

**Adopted Minutes**  
**Spanish Fork City Council Meeting**  
**May 19, 2009**

**Elected Officials Present:** Mayor Joe Thomas, Councilman Wayne Anderson, Councilman Steve Leifson, Councilman Richard M. Davis, Councilman Jens P. Nielson, Councilman Rod Dart.

**Staff Present:** Junior Baker, City Attorney; Richard Heap, Public Works Director; Dale Robinson, Parks and Recreation Director; Seth Perrins, Assistant City Manager; Shelley Hendrickson, Planning Secretary

**Citizens Present:**

**CALL TO ORDER, PLEDGE:**

Councilman Anderson called the meeting to order at 5:31 p.m.

Councilman Dart led in the pledge of allegiance.

Councilman Anderson introduced the Strawberry Days Royalty and invited them to address the Council.

*\*\*Mayor Joe Thomas arrived at 5:33 p.m.*

The Strawberry Days Junior Royalty explained the events that will take place during the Pleasant Grove Strawberry Days Celebration to be held June 17<sup>th</sup> through June 20<sup>th</sup>.

**Employee of the quarter**

Dale Robinson introduced Aaron Brown as Employee of the Quarter and said he was fortunate to have him as part of his staff. He said Aaron had good public relation skills, was always smiling, and had done wonderful things for the golf course.

**PUBLIC COMMENTS:**

None

**COUNCIL COMMENTS:**

Richard Davis thanked all of the volunteers who planted flowers along Main Street and said that more volunteers were needed to place crosses at the cemetery. He encouraged citizens to attend the games at the Ballparks and enjoy the facilities.

Wayne Anderson read a letter extending appreciation to the Thomas family for allowing Strawberry Water to move to their property so the City could have use of it.

Mayor Thomas expressed his delight in attending the Genius Awards. He explained that Spanish Fork City was awarded a Genius Award due to having the 5<sup>th</sup> highest number of issued patents.

### CONSENT ITEMS:

Councilman Dart **moved** to **approve** the consent items. Councilman Nielson **seconded** and the motion **passed** all in favor.

### NEW BUSINESS

#### **Proclamation of Cancer Awareness Week**

Mr. Baker explained that a local organization working under the American Cancer Society had requested that the City pass a resolution to support the first two weeks of June as Cancer Awareness Weeks. Councilman Anderson **moved** to **approve** the Proclamation of Cancer Awareness Weeks. Councilman Davis **seconded** and the motion **passed** all in favor.

#### **Utah State Contract on Court Lease**

Mr. Baker explained that Spanish Fork City, along with the State of Utah, built the Courthouse and Police Building. He explained the State's payments and when they would be due. He said the State had the option to purchase their portion of the building. He explained that the State had requested that property be reserved to the East of the building in order for them to expand into four more courtrooms within the next five to eight years. He explained there would be a joint operation and maintenance agreement. Mr. Baker said he felt this was a very favorable arrangement for all parties involved.

Councilman Leifson **moved** to **approve** the Utah State Contract on the Court Lease. Councilman Davis **seconded** and the motion **passed** all in favor.

#### **Discussion on Main Street and Volunteer Drive**

Richard Heap explained that a traffic study on Main Street and Volunteer Drive was finished and that it warranted a street light. He said the project would go out for bid in the next few days but that the Utah Department of Transportation wanted to get the bridges on Main Street and Arrowhead Trail replaced first. He said the anticipated completion date would be September of 2010.

Mr. Baker expressed thanks to the Thomas family for allowing Strawberry Water to be placed on their property without any benefit or compensation.

Mr. Baker said he had received a phone call from Anderson Auto Wrecking. They expressed their desire to be de-annexed from Spanish Fork City. Mr. Baker said the business was included in the Forbush Annexation and that one of the conditions of annexation was that the Anderson Salvage Yard had to disband by June of 2009. He said that the Andersons wanted to continue the use but that Spanish Fork City did not have a zone that allowed it. Mr. Baker asked the Council if they would allow the use to continue during the de-annexation process. The Council determined they were fine with the use continuing while an application to de-annex was filed.

## PUBLIC HEARINGS:

Councilman Leifson **moved** to **open** into public hearing. Councilman Dart **seconded** and the motion **passed** all in favor at 6:00 p.m.

### **Silver Sage Business Park Preliminary Plat Amendment**

Mr. Baker said Dave Anderson was out of town and had asked Mr. Baker to fill in for him. Mr. Baker explained that the applicant was seeking to amend an approved Preliminary Plat and that the amendment met the City's requirements for a subdivision in the I-1 zone. He explained that the Electric Department requested a 20-foot easement and that the Development Review Committee had recommended approval with the condition that when the final plat is recorded it includes the three lots.

Mayor Thomas invited public comment. There was no public comment.

Councilman Leifson **moved** to **approve** the amended Preliminary plat for Silver Sage Business Park subject to the following conditions:

#### **Conditions**

1. That the Final Plat submittal provide the required 20-foot easement along Chappel Drive.
2. That the applicant show any other City easements on the Final Plat.
3. That the Final Plat include all three lots.

Councilman Davis **seconded** and the motion **passed** all in favor.

### **Spanish Fork West Zone Change**

Mr. Baker explained the LDS church had purchased the proposed three-acre parcel and planned to construct a chapel there; however, the minimum lot size in an R-R zone was five acres. The applicant requested that the zone be changed to R-1-20 so that they could subdivide the property.

Mark Greenwood

Mr. Greenwood explained that he was in attendance to answer any questions the City Council might have. He said the LDS Church had gone through the Site Plan approval process before they realized there was a zoning issue.

Mayor Thomas invited public comment. There was no public comment.

Councilman Davis **moved** to **approve** the Spanish Fork West Stake Zoning Map Amendment from R-R to R-1-20. Councilman Leifson **seconded** and the motion **passed** all in favor.

Mayor Thomas invited the Pleasant Grove Royalty to introduce themselves. The Royalty introduced themselves, explained the events that would take place during the celebration and presented the City Council with a Strawberry Cheesecake.

## Title 15 Master Planned Development Section Amendment

Mr. Baker explained that the proposed text amendment came about from a few local developers that had explained there was a new product out on the market that they felt was just as good of quality as a masonry product. It is a chemically-treated, wood-base siding that has a 50-year warranty.

Mayor Thomas invited public comment. There was no public comment.

Councilman Leifson **moved** to **approve** the Title 15 Master Planned Development Section Amendment. Councilman Anderson **seconded** and the motion **passed** all in favor.

Councilman Anderson **moved** to **close** public hearings. Councilman Dart **seconded** and the motion **passed** all in favor at 6:13 p.m.

### NEW BUSINESS CONTINUED:

#### Spanish Fork West Preliminary Plat

Mr. Baker explained that it was appropriate to approve a Preliminary Plat for the LDS Church, that it was a one lot subdivision and met the City's subdivision standards. He said the applicant would need to improve the frontage and explained that due to the road belonging to UDOT that the applicant would need to get approval from them. He said that the Power Department's needs would need to be addressed in getting power to the site.

Councilman Davis **moved** to **approve** the Spanish Fork West Preliminary Plat subject to the following conditions:

#### Conditions

1. That the applicant provide a letter from the Utah Department of Transportation identifying their approval of access onto 900 South.
2. That the applicant rectifies any discrepancies between the plat and the approved Site Plan.
3. That the applicant address the Power Department's concerns prior to recordation of the plat.

Councilman Nielson **seconded** and the motion **passed** all in favor.

### ADJOURN:

Councilman Leifson **moved** to **adjourn**. Councilman Dart **seconded** and motion **passed** all in favor at 6:15 p.m.

**Adopted:** June 2, 2009

\_\_\_\_\_ Shelley Hendrickson, Planning Secretary