

**Adopted Minutes  
Spanish Fork City Council Meeting  
January 18, 2011**

Elected Officials Present: Mayor G. Wayne Andersen, Councilmembers Steve Leifson, Rod Dart, Keir A. Scoubes, Richard Davis, Jens P. Nielson.

Staff Present: Junior Baker, City Attorney; Seth Perrins, Assistant City Manager; Dave Anderson; Community Development Director; Chris Thompson, Public Works Director; Kent Clark City Recorder/Finance Director; Dee Rosenbaum, Public Safety Director; Shelley Hendrickson, Planning Secretary; Dave Oyler, City Manager.

Citizens Present: Rich Harris, Troy Baller, Brigham Baller, Shaun Hunt, PFC Matt Lengson, 1LT Mark Buffington, Jalee Cheatham, Mitchell Cheatham, Ryan Smith, Dallin Smith.

**CALL TO ORDER, PLEDGE, RECOGNITION:**

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

Councilman Scoubes led in the pledge of allegiance.

**Community Covenants**

Representatives from the Utah National Guard presented to the City Council framed Community Covenants and asked the Council to please display them. They thanked Utah Communities who were taking care of people in the Military.

**PUBLIC COMMENTS**

There was none.

**COUNCIL COMMENTS:**

Councilman Scoubes – No comment.

Councilman Dart invited all of the Senior Citizens to participate in the Valentine's Dance on February 14<sup>th</sup>.

Councilman Leifson reported that there was a fraudulent company requesting donations for the Spanish Fork City Fire Department.

Councilman Davis reported on the Youth Council, the Airport board and thanked City staff for all of their preparations regarding the City Council and City Staff retreat.

Councilman Nielson – No comment.

Mayor Andersen – No comment.

**SPANISH FORK 101**

Mr. Anderson explained that Spanish Fork 101 was a way to share with the City Council and citizens, what City staff does. He said that the topic he had chosen was the Annexation process. He explained that the annexation process was spelled out in the State Code and what made the annexation process different than real estate and land matters that the City Council deals with.

He further explained that there was very little in Spanish Fork City's ordinance that was not dictated by the State Code and that there were five big parts to legally annexing property: acceptance or denial, certification of the proposal, notices published, protest period, present the annexation back to the City Council with a recommendation from staff. He explained the City's annexation declaration policy.

### CONSENT ITEMS:

- a. Minutes of Spanish Fork City Council Meeting - December 21, 2010
- b. ASCAP Music Contract
- c. Resolution – Appointment of Chris Thompson to the SUVMWA Technical Committee and alternate to the Board
- d. Residential Anti-Displacement Plan and Certification

Councilman Leifson made a **motion** to **approve** the consent items.  
Councilman Dart **seconded** and the motion **passed** all in favor.

### NEW BUSINESS:

**Community Covenants** – Discussed at the beginning of the meeting.

#### **Preliminary Plat – Skyline Business Park**

Mr. Anderson explained where the proposal was located within the City, that it was 14 lots, zoned light industrial and that the lots did meet our zoning requirements and were designed to meet the City standards. He said that there were some concerns with the prospect of any wetlands on the site but that City staff had made it clear to the applicant that it was their responsibility to make sure that any work done on the property is done in accordance with the Code of Engineers.

Councilman Dart asked about the Planning Commission's condition regarding FEMA. Mr. Anderson said that the Chairman of the Planning Commission felt that the floodplain needed to be addressed. He explained that the site was located in Zone C of FEMA's plan and that Zone C was not a flood zone that FEMA had any prescribed development restrictions. He said that he felt it was a non issue. He further explained that the City, today, could only provide services to the lot along Main Street. He said a Final Plat could be approved a one lot subdivision so that the applicant could construct an office building. Until the City completes some master plan work on utilities that development could not take place on the rest of the property. He said that the Engineering Department would be done in a matter of a month or two.

Councilman Scoubes asked about the private street adjacent to the proposal and what problems the City foresees with the connection of a public street to a private street.

Mr. Anderson said that it was difficult to predict what the issues would be and discussion was held regarding the land on the South and access. It was determined that the plat would need to be re-configured so as not to land lock the parcels of land to the South.

Councilman Nielson **moved** to **approve** the Skyline Business Park Preliminary Plat subject to the following conditions:

#### **Conditions**

1. That the applicant increases the storm water lines to 18 inches.
2. That the applicant meets the Engineering Department conditions.
3. That the applicant cannot proceed to record anymore than the single lot on Main Street until the master utility plans are complete on storm drain and sewer.
4. That the applicant address any wetland issues.
5. That the applicant meets the City's Construction and Development Standards.
6. That the applicant meets the Power Department conditions.
7. That the required trail easement be shown on the plat.
8. That the applicant provide some type of access to the South and West properties.

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

#### **Proposed Lindberg Annexation of 144 acres located at approximately 800 West 3200 North.**

Mr. Anderson explained that Spanish Fork City was the petitioner for this proposed annexation. He further explained that the property involved in the annexation was immediately West of the runway at the airport and would extend the existing City boundary. He said that four of the five property owners had signed the petition. He explained that from a land planning perspective that it was advisable to consider annexing these lands because they played a critical role in expanding the airport in the future and would help the City's ability to control land use in the area.

Discussion was held regarding the lengthening of the runway.

Councilman Davis explained that Federal funding had been obtained to expand the runway.

Councilman Scoubes asked what would happen with 800 West. Councilman Davis explained that 800 West would be closed.

Councilman Leifson **moved** to **accept** the Lindberg Annexation for further study. Councilman Scoubes **seconded** and the motion **passed** all in favor.

#### **Airport Board Appointment**

Mayor Anderson re-appointed Matt Taylor to the airport board.

Councilman Davis **moved** to **appoint** Matt Taylor to the Airport Board. Councilman Dart **seconded** and the motion **passed** all in favor.

#### **ADJOURN:**

Councilman Leifson made a **motion** to **adjourn**.

Councilman Nielson **seconded** and the motion **passed** all in favor at 6:50 p.m.

#### **ADOPTED:**

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Shelley Hendrickson, Planning Secretary