

**Adopted Minutes
Spanish Fork City Council Meeting
December 2, 2008**

Elected Officials Present: Mayor Joe L Thomas, Councilmember's Rod Dart, Richard M. Davis, Jens P. Nielson, Steven Leifson

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

Citizens Present: Mark B. Dallin, Gary A. Carter, Warren Peterson, Garrett Robarge, Kameron Spencer, Tom Spencer, Mark Walker, Kiam Jones

CALL TO ORDER, PLEDGE:

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

Councilman Dart lead in the pledge of allegiance.

PUBLIC COMMENTS:

There was no public comment given at this time.

COUNCIL COMMENTS:

Councilman Davis asked that we shop in Spanish Fork all we can to support local. He also asked everyone to remember the needy and remember what the true meaning of Christmas is.

Councilman Dart thanked the Chamber of Commerce and merchants that participated in the lights parade. He feels it another reason to support local merchants because they support the city. He thanked the police and fire for their help in the light parade. He noted the Library is going to have holiday movie week December 15-18 they will be showing Christmas movies.

Mayor Thomas reported the Festival of Lights kicked of it's 16th year and all are invited to go enjoy the lights. The Chamber of Commerce is working hard on their theme to more than ever shop locally. He explained every dollar spent in our town circulates seven times and stays in our town and benefits us all. He commented on the going green movement and stated there are some people looking at solar power in our area they are interested in incentives to bring solar power to Spanish Fork. He asked that they brain storm on the idea. He added there are some great things coming in the area of energy independence.

Councilman Leifson reported the Parks and Recreation meeting was held yesterday and they will follow up on the zip line.

PUBLIC HEARINGS:

Title 15 Amendment

Councilman Leifson made a **Motion** to open the Public Hearing at 6:07 p.m. Councilman Dart **Seconded** and the motion **Passed** all in favor.

Mr. Anderson explained the Title 15 Amendment changes and gave some background. He then discussed the changes item by item. He also explained the potential projects that these changes would affect.

This item was opened for public comment.

Gary Carter

Mr. Carter had a question about the structures meeting the new zoning for height.

Mr. Anderson stated that it would meet that requirement.

Mr. Carter stated a year ago he submitted preliminary plans to do a development in north east Spanish Fork, but with changes in the economy and other reasons he wanted to create some traditional 4-plexes. He supports the city and understands that they want to keep the city clean and he understands having some parking controls in place. The only caution he has is with the new code the costs will increase to the builder because of the requirements. He is concerned that it might impact new low cost housing.

Kiam Jones

Mr. Jones is concerned how much the upfront cost will be, with no chance of success. He feels there has to be some preliminary approval so they can justify the dollars to move forward with a project.

Mr. Anderson explained it is the same as what they go through for the master plan developments. The staff will show them other projects to help keep them on track with the City requirements. He stated there will be an opinion from staff and eventually over the years there will be a track record. They expect there to be considerable investment in projects in this area.

Councilman Davis commented that there will be an issue of talking with the neighbors before a project can get started he also said the planning department will have a good idea of what the Council wants. He thought as the building has slowed it would be a good time to work on this issue and discuss what should be done. There is only one issue he does not agree with which is that they should be raised to 6,000 square feet for single family lots. When he drives over to Provo he sees where there is too much density in one area, the only thing he wants to change is to up the required lot footage for single family residences. They have worked on this for months and have come to the conclusion this will be a good thing.

Councilman Nielson feels property owners are equal, and if they own a property and meet the city standards they should be able to develop it. He supports the ordinance. There is no change in what you can do, you can still do what you could before there is just an extra step but there are more options for uses on the property. He does not think it will create problems but will create more options.

Councilman Dart stated the issues he was concerned with have been fixed the 10 foot setback and the 4,000 square foot single family lot. He is in favor of this change.

Councilman Leifson stated they have spent a lot of time on this and Dave Anderson has spent a lot of time. He feels this will be very good for the city, they did compromise on a few things but the nice thing is the Council can review it and it has to fit. He likes the ordinance the way it is.

Mayor Thomas stated his comments mirror what has been said, he agrees that the land owners have rights.

Councilman Leifson made a **Motion** to close the public hearing. Councilman Nielson **Seconded** and the motion **Passed** all in favor at 6:42 p.m.

Councilman Davis stated he is concerned because he represents the neighbors to the property and they do not want the lot size changed that small.

Councilman Leifson said when the proposal comes to the Council the neighbors will have a chance to speak, this will leave the option open for them to talk and then the Council can consider the decision at that time.

Councilman Nielson made a **Motion** to adopt the Title 15 amendment, and repeal section 15.3.16.020 sub paragraph A sub section 2&3, 15.3.16.030 sub paragraph A sub section 2-5, and f. Councilman Leifson **Seconded**:

Councilman Nielson - Aye

Councilman Davis - Nay

Councilman Dart - Aye

Councilman Leifson - Aye

The motion **Passed** by a roll call vote.

Mayor Thomas would like to appoint Jennifer Groberg and Melody Barber to the library committee. He would also like to appoint to the (TEC) Taxing Entity Committee Councilman Leifson and Councilman Dart. The appointments will be sustained at the next meeting in two weeks.

CONSENT ITEMS:

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Councilman Dart made a **Motion** to approve the consent items. Councilman Davis **Seconded** and the motion **Passed** all in favor.

NEW BUSINESS:

Fieldstone Connectors Agreement

Mr. Baker explained this is different than their usual connector's agreement. He explained that a past fieldstone employee was delinquent and they will be unable to recover their full funds. This is for water and sewer lines also a sewer lift station. The other item is a deviation of our policy, they usually have a ten year limit for agreements.

The Staff proposes that from now on these connector's agreements will not have a term. This is a major philosophy shift and staff will eliminate the ten year limit on the connector's agreement.

Councilman Leifson made a **Motion** to accept the Fieldstone Connectors Agreement as is. Councilman Nielson **Seconded** and the motion **Passed** all in favor.

Workers Compensation Bid

Mr. Clark explained the bid and stated the recommendation.

Councilman Davis made a **Motion** to accept the Workers Compensation Bid with option two with the Utah Local Governments Trust (ULGT). Councilman Leifson **Seconded** and the motion **Passed** all in favor.

MATC Presentation – Mark Walker

Mark Walker

Mr. Walker with MATC gave a presentation regarding the school and what they have to offer.

Mayor Thomas stated there are several employers in Spanish Fork that have taken advantage of the programs.

ADJOURN:

Councilman Leifson made a **Motion** to adjourn. Councilman Dart **Seconded** and the motion **Passed** all in favor at 7:37 p.m.

ADOPTED: December 16, 2008

Kimberly Robinson, City Recorder