIME (Non Management) - labor at ballparks, golf course, snack shacks, etc.	\$5.15	\$10.50
SUMMER PART-TIME (Management) - leadworkers, pool mgt, snack shack mgt., etc.	\$8.50	\$11.50
SPECIALTY POSITIONS - Interns, meter readers, computer techs, etc.	\$9.00	\$13.50
SPECIAL EVENTS - Ticket takers rodeo & festival of lights (Holiday pay \$12- \$15/ Hr.)	\$7.50	\$12.00

YEAR ROUND PART-TIME (with benefits)

All positions in this category are paid the equivalent hourly rate of the full time position

YEAR ROUND MONTHLY	Per Month
Mayor	\$1,175
City Council	\$765
Senior Citizen Ceramics Instructor	\$300
Fire Chief, Ambulance Captain	\$450
Asst Fire Chief	\$350
Chief Engineer Fire	\$250
All Other Fire & Ambulance Officers	\$150
Fairgrounds Caretaker	\$400 Rent & Utilities deducted from salary Salary
Pool Manager	Off Season \$10 - \$12/hr Jun, Jul, Aug \$2,500 to \$2,800

AMBULANCE	Main/hr	Backup/hr
EMT Intermediate	\$1.50	\$0.90
EMT	\$1.00	\$0.60
Rescue Truck	\$0.25	\$0.25

FIRE	Per Hour
Training & Answering calls	\$5.00
Fighting Fires /hour	\$7.00
Fighting Fires-Fireman-I/hour	\$10.00

Mayor					
Entity	2005 Census Population	Pay Basis	Salary	Updated	Comments
American Fork	25,131	Annual	\$ 9,969	2/1/2007	
Brigham City	18,355	Annual	\$ 10,031	01/01/2006	
Lehi	31,730	Annual	\$ 6,915	01/01/2006	
Midvale	27,170	Annual	\$ 14,500	01/01/2006	
Murray	44,555	Annual	\$ 12,000	01/01/2006	
Orem	89,713	Annual	\$ 17,952	01/01/2006	
Pleasant Grove	29,376	Annual	\$ 18,000	01/01/2006	
Riverton	32,089	Annual	\$ 13,800	01/01/2006	
South Jordan	40,209	Annual	\$ 14,687	1/1/2006	
Springville	25,309	Annual	\$ 7,540	01/01/2006	
West Jordan	91,444	Annual	\$ 9,183	01/01/2006	
West Valley City	118,917	Annual	\$ 21,800	01/01/2006	
Provo	115,135	Annual	\$ 90,590	8/15/2006	Full-time Mayor (Excluded)
South Salt Lake	21,411	Annual	\$ 76,056	8/26/2006	Full-time Mayor (Excluded)

Average \$ 13,031
Monthly 1,086

Spanish Fork	26,606	Annual	\$ 8,400	01/01/2006	
		Monthly	\$ 700		

Percentile 62.5% Difference
Annual Amount \$ 14,413 \$ 6,013
Monthly Amount \$ 1,201 \$ 501
Fiscal Impact 1 \$ 6,013

Recommended Amount: \$1,175 \$14,100

Last adjustment taken July 1, 1997. Salary was \$4,800 / year

City Council				
Entity	2005 Census Population	Pay Basis	Salary	Updated
American Fork	25,131	Annual	\$ 6,092	2/1/2007
Brigham City	18,355	Annual	\$ 5,933	01/01/2006
Lehi	31,730	Annual	\$ 5,532	01/01/2006
Midvale	27,170	Annual	\$ 8,000	01/01/2006
Murray	44,555	Annual	\$ 13,130	11/29/2006
Orem	89,713	Annual	\$ 8,976	01/01/2006
Pleasant Grove	29,376	Annual	\$ 7,200	01/01/2006
Provo	115,135	Annual	\$ 12,240	08/15/2006
Riverton	32,089	Annual	\$ 9,600	01/01/2006
South Jordan	40,209	Annual	\$ 9,792	01/01/2006
South Salt Lake	21,411	Annual	\$ 11,016	08/23/2006
Springville	25,309	Annual	\$ 5,385	01/01/2006
West Jordan	91,444	Annual	\$ 4,888	01/01/2006
West Valley City	118,917	Annual	\$ 16,200	01/01/2006

Average \$ 8,856
Monthly \$ 738

Spanish Fork	26,606	Annual	\$ 6,000	01/01/2006
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Monthly \$ 500

Percentile 62.5% Difference
Amount \$ 9,288 \$ 3,288
Monthly Amount \$ 774 \$ 274
Fiscal Impact 5 \$ 16,440

Recommended Amount: \$765 \$9,180

Last adjustment on July 1, 1997, from \$3,600 / year

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Tentative Minutes
Spanish Fork City Council Meeting
September 18, 2007

Elected Officials Present: Mayor Joe L Thomas, Councilmember's Steven M. Leifson, Seth V. Sorensen, G. Wayne Andersen, Matthew D. Barber; Councilman Chris C. Wadsworth joined by telecommunication.

Staff Present: Richard Heap, Public Works Director; Seth Perrins, Assistant City Manager; Junior Baker, City Attorney; Dee Rosenbaum, Public Safety Director; Dave Anderson, City Planner; Kent Clark, Finance Director; Kimberly Robinson, Deputy Recorder

Citizens Present: Jim Nielsen, Kevin Pritchett, Richard Evans, Les Allen, Jesse Brimhall, Allen Hall, Faye Hall, Dale E. Larssow, Josh Butler, Moriaham Rodriguez, Hailey Robbins, Scot Aitken, John Davis, Karleen Holland, Taalin Rasmussen, Heather Campbell, Daniel Wisdom, Matt Salzl, Brooke Hanson, Warren Johnson, Jake Wood, McKensie Froerer, Mercedes Carter, Allen Carter, John Bailey, Warren Johnson, Jodi Hoffman

CALL TO ORDER, PLEDGE:

Mayor Thomas called the meeting to order at 6:00 p.m.

Councilman Barber led in the pledge of allegiance.

Mayor Thomas recognized the Employee of the Quarter Mercedes Carter. He stated his personal experience has been fantastic, she has excellent customer service skills.

PUBLIC COMMENTS:

Karleen Holland

Ms. Holland is here for support to fix the model airport runway, also to get the asphalt filled because it is settling from being built on the landfill. She people are using public streets as runways because the airport is in such disrepair. They are working to get sponsors to make it self maintaining.

Mayor Thomas asked to look into the city providing the shavings to fix the airport if the cost is not too high.

Councilman Barber asked to find the agreement originally done for the model airport.

Rick Evans

Mr. Evans is here on behalf of Diana Butler who has worked hard to facilitate a local debate on the school voucher issue it will be on October 4, at 7:00 p.m. in the high chaparral at the Spanish Fork Fairgrounds. There will be representatives speaking for and against the vouchers. This is an equal opportunity debate and they would like to facilitate an open discussion. There will be an opportunity for questions as well.

Mayor Thomas thanked them for bringing this to the public and he encourages all to get involved. He is glad SFCN will be broadcasting the debate on our cable channel.

51 Kevin Pritchett

52 Mr. Pritchett came to the Council a few weeks ago concerning Main Street Plaza's rear parking,
53 and easement to the parking. He would like this addressed and would like to know what they can
54 do to pursue this and move forward.

55
56 Mr. Rosenbaum explained there are seven accesses to the property and only "no through traffic"
57 signs on two of them. They feel the speed bumps have helped but he is not sure if it has fixed the
58 problem. He likes the suggestion of a sign saying "slow speed fire station", and would like to
59 leave 100 East as a "no through traffic", but has no problem changing the 400 north sign out for
60 a slow down sign.

61
62 Mr. Pritchett said he would be more than willing to work with the Chamber and has a space
63 available to them if the City wants to move them for use of that property.

64
65 Mercedes Carter was presented with the Employee of the Quarter award by Seth Perrins.

66
67 **COUNCIL COMMENTS:**

68
69 Councilman Andersen reported on the ULCT meetings. He feels there was great information
70 presented and there are some things the City will need to address. Those meetings are helpful to
71 know we do things correctly and don't get into trouble.

72
73 Mayor Thomas reported the election was held and there was a low turnout rate, he would like to
74 encourage people to get out and get involved. The North Park continues to move forward
75 demolition is happening on a daily basis. The windmills continue to move forward and they
76 should start construction soon. Utah has the best economy in the nation right now and there are a
77 lot of new businesses coming to our area.

78
79 Councilman Barber attended the Utah League of Cities and Towns, and has been doing some
80 homework on a few big issues that will be a benefit for the community. He thanked everyone
81 that sent their thoughts, cards, flowers and prayers for his family with the death of his father.

82
83 Councilman Leifson also attended the convention and learned a lot. They are still in the process
84 of preparing the surveys for parks and recreation to present to the Council.

85
86 *Councilman Wadsworth Joined by Electronic Telecommunication at 6:22 p.m.*

87
88 **PUBLIC HEARING:**

89
90 Councilman Sorensen made a **Motion** to move to the public hearing at 6:22 p.m. Councilman
91 Andersen **Seconded** and the motion **Passed** all in favor.

92
93 **Somerset Village Phase 4 Master Planned Development Preliminary Plat Request**

94
95 Mr. Anderson gave a general overview of the projects and stated they were interconnected. He
96 then explained this phase of Somerset Village will provide a needed ingress and egress for the
97 projects.

98
99 Councilman Andersen said in the comments of the Planning Commission they expressed concern
100 for the property next to the developments to ensure that the owner will be able to access their

101 property. He wants to feel comfortable they can do something with their property and not be
102 landlocked on both sides.

103
104 Mr. Anderson explained Mr. and Ms. Hall have requested their property not have the access
105 removed so they can have future development. He has been operating under the assumption that
106 access to the property will come from the West.

107
108 Councilman Andersen stated there has been some discussion rather than putting access from the
109 west there is room to put access from the east side. He would like to see protection for the
110 property owners to not lose their access.

111
112 Mr. Anderson stated there are some concerns with meeting the intersection requirements to
113 provide access. This is proposed to be a master planned development including 42 building lots.
114 There are 10 units of bonus density requested. It is the recommendation of the DRC that it be
115 approved with a total of 42 units based on the amenities being proposed. The Planning
116 Commission also recommended the project be approved with 42 units and all conditions plus a
117 requirement to condition the approval upon the development of the other properties and the street
118 being constructed.

119
120 This item was opened for public comment.

121
122 Allan Hall
123 Mr. Hall owns the ground next to the properties. At one time the developer wrote a letter and
124 would like to see them incorporated in his development. They do not feel they want to develop
125 right now but they want to retain access to their property for future development.

126
127 Les Allan
128 Mr. Allan is the Developer of Somerset Village. The three projects are before the Council in a
129 working effort to move forward. It is not fair to the Halls to landlock them but he feels, no one is
130 trying to landlock them. He does not have a problem with granting an easement where the canal
131 is, but it belongs to the canal company.

132
133 Mr. Anderson does not feel the canal it is a good place for a road intersection.

134
135 Mr. Heap stated the developer to the West owns the road area and it would be in the best interest
136 to come from the west accessing the Halls property.

137
138 Mr. Baker explained they are not changing the current access they have right now.

139
140 Mayor Thomas complimented the development.

141
142 Councilman Wadsworth thanked Les Allan for getting the HOA issues resolved.

143
144 Councilman Andersen said there are a few home owners that have some minor things to be taken
145 care of in the development.

146
147 Mr. Baker said if the future development is legal and meets the city requirements they do not
148 have to grant access.

149

150 Councilman Sorensen stated when the development goes in next door, they might have to lose a
151 building lot to provide access for something that does not currently exist. He does not want to put
152 undue burden on the adjacent property owner to grant more access than they currently have.

153
154 Councilman Andersen expressed his feelings and does not want to see the halls landlocked in a
155 way they can't develop. He feels there should be a way to come up with a solution for access.

156
157 Mayor Thomas asked if there are ways they can require the developer to allow access so the
158 Halls can purchase the land at market value.

159
160 Mr. Baker stated the City can create a situation where access is provided.

161
162 Councilman Barber **Motioned** that the City Council approve the proposed Preliminary Plat for
163 Somerset Village Phase 4 with 42 lots based on the following findings:

164
165 **Findings:**

166 1. That the proposed development provide a more pleasant and attractive living environment than
167 a conventional residential development established under the strict application of the provisions
168 of the underlying zone due to the following amenities that are proposed as outlined in the
169 Somerset Village

170
171 Phase 4 Master Planned Development submittal packet:

172 1. The construction of the proposed masonry wall around the perimeter of the development with
173 the possible exception of the west boundary line.

174 2. The construction of the proposed entrance features and gates.

175 3. The construction of the proposed playground.

176 4. The construction of the proposed sports court.

177 5. The architectural upgrades of the proposed structures.

178 6. The access that residents of this phase will have to the amenities in the existing development.

179 2. That the proposed development will not be materially detrimental to the health, safety, or
180 general welfare of persons residing or working within the neighborhood of the development;

181 3. That any variation allowed from the development standards of the underlying district will not
182 create increased hazards to the health, safety, or general welfare of the residents of the
183 development of adjacent areas.

184
185 Councilman Sorensen **Seconded** and the motion **Passed**. Councilman Andersen voted Nay
186 because he feels there is some way to incorporate language to address the easement and allow
187 access where the canal is, he still has concerns with access to the Hall's property.

188
189 **Sierra View Estates Master Planned Development Preliminary Plat Approval**

190
191 Mr. Anderson explained this is Jacobsen Land Developments project. The project contains town
192 houses and twin homes. The proposed development contains 57 units with a total bonus
193 development requested of 14 additional dwelling units. They are offering similar amenities as the
194 previous project. The DRC spent several meetings reviewing these projects and the Planning
195 Commission spent a long time reviewing as well. The area for public gathering will need extra
196 attention with the sidewalks, streets, and cross walks to enable people to get there. The applicant
197 has given a hand shake promise they would address those issues. They also want to ensure the
198 garages look decent, and the applicant will provide pictures.

199

200 Jesse Brimhall
201 Mr. Brimhall was asked by Nate Jacobsen to represent him. It was his understanding, Mr.
202 Jacobson has agreed to the cross walks and the additional parking. He noted page two of the
203 packet shows the increase in the individual outdoor parking lots as well.
204

205 This item was opened for public comment.

206
207 There was no public comment given at this time.

208
209 Councilman Andersen does not have a problem with any of the developments he thinks they look
210 good. His hang up is because the access to the property has not been addressed to his satisfaction
211 tonight.
212

213 Mr. Heap stated there is the ability to put a note on the plat.
214

215 Councilman Leifson made a **Motion** that the City Council approve the proposed Preliminary Plat
216 for Sierra View Estates with 57 lots based on the following findings and subject to the following
217 conditions:

218
219 **Findings:**

220 1. That the proposed development will provide a more pleasant and attractive living environment
221 than a conventional residential development established under the strict application of the
222 provisions of the underlying zone due to the following amenities that are proposed as outlined in
223 the Sierra View Master
224

225 Planned Development submittal packet:

- 226 1. The construction of the proposed masonry wall around the perimeter of the development with
- 227 the possible exception of the east boundary line.
- 228 2. The construction of the proposed entrance features.
- 229 3. The construction of the proposed pavilion.
- 230 4. The construction of the proposed playground.
- 231 5. The construction of the proposed sports court.
- 232 6. The architectural upgrades of the proposed structures.
- 233 7. That the proposed development will not be materially detrimental to the health, safety, or
- 234 general welfare of persons residing or working within the neighborhood of the development;
- 235 8. That any variation allowed from the development standards of the underlying district will not
- 236 create increased hazards to the health, safety, or general welfare of the residents of the
- 237 development of adjacent areas.

238
239 **Conditions:**

- 240 1. That the public street in the proposed development be designed to meet the City's standards
- 241 for a minor Collector Street with a 68 foot right-of-way
- 242 2. That the applicant provide final designs of all structures including the garages for the 12-
- 243 plexes with final plat submittal.
- 244 3. That a condition on the easement for access to the Hall property is added as a note on the plat.

245
246 Councilman Barber **Seconded** and the motion **Passed** all in favor.
247

248 Councilman Andersen said he would rescind his vote of nay on the earlier development with the
249 change of adding a note to the plat as a requirement.

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298

Jim Nielsen General Plan Zoning Text Amendment

Mr. Anderson explained this is three items wrapped into one. The applicant does not meet the required ten acres to change the zoning. The DRC and Planning Commission recommend the text amendment be denied. There was consensus on the point of the DRC that it is not a good idea to change the text and requirement. The Planning Commissions concern is with the change to the land requirement.

This item was opened for public comment.

Gina Peterson

Ms. Peterson lives by the property. She commented about the information she received from her neighbor. She can't imagine the property is Mr. Nielsen's financial asset, but that it is the homeowner's assets. She wanted the Council to think about if they would want to live across from storage units or next to them. She talked to her appraiser about the value of their home with regards to the property and it would go down. She added that she appreciates all the Council does.

Allan Carter

Mr. Carter lives at 1390 E. 100 N. He does not feel light industrial is appropriate for a neighborhood and would like to see the property remain as it is currently zoned. He passed out a handout with information received by him through a GRAMA request. He asked the neighbors to check the boxes they are not opposed to seeing developed.

John Bailey

Mr. Bailey lives next to the property. He stated Mr. Neilson did come by and said he would like to improve the area with trees, not that he wanted storage units. They have been to four meetings so far and have not heard much word regarding other options for use of the property.

Tamson Davis

Ms. Davis lives at 1412 E. 100 S. She would think that to install storage units the Council would be in violation of spot zoning.

Mr. Baker explained the legislature has changed their look on spot zoning and it is now allowed.

Ms. Davis did some homework and felt that industrial zoning would be in violation of a nuisance. They would like it to stay residential, and not change to light industrial.

Warren Johnson

Mr. Johnson has the big tower behind his house. He explained Mr. Nielsen came to them and zoned the area commercial. Everyone agreed it would be ok, he said he would clean up the area, which has not been done yet. He would like to see it residential and start over from the beginning.

Mayor Thomas said in his opinion there are three sides to listen to, the land owner, market forces, and the public as a whole. If it can be done and not affect the neighbors, then fine, if not the Council has to make decisions.

299 Councilman Sorensen feels this is one of those issues where they have to weigh the affect to the
300 land owner and the neighbors. He then read the findings the Planning Commission found with
301 this application. He feels the findings hit home with him and that this site is not good for light
302 industrial. He does not believe it is good policy to change the property for one individual.

303

304 Councilman Barber asked if there is a variance or conditional use process he can go through if he
305 wants to do that.

306

307 Councilman Sorensen explained if they change the light industrial requirement then any light
308 industrial use will be allowed on that zone.

309

310 Councilman Andersen read the minutes of the DRC meeting, stating Mr. Neilsen would do
311 research into developing residential on the property.

312

313 Mr. Neilsen stated with the number of lots he can get, he would not profit enough, and would be
314 in the negative. He is trying to do this in a way best for him and for the neighborhood. He stated
315 if they want to purchase it from him and make it residential or a park they can do so.

316

317 Mr. Anderson clarified that storage units are a permitted use in a light industrial zone.

318

319 Rick Evans

320 Mr. Evans said the text amendment states if they change it from a ten acre to three acre
321 requirement anyone in the future can be changed as a light industrial zone if they meet the
322 acreage. He feels that will create a lot of small I-1 zone petitions and he worries about what this
323 would affect. Changing it from ten acres to three is a huge commitment that he is not
324 comfortable with.

325

326 Tish Throckmorton

327 Ms. Throckmorton was told there would be town homes built there when they purchased the
328 home. If storage units were to go there they could have bombs, drugs, teenagers, and she worries
329 about the safety of her children. She does not think it is the best fit for the neighborhood. She
330 feels if the lots across the way can sell with railroad tracks behind them they can sell these as
331 residential, she is opposed to the storage sheds.

332

333 Bryce walker

334 Mr. Walker had a conversation with Mr. Neilsen and was willing to explore options to purchase
335 the property. He even stated he would sell the property for \$800,000. He feels the property was
336 bought residential, and thinks it should stay residential.

337

338 Councilman Sorensen **Motioned** that the City Council deny the proposed General Plan, Zoning
339 Map and Zoning Text Amendments at approximately 1450 East 100 South, based on the
340 following findings:

341

342 **Findings:**

343 1. That the presence of dwellings adjacent to the subject property makes it unsuitable for
344 Industrial 1 zoning and industrial uses.

345 2. That three areas is not a sufficient size to have a functional industrial area.

346 3. That the proposed changes are not necessary as large tracts of land in other areas of the City
347 are designated Light Industrial and zoned Industrial 1.

348

349 Councilman Leifson **Seconded** and the motion **Passed** all in favor.

350

351 **Old Depot Preliminary Plat Approval**

352

353 Mr. Anderson explained the proposal. The DRC and Planning Commission recommended the
354 project be approved. He noted something was brought to the Planning Commission with concern
355 about the road constructed and the width. Mr. Christianson would like the Staff to look into a
356 requirement for the industrial road width requirement.

357

358 Councilman Andersen requested that the semi truck drivers have enough space to turn around,
359 especially if they miss their turn.

360

361 Councilman Sorensen explained his issue is the waterline that was supposed to go into there to
362 help the homeowners. He feels if the developer had no intention of putting the waterline in they
363 should not have had to go through the process to expedite it for him. He added there are still
364 residents who do not have water yet.

365

366 Councilman Andersen is concerned and disappointed, he understood the contractor was going to
367 get in there immediately and get the waterline in, that misrepresentation bothers him.

368

369 Councilman Leifson said he agrees with the comments made and is disappointed that they, in
370 good faith, approved the waterline and it has never even been put it in.

371

372 Councilman Sorensen asked where they go from here, there are residents that are still out of
373 water and have been for over a month and a half.

374

375 Mr. Baker stated there can be a condition to approve conditional of putting the waterline in first.

376

377 Scott Aitken

378 Mr. Aitken was wondering what they are going to do with the storm water run off.

379

380 Mr. Heap stated they never let it run off onto private property it will be handled onsite.

381

382 Councilman Barber **Motioned** that the City Council approve the proposed Preliminary Plat for
383 the Old Depot subdivision based on the following finding and subject to the following
384 conditions:

385

386 **Finding:**

387 1. That the plat meets the City's standards for industrial subdivisions in an I-1 zone.

388

389 **Conditions:**

390 1. That the applicant meet the subdivision construction standards.

391 2. That the cul-de-sac meets the maximum length regulation.

392 3. That the Power Department issues are addressed.

393 4. That the applicant submits three copies of their Preliminary Plat for the City's files.

394 5. The waterline being installed prior to other infrastructure

395

396 Councilman Wadsworth **Seconded** and the motion **Passed** all in favor.

397

398 Councilman Leifson said the issue he has is the Council went forward in good faith to approve
399 this and the contractor did not do what they said they would. He feels they are justified in adding
400 some additional stipulations to this approval.

401
402 **Proposed Change to Title 15**

403
404 Mr. Anderson explained the proposed changes reducing the rear setback on corner lots by five
405 feet. The DRC and Planning Commission recommend approval.

406
407 Discussion was made regarding setbacks, placement of living space and yardage.

408
409 This item was opened for public comment.

410
411 Eric Whitaker
412 Mr. Whitaker explained the reasoning for his request.

413
414 The Council agreed to look into the comments the Planning Commission made regarding the
415 setbacks to be changed for all lots.

416
417 Councilman Wadsworth asked if this would impact the accessory building changes.

418
419 Mr. Anderson stated that it would not have an impact.

420
421 Councilman Andersen **Motioned** to approve the proposed Zoning Text Amendment, reducing
422 rear setback on corner lots by five feet in all residential zones, based on the following findings:

- 423
424 **Findings:**
425 1. That the proposed Text Amendment would not result in a detrimental situation.
426 2. That the proposed Text Amendment would allow property owners to make more efficient use
427 of their property.

428
429 Councilman Leifson **Seconded** and the motion **Passed** all in favor.

430
431 Councilman Sorensen made a **Motion** to close the public hearing. Councilman Andersen
432 **Seconded** and the motion **Passed** all in favor at 8:16 p.m.

433
434 **CONSENT ITEMS:**

435
436 **Minutes of Spanish Fork City Council Meeting – August 7, 2007; September 4, 2007**
437 **Interlocal Agreement with Utah County to Conduct Spanish Fork City’s 2007 General**
438 **Municipal Elections on November 6, 2007**
439 **Repeal of Release of Prisoner Ordinance**

440
441 Councilman Sorensen made a **Motion** to accept the consent items. Councilman Leifson
442 **Seconded** and the motion **Passed** all in favor.

443
444 **NEW BUSINESS:**

445
446 **Water Rights Review – Richard Heap**
447

448 Mr. Baker stated the per capita water usage in Utah is one of the highest in the nation, because
449 we are a dry state. Mr. Heap has prepared a presentation addressing some of the concerns.

450
451 Mr. Heap explained the history of forming SUVPS. Councilman Andersen is the Spanish Fork
452 City board member representative. There has been some discussion on ground water rights that
453 have been prepared. There currently are approximately 100,000 acre feet of actual water in South
454 Utah Valley. In 2003 SUVPS hired a firm out of salt lake to analyze the papered water rights.
455 The underground rights filed through the state engineers office equal 100,000 acre feet. They do
456 not want to see the underground waters be over scribed. There are two things SUVPS is
457 proposing, to not import any more water rights underground, the other to be careful of converting
458 surface water rights to underground rights. We need to be very careful to monitor what takes
459 place in South Utah County, not import any more rights and not convert surface to underground.

460
461 Councilman Andersen agrees and if they start doing those things they will not have issues with
462 their water.

463
464 Mr. Heap stated the biggest concern would be with the cities. SUVPS will be pushing this
465 with all the cities so we can protect our rights and not have problems like the other cities.

466
467 Jodi Hoffman from the ULCT
468 Ms. Hoffman commended the Council on the land use discussion given. She did not think water
469 rights were going to be the big issue this year and it has been the biggest driver of everything
470 they are going to do with the League. She then gave a presentation regarding water rights.

471
472 Councilman Sorensen feels the resolution the Utah League of Cities and Towns drafted is a win
473 for everyone.

474
475 *Councilman Wadsworth was excused from the meeting at 8:40 p.m.*

476
477 **2007 Primary Election Canvass**

478
479 Mr. Clark explained the canvass of the election process. He also thanked Nebo School District
480 for the use of their schools as polling places.

481
482 The top six vote getters will move forward and the County will administer the election because
483 of the mandate for the voucher.

484
485 The six that will move forward for the General November Election are:

- 486
487 a. Richard Money Davis
488 b. Rodney C. Dart
489 c. Rosemary H. Jarman
490 d. Jens P. Nielson
491 e. Matthew D. Barber

492
493 Councilman Sorensen made a **Motion** to approve the 2007 Primary Election Canvass.
494 Councilman Andersen **Seconded** and the motion **Passed** all in favor.

495
496 **Wisteria Lane Preliminary Plat Approval**

497

498 Mr. Anderson explained the proposed project conforms to the cities minimum lot size and meets
499 the cities requirements. The Planning Commission recommends the project be approved.

500
501 Councilman Sorensen made a **Motion** that the City Council approve the proposed Preliminary
502 Plat for Wisteria Lane based on the following finding and subject to the following conditions:
503

504 **Finding:**

505 1. That the proposed Preliminary Plat conforms to the City's standards for developments in the
506 R-1-9 zone.

507 **Conditions:**

508 1. That the Spanish Fork City Trail be incorporated into the design for the Canyon Road
509 Improvements.

510 2. That the applicant obtain UDOT approval for the intersection design at Canyon Road.

511
512 Councilman Barber **Seconded** and the motion **Passed** all in favor.

513
514 **Financial Advisor Bid**

515
516 This item was postponed to a future meeting due to the need for further information.

517
518 **ADJOURN:**

519
520 Councilman Sorensen made a **Motion** to adjourn. Councilman Andersen **Seconded** and the
521 motion **Passed** all in favor at 9:03 p.m.

522
523 **ADOPTED:**

524
525 _____
Kimberly Robinson, Deputy Recorder

SPANISH FORK

MEMORANDUM

TO: Mayor and City Council
FROM: Dave Anderson, Planning Director
DATE: October 2, 2007
RE: Nelson Wasatch Annexation

Mr. Rob Gulbrandsen recently submitted an Annexation application for your consideration. The Development Review Committee reviewed the proposed Annexation and has recommended that the City Council accept the petition for further study. Accepting the petition will not bind the Council to ultimately approve the Annexation but would initiate the formal process of reviewing the proposal.

Draft DRC minutes from the September 26, 2007 meeting read as follows:

Nelson Wasatch

Applicant: Rob Gulbrandsen
General Plan: Residential 1.5 to 2.5 units per acre
Location: 2100 East 6800 South

Mr. Anderson gave some background on the property. Adjacent annexation applications were discussed and that the property is outside the growth boundary.

Discussion was held in regards to the other annexations that are west of the property, that petition would not be accepted if the annexation applications to the west were denied, railroad right-of-way property, and adjacent annexations.

Mr. Anderson **moved** to **accept** the Annexation for Nelson Wasatch located at 2100 East 6800 South for further study, that it would be expanded to include railroad right of way parcel, and to abut Mapleton.

Mr. Baker **seconded** and the motion passed all in favor.

attachements: map of proposed annexation

Nelson Annexation



1 Inch equals 700 Feet

- Legend**
- Nelson Annexation
 - Clinical Point
 - School Point
 - Zone**
 - Other Roads
 - Not Paved
 - Paved
 - Railroad
 - County, UT Road
 - Error
 - School
 - Private
 - Public
 - Spanish Fork Boundary

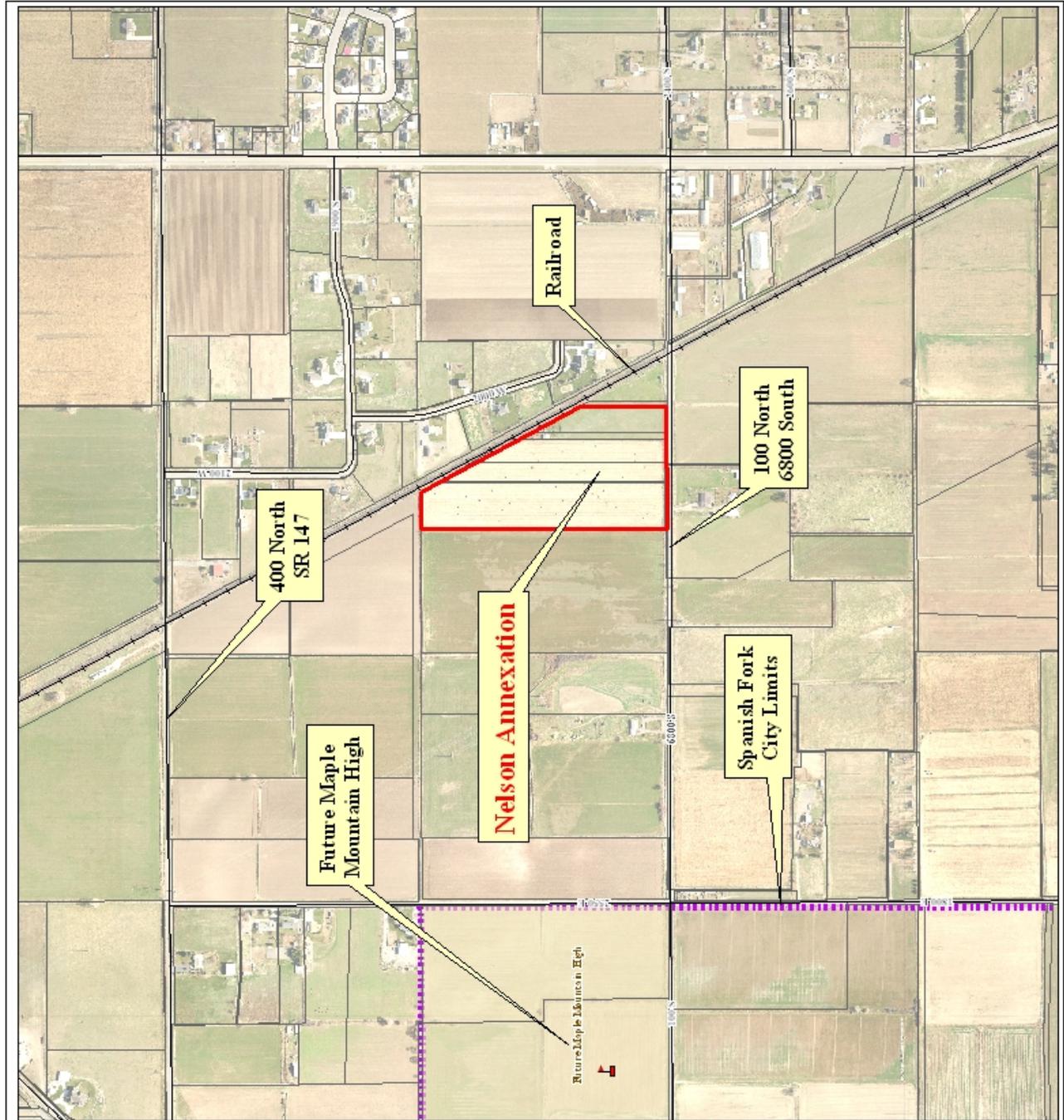
9/27/2007



Geographic Information Systems

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

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SPANISH FORK

MEMORANDUM

TO: Mayor and City Council
FROM: Dave Anderson, Planning Director
DATE: October 2, 2007
RE: Huntington Leifson Annexation

Mr. Ted Huntington and Mr. Lynn Leifson recently submitted an Annexation application for your consideration. The Development Review Committee reviewed the proposed Annexation and has recommended that the City Council accept the petition for further study. Accepting the petition will not bind the Council to ultimately approve the Annexation but would initiate the formal process of reviewing the proposal.

Draft DRC minutes from the September 26, 2007 meeting read as follows:

Huntington Leifson

Applicant: Ted Huntington
General Plan: residential 1.5 to 2.5 units per acre
Zoning: R-1-12 requested
Location: 7825 South River Bottom Road

Mr. Anderson gave some background on the property.

Mr. Leifson pointed out his home in relation to the entire property discussed. He also discussed some potentially buildable property, sewer, and water. He explained the gas line utility easement that runs through his property. Mr. Leifson explained the minimum requirement of the County of 5 acres to build a home. He explained that he only has 3 acres, thus he not being able to build unless he annexes his property in to the City.

Mr. Peterson discussed power issues with the Service District and City feeding power into the River Bottoms

Mr. Baker explained that this would mean some cost to buy out power.

Mr. Huntington explained the lack of precipitation on his and surrounding properties. He also expressed his concern with the traffic on River Bottom Road.

Mr. Banks acknowledged his agreement with the applicant and that a solution needs to be proposed.

Mr. Leifson said that he would be in favor of widening the River Bottom Road.

Mr. Anderson explained that City has not performed any studies to identify the needs for development in the immediate vicinity of River Bottom Road.

Mr. Nielson said that the majority of River Bottom Road is still owned by the County.

Mr. Heap explained why we have not put much effort into studying River Bottoms Road with the City's Master Plan, but feels we may need to now.

Discussion was held about solutions with the road problem.

Mr. Anderson expressed that we are not ready to make any decisions on annexing this property.

Mr. Heap indicated that we need a report from FEMA, which should be done by December. With this flood plain report, we will be able to work on the Mater Plan in relation to the River Bottoms.

Mr. Anderson stated that we need to look at the River Bottoms as a whole and not just individual properties.

Mr. Neilson said that we need further direction from the Planning Commission and City Council.

Mr. Peterson expressed that the City has the capaCity for the two properties, but not for the entire River Bottoms.

Mr. Leifson asked if City could accept their project with out having to wait for a Master Plan for the River Bottoms as a whole.

Mr. Anderson expressed that he would not recommend it because of the issues that we need to look at, such as River Bottom Road. Mr. Anderson also explained how we need to look at the bigger picture and that we will have to discuss some of these questions within the next few years. The proposed annexation isn't even in the City's Growth Boundary.

Discussion was held about other annexations that may be in progress with the River Bottom.

Mr. Baker **moved to accept** the Annexation for Huntington Leifson located at 7825 South River Bottom Road for further study and with a clear indication to the applicant that it may take a while to be done.

Mr. Peterson **seconded** and the motion **passed** with a role call vote. Mr. Anderson and Mr. Perrins voted nay.

Mr. Anderson indicated that he does not believe that the City can provide the necessary municipal services to the properties adjacent to River Bottoms Road or could within any reasonable time frame, does not think that it is advisable for the City to provide services on River Bottom Road incrementally, that the City is not in the position today to perform the necessary studies or Master Plan that are going to be requisite for getting the properties in the River Bottoms ready for development on a time frame that does these petitioners any service at all.

Mr. Perrins agreed with Mr. Anderson and indicated that the City is not ready.

Mr. Baker said that there is a difference with some of the property. We may be able to support the west corner of the River Bottoms, but not the whole.

Mr. Oyler discussed that we have a lot more then just utilities to be concerned with.

Mr. Heap feels that by the end of the year we will have to face some of these issues with more applications coming in.

Discussion was held about future development in the River Bottoms.

attachements: map of proposed annexation

Huntington Annexation



1 Inch equals 750 Feet

- Legend**
- Mexican Warbler Annexation
 - Church Point
 - School Point
 - Zone**
 - Other Roads
 - Main Road
 - Rail Road
 - County, UT, Bound
 - Zone
 - Park
 - P-401B
 - Spanish Fork Boundary

9/27/2007



Geographic Information Systems

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