

**Adopted Minutes  
Spanish Fork City Council Meeting  
March 20, 2012**

Elected Officials Present: Councilmembers Steve Leifson, Rod Dart, Keir A. Scoubes, Richard Davis, Brandon Gordon. Absent: Mayor G. Wayne Andersen

Staff Present: David Oyler, City Manager; Junior Baker, City Attorney; Seth Perrins, Assistant City Manager; Dave Anderson; Community Development Director; Trapper Burdick, Assistant City Engineer; Kent Clark City Recorder/Finance Director; Angie Warner, Deputy Recorder.

Citizens Present: Shannon Anderson, John Anderson, Selina Swelsey, Zach Forbush, Cary Hanks, Cary Robarge, Mike Mendenhall, Chase James.

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

Mayor Pro Tem Leifson called the meeting to order at 6:00 p.m.

Collin Anderson led in the pledge of allegiance.

**PUBLIC COMMENTS:**

None

**COUNCIL COMMENTS:**

Councilman Dart said the Senior Citizens Center is holding a bake sale on March 30<sup>th</sup> from 2-6pm. They will only be selling cinnamon rolls and all the proceeds will go to furnishing a room in the Veteran's Hospital that is being built in Payson.

Councilman Gordon reminded the public to attend the Miss Spanish Fork Pageant this Saturday night. The Youth City Council will be having a recruiting activity. Freshman to Senior's come to the North Park if you are interested in being on a future Youth City Council.

Councilman Leifson said he just returned from Washington DC for the UMPA conference to meet with senators and congressman regarding power issues. Councilman Leifson said the City hosted some guests from the German Marshall Fellowship this past week. The fellows come to Spanish Fork to learn of the rural/agricultural life and religion.

**SPANISH FORK 101:** Dave Anderson - Signs

**CONSENT ITEMS:**

- a. Minutes of Spanish Fork City Council Meeting – March 6, 2012
- b. Landlord's Consent to Assignment for Airport Hangers 77 & 78
- c. Retirement Plan Consulting Agreement

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

**NEW BUSINESS:**

**Shannon Anderson request to extend the deadline to move Anderson Salvage**

Shannon and John Anderson, owners of Anderson Salvage, expressed that they would like to keep their business going and feel that it is a beneficial business.

Junior Baker gave brief history of the location. Some years ago Anderson Salvage had an arrangement with a developer. When the economy went bad they ended up with their land back. There are some plans in the future for that area. Mr. Baker recommended that the City Council can extend the agreement or deny it.

Councilman Davis suggested a one year extension from September for the contract.

Junior Baker said he will prepare the contract and it will be on the next council meeting.

### **Boards and Committee Ratification**

This item was not discussed.

### **Crab Creek Transmission Line Phase I Change Order**

Trapper Burdick said this project is 95% complete. The request is to have a generator back up installed in the building. Staff recommends awarding the change order to Condie Construction in the amount of \$2,229.41.

Councilman Davis made a **Motion to approve** to award the Crab Creek Transmission Line Phase I Change Order to Condie Construction in the amount of \$2,229.41.

Councilman Gordon **Seconded** and the motion **Passed** all in favor.

### **Preliminary Plat approval request, White Rail, an 87-lot residential subdivision located at approximately 900 North State Road 51**

Dave Anderson said the proposal tonight was a first presented as a master planned development. The developer has made the changes to meet the criteria for the City subdivision standards. One more condition that needs to be added is that Lot A not be developed until utilities are put in. At this location there are utilities that will need to be run under the railroad tracks. The Development Review Committee and Planning Commission recommend approval with conditions.

Lewis Bankhead explained that the reason for changing from a master planned development to the subdivision standards was that they felt it would be better to build homes with bigger yards.

Councilman Scoubes made a **Motion to approve** the Preliminary Plat approval request, White Rail, an 87-lot residential subdivision located at approximately 900 North State Road 51 with the following conditions:

- 1. That the design for State Road 51 crossroad section be changed to include a 10-foot park strip, 5-foot walk, and a 5-foot planter.*
- 2. That UDOT's approval for accesses onto State Road 51 be obtained before any Final Plats are approved.*
- 3. That the applicant meet the Power Department's requirements including any requirements related to the phasing of the development.*
- 4. That the applicant meet all City development standards.*
- 5. That no construction or building on Lot A until the utilities are in place.*

Councilman Davis **Seconded** and the motion **Passed** all in favor.

Lewis Bankhead asked who would be in charge of taking care of the park strip.

Dave Anderson said the City plans on taking care of the park strip.

### **Preliminary Plat approval request, Hawk Landing, a 7-lot residential subdivision located at approximately 2300 East Canyon Road**

Dave Anderson presented the Hawk Landing Preliminary Plat. Mr. Anderson said that DRC & Planning Commission recommend approval with conditions. The main concern is to not have the vehicles backing onto 2300 East.

Councilman Gordon made a **Motion to approve** the Preliminary Plat approval request, Hawk Landing, a 7-lot residential subdivision located at approximately 2300 East Canyon Road with the following conditions:

1. *That the subdivision will be accessed via 3 shared driveways on 2300 East and one access onto 1200 South.*
2. *That driveway's accessing 2300 East will be constructed with the homes such that vehicles do not have to back on to 2300 East.*
3. *That the Canyon Road driveway access be removed.*
4. *That a mass grading plan be submitted with the final plat.*
5. *That a note be included on the recorded plat that states that the adjacent lots have animal rights.*

Councilman Dart **Seconded** and the motion **Passed** all in favor.

**ADJOURN:**

Councilman Dart made a **Motion to adjourn to Closed Session** to discuss Personnel and Land Purchase.

Councilman Davis **Seconded** and the motion **Passed** all in favor at 6:57 p.m.

**ADOPTED:**

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Angie Warner, Deputy Recorder