



CITY COUNCIL AGENDA

PUBLIC NOTICE is hereby given that the City Council of Spanish Fork, Utah, will hold a regular public meeting in the Council Chambers in the City Office Building, **40 South Main Street**, Spanish Fork, Utah, commencing at **6:00 p.m. on June 4, 2013.**

AGENDA ITEMS:

1. CALL TO ORDER, PLEDGE, OPENING CEREMONY, RECOGNITIONS:

- a. Pledge, led by invitation
- b. American Leadership Academy Soccer Team

2. PUBLIC COMMENTS:

Please note: In order to be considerate of everyone attending the meeting and to more closely follow the published agenda times, public comment will be limited to three minutes per person. A spokesperson who has been asked by a group to summarize their concerns will be allowed five minutes to speak. Comments which cannot be made within these limits should be submitted in writing. The Mayor or Council may restrict the comments beyond these guidelines.

3. COUNCIL COMMENTS:

4. SPANISH FORK 101: Election Update – Kent Clark

5. CONSENT ITEMS:

These items are considered by the City Council to be routine and will be enacted by a single motion. If discussion is desired on any particular consent item, that item may be removed from the consent agenda and considered separately.

- a. * Minutes of Spanish Fork City Council Meeting – [May 21, 2013](#)
- b. Champion Challenge Rodeo Contract

6. PUBLIC HEARING:

- a. FY 2014 Budget

7. * [ADJOURN TO REDEVELOPMENT AGENCY:](#)

8. NEW BUSINESS:

- a. * [Ordinance #08-13 Prohibiting Compression Engine Brakes in the City Limits in Order to Reduce Noise](#)
- b. * [Maple Highlands Preliminary Plat Reapproval](#)

9. CLOSED SESSION:

The Spanish Fork City Council may temporarily recess the regular meeting and convene in a closed session to discuss pending or reasonably imminent litigation, and the purchase, exchange, or lease of real property, as provided by Utah Code Annotated §52-4-205.

ADJOURN:

* Supporting documentation is available on the City's website www.spanishfork.org

Notice is hereby given that:

- In the event of an absence of a quorum, agenda items will be continued to the next regularly scheduled meeting.
- By motion of the Spanish Fork City Council, pursuant to Title 52, Chapter 4 of the Utah Code, the City Council may vote to hold a closed meeting for any of the purposes identified in that Chapter.
- This agenda is also available on the City's webpage at www.spanishfork.org

SPANISH FORK CITY does not discriminate on the basis of race, color, national origin, sex, religion, age or disability in the employment or the provision of services. The public is invited to participate in all Spanish Fork City Council Meetings located at 40 South Main St. If you need special accommodation to participate in the meeting, please contact the City Manager's Office at 804-4530.

Tentative Minutes
Spanish Fork City Council Meeting
May 21, 2013

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

Staff Present: David Oyler, City Manager; Junior Baker, City Attorney; Seth Perrins, Assistant City Manager; Chris Thompson, Public Works Director; Dale Robinson, Parks & Recreation Director; Kent Clark, City Recorder/Finance Director; Steve Adams, Public Safety Director; Angie Warner, Deputy Recorder.

Citizens Present: Clint Davis, Jeffrey Averett, Daniel Martinez, Hunter Morgan, Nathaniel McKellar, Jacob Taylor, Margie Taylor, Chris Salisbury.

CALL TO ORDER, PLEDGE, RECOGNITION:

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

Mayor Andersen thanked the Larsen Elementary 3rd grade for coming to the City Office today.

Councilman Gordon led in the pledge of allegiance.

PUBLIC COMMENTS:

None

COUNCIL COMMENTS:

Councilman Scoubes thanked the city staff for coordinating the track meets for the schools.

Councilman Leifson thanked the power department for their quick work during the recent power outage.

Councilman Davis reminded the public that volunteers are needed to help set up the veteran flags and crosses for Memorial Day at the cemetery on Thursday May 23 at 3:00.

Councilman Gordon thanked all that helped with the planting of the planter boxes on Main Street.

Mayor Andersen invited the public to the Memorial Day Tribute on Monday, May 27th at 10:30am and the also there will be the 2nd Annual Ride of Honor for Veterans at the Fairgrounds sponsored by the Diamond Fork Riding Club.

SPANISH FORK 101: Upcoming Construction Projects for 2013 – Chris Thompson

CONSENT ITEMS:

- a. Minutes of Spanish Fork City Council Meeting – May 7, 2013
- b. Powerhouse Road Drain Line 2013 Project, Change Order #2
- c. Utah Division of Forestry, Fire, & State Lands Contract
- d. NRCS Grant Agreement Amendment 6, Deadline Extension for Canyon Work
- e. River Trail Debris & Tree Removal 2012 Phase II, Change Order #1

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

52
53 **PUBLIC HEARING:**

54 **FY 2013 Budget Revision #2**

55 Kent Clark presented the FY 2013 Budget Revision #2. Mr. Clark highlighted the proposed
56 changes since the last revision in January.

57

58	<i>General Fun</i>	<i>Increase</i>	<i>\$525,832</i>
59	<i>Enterprise Funds</i>	<i>Increase</i>	<i>\$74,425</i>
60	<i>Miscellaneous Funds</i>	<i>Increase</i>	<i>\$345,505</i>
61	<i>Total Increase to the Budget</i>		<i>\$945,762</i>

62
63 *General Fund Highlights:*

64 *Expenses*

- 65 1. *Fire & Ambulance – personnel costs increase*
66 2. *Justice Center – video surveillance system upgrade*
67 3. *Special Events – Rodeo expenses*
68 4. *Sales Tax Transfer to RDA*

69
70 *Revenues*

- 71 1. *Sales Tax Increase*
72 2. *Ambulance Increase*
73 3. *Pole Attachment Revenue*
74 4. *Rodeo Revenue Increase*

75
76 *Enterprise Funds Highlights:*

- 77 1. *Several Projects were carried from FY2012 to FY2013*
78 2. *Several Projects were carried from FY2013 to FY2014*

79
80 *Miscellaneous Funds:*

- 81 1. *B&C Roads Projects were carried forward from FY2012 to FY2013*
82

83 Councilman Davis made a **Motion** to move into Public Hearing.
84 Councilman Scoubes **Seconded** and the motion **Passed** all in favor at 6:23p.m.

85
86 Mayor Andersen welcomed public comment

87
88 There was none.

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90 Councilman Davis made a **Motion** to move out of Public Hearing.
91 Councilman Dart **Seconded** and the motion **Passed** all in favor at 6:24p.m.

92
93 Councilman Leifson made a **Motion** to **approve** the FY 2013 Budget Revision #2
94 Councilman Gordon **Seconded** and the motion **Passed** all in favor.

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96 **ADJOURN TO REDEVELOPMENT AGENCY:**

97 Councilman Davis made a **Motion** to adjourn out of City Council Meeting and into
98 Redevelopment Agency Meeting.

99 Councilman Scoubes **Seconded** and the motion **Passed** all in favor at 6:25p.m.

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Councilman Leifson made a **Motion** to adjourn Redevelopment Agency meeting and reconvene back to City Council meeting.

Councilman Davis **Seconded** and the motion **Passed** all in favor at 6:27p.m.

NEW BUSINESS:

Resolution #13-05 Amending Definitions in the Spanish Fork City Employee Personnel Policy Manual

Seth Perrins said that staff has made proposed changes to definitions in the personnel policy manual. The purpose for the changes is to meet the new laws of the Affordable Care Act (ACA). Mr. Perrins reviewed the following changes:

1. *The definition of **Temporary Employee** is hereby repealed from §1.04.050 and all references thereto are deleted from the rest of the policy.*

2. *The following terms in §1.04.050, Definitions, are amended or enacted as follows:*

***Benefits Normally Provided** means sick leave, vacation leave, accrued comp time, retirement contributions, and health, dental, and life insurance - with their respective shared costs. Employer contributions for insurance, mandated by state or federal law, are not considered benefits normally provided.*

***Full-time employee** means one who has successfully completed the initial probationary period and is expected to work approximately forty (40) hours per week and approximately 2080 hours per calendar year. Full-time employees receive benefits normally provided by the City and have an expectation of receiving those benefits from the beginning of their employment.*

***Part-time employee** means one who is expected to work no more than 130 hours in any month and less than 1560 hours in a year.*

***Permanent Part-time employee** means one who works a minimum of 1,040 hours and a maximum of 1,560 hours per calendar year, and is eligible to receive benefits at a rate set by the City Manager.*

***Personnel Committee or Committee** means the seven (7) member committee, composed of the mayor, two city council members, the city manager, assistant city manager, and two (2) city employees.*

***Seasonal employee** means one who is expected to work during the specific period or season. The City has two seasons: from March 15 to September 15 and from May 15 to November 15 to meet division personnel needs during the season. Seasonal employees will not work more than 1560 hours during the season. (i.e. swimming pool, golf course, streets, parks, etc.)*

***Variable employee** means an employee whose schedule may be uncertain and erratic from month to month and throughout the year. A variable employee may work more than 130 hours in any given month or for a few consecutive months, however, a variable employee cannot work more than an average of 130 hours each month over the course of an entire year.*

150 Mr. Perrins stated that there are large penalties if the City does not follow the new ACA laws.
151
152 Councilman Dart made a **Motion** to **approve** the Resolution #13-05 Amending Definitions in the
153 Spanish Fork City Employee Personnel Policy Manual including the correction of adding two
154 seasons to the seasonal employee definition.
155 Councilman Leifson **Seconded** and the motion **Passed** all in favor with a roll call vote.

156
157 **Maple Mountain Preliminary Plat Amendment, the proposal involves approving an amended**
158 **design for a Master Planned Development located at approximately 200 North 1900 East**
159 Junior Baker said that this plat was approved a few months ago along with the development
160 agreement. Salisbury realized that to be able to connect a road they had to obtain more land.
161 Salisbury purchased the property and has proposed to split the parcel into two lots. Staff,
162 Development Review Committee and Planning Commission recommends approval of the
163 amended preliminary plat.

164
165 Councilman Leifson made a **Motion** to **approve** the Amended Maple Mountain Preliminary Plat.
166 Councilman Davis **Seconded** and the motion **Passed** all in favor.

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168 **Maple Mountain Development Agreement Addendum**
169 Junior Baker said that the preliminary plat that was just presented and approved is the exhibit to
170 this development agreement. Staff has made the changes from the plat to the agreement and
171 recommends approval.

172
173 Councilman Dart made a **Motion** to **approve** the Maple Mountain Development Agreement
174 Addendum.

175 Councilman Scoubes **Seconded** and the motion **Passed** all in favor.

176
177 **White Rail Preliminary Plat Reapproval, the proposal involves reapproving a standard subdivision**
178 **located 900 North State Road 51**

179 Junior Baker said that this plat has expired as per City Code; no changes have been made and
180 only needs reapproval.

181
182 Councilman Davis made a **Motion** to **approve** the White Rail Preliminary Plat Reapproval, the
183 proposal involves reapproving a standard subdivision located 900 North State Road 51.

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

185
186 **Wright Annexation, it is proposed that the City accept the Wright Annexation for further study.**
187 **The annexation area is at approximately 1500 West 3300 North**

188 Junior Baker said this is a request for annexation west of the airport. The applicant would like
189 the property zone changed to industrial to create a higher value. Staff, Development Review
190 Committee and Planning Commission recommends accepting the Wright Annexation for further
191 study.

192
193 Councilman Scoubes made a **Motion** to **accept** the Wright Annexation for further study.

194 Councilman Leifson **Seconded** and the motion **Passed** all in favor.

195
196 **ADJOURN:**

197 Councilman Dart made a **Motion** to **adjourn** to discuss legal matters.

198 Councilman Leifson **Seconded** and the motion **Passed** all in favor at 7:05 p.m.

199

200 **ADOPTED:**

201
202

Angie Warner, Deputy Recorder

DRSHEI



REDEVELOPMENT AGENCY MEETING

PUBLIC NOTICE is hereby given that the Redevelopment Agency of Spanish Fork, Utah, will hold a public meeting in the City Council Chambers in the City Office Building, **40 South Main Street**, Spanish Fork, Utah, commencing at **6:00 p.m. on June 4, 2013**.

AGENDA ITEMS:

1. CALL TO ORDER:

2. CONSENT ITEMS:

These items are considered by the City Council to be routine and will be enacted by a single motion. If discussion is desired on any particular consent item, that item may be removed from the consent agenda and considered separately.

- a. *Minutes of Redevelopment Agency Meeting – [May 21, 2013](#)

3. PUBLIC HEARING:

- a. FY 2014 Budget

4. NEW BUSINESS:

- a. * [Resolution #13-01 A Resolution of the Spanish Fork City Redevelopment Agency Designation the Escalante Project Area, Authorizing the Preparation of a Draft Project Area Plan and Draft Project Area Budget, and Authorizing and Directing All Necessary Action by the Agency, Staff, and Counsel.](#)

ADJOURN:

* Supporting documentation is available on the City's website www.spanishfork.org

Notice is hereby given that:

- In the event of an absence of a quorum, agenda items will be continued to the next regularly scheduled meeting.
- By motion of the Spanish Fork City Council, pursuant to Title 52, Chapter 4 of the Utah Code, the City Council may vote to hold a closed executive meeting for any of the purposes identified in that Chapter.

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**Tentative Minutes
Redevelopment Agency Meeting
May 21, 2013**

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

Staff Present: David Oyler, City Manager; Junior Baker, City Attorney; Seth Perrins, Assistant City Manager; Chris Thompson, Public Works Director; Dale Robinson, Parks & Recreation Director; Kent Clark City Recorder/Finance Director; Steve Adams, Public Safety Director; Angie Warner, Deputy Recorder.

Citizens Present: Clint Davis, Jeffrey Averett, Daniel Martinez, Hunter Morgan, Nathaniel McKellar, Jacob Taylor, Margie Taylor, Chris Salisbury.

ADJOURN TO REDEVELOPMENT AGENCY:

Councilman Davis made a **Motion** to adjourn out of City Council Meeting and into Redevelopment Agency Meeting.

Councilman Scoubes **Seconded** and the motion **Passed** all in favor at 6:25p.m.

CONSENT ITEMS

- a. Minutes of Spanish Fork City Redevelopment Agency Meeting – May 7, 2013

Councilman Davis made a **Motion** to approve the consent items.

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

PUBLIC HEARING

Kent Clark said that there is only the one change of transferring the sales tax from the general fund to the RDA.

Councilman Dart made a **motion** to move into public hearing.

Councilman Davis **seconded** and the motion **passed** all in favor at 6:26pm.

Mayor Andersen welcomed public comment.

There was none.

Councilman Scoubes made a motion to move out of public hearing.

Councilman Dart seconded and the motion passed all in favor at 6:26pm.

Councilman Davis made a **Motion** to approve the FY 2013 Budget Revision #1

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

ADJOURN

Councilman Leifson made a **Motion** to adjourn Redevelopment Agency meeting and reconvene back to City Council meeting.

Councilman Davis **Seconded** and the motion **Passed** all in favor at 6:27p.m.

ADOPTED:

Angie Warner, Deputy Recorder

THE SPANISH FORK CITY REDEVELOPMENT AGENCY

Resolution No. 13-01

ROLL CALL

VOTING	YES	NO
G. WAYNE ANDERSEN Chairperson		
RICHARD M. DAVIS		
ROD DART		
BRANDON B. GORDON		
STEVE LEIFSON		
KEIR A. SCUBES		

I MOVE this resolution be adopted:

I SECOND the foregoing motion:

Resolution No. 13-01

A RESOLUTION OF THE SPANISH FORK CITY REDEVELOPMENT AGENCY DESIGNATING THE ESCALANTE PROJECT AREA, AUTHORIZING THE PREPARATION OF A DRAFT PROJECT AREA PLAN AND DRAFT PROJECT AREA BUDGET, AND AUTHORIZING AND DIRECTING ALL NECESSARY ACTION BY THE AGENCY, STAFF, AND COUNSEL.

WHEREAS, Spanish Fork City has created the Spanish Fork City Redevelopment Agency (the Agency) by resolution, pursuant to the provisions of Utah Code Annotated §17C-1-201, for the purpose of conducting urban renewal, economic development, and community development activities within Spanish Fork City, as contemplated by the Limited Purpose Local Government Entities-- Community Development and Renewal Agencies Act, Chapter 4 of Title 17C of the Utah Code (the Act); and

WHEREAS, the Agency, having made a preliminary investigation and conducted initial studies and inquiries, desires now to conduct community development activities in the area (the Proposed Project Area) defined by the legal description and map attached hereto, respectively, as Exhibits A and B, and incorporated herein by this reference, pursuant to Utah Code Annotated §17C-4-102(1)(a); and

WHEREAS, the Agency desires to begin the process of adopting a project area plan for the Proposed Project Area by adopting this Resolution authorizing the preparation of a Draft Project Area Plan, pursuant to Utah Code Ann. §17C-4-102(1)(a);

NOW THEREFORE, be it resolved by the Spanish Fork City Redevelopment Agency as follows:

1. The Agency hereby designates the Proposed Project Area as the Escalante Development Project Area, the boundaries of which are described in Exhibit A hereof, and depicted on the map attached hereto as Exhibit B.
2. That the Agency counsel and staff, severally and collectively, be and are hereby authorized and directed:
 - a. to prepare the Draft Community Development Project Area Plan as required by Utah Code Ann. §17C-4-102(1)(a);
 - b. to prepare the Draft Community Development Project Area Budget as provided in Utah Code Ann. §17C-4-204(1);
 - c. to undertake all such actions as may be required by the Limited Purpose Local Government Entities--Community Development and Renewal Agencies Act, or which may otherwise be necessary or desirable to the successful establishment of the proposed Escalante Development Project Area, including, without limitation, the negotiation of agreements with taxing entities, the preparation for all necessary hearings and the preparation, publication, and/or mailing of statutorily required notices; and
3. That this Resolution shall take effect upon adoption.

APPROVED AND ADOPTED this 4th day of June, 2013.

G. WAYNE ANDERSEN, Chairman

Attest:

DAVID A. OYLER, Executive Director

ORDINANCE No. 08-13

ROLL CALL

VOTING	YES	NO
G. WAYNE ANDERSEN <i>Mayor (votes only in case of tie)</i>		
ROD DART <i>Council member</i>		
RICHARD M. DAVIS <i>Council member</i>		
BRANDON B. GORDON <i>Council member</i>		
STEVE LEIFSON <i>Council member</i>		
KEIR A. SCUBES <i>Council member</i>		

I MOVE this ordinance be adopted:

I SECOND the foregoing motion:

ORDINANCE No. 08-13

AN ORDINANCE PROHIBITING COMPRESSION ENGINE BRAKES IN THE CITY LIMITS IN ORDER TO REDUCE NOISE

WHEREAS, Spanish Fork City has adopted a municipal code which contains a section on noise, with the intent that loud and intolerable noises are restricted in certain areas and are eliminated in other areas in order to preserve the peace and tranquility of the City; and

WHEREAS, the City has recently received some complaints about compression engine brakes, commonly known as jake brakes, which are used to stop large trucks without wearing on the wheel brakes, but which are very loud; and

WHEREAS, due to the noise generated by compression engine brakes, it is appropriate to prohibit them within the city, except for emergency vehicles and

emergency situations;

NOW THEREFORE, be it enacted and ordained by the Spanish Fork City Council as follows:

I.

Spanish Fork City Municipal Code §9.32.020 is hereby amended to include the definition of dynamic breaking device as follows:

Dynamic breaking device (commonly referred to as a “jake brake”) means a device used primarily on trucks for the conversion of the engine from an internal combustion engine to an air compressor for the purpose of braking without the use of wheel brakes.

II.

Spanish Fork City Municipal Code §9.32.065 compression engine brakes, is hereby enacted as follows:

9.32.065 Compression Engine Brakes

- A. It shall be unlawful for the operator of any vehicle equipped with a dynamic breaking device to use or otherwise apply such a device when traveling upon any street within the city limits.
- B. This section does not apply to emergency vehicles.
- C. This section does not apply in cases of bona fide emergencies when using an engine brake is reasonably necessary for public or personal safety.

III.

This ordinance shall be effective twenty days after passage and publication.

Dated this 4th day of June, 2013

G. WAYNE ANDERSEN, Mayor

Attest:

KENT R. CLARK, City Recorder



PRELIMINARY PLAT

REPORT TO THE CITY COUNCIL MAPLE HIGHLANDS PRELIMINARY PLAT REAPPROVAL

Agenda Date: May 21, 2013.

Staff Contacts: Dave Anderson, Community Development Director.

Reviewed By: Development Review Committee, Planning Commission.

Request: Edge Homes is proposing to have the Preliminary Plat for Maple Highlands reaproved. The project's previous approval expired in 2008. No changes to the original approval are proposed.

Zoning: R-1-12.

General Plan: Low Density Residential.

Project Size: 28.56 acres.

Number of lots: two additional lots are proposed.

Location: approximately 2000 East 500 South.

Background Discussion

Edge Homes is requesting to have the Preliminary Plat for Maple Highlands reaproved. The project's original approval expired in 2008. No changes are proposed to the project, the applicant is simply requesting that it be reaproved in the original configuration.

As this is a Master Planned Development, the applicant is proposing upgraded building elevations to justify the project's density.

Planning Commission

The Planning Commission reviewed this request in their May 8, 2013 meeting and recommended that it be approved. Draft minutes from that meeting read as follows:

Maple Highlands Reapproval

Applicant: Edge Homes
General Plan: Low Density Residential
Zoning: R-1-12
Location: 2000 East 500 South

Mr. Anderson explained that the applicant had come before the Commission, a few months ago, to discuss options to get the project to a point to where the City can reaprove it. It has been a few years since this project has had a vested approval. He recalls that the Commission felt it was perhaps best for the applicant to propose the same number of units as what was originally approved along with upgrade home designs to justify the density. Edge Homes has submitted two different elevations with a couple of different versions of each elevation showing how the project would be eligible to be approved at the maximum number of units allowed. There are no other changes. There will need to be some changes made to the utilities due to changes in the City's Development Standards. The Development Review Committee recommended that the proposal be approved based on the justification that the proposed density is allowable due to the upgrades to the project from what has been built.



Commissioner Fallon asked how the proposed home designs differ from what has already been built. Is it significant?

Steve Maddox

Mr. Maddox, the applicant, explained that essentially what you see on the before is a more of a vanillaesque home and what they have tried to do is take a budget (that he and the Commission had talked about) and implement that on the elevation. He further explained that they had held a neighborhood meeting and that road connectivity was a concern but they were excited about the architecture. They have added a lot of eye candy to the front of the homes.

Commissioner Swenson asked if the upgrade in the architecture was in regard to the bonus density.

Mr. Maddox explained that he felt it was two-fold. The City's requirements have changed and they have already laid out all of their utility lines. They are trying to marry the old with the new. They are proffering to keep the dollars within the community and enhance the overall value and integrity of the neighborhood.

Commissioner Fallon **moved to recommend reapproval** of the Preliminary Plat for Maple Highlands. Commissioner Swenson **seconded** and the motion **passed** all in favor by a roll call vote.

Development Review Committee

The Development Review Committee reviewed this request in their April 17, 2013 meeting and recommended that it be approved. Draft minutes from that meeting read as follows:

Maple Highlands

Applicant: Edge Homes
General Plan: Low Density Residential
Zoning: R-1-12
Location: 2100 East 100 South

Mr. Pierce explained that there were no major issues but that the original plan was to use sumps so the plan now is to install storm drain manholes that will grade all the way down and will bubble up in a sump. The plans show the sewer will go to the west which means they will have to bring in fill to make the grades work.

Discussion was held regarding the site needing at least four or five feet of fill, a connector's

agreement and the need for the sewer to be constructed this year.

Mr. Anderson **moved to approve** the Maple Highlands Preliminary Plat based on the following finding:

Finding

1. That the applicant has provided some architectural samples that, when followed in constructing the homes, warrant the density that the project has.

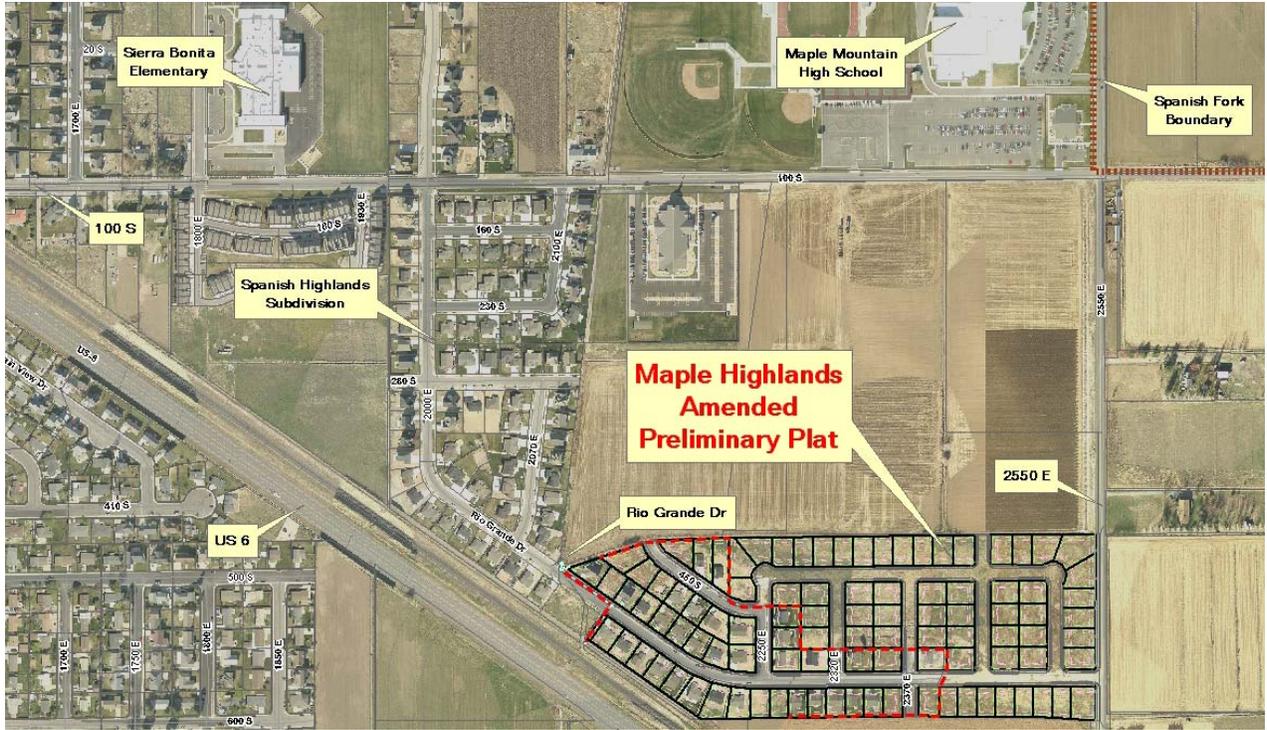
Mr. Peterson **seconded** and the motion **passed** all in favor.

Budgetary Impact

Staff anticipates no budgetary impact with either the approval or denial of this proposal.

Recommendation

Staff recommends that the proposed Preliminary Plat be approved.





BEFORE



AFTER





BEFORE



AFTER

KENT HARRIS ARCHITECT 

