

**Adopted Minutes  
Spanish Fork City Council Meeting  
January 23, 2007**

Elected Officials Present: Mayor Joe L Thomas, Councilmember's G. Wayne Anderson, Matthew D. Barber, Steven M. Leifson, Chris C. Wadsworth, Commissioner's Del Robbins, Sharon Miya, Paul Bradford, Mike Christianson, Dave Lewis

Staff Present: Dave Oyler, City Manager; Junior Baker, City Attorney; Dave Anderson, City Planner; Richard Heap, Public Works Director; Kent Clark, Finance Director; Kimberly Robinson, Deputy Recorder

Citizens Present: Richard Harris, Bart Boggess, Lee Kapaloski, Chris Grow

**CALL TO ORDER**

Mayor Thomas called the meeting to order at 6:04 p.m.

**Development agreement with Tenedor LLC**

Mr. Baker explained the agreement between Tenedor LLC, and Spanish Fork City.

Councilman Anderson made a **motion** authorizing the Mayor to execute the contract in behalf of Spanish Fork City with Tenedor LLC. Councilman Wadsworth **seconded** and the motion **passed** all in favor.

**Work Session**

Mr. Anderson explained the next step after this will be in a public hearing to amend the growth boundary. He then gave an update regarding the areas to be included in the growth boundary amendment.

Councilman Wadsworth asked for clarification on the four (4) areas they discussed.

Mr. Anderson explained the different areas and why they were chosen. He stated the city is not without sympathy knowing most of the property owners would like to have their property within the growth boundary. There will be property owners in the future that will be petitioning the City to be included in the growth boundary.

Councilman Andersen said the properties closest to the freeway would be the most valuable and should be developed first.

Councilman Wadsworth asked for a discussion in the future to discuss the regional wastewater treatment facility.

Mr. Oyler asked if this was the direction the Council and Commission would like to go.

The Council and Commission are in agreement this is the direction they want to go for the growth boundary.

Councilman Wadsworth commended Mr. Anderson for his work on this project.

### **Master Plan Development for the City**

Mr. Anderson explained they have made recommendations to the ordinance.

Commissioner Lewis hopes when they are finished, they won't require a packet with pictures and layout to be in binder. He feels they can require as few as 10 acres instead of 20. He hopes in a master plan development, there is bonus density given for architecture, trails, parks, amenities, a creative element, and a miscellaneous category. He feels they should encourage master plan developments, and the developer should be rewarded for helping add amenities to the city.

Commissioner Christianson feels the first criteria to look at is under the purpose, it is difficult to measure innovative and imaginative. He feels they devalue the zoning when we give them extra density for creating a standard cookie cutter subdivision.

Mayor Thomas hopes that it is not always unique and creative, he feels as long as it is complimentary for the city and they can get some trails and amenities out of it.

Mr. Baker explained to encourage master plan development and create the opportunity for bonus density to be given not a lot but some extra density. That would allow them to weigh more options of what they would prefer to give bonus density and what they do not want to. He suggested that they create a set percentage of how much bonus density they will receive for certain things.

Discussion was made regarding what creative is and is not considered.

Mayor Thomas asked if they can enhance the pre-development meeting.

Mr. Anderson feels they can do more with the pre-development meetings.

Commissioner Miya feels the precedence and requirements that have been set are not something they are comfortable with, but they have to follow them.

Mr. Anderson explained the bonus density matrix.

Commissioner Robbins said they need to keep the categories separate and not award for both categories.

Commissioner Miya said active recreation should be kept as active recreation.

Councilman Leifson said as they go through the master plan subdivisions the homes all look the same, and he would like to see more emphasis on the architectural components of these homes.

Mayor Thomas said they must leave an option for the market to dictate.

Councilman Leifson stated it is quality that they want to require.

Commissioner Christianson asked if they can give bonus density for things they like and be able to take away bonus density for things they do not want to see.

Mayor Thomas asked that there be bonus density awarded for energy efficiency.

Mr. Baker explained if there are things they don't like don't give points if there are things they really like give a larger amount of points.

Mr. Anderson asked if they would like to have a program that is very rigid, black and white, or that is more flexible for different ideas.

Commissioner Christianson asked that they pick 4 or 5 areas for bonus density that are broad.

Councilman Leifson said to pick the things they would like to see happen and give bonus density for them, it gives them flexibility and we get what we are looking for as a city.

Commissioner Miya feels architecture is an important category and wants something given for landscaping the streets, yards, trees and fences. She feels recreation can go together with open space and trails, it would allow for a very broad category.

Councilman Leifson feels they need to limit the categories and if the applicant wants density they will be creative and use flexibility to try to get it.

Mr. Baker said we need to make sure it is possible to reach the maximum bonus density.

Commissioner Bradford feels the shouldn't award the top for everything that comes along.

Mr. Anderson said they can't expect the developer to give more than they would potentially make.

Commissioner Robins suggested a conservation category.

Commissioner Lewis suggested a recreation category.

Mr. Anderson explained each category will have a narrative description with some sort of explanation of bonus density attainable.

Discussion was made to have one miscellaneous category not to include anything that falls under one of the other categories.

Mr. Anderson explained with the idea of the narrative they explain what must be done to qualify for the whole award.

Mayor Thomas asked if it would be of value for one miscellaneous category that will have the ability to be a minus on the density bonus.

The Council and Commission like the idea of bringing it back to them for review.

Commissioner Robbins feels there are some places master plan developments should not go.

Mr. Baker said they can identify the areas master plan developments can't be created in.

Mr. Anderson said there is nothing that addresses subdivision design yet.

Commissioner Christianson said it should be included in the purpose.

Mr. Anderson stated the current way it is set up the developers have a lot of money invested before the City Council discusses the project.

Mr. Baker said they will have the ability to be vested in the project without vesting the design they bring in.

The option of allowing a run through the Planning Commission and City Council was discussed, or they can move forward with the traditional process.

Mr. Anderson said he would research how some other cities work their process for master plan developments.

Commissioner Christianson suggested the matrix running total should not be accumulative. He also would like to add the option of cash in lieu of parks.

Discussion was made regarding not giving density bonus for something that is already in the standard.

Mr. Baker noted there could be some potential conflicts with the discretion to the matrix that will be given.

Mayor Thomas stated there has not been input of the property owners of the acreage within the growth boundary.

Councilman Leifson added they can do their best planning but it is driven by schools and the market demands, they need to be flexible.

**ADJOURN:**

Councilman Leifson made a **motion** to adjourn from the work session to executive session for land use issues. Councilman Barber **seconded** and the motion **passed** all in favor at 8:07 p.m.

ADOPTED: February 6, 2007

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Kimberly Robinson, Deputy Recorder