

**Adopted Minutes
Spanish Fork City Council Meeting
June 17, 2014**

Elected Officials Present: Mayor Pro Tem Rod Dart, Councilmembers Keir A. Scoubes, Richard Davis, Brandon Gordon, Mike Mendenhall. Absent: Mayor Steve Leifson.

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; Dave Anderson, Community Development Director; Chief Steve Adams; Angie Warner, Deputy Recorder.

Citizens Present: Ben Winn, Morgan Warner, Mary Warner, Cary Hanks, Scott Peterson, Brian Gabler, Melynie Meeks, Tom Meeks, Mary Isaac, Chantel Isaac, Amber Prior, Nate Trevort.

5:15pm WORK SESSION:

1. K9 Officer Update

Discussion took place regarding the item(s) listed above; no formal actions are taken in a work session.

6:00pm CALL TO ORDER, PLEDGE, OPENING CEREMONY, RECOGNITION:

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

Motivation/Inspirational Message given by Bishop Nate Trevort.
Councilman Mendenhall led in the pledge of allegiance.

Recognition of Employee of the Quarter

Seth Perrins awarded the Employee of the Quarter to Ben Winn of the City Waste Water Treatment Plant.

Chris Thompson spoke of Mr. Winn and the great work that he does.

PUBLIC COMMENTS:

Cary Hanks, Director of Spanish Fork Salem Area Chamber of Commerce said the Play Unplugged Program is going great. The kids are having a blast and we are very excited for this program. Ms. Hanks spoke of the positive feedback they are getting. Ms. Hanks also announced that this Thursday will be the Nebo Economic Summit event held at the Chillon Reception Center at 9:00am.

COUNCIL COMMENTS:

Councilman Gordon reviewed the positive feedback that he has been hearing from the Play Unplugged Program. Councilman Gordon congratulated the winners of the Little Miss Pageant: Mini Miss Spanish Fork: Cambree Snow, Little Miss Spanish Fork: Paizley Healey, Junior Miss Spanish Fork: Halee Crowther, Teen Miss Spanish Fork: Madeleine Riding. They had around 50 entrants and Councilman Gordon thanked the director, Stacey Argyle, for coordinating this event.

Councilman Davis reminded the citizens that the Early Voting for the Primary Election is here at the City Office from 1:00pm-5:00pm.

Councilman Scoubes said it has been in the media that Spanish Fork is a great place to live and also our Miss Spanish Fork Royalty won the royalty award in a parade they were in.

Councilman Mendenhall said the Youth City Council is at their last activity tonight so if any students at the surrounding high schools are interested in serving on the Youth City Council to please contact him. Councilman Mendenhall said the Play Unplugged program is great and at the bank where he works they have had a lot of traffic coming in from it.

Mayor Pro Tem Dart said there was an article in the Daily Herald today titled "Spanish Fork Utah #1 Best City to Live". Mayor Pro Tem Dart read a section from the article.

"The small town of Spanish Fork has it all: extremely low crime rates, a short average commute, and convenient access to the metropolitan area," the CreditDonkey press release says. "This quiet little community is especially attractive to families and retirees. Residents earn a respectable five-figure income and the cost of living here is significantly lower than the national average."

SPANISH FORK 101: Recycling – Chris Thompson

CONSENT ITEMS:

Department Directors give a brief summary of their item(s) listed below.

- a. Minutes of Spanish Fork City Council Meeting – June 3, 2014
- b. 800 East Center Street to 200 North Sewer-Newman Construction Change Order #1
- c. Approval of Write-off of Uncollectible Utility Accounts

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

PUBLIC HEARING:

FY 2014 Budget Revision #4

Kent Clark said it is the end of year for the FY 2014 budget. This revision is a decrease in the budget from \$69 million to \$67 million. The General Fund increased and the capital projects and enterprise funds have decreased. One major change came from the state auditor saying that the city needs to bill for utilities to our own city facilities at the full retail rate, not the discounted rate. Mr. Clark reviewed some other minor details.

Councilman Davis made a **Motion** to move into Public Hearing.
Councilman Gordon **Seconded** and the motion **Passed** all in favor at 6:44 p.m.

Mayor Pro Tem Dart welcomed public comment.
There was none.

Councilman Scoubes made a **Motion** to move out of Public Hearing.
Councilman Davis **Seconded** and the motion **Passed** all in favor at 6:44 p.m.

Councilman Davis made a **Motion** to **approve** the FY 2014 Budget Revision #4.
Councilman Mendenhall **Seconded** and the motion **Passed** all in favor.

Proposed Zoning Map Amendment for Isaac's Landing located at 916 South Mill Road. The proposal would change the zoning from Rural Residential to R-1-15.

Dave Anderson said this applicant would like to develop 5 lots on 5.44 acres located at 916 South Mill Road. The applicant is requesting a zone change from Rural Residential to R-1-15. This zone request is the same as the new surrounding development that is going in. The applicant has also submitted a preliminary plat that Development Review Committee and Planning Commission have added some findings and conditions. The Development Review Committee and Planning Commission recommend approval of the zone change as well as the preliminary plat.

Councilman Davis made a **Motion** to move into Public Hearing.
Councilman Gordon **Seconded** and the motion **Passed** all in favor at 6:48 p.m.

Mayor Pro Tem Dart welcomed public comment.
There was none.

Councilman Scoubes made a **Motion** to move out of Public Hearing.
Councilman Mendenhall **Seconded** and the motion **Passed** all in favor at 6:48 p.m.

Councilman Davis reviewed the findings & conditions for the preliminary plat:

Finding

1. *That the proposed lots conform to the City's subdivision standards.*

Conditions

1. *Subject to the applicant meeting the City's Development Standards.*
2. *Subject to there being a private sewer easement across the center three lots.*
3. *Subject to the applicant obtaining water acceptable to the City to meet the development's water obligation.*

Councilman Scoubes asked about the sewer line and the grade.

Chris Thompson said that two of the homes will be fine to connect to the line and the other three homes will have to have a sump pumps. The city is allowing the property owner to run the sewer line across the three properties in a private easement, as noted in the conditions.

Councilman Mendenhall made a **Motion** to **approve** the Isaac's Landing Zone Change located at 916 South Mill Road to R-1-15.

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

Councilman Gordon made a **Motion** to **approve** the Issac's Landing Preliminary Plat with the following conditions:

Conditions

1. Subject to the applicant meeting the City's Development Standards.
2. Subject to there being a private sewer easement across the center three lots.
3. Subject to the applicant obtaining water acceptable to the City to meet the development's water obligation.

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

Proposed Zoning Map Amendment for Academy Park located at 1250 South Mill Road. The proposal would change the zoning from Rural Residential to R-1-15.

Dave Anderson said this item is across the street from the last item. A large portion of this development has been changed to the R-1-15 zone, but there is still 2.8 acres that has not been

changed. Mr. Anderson said the preliminary plat is for 20 acres and will have 43 lots. If it is approved for a master planned development they need to meet the requirements. The Development Review Committee and Planning Commission recommend approval of the zone change and the preliminary plat for a master planned development. Mr. Anderson said the Development Review Committee added to provide a pedestrian access in the middle of the development for easier access to the school.

Councilman Davis made a **Motion** to move into Public Hearing.
Councilman Scoubes **Seconded** and the motion **Passed** all in favor at 7:02 p.m.

Mayor Pro Tem Dart 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 7:02 p.m.

Councilman Davis made a **Motion** to **approve** the Academy Park Zone Change located at 1250 South Mill Road for 2.8 acres to R-1-15 zone.
Councilman Mendenhall **Seconded** and the motion **Passed** all in favor with a roll call vote.

Councilman Davis made a **Motion** to **approve** the Academy Park Preliminary Plat with the following findings:

Findings

1. That the proposed lots are consistent with the standards for Master Planned Developments in the R-1-15.
2. That the applicant provides a pedestrian access in the middle of the plat.

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

NEW BUSINESS:

Proposed Preliminary Plat for Issac's Landing located at 916 South Mill Road.

This item was approved in the Public Hearing section of this agenda.

Proposed Preliminary Plat for Academy Park located at 1250 South Mill Road.

This item was approved in the Public Hearing section of this agenda.

Proposed Preliminary Plat for River Cove located at 920 South River Ridge Lane.

Dave Anderson explained that this is an old development that halted from the bad economy. The developer would like to get it going again and has submitted a new plat that has some changes from the old plat. 75 lots will connect Sandbar Way to Quail Hollow. The Development Review Committee and Planning Commission recommend approval with the following conditions.

Councilman Davis reviewed the finding & conditions:

Findings

1. That the proposed plat conforms to the City's requirements for Master Planned Developments in the R-1-12 zone.

Conditions

1. Subject to the applicant, with the first plat, bonding for the road connection which includes curb, gutter, and utilities connecting Sandbar Way to Quail Hollow.
2. Subject to the applicant bonding for erosion control pursuant to the Erosion Control Study.

3. Subject to the applicant quit claim deeding the land north of the river lots and west connection with the approval of the Preliminary Plat.
4. Subject to the applicant working to provide SUVPS with clearances for the electric line through the area on the north end of the property.

Mr. Anderson pointed out from the Planning Commission minutes that they requested the developer to pay to construct the trail.

Dave Anderson said with the first submittal approximately 10 years ago the City did not have the requirement of the 40 foot easement dedication by the river, now that is in place the developer will be required to dedicate the land by the river.

Councilman Davis asked how the trail would be paid for if it was not a condition that the developer constructs the trail.

Mr. Oyler said through grants.

Councilman Davis made a **Motion** to **approve** the River Cove Preliminary Plat with the following conditions and not requiring the developer to construct the trail.

Conditions

1. Subject to the applicant, with the first plat, bonding for the road connection which includes curb, gutter and utilities connecting Sandbar Way to Quail Hollow.
2. Subject to the applicant bonding for erosion control pursuant to the Erosion Control Study.
3. Subject to the applicant quit claim deeding the land north of the river lots and west connection with the approval of the Preliminary Plat.
4. Subject to the applicant working to provide SUVPS with clearances for the electric line through the area on the north end of the property.

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

Proposed Preliminary Plat for Warner Subdivision located at 1000 East Scenic Drive.

Dave Anderson said this development would connect Scenic Drive to 1100 East. The parcel is about 9 acres and is zoned R-1-9. Mr. Anderson pointed out a piece of property that is in the City boundary and is not included in the development because the neighboring lot is interested in acquiring that piece. The Development Review Committee and Planning Commission recommend approval.

Mr. Oyler asked about the two current homes that are included in the development.

Discussion took place about whether to include the two current homes in the plat or not.

Mr. Anderson recommended keeping the plat as proposed and not including the two adjacent homes on Scenic Drive in the plat.

Councilman Gordon made a **Motion** to **approve** the Warner Subdivision Preliminary Plat located at 1000 East Scenic Drive.

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

FY 2014 Budget Revision #4

This item was approved in the Public Hearing section of this agenda.

FY 2015 Budget

Kent Clark presented the FY 2015 Budget of \$62 million which starts July 1, 2014 to be adopted. Mr. Clark said he received the certified tax rate for Spanish Fork City and it has gone down. Last year it was .001221, this year it is .001123 and the value of properties within the city increased from \$1.2 billion to \$1.3 billion. Also included are the Airport budget and the Redevelopment Agency budget.

Mayor Pro Tem thanked staff for their time and work in putting this together.

Councilman Mendenhall made a **Motion** to **approve** the FY 2015 Budget.
Councilman Gordon **Seconded** and the motion **Passed** all in favor.

ADJOURN TO REDEVELOPMENT AGENCY:

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

Councilman Gordon **Seconded** and the motion **Passed** all in favor at 7:39 p.m.

CONSENT ITEMS:

- a. Minutes of Redevelopment Agency Meeting – June 3, 2014

Board member Davis made a **Motion** to **approve** the consent items.

Board member Mendenhall **Seconded** and the motion **Passed** all in favor.

NEW BUSINESS:

FY 2015 Budget

Kent Clark presented the FY 2015 budget and areas and pointed out the active areas. The city is anticipating using some of the money for projects that are coming up.

Board member Davis made a **Motion** to **approve** the FY 2015 Budget including the capital project plan.

Board member Gordon **Seconded** and the motion **Passed** all in favor.

ADJOURN:

Board member Davis made a **Motion** to adjourn Redevelopment Agency meeting and reconvene back to City Council meeting.

Board member Mendenhall **Seconded** and the motion **Passed** all in favor at 7:43 p.m.

ADJOURN:

Councilman Mendenhall made a **Motion** to **adjourn** to Closed Session for legal issues.

Councilman Gordon **Seconded** and the motion **Passed** all in favor at 7:44 p.m.

ADOPTED:

Angie Warner, Deputy Recorder