

**Adopted Minutes  
Spanish Fork City Council Meeting  
September 17, 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; Dave Anderson; Community Development Director; 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: Ken Jensen, Lance Wilson, Bruce Fallon, Chad Argyle, Bret S., Paul Christensen, Judd Hunter, Nathan Wright, Holden Hunter, Chance Simons, Richard Mendenhall.

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

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

Councilman Davis led in the pledge of allegiance.

**PUBLIC COMMENTS:**

Ken Jensen with the Spanish Fork Arts Council invited everyone to their performance of "The Foreigner" that will be September 19, 20, 23, 27, 28, 30 at the Spanish Fork High School.

Lance Wilson, a local business owner, is representing a committee to improve Memorial Square on 200 North Main Street. They would like the City Council's support and help in this project. Mr. Wilson presented a rendition of the remodel and said they will be able to raise some of the funds.

Mayor Andersen said it sounds that the public is in favor of making changes to memorial square. Mayor Andersen asked Mr. Wilson to get an estimate of what it is going to cost, then the City Council will see if it can be worked into the budget or not.

**COUNCIL COMMENTS:**

Councilman Scoubes announced the Harvest Moon Hurrah is this Saturday, September 21, 2013 at the City Park from 3-9pm. There will be crafts for the kids, vendors, and entertainment.

Councilman Leifson thanked the city employees for their hard work during the bad rain storm. Councilman Leifson said the City Council & staff attended the ULCT Conference last week that provided great classes & training.

Councilman Davis said the Fiesta Days Committee is already starting to organize the 2014 Fiesta Days. The chair members are Kris & Lemont Leavitt and the committee is working on finding the vice chair members. Councilman Davis asked Chris Thompson to give an update on the airport expansion phase two.

Chris Thompson pointed out on the map the improvements and changes.

Councilman Davis had citizens complimenting the great work of the city workers.

Councilman Gordon gave condolences for a classmate from Spanish Fork he knew who was killed on his bicycle in St. George recently. Councilman Gordon asked the citizens with the increased number of cyclists & runners, to please share the road. Councilman Gordon also agreed with Councilman Leifson on the efforts of city staff in the rain storm. Councilman Gordon reminded everyone that the Farmer's Market is still going Saturday's from 8am-1pm.

**SPANISH FORK 101:** Spanish Fork River Trail Project Open House, Tuesday September 24<sup>th</sup> at 5:30pm, City Office Council Room.

**CONSENT ITEMS:**

Department Directors gave a brief summary of their item(s) below:

- a. Minutes of Spanish Fork City Council Meeting – September 3, 2013
- b. Temporary License & Easement Agreements with IHC for Access & Utilities in Chappel Drive
- c. Temporary License & Easement Agreements with Tenedor for Access & Utilities in Chappel Drive
- d. Escrow Agreement with Tenedor & IHC
- e. Sign Easement Agreement with IHC
- f. Swenson Purchase Agreement
- g. Task Order to Epic Engineering to Assist in the Preparation of the Storm Water Management Plan
- h. Runway Extension Phase II Bid Award

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

**PUBLIC HEARING:**

**Ordinance #16-13 Abandoning Sewer & Electric Easements in Canyon Creek Commercial Development**

Junior Baker said at the last council meeting the City vacated Chappel Drive with the utilities. The City also needs to abandon sewer and power easements outside the street to be able to construct the project road. Mr. Baker pointed out on the map the new design of the road, where the sewer line will be relocated and the location where the electric line will be relocated.

Councilman Gordon made a **Motion** to move into Public Hearing.  
Councilman Scoubes **Seconded** and the motion **Passed** all in favor at 6:51p.m.

Mayor Andersen welcomed public comment.

There was none.

Councilman Davis made a **Motion** to move out of Public Hearing.  
Councilman Gordon **Seconded** and the motion **Passed** all in favor at 6:52p.m.

Councilman Leifson made a **Motion** to **approve** the Ordinance #16-13 Abandoning Sewer & Electric Easements in Canyon Creek Commercial Development.  
Councilman Dart **Seconded** and the motion **Passed** all in favor with a roll call vote.

**Proposed Wright Annexation, it is proposed that some 18 acres at approximately 3400 North 1500 West be annexed into Spanish Fork City**

Dave Anderson said this property is located north west of the airport. The Development Review Committee & Planning Commission recommends approval with the zoning to be Light Industrial I-1.

Councilman Davis made a **Motion** to move into Public Hearing.

Councilman Dart **Seconded** and the motion **Passed** all in favor at 6:55p.m.

Mayor Andersen welcomed public comment.

There was none.

Councilman Scoubes made a **Motion** to move out of Public Hearing.

Councilman Leifson **Seconded** and the motion **Passed** all in favor at 6:56p.m.

Councilman Scoubes asked if there is concern about the connection of utilities to that property.

Dave Anderson said there is nothing in the vicinity of this property and that it would take many years for development to happen in this area.

Councilman Dart made a **Motion** to **approve** the Ordinance A13-01 Wright Annexation, 18 acres at approximately 3400 North 1500 West with the Zoning of Light Industrial I-1.

Councilman Davis **Seconded** and the motion **Passed** all in favor with a roll call vote.

**Proposed Stone In-fill Overlay development that would include one three-unit structure**

Dave Anderson said this proposal is located at 880 East 600 North and is a ¼ acre corner lot. The only way that this project can move forward is with a zone change to the in-fill overlay. The Development Review Committee & the Planning Commission recommend approval with the following conditions:

1. *That no more than three units be permitted.*
2. *That the units are to be clad in stucco and brick wainscot.*
3. *That the minimum of a 5:12 pitch on roof.*
4. *That the applicant fences the exterior of the perimeter rather than the individual lots.*
5. *That the space in the back of the units be open for the common use of the residents in the building.*
6. *That the applicant completely landscapes the entire premises.*
7. *That the architectural element of the building be revised and brought forth with the Preliminary Plat.*
8. *That the parking be modified to avoid a conflict with the building.*

Councilman Scoubes made a **Motion** to move into Public Hearing.

Councilman Davis **Seconded** and the motion **Passed** all in favor at 7:08p.m.

Mayor Andersen welcomed public comment

There was none.

Councilman Gordon made a **Motion** to move out of Public Hearing.  
Councilman Davis **Seconded** and the motion **Passed** all in favor at 7:09p.m.

Councilman Dart asked about condition 8, the garage and parking.

Dave Anderson explained the discussion that planning commission had at their meeting.

Councilman Davis asked about the citizens that commented at planning commission

Mr. Anderson said their comments were that there are already enough attached houses in the area.

Councilman Scoubes asked to clarify the zoning because he thought that R-3 and R-6 you could have attached housing.

Dave Anderson explained that the City no longer allows attached housing in R-6 and the only way you can in the R-3 zone is with the in-fill overlay.

Councilman Dart made a **Motion** to **approve** the Proposed Stone In-fill Overlay development that would include one three-unit structure including the following conditions:

1. *That no more than three units be permitted.*
2. *That the units are to be clad in stucco and brick wainscot.*
3. *That the minimum of a 5:12 pitch on roof.*
4. *That the applicant fences the exterior of the perimeter rather than the individual lots.*
5. *That the space in the back of the units be open for the common use of the residents in the building.*
6. *That the applicant completely landscapes the entire premises.*
7. *That the architectural element of the building be revised and brought forth with the Preliminary Plat.*
8. *That the parking be modified to avoid a conflict with the building.*

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

#### **NEW BUSINESS:**

#### **IHC Development Agreement, to accommodate the future construction of a hospital**

Junior Baker said the City Council approved a development agreement with Tenedor at the last meeting and now this one is with IHC. They have plans within 5-10 years to construct a hospital. Mr. Baker went through some issues that this agreement addresses: road dedications & easements, wetlands, water rights, lift station, and finances.

Mr. Baker explained the Escrow Agreement between the City & Tenedor & IHC. The City will hold a cash bond, greater than typically required with an earlier call date.

Councilman Gordon made a **Motion** to **approve** the IHC Development Agreement, to accommodate the future construction of a hospital and allow minor adjustments.

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

#### **Proposed GSBS Contract for Consulting Services, Impact Fee Facilities Plan & Impact Fee Analysis**

Dave Anderson said this contract is prepare the Impact Fee Facilities Plan and Impact Fee Analysis to allow the City Council to adopt updated impact fees. In the past the City has used

TischlerBise and now staff recommends to work with GSBS and the approval of the contract.

Councilman Scoubes made a **Motion** to **approve** the Proposed GSBS Contract for Consulting Services, Impact Fee Facilities Plan & Impact Fee Analysis.

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

#### **Engineering & Substation Bid for the Expansion of Woodhouse Station**

Chris Thompson said the city was able to purchase a transformer that will be coming in November for the Woodhouse Station located at 1100 East behind Kmart. This bid is for the engineering & construction of the location. Staff recommends the bid be awarded Codale Electric for the engineering & the substation expansion in the amount of \$512,256 & #37,135.

Councilman Leifson made a **Motion** to **award** the bid to Codale Electric for the Engineering & Substation for the Expansion of Woodhouse Station in the Amount of \$512,256 & \$37,135.

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

Dave Oyler presented pictures of Mr. Creer's property by the river and expressed his concerns about keeping it cleaned out.

#### **ADJOURN:**

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

Councilman Leifson **Seconded** and the motion **Passed** all in favor at 7:49p.m.

ADOPTED: October 1, 2013

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Angie Warner, Deputy Recorder