



**ADOPTED MINUTES
CITY COUNCIL MEETING
October 17, 2023, at 6:02 PM
80 South Main Street
Spanish Fork, UT 84660**

Councilmembers Present:

Mike Mendenhall, Mayor
Jesse Cardon, Councilmember
Chad Argyle, Councilmember

Kevin Oyler, Councilmember
Stacy Beck, Councilmember

Councilmembers Absent:

Shane Marshall, Councilmember

Staff Members Present:

Jordan Hales, Finance Director
Tara Silver, City Recorder
Dale Robinson, Parks and Recreation Director
Dave Anderson, Community Development Director
Scott Aylett, Library Director
Tyler Jacobson, Assistant City Manager

Eddie Hales, Fire & EMS Chief
Vaughn Pickell, City Attorney
Matt Johnson, Police Chief
Chris Thompson, Public Works Director
Nick Porter, Public Information Officer
Seth Perrins, City Manager

Staff Members Absent:

Visitors Present:

Name

Emily Harryman
Bronco Hunter
Lillian Kump
Bill Bushman
Edes Hill
Mike Clayson

Name

Camden Clayson
John Waters
Dillon Muirbrook
Bart Morrill
Barb Hall
Susan Beckstrom
Cathy Woolsey

Name

Adam Rogers
Bart Boggus
Matt Brown
Chrissy Henry
Charles Henry
Jerry Carroll
TJ Lotz

6 pm CALL TO ORDER, PLEDGE, OPENING CEREMONY:

Call to Order- Mayor Mendenhall welcomed everyone to the Spanish Fork City Council meeting on October 3, 2023 at 6:02 pm who were online and in person. The Mayor mentioned the presence of new lights in the back to tell us when we were live. The Mayor expressed gratitude for everyone's involvement in public meetings in Spanish Fork, both in the council chambers and digitally worldwide. He also mentioned that these meetings have been live on Channel 17 and YouTube for over 20 years.

Councilwoman Beck gave the invocation.

Councilman Argyle asked everyone to repeat the pledge of allegiance with him.

RECOGNITIONS:

a. Dillion Muirbrook Employee of the 3rd Quarter

Chris Thompson emphasized Dylan's dedication to his work, often involving long hours and late nights. The conversation delved into the process of becoming a professional engineer, which included taking comprehensive exams and gaining four years of experience under the guidance of a professional engineer. Dylan, despite being an engineer for just eight months, has also had a history of working for the city as an intern throughout college, showcasing his commitment and intelligence.

Chris told us due to a shortage of engineers, much of the engineering workload was shifted to Dylan's shoulders. Even with limited experience, he proved to be a capable and reliable team member. The conversation also highlighted the significance of his role in managing various transportation projects, reflecting the city's gratitude for his efforts.

Chris mentioned that Dylan wasn't afraid to challenge ideas, even if it meant disagreeing with him. This was seen as a positive quality because it led to more thorough discussions and better decision-making. In a light-hearted manner, Chris shared a cartoon about the consequences of disagreeing with him, underlining Dylan's willingness to challenge the status quo.

Dillon Muirbrook expressed a sense of privilege in working for the city. Growing up in the area, Dillon recognized the significance of serving the residents. He emphasized that everyone in the city government was there to serve the community. While serving the residents was part of the job, Dillon considered it a privilege to contribute to the city's well-being. He acknowledged that the work they do positively impacts the quality of life for the residents, and he expressed his own commitment to this cause.

Mayor Mendenhall commended the dedication of the employees during construction of

roundabouts, noting their impressive work throughout the entire construction process. The Mayor specifically mentioned their efforts on the day of completion when they interacted with residents and made themselves accessible for contact. This behavior exemplified the city's commitment to encouraging citizen engagement and feedback. The Mayor described the approach as very professional.

Councilwoman Beck expressed gratitude for the responsiveness of the city employees, like Dylan. She mentioned that when the council receives emails with questions or concerns, they often rely on the expertise of city staff. The employees had been quick and responsive when addressing resident inquiries, and this prompt assistance was highly appreciated by the council members.

Councilman Oyler mentioned hearing about Dylan from a resident who lived on the corner of eighth and fourth. The resident, John Terrell, had a positive experience with Dylan. Dylan's approach and assistance in resolving an issue related to that corner were highly praised by John Terrell. Councilman Oyler commended Dylan for his outstanding work in improving the corner, which led to the positive changes observed today.

Nick Porter inquired about Dylan's preference between "studio chatter" and the "road show" with Chris. Dylan responded that he enjoyed "studio chatter" more than the "road show," expressing a clear preference for the former.

Councilwoman Beck acknowledged the impressive work done by Dylan, showing how to navigate a roundabout on Studio Chatter, where she pointed out that he was effectively teaching people how to use it, emphasizing the value of his efforts in making the roundabout more user-friendly. While not explicitly promoting "studio chatter," she indirectly highlighted Dylan's contributions to the community.

b. Chrissy Henry Employee of the 3rd Quarter

Scott Aylett spoke about Chrissy Henry, one of the senior librarians at the library, who was approaching 20 years of full-time service at the institution. He emphasized Chrissy's crucial role during the transition from the old library building to the current one. Recognizing that the library needed to evolve and adapt to the new facility's demands, Chrissy played a vital role in identifying innovative and efficient processes to meet those needs. She was instrumental in implementing these processes and driving the library forward.

Chrissy's role as a supervisor also evolved. Initially, she managed a team of five clerks, but with the growth and expansion into the new building, her team expanded to over 20 individuals. This presented challenges that Chrissy helped address with additional support in her department.

Chrissy was commended for her adaptability and resourcefulness in handling the new library space with its advanced technology. She managed responsibilities ranging from the digital collection to various services provided online and in physical formats. Chrissy was recognized as a reliable go-to person, always willing to take on tasks with a positive attitude.

Scott also noted that Chrissy played a significant role in organizing the book chain across Main Street, demonstrating her enthusiasm and commitment to library initiatives. Additionally, he shared a light-hearted anecdote about her dedication, mentioning that she was even willing to break ice on the sidewalk.

In summary, Chrissy Henry was portrayed as an invaluable asset to the library, bringing extensive knowledge and a wealth of experience to her role, which contributed to the library's growth and successful transition to its new location.

Chrissy Henry expressed her appreciation for working at the library, emphasizing that it has been an absolute privilege for all these years. She conveyed her love for every moment of her work and extended her gratitude for the opportunity to be a part of the institution.

c. Emily Harryman Employee of the 3rd Quarter

Bronco told Emily that she needed to prepare a presentation as a pretext to get her to a City Council as a surprise. Emily spent the entire day preparing for this presentation. However, when she discovered that the presentation was a ruse to surprise her as the "Employee of the Month," she symbolically ripped up her presentation. Bronco then apologized, not expecting she would do a presentation.

Emily Harryman stated she realized something was amiss during the middle of the prayer and eventually pieced together the surprise. It seems that the surprise was a successful and unexpected event.

Bronco Hunter presented Emily's recognition, commending her for her long-standing dedication to the community. He revealed their 15-year history of involvement with the Central Utah Parks Recreation Association, where they would meet monthly to brainstorm and network.

Bronco shared an amusing anecdote about Emily's initial desire to work for Spanish Fork City, expressing envy of those working here, and her eagerness to join the team. This desire persisted over the years, and after 13 years, she finally became a part of the team.

Emily's deep love for the community, which predated her employment, and her passion for her work were highlighted. Her commitment extended beyond work hours, as she could often be found volunteering at events like the county fair and supporting the local chamber in organizing their activities.

Bronco noted Emily's exceptional dedication to her role, often working beyond regular hours, and expressed his appreciation for her commitment. He also shared kind words from her colleagues, emphasizing her dedication, proactiveness, and her consistent pursuit of process improvement. The success of "Wings and Wheels," an event she managed, was highlighted, with an impressive doubling of attendance while maintaining high quality.

Bronco drew a comparison between Emily's role and that of a conductor in an orchestra, orchestrating various elements to ensure successful events. He acknowledged that her role often goes unnoticed despite her behind-the-scenes work but emphasized that everyone knows that Emily was in charge and orchestrates everything with precision.

Emily Harryman expressed her genuine surprise at the recognition, emphasizing that she is not usually surprised by events. She speculated that her recent change of offices to the basement contributed to her being taken by surprise, as it led to less interaction with colleagues, giving them the opportunity to plan the surprise.

She also mentioned her busy schedule, feeling like she's setting up festival lights throughout the week. Emily had prepared a presentation for the occasion, but as it was already completed, she assured that she would be ready for the next time it's on the agenda. She concluded by expressing her gratitude.

Councilwoman Beck spoke highly of Emily and her meticulous attention to detail. She expressed gratitude for Emily's extensive contributions, particularly in organizing events like "Fiesta Days" and "Wings and Wheels." Councilwoman Beck recognized that while volunteers often receive accolades for their roles, it's Emily who was doing the majority of the work.

She also commended Emily's patience in dealing with the public during events, acknowledging that it can sometimes be challenging and heated. Councilwoman Beck thanked Emily for her grace in handling such situations and, in general, for all that she does.

Councilman Cardon shared an anecdote about Emily's dedication to her work. He mentioned that Emily had laid sod at the park either the day before or on the same day as an event, yet she still showed up to thank the volunteers who were contributing their time. This story highlighted Emily's commitment to both her role and the volunteers who assist in making the programs she oversees successful. Councilman Cardon expressed his gratitude to Emily for her dedication.

Seth Perrins shared his thoughts during the council meeting about honoring employees, both new and tenured. He expressed appreciation for the opportunity to recognize employees based on the feedback and reports submitted by their peers. Seth acknowledged the difficulty of selecting honorees from the numerous submissions but emphasized the exceptional group of employees they have.

He described this recognition as one of the finest aspects of a council meeting. Seth mentioned that while it's enjoyable to celebrate employees like Chrissy, Dylan, and Emily, there are many other great employees within the organization.

Seth extended his congratulations to the three individuals being honored and noted that he and Chrissy began working full-time at about the same time in 2004, making them part of the same class.

Mayor Mendenhall emphasized that while Spanish Fork operates with a budget and financial

considerations, it differs from a traditional business in that its primary goal was to provide services to its citizens rather than generating profits. He noted that certain departments, such as the library, parks and recreation, and engineering, are not designed to make money, and the fees they charge for specific services do not cover the entire department's costs.

The mayor highlighted the exceptional return on investment (ROI) provided by the city, which was reflected in the high quality of life enjoyed by its citizens. He praised the efficiency of the city's lean and dedicated staff, who not only know their roles well but also step in to assist when needed. As an example, he mentioned Chrissy knocking out ice with a hammer to ensure road passability, showcasing the dedication of city employees.

Mayor Mendenhall emphasized the importance of paying employees a fair wage and taking care of them to retain their talent. He argued against local governments investing in training employees only to have them leave after a few years, as this was neither effective nor beneficial for any department. In summary, the mayor underscored the city's commitment to delivering high-quality services to its citizens and the value of recognizing and retaining its dedicated employees.

Seth Perrins expressed strong agreement with the sentiments shared. He emphasized the importance of having experienced and dedicated officers when calling 911. He recognized the value of both the seasoned veterans and the new officers in providing quality service.

Seth extended this perspective to other services, noting that when you call for a medic or encounter plumbing issues, you want experienced and knowledgeable professionals to address the situation effectively. He underlined the need for employees who are experts in their field and know the systems they work with.

Seth stressed that Spanish Fork was not a stepping stone employer but a place where quality employees are valued. He considered the city to be fortunate to have such a dedicated and high-quality group of employees across various departments. This emphasis on quality underscores the importance of retaining and recognizing the city's employees.

Mayor Mendenhall acknowledged the critical role played by the city's employees in enhancing the quality of life for Spanish Fork residents. He emphasized that the employees are not only responsible for protecting this quality of life but also for contributing to its growth. The mayor expressed his gratitude for the employees who have made careers out of their jobs in Spanish Fork.

He recognized that the city's employees go above and beyond, and their commitment extends beyond it being just a job. People who interact with them can quickly see that they are deeply invested in their roles and the community. Mayor Mendenhall ended by expressing his appreciation for the dedicated and invested employees who contribute significantly to the city's success and the quality of life in Spanish Fork.

Mayor Mendenhall invited public comment.

PUBLIC COMMENTS:

Lillian Kump from Tabitha's Way shared information about an upcoming holiday meal event organized by their organization. They were preparing 650 Thanksgiving meals from their Spanish Fork location, with an additional 250 meals to support military families through Camp Williams. For Christmas, they planned to prepare about 500 dinners.

Lillian extended an invitation to elected officials to volunteer at their Christmas dinner event, scheduled for December 16th. She provided a QR code for easy sign-up via a sign-up genius link, ensuring officials can secure their spots. While she understood that not all officials may be able to participate, they have also invited surrounding cities such as Salem, Payson, and Springville to join the effort in distributing Christmas dinners to families in need.

COUNCIL COMMENTS:

Councilman Argyle

Councilman Argyle took a moment to echo the sentiments expressed about our city employees. He acknowledged the visible dedication of these employees, often seen working late into the night to address issues like water line repairs and power outages, all while wearing smiles on their faces. Councilman Argyle conveyed his deep appreciation for the fact that we live in a community where our employees not only excel at their jobs but also genuinely enjoy the work they do. He recognized the remarkable level of commitment exhibited by our workforce and their seamless cooperation, even when various departments need to work together to complete tasks.

In particular, Councilman Argyle recalled the growth of events like Wings and Wheels, noting that the first iteration may have only drawn around 500 attendees, whereas the most recent event saw an astounding 9,000 visitors, not to mention the many children who attended. He humorously speculated that the substantial turnout might have had something to do with Shane Marshall's race with his Porsche. Overall, he emphasized the outstanding contributions of our city employees across all departments and expressed his pride in being a part of a community where dedication and a strong sense of community spirit are evident at every level.

Councilman Oyler

Councilman Oyler took a moment to commend the remarkable Senior Center in Spanish Fork, which he believes was the finest in the state of Utah. He enthusiastically shared details about some of the center's recent events and activities for seniors, including a performance by a group called the M & M's, who sang during lunch. Councilman Oyler expressed his appreciation for the participation of the Youth City Council, who not only served finger foods to the seniors but also danced and interacted with them during a masquerade ball.

He encouraged seniors who are not yet attending these events to visit the city's website and check the calendar of senior activities, emphasizing the importance of community involvement for seniors. Councilman Oyler further highlighted the demand for the new senior center, mentioning that the recent member meal event was so well-attended that

there wasn't a vacant parking space left in the lot.

Switching gears, Councilman Oyler touched on the upcoming property tax notices that residents will receive in the mail. He explained that while these notices may lead to discussions about property taxes, he wanted to provide a comparison between Spanish Fork's property tax rate and those of neighboring cities in Utah County. He presented a detailed chart showing how Spanish Fork's property tax rate compared over the last 20 years and highlighted that, on average, the city's property tax rate was the third lowest among cities in the county.

He attributed this accomplishment to factors such as the opening of businesses like Target and Costco in the city, which contribute to the city's revenue and help keep property taxes at a reasonable level. Councilman Oyler concluded by emphasizing the city's commitment to providing an excellent quality of life to its residents while being fiscally responsible and keeping property taxes low.

Seth Perrins reflected on the data regarding property tax rates and explained its implications. He noted that the numbers speak for themselves, emphasizing that the city's property tax rates have been relatively stable over the years.

Seth Perrins pointed out that property tax rates are set by the county, based on revenues from the previous year. He mentioned that the years when rates increased were typically due to declining property values. This was because rates were adjusted to generate the same dollar amount despite decreasing property values.

Seth clarified that when the city holds a Truth in Taxation hearing, they are addressing the portion of the rate that they have control over, which was only a small percentage of the total property tax bill. He underscored that this portion was usually around 10% of the total bill, and the city works diligently to keep it as low as possible. Overall, Seth Perrins highlighted the city's commitment to controlling the property tax rate to ensure that residents are not overly burdened by property taxes.

Councilman Marshall

Councilman Marshall was absent from the council meeting.

Councilman Cardon

Councilman Cardon invited Kathleen Leavitt to come up and share the Spanish Fork Chamber Events.

Kathleen Leavitt began her update by expressing excitement over the opening of Target in Spanish Fork and the positive response it received on social media. She discussed the collaboration possibilities with Target and the Chamber of Commerce.

Kathleen mentioned the upcoming Business Summit scheduled for October 26th. She highlighted the growth and elevation of this event, emphasizing its importance for the local

business community. Keynote speakers for the summit include Jalen Jones and Brandon Fugal, with a focus on crucial conversations, legal matters, and marketing training.

She also mentioned the Trick or Treat on Main event, taking place on October 28th from 1 to 3 p.m. Kathleen encouraged businesses not located on Main Street to participate and assured that the Chamber would assist them in finding suitable spots for the event.

Kathleen discussed the ongoing Scarecrow contest, with plans to provide a voting link on the Chamber's website and social media for the public to participate and vote for their favorites.

She announced that the Winter Lights Parade was scheduled for November 25th, with applications for building entries becoming available once the October events are completed.

Kathleen expressed her appreciation for the Farmer's Market, which has had a successful season with two more Saturdays to go, with the final market date set for October 28th. She noted that many farmers have sold out of produce due to the strong participation and support from the community.

She thanked everyone for their involvement and support of these community events and initiatives.

Councilman Cardon started by expressing his gratitude for the invitation from Kevin to visit the senior center, highlighting the active senior population there. He encouraged those who haven't visited to do so, emphasizing that it's an amazing experience. He also mentioned the quality of the band's performance at the senior center.

He praised the local library for its successful summer reading program, which continued to engage children through "dragon cards" and instills enthusiasm for reading. He commended the library team's efforts, which make the experience exciting for both parents and kids.

Councilman Cardon discussed his involvement in the airport board and the recent completion of construction work on the runway and taxiway. He noted the airport's readiness for full operation and appreciated the hard work of Christian and the airport team. Despite challenges during the construction, such as detoured routes, they are now ready to return to normal operations.

He acknowledged the successful execution of the Wings and Wheels event and took a moment to express his gratitude to the EMTs in American Fork. He shared a personal experience of his father's accident and the prompt response from the EMTs, although the outcome was unfortunate. He thanked those who had offered support and expressed their condolences during that challenging time.

Councilwoman Beck

Councilwoman Beck shared several updates. She began by mentioning the library's "Food for Fines" initiative in October. This program allows fines to be donated to Tabitha's Way, a

charitable organization, when library fines are paid.

She also talked about the library's extensive calendar of events, which includes around 20 activities each week, catering to various interests such as art, storytime, bilingual, and storytime, STEAM coding, ukulele, English classes, and crochet. She encouraged residents to explore the library's offerings, as it provided numerous free or low-cost activities for teens, kids, and families.

Councilwoman Beck then shared insights from a meeting of the Utah League of Cities and Towns. The meeting discussed housing affordability and the challenges associated with first-time homebuyers. She highlighted the fact that many cities plan for housing but don't necessarily build homes, which contributes to the challenges in the housing market. She emphasized the importance of keeping general plans updated and planning for the future of communities in terms of housing, water, and traffic.

She mentioned that over 60 cities in Utah have approved more than 165,000 housing units, which were titled but had not yet pulled their building permits. She expressed hope that, in the coming years, they could catch up with these approvals before any new legislative policies were implemented, especially considering the growth along the Wasatch Front.

Mayor Mendenhall

Mayor Mendenhall expressed appreciation for those serving in various capacities within the city. He thanked Councilwoman Beck for her service on the legislative committee and noted the importance of their role as they prepare for the upcoming legislative session.

He also acknowledged City Manager Seth Perrins, who sits on the board of Directors for the League of Cities and Towns, and invited him to provide insights on matters that may be on the horizon, particularly those mentioned by Councilwoman Beck.

Seth Perrins discussed recent meetings with state officials, including Senate President Adams, House Majority Leader Schultz, and the governor's staff, where the focus was primarily on housing-related issues. He mentioned that the League of Cities and Towns hopes for a break in housing legislation during the upcoming legislative session to assess the effects of recent changes.

Perrins emphasized that there has been significant entitlement of housing units, with over 200,000 units entitled, and this number was from only a portion of Utah's cities. The challenge now was to wait for the market to develop these units. There were discussions about addressing barriers to housing development and considering investment in infrastructure banks or revolving loan funds to support such projects. The overall concern was the current shortage of 100,000 to 250,000 housing units in the state, which contributed to the high cost of homes.

Mayor Mendenhall began his address by acknowledging the significance of the recent Target ribbon-cutting ceremony, which was attended by city officials and chamber members. This event marked an exciting moment for Spanish Fork as Target's official opening date was fast approaching. The Mayor expressed his gratitude for the extensive planning and hard work that had gone into bringing this new addition to the city.

One key point he emphasized was that while Target was undoubtedly a major corporation, it will also play a crucial role in supporting the local small businesses within the community. Beyond serving retail customers, Target's products and services can benefit small businesses in the area, offering them access to a range of goods that can assist in their operations.

Mendenhall then shifted the discussion to the next agenda item suggesting that this was another exciting and important topic on the evening's agenda.

SPANISH FORK 101:

a. Electric Park Community Service Project

Dale Robinson's remarks began with a heartfelt acknowledgment of the community spirit in Spanish Fork calling it the "Spanish Fork Way". He emphasized the willingness of its residents to respond to calls for help, showcasing the city's strong sense of unity and service. He cited examples like Wings and Wheels, where countless volunteers play an essential role in the various activities that keep the city and its community running smoothly.

To transition to the main topic, Dale engaged the audience by posing a question about the sports park, asking when the first piece of grass was laid. This served as a segue to discuss the installation of sod at the park in 2000, an event that involved the active participation of numerous volunteers.

Dale touched on the recent call for help in a neighborhood near Maple Mountain High School to lay sod at Electric Park and expressed deep gratitude for the community's swift response to provide assistance. He also mentioned Travis's video, which beautifully depicted the transformative impact of the citizens' collective efforts.

Dale concluded his address by introducing Adam Rodgers, a local resident who had actively participated in community initiatives, and invited him to share his first-hand experiences.

Adam Rogers, a resident of the community and a child development professor at BYU, began by expressing his appreciation for the video, which showcased the active participation of children in the community. He emphasized the importance of community service and involving children in activities that teach them about the value of service and unity.

Adam reflected on the protective factors in child development, highlighting the significance of unstructured free play for children. He mentioned that play was a universal right for children and plays a crucial role in their growth and development. He pointed out that the new park has provided ample opportunities for children to engage in play and learn.

Additionally, Adam discussed social capital as another protective factor in child development, which refers to the community and the network of relationships within it. He shared personal observations of children making new friends in the neighborhood and parents connecting for playdates, demonstrating how the park has already contributed to building social capital within the community.

Adam expressed his pride in the city's commitment to family-focused and community-centered priorities, making it a great place to live and enhance the quality of life for its residents. He extended his gratitude to the Parks and Recreation department and the city for their dedication to creating a family-friendly environment.

Mayor Mendenhall thanked Adam for his excellent insight.

Dale Robinson mentioned the city's goal of having a park within a ten-minute walk of every home and introduced Bart Morrill and his crew to share their perspectives on Electric Park.

Bart Morrill began his remarks by expressing his passion for building parks, emphasizing how much he enjoys his job. He then delved into the timeline of the Electric park's development, revealing that the design work commenced in 2019. A neighborhood meeting was held around May of that year, but the project was temporarily set aside as the construction of Adventure Heights Park took precedence.

Morrill applauded the Parks and Recreation department's dedication and the efforts of their employees, especially when it came to adjusting work priorities. He noted that some areas, like mowing lawns, temporarily suffered from the reallocation of resources to complete the park.

One notable challenge they faced was the tight time frame to lay the sod. In particular, they aimed to provide adequate irrigation and ensure the sod had a chance to establish itself. Volunteers from the neighborhood, estimated at around 75 people, played a significant role in laying sod. Additionally, city employees, including those from various departments, contributed their time and effort to the project.

Morrill highlighted their impressive accomplishment of laying approximately 230,000 square feet of sod. This allowed for a usable park by spring, benefiting the community. He also shared that the cost difference between using sod and hydroseeding was approximately \$9,000, demonstrating a cost-effective approach.

Councilman Cardon expressed his gratitude to the parks department, particularly highlighting the numerous volunteers and hardworking employees. He specifically praised three employees: Kerri, Taylor, and Shep for their exceptional efforts. He recounted their dedication to not only completing the task but also taking time to teach the young volunteers how to lay sod and develop important skills. This dedication demonstrated the commitment of the city's employees to fostering a spirit of community and volunteerism. Cardon's remarks showcased the collaborative and community-oriented ethos of the Parks Department and the city as a whole.

Councilman Oyler inquired about the potential use of the park for recreational soccer leagues in the future.

Dale Robinson recounted a touching moment during the sod-laying at the park. He overheard a conversation between a father and his soccer-loving son. The father asked his son if he liked the sports park's soccer fields, to which the son enthusiastically responded that they were the best. Dale then pointed out that the grassy field in their own neighborhood came from those soccer fields at the sports park. He emphasized the excellent quality of the sports park fields, which were renowned in the community. He mentioned that the new park in the neighborhood would offer residents the opportunity for recreational activities, including soccer. In conclusion, he expressed his gratitude to the council members for their support, as such projects wouldn't be possible without their backing.

Seth Perrins commended the innovative efforts of Bart Morrill and his team for finding an efficient way to repurpose sod. He expressed his appreciation for their outside-the-box thinking and their success in making the project cost-effective. He also highlighted the value of involving residents in projects like this, as it brings people in the community closer together and creates a sense of camaraderie.

Seth Perrins mentioned that as the city grows, employees sometimes miss the days when they knew everyone in the community. He emphasized the importance of these projects in shrinking the community in a positive way, bringing neighbors closer, and fostering new friendships. He noted that by participating in such initiatives, people can build relationships with city employees in various departments, which can be beneficial if they ever need assistance. Finally, he highlighted the city's commitment to these community-building efforts, citing the library move as another example of creating opportunities for residents to connect and get to know one another.

Dale Robinson expressed his gratitude to everyone for their support and the excellent work they've done on this project. He specifically mentioned that the city directors also responded to the call for help and expressed his appreciation for their efforts, highlighting the strong sense of community and teamwork within Spanish Fork, once again calling it the "Spanish Fork way".

Mayor Mendenhall expressed gratitude for the transformation of farm fields into a beautiful neighborhood and park, emphasizing the value of progress. He also mentioned the source of the grass from the sports park, which will be repurposed for an upcoming recreation center to provide indoor facilities for unstructured free play and enhance social capital in the community.

CONSENT ITEMS:

- a. Minutes Spanish Fork City Council Meeting 10-03-2023**
- b. Affiliation Agreement for Non-Physician Clinical Professionals between Spanish Fork City, Mountain View Hospital, and Timpanogos Regional Medical Services**

Councilman Cardon ▾ made a **Motion** to approve Consent Items

Councilwoman Beck ▾ **Seconded** and the motion **Passed** all in favor at 7:15 pm

Kevin Oyler	Yes
Jesse Cardon	Yes
Stacy Beck	Yes
Chad Argyle	Yes
Shane Marshall	Absent

Mayor Mendenhall excused Councilman Marshall as he was at another City Council for his full time job.

PUBLIC HEARING:

A. Ordinance 21-2023 Amending Title 15 Regarding Amateur Radio

Vaughn Pickell discussed a proposed ordinance related to amateur radio antennas. He emphasized the need to balance the city's interests in public safety and aesthetics with the federal government's strong interest in promoting amateur radio. He quoted a federal rule that highlights the importance of accommodating amateur communications and using minimum regulation to achieve legitimate local purposes.

Mr. Pickell mentions safety concerns, especially related to the collapse of an existing tower during a windstorm, and the need to ensure that these structures adhere to applicable standards. He also addressed aesthetic concerns, suggesting that antennas should be placed as far from neighbors as possible.

He outlines some key features of the proposed ordinance, including height limitations, setback requirements, and the need for building permits for taller structures. The ordinance aims to make antennas and towers a permitted use in all zones with reasonable regulations.

Mr. Pickell also discussed provisions for reasonable accommodations, conditional use permits, and criteria for evaluating height and setback exceptions. He mentions the need to protect the aesthetic quality of neighborhoods and property values.

The proposed ordinance also addresses abandonment, with a lapse in authorization if an antenna was abandoned for two years. The goal was to encourage amateur radio enthusiasts while addressing safety and aesthetic concerns.

Vaughn Pickell acknowledges Councilman Argyle's comment about roadways often being 15 feet from the sidewalk into the property. He pointed out that the proposed ordinance required antennas to be at least 30 feet from the public rights of way. This requirement was designed to ensure a safe distance between the antennas and roadways to minimize potential hazards.

Vaughn Pickell clarified that the public right of way typically started at the back of the sidewalk. Therefore, when the ordinance specified that antennas should be at least 30 feet from public rights of way, it was meant to ensure a safe distance from the sidewalk or the starting point of the public domain. This meant that the antennas should be 30 feet from where the public domain begins, not 30 feet from the property line.

Councilman Argyle suggested that there may be landscape buffers or other features between the sidewalk and the property in some areas, which could impact the placement of antennas. He was highlighting the need for flexibility in the ordinance to account for such variations in different neighborhoods or locations.

Vaughn Pickell clarified that even if there were landscape buffers or areas between the sidewalk and the property, they were still considered public right-of-way and not solely the homeowner's property. Therefore, setback regulations would apply based on the support structure or antenna.

Councilman Oyler emphasized that the setback regulations were designed to find a middle ground and are not specifically tied to any support structure or height or cell towers..

Vaughn Pickell suggested that the proposed setbacks of 20 and 30 feet are more typical and permissive, especially when engineering standards ensure that the antennas can withstand wind speeds. Vaughn clarified that the proposed ordinance specifically applies to amateur radio antennas and support structures, not cell towers. It's tailored to accommodate amateur radio enthusiasts while addressing safety and aesthetic concerns.

Councilman Cardon wanted to know if Dave's department would go out and check the requirements.

Vaughn responded that was correct.

Councilman Argyle ▾ Moved to go into a Public Hearing

Councilman Marshall ▾ Seconded and the motion Passed all in favor at 7:24 pm with a roll call vote.

Kevin Oyler	Yes
Jesse Cardon	Yes
Stacy Beck	Yes
Chad Argyle	Yes
Shane Marshall	Absent

Public Comments:
There were none

Councilwoman Beck ▾ **Moved** to go out of Public Hearing

Councilman Oyler ▾ **Seconded** and the motion **Passed** all in favor at 7:25 pm with a roll call vote.

Kevin Oyler	Yes
Jesse Cardon	Yes
Stacy Beck	Yes
Chad Argyle	Yes
Shane Marshall	Absent

Councilman Oyler wanted to know if older structures would be grandfathered in.

Vaughn Pickell indicated if they already were permitted they would be.

Councilman Oyler wanted to know if we had any amateur antennas that it would apply to.

Seth Perrins replied we did.

Mayor Mendenhall emphasized the importance of considering aesthetics and property values in the context of the proposed ordinance. He mentions that concerns about property values can sometimes be subjective and recommended relying on professionals, such as appraisers, to provide an objective assessment.

If you have any further questions or if there's anything specific you'd like to know about this topic or the discussion, please feel free to ask.

Vaughn Pickell underscored the need for more concrete evidence rather than just personal opinions and speculations when it comes to assessing the impact on property values.

Mayor Mendenhall emphasizes the importance of having substantiated and independent professional views on the impact of these regulations on property values.

Vaughn Pickell indicated they would take these instances into consideration.

Councilman Oyler ▾ Moved to Approve ▾ **Ordinance 21-2023 amending Title 15 Regarding Amateur Radio finding**

Councilman Argyle ▾ Seconded and the motion Passed all in favor at 7:27 pm with a roll call vote.

Kevin Oyler	Yes
Jesse Cardon	Yes
Stacy Beck	Yes

Chad Argyle	Yes
Shane Marshall	Absent

B. Ordinance 22-2023 Amending Title 15.4.150 Regarding Fencing and clear vision area of the Spanish Fork Municipal Code Pertaining to the height and setback requirements for fences in irregular shaped residential lots

Mr. David Anderson shared insights into the proposed ordinance regarding front yard setbacks for fences. The need for this change arose from unique property configurations that warranted specific adjustments in the city's zoning code. The proposed amendment would permit six-foot-tall solid fences within front yard setbacks, but this allowance would only apply in particular circumstances. The intention was not to establish a broad practice for standard subdivisions but to accommodate properties with irregular shapes that may benefit from this adjustment. The proposal had received recommendations for approval from both city staff and the Planning Commission.

Councilwoman Beck raised a question from a resident about the proposed ordinance's distinction between regular and irregular lots. Their concern was why not merge both categories (A and B) into a single category with consistent requirements. Currently, the ordinance stipulates that a property must have 200 feet in the front yard to qualify for the fence allowance. Councilwoman Beck suggested retaining the 200-foot requirement but unifying the regulations to eliminate the need for city officials to make discretionary decisions regarding irregularly shaped lots.

Dave Anderson clarified that the proposed ordinance wasn't arbitrary and had well-defined criteria. He emphasized that the standards are not subjective and provide clear guidelines for fence installation. The goal was to limit certain situations where a fence had already been installed right up to a sidewalk.

Regarding the distinction between A and B, he pointed out that they serve different purposes. In situation A, there must be ten feet of landscaped area between the sidewalk and the fence, which was essential for various reasons. However, for the circumstances in B, especially when dealing with irregularly shaped lots, it may not be feasible to have the same requirement. Therefore, the two categories exist to address different situations appropriately.

Councilman Cardon asked how much longer residents would need to apply for a permit regardless if the ordinance passed or not.

Dave Anderson explained that the proposed ordinance didn't change the requirement for obtaining a permit for fence installation. Property owners would still need to apply for a permit, as was currently required by the city's code. The primary change pertained to the specific circumstances under which a six-foot tall fence in a front yard would be allowed.

Councilman Cardon asked if the process would take longer for an irregular lot to get a permit.

Dave Anderson explained that the time required to review and issue fence permits was typically no more than a few days, often even less. There might be occasional delays if there were questions or discussions needed between the permit applicant and city staff, but these shouldn't significantly impact the timeline. He emphasized that the city doesn't charge for fence permits and wanted to prevent situations where people invest time and money in a fence that doesn't comply with regulations.

Councilwoman Beck wanted to know why there were the different lot size requirements for sections A of 20,000 square feet and B of 15,000 square feet.

Dave Anderson clarified that the lot size requirements for sections A and B are based on the specific circumstances of each situation. In the case of section A, where a 10-foot landscaped area between the sidewalk and the fence was mandated, a lot size of 20,000 square feet was required. This ensures that the fence doesn't encroach directly onto the sidewalk.

Dave mentioned for section B, which addresses irregularly shaped lots, a lot size of 15,000 square feet was specified. Irregularly shaped lots may have unique configurations that make it challenging to adhere to the standard 10-foot landscaped area, so a slightly smaller lot size requirement was applied to accommodate their specific needs.

Councilwoman Beck asked what would happen if they had a lot size of 16 square feet.

Dave Anderson explained that these fence permit applications were relatively infrequent in Spanish Fork. The proposed changes were primarily aimed at addressing specific situations, and such cases are rare, with perhaps only one or two instances over the past five years. The intent was not to create a frequent occurrence but to provide a solution for unique and exceptional circumstances.

Councilman Oyler stated it seems that the proposed changes to the ordinance were in response to a specific circumstance within the city where a property owner was seeking a fence that doesn't conform to the existing regulations. The city was working to address this situation while keeping in mind that such cases are likely to be infrequent.

Councilwoman Beck thanked him for his time on this discussion.

Councilman Argyle ▾ Moved to go into a Public Hearing

Councilwoman Beck ▾ Seconded and the motion Passed all in favor at 7:37 pm with a roll call vote.

Kevin Oyler	Yes
Jesse Cardon	Yes
Stacy Beck	Yes
Chad Argyle	Yes
Shane Marshall	Absent

Public Comments:
There were none

Councilman Cardon ▾ **Moved** to go out of Public Hearing

Councilman Argyle ▾ **Seconded** and the motion **Passed** all in favor at 7:38 pm with a roll call vote.

Kevin Oyler	Yes
Jesse Cardon	Yes
Stacy Beck	Yes
Chad Argyle	Yes
Shane Marshall	Absent

Councilwoman Beck expressed her comfort with an approval, given the understanding that this was an infrequent situation.

Councilwoman Beck ▾ Moved to Approve ▾ **Ordinance 22-2023 Amending Title 15 Regarding Fencing Requirements**

Councilman Cardon ▾ Seconded and the motion Passed all in favor at 7:38 pm with a roll call vote.

Kevin Oyler	Yes
Jesse Cardon	Yes
Stacy Beck	Yes
Chad Argyle	Yes
Shane Marshall	Absent

C. Ordinance Z05-2023 Amending the Official Zoning Map for the Lotz Subdivision

Dave Anderson explained that the subject property was located on 8000 South, near the Revere Medical Center in Salem, on the other side, in the city. The property covers approximately six acres and was planned for estate density lots. A zone change was approved for the property next door, and the subject property aligns with the layout and design for that development.

The Planning Commission and the Development Review Committee had recommended approving the zone change. The Planning Commission had also approved a preliminary plat for the property, contingent on the City Council's approval of the zone change. This was not a master-planned development but a standard subdivision complying with traditional zoning

requirements for the R1-15 zone. As a result, the Planning Commission served as the land use authority for its approval. Dave Anderson shared an image of the proposed development approved by the Planning Commission and mentioned that the area's density had been a topic of discussion, with the Planning Commission favoring the proposed density for this corridor.

Dave Anderson expressed that staff supports the zone change, and the applicant has addressed infrastructure-related concerns. The proposed change had received recommendations for approval from both the Development Review Committee and the Planning Commission.

Councilman Oyler clarified that we were only approving the zone change tonight.

Dave Anderson stated that was correct.

Councilman Oyler wanted clarification on condition 2 stating that the applicant would address any redlines.

Dave Anderson responded that It sounded like the project in question was a standard subdivision, and as such, the conditions and red lines may not be as unique or extensive as in more complex development projects. The presence of a stormwater basin, marked in bright orange, could be part of the development's stormwater management plan. Condition number 2, which requires the applicant to address any red lines, was a standard practice to ensure that any concerns or requirements from city departments or entities are properly addressed during the development process. If there are no specific issues or unique conditions to be addressed, this condition may not be as relevant.

Councilman Oyler pointed out some specific bright orange spots on the map labeled storm master plan sub-basin and wanted to know more.

Chris Thompson advised regarding the stormwater situation in this area, it's necessary for the water to flow across the road to the south, towards the Bear Creek drainage. However, there are pipes in place that restrict this flow. During heavy storms, the area experiences tight conditions, hindering water from effectively seeping into the ground. As a result, it backs up in certain areas and was released in the southern region. To address this, development plans must include detention basins to accommodate the slow movement of water into the Bear Creek drainage. One of these basins was anticipated to be located at a crossing point in the drainage.

Chris went on to say, if a standard subdivision was proposed, it's essential for the final plan or plot to incorporate retention basins in line with the master plan's requirements. This ensured that water release rates won't lead to flooding in yards, houses, or adjacent properties. The master plan's depiction provides a high-level overview, and the specific design details come into play during the survey and engineering stages. All final plans must have well-designed solutions to manage stormwater. If this property becomes the first to develop in the area, there's no concern that construction would hinder future developments. Each development will need to devise its own stormwater management strategy.

It's important to note that the responsibility for water on a developer's land lies with the developer. They must ensure that their development does not cause runoff onto neighboring properties. The exception would be if the runoff naturally flows into a borrow area of a road or another natural drainage, which was permitted by the state regulations.

Councilwoman Beck wanted to have Dave remind the public what density it would have.

Dave Anderson responded that the zoning district we're discussing had a minimum lot size of 15,000 square feet. When you factor in the design requirements for roads and other infrastructure, this essentially allowed for a density of no more than two homes per acre.

Councilman Argyle ▾ Moved to go into a Public Hearing

Councilman Cardon ▾ Seconded and the motion Passed all in favor at 7:51 pm with a roll call vote.

Kevin Oyler	Yes
Jesse Cardon	Yes
Stacy Beck	Yes
Chad Argyle	Yes
Shane Marshall	Absent

Public Comments:

Jackie Larsen requested to see a map from the Utah Division of Water Rights. She explained that the property owner had mentioned the water was from irrigation, but in reality, it's connected to a service tributary system to Bear Creek, not stormwater. This water flows out of the site and into a culvert, continuing down to Bear Creek. She expressed concerns about the historical uses of this water by her family and others and worried about potential backup problems. She also highlighted the need to consider the physical and environmental constraints, as well as stream paths and permits, before determining available acreage, density, and setback requirements for development.

TJ explained that they were proposing a change from rural residential zoning, which allows only one residence on the property, to subdividing the land. He acknowledged the challenges related to the property's low elevation and the need for civil and geotechnical engineering to address issues such as field leveling, stormwater management, and surface drainage.

Councilman Cardon asked about access.

TJ also mentioned the need to work with UDOT (Utah Department of Transportation) regarding access and potential road improvements, including a turn lane and road widening.

TJ indicated that they were in the process of engaging with UDOT but hadn't received approval yet. He emphasized that the approval process might take some time and that they would seek UDOT's input during the final plat approval process.

Councilman Oyler wanted to know when they hoped to start.

TJ responded they hoped for next spring or summer depending on the approvals.

Councilman Oyler inquired about whether the term "city engineers" referred to Spanish Fork city engineers or their own civil engineers.

TJ clarified that their team was collaborating with LEI who was working with the city to obtain approvals for the project.

Councilman Oyler ▾ **Moved** to go out of Public Hearing

Councilwoman Beck ▾ **Seconded** and the motion **Passed** all in favor at 7:57 pm with a roll call vote.

Kevin Oyler	Yes
Jesse Cardon	Yes
Stacy Beck	Yes
Chad Argyle	Yes
Shane Marshall	Absent

Mayor Mendenhall asked Chris to address matters related to water flows and river water management.

Chris Thompson mentioned that geotech reports were being conducted for this development, which was a common practice for construction projects. The geotech reports were crucial for assessing the soil and subsurface conditions, which can impact the foundation and stability of buildings. In this case, they were particularly important because the property appears to have some challenges due to its low elevation and soil conditions.

Regarding concerns about restricting water flow to Bear Creek, Chris clarified that the goal was not to hinder the natural flow of water into the Bear Creek tributary. However, there was a small pipe that could potentially get overwhelmed during significant storm events, causing water backup. To address this, measures would be taken to accommodate the backup without impeding the flow into Bear Creek.

Chris emphasized that the intention was not to restrict the water's natural path but to ensure proper drainage management for various weather conditions and to prevent flooding or property damage. He also mentioned that they were taking steps to address these concerns effectively.

Councilman Oyler raised an important point about the need for retention basins during significant storm events and wanted Chris to elaborate on it.

Chris Thompson explained the purpose of a detention basin, which was to slow down

stormwater flow so that it doesn't overwhelm downstream drainage systems. In the context of the law, a detention basin must be designed to allow the water to drain out within 48 hours, ensuring that the water eventually makes its way into the drainage system without causing flooding downstream. This approach helps manage stormwater effectively and prevent potential flood-related issues.

Councilman Cardon pointed out all this would be worked out at the final plot approval.

Chris Thompson further explained that the in-depth engineering work typically occurs at the preliminary planning stage, where developers invest more resources to ensure the project's feasibility and compliance with regulations. Prior to this stage, they may not conduct extensive engineering work, as the project's specifics may change during preliminary planning.

Chris Thompson clarified that wetland-related issues are typically enforced by the Army Corps of Engineers rather than the city. The permitting and regulation of wetlands fell under the jurisdiction of the Army Corps of Engineers, and it was their responsibility to oversee and enforce wetland regulations.

Mayor Mendenhall mentioned that they would receive a copy of the report if it was required for the development project.

Chris Thompson explained that wetlands-related information often appears on development plans, and the design takes such factors into account. However, the regulation of wetlands was not within their purview, and it falls under the jurisdiction of other relevant agencies.

Councilwoman Beck asked Chris if he was comfortable with the project.

Chris Thompson expressed no concerns about the development and indicated that it appears to be a promising project.

Seth Perrins highlighted that the current request was for a zone change and not the final plan, emphasizing that there's significant work that must happen, including engineering and design. He mentioned that there are concerns about water flow and drainage that need to be addressed during the planning and engineering stages. While he doesn't have concerns about the proposed zone change, he expressed reservations about immediate construction due to the necessary work that has not yet been completed. Perrins also pointed out the step-by-step process that developments go through and the need to align with the general plan and existing laws that govern utilities and subdivisions.

Councilman Oyler clarified that after the zoning change decision was made, the property owner would continue to work within the framework of existing laws and regulations. He mentioned the need to address concerns related to groundwater drainage and other aspects of the development process, emphasizing the importance of complying with the appropriate legal requirements.

Mayor Mendenhall expressed his observations regarding the road widening and potential

traffic considerations associated with the development. He noted that the number and design of access points would likely be discussed in coordination with engineers, and he emphasized that such concerns might fall under the purview of UDOT rather than the city.

Chris Thompson responded they did and we had a plan in place for access for when it meets up.

Seth Perrins stated he thought we had somewhat of a requirement to enable access. If this guy was going to build it based on the RR zone that's there, I think UDOT would have to give them access from the road.

Mayor Mendenhall mentioned that West Street, that was labeled, now lines up with what we can see in the plans, it's hitting that road and going to others.

Seth Perrins stated that in many ways, this development will dictate the location of other roads. It's crucial in the design of access points to major roads, as it sets the precedent for future development in the area.

Councilman Argyle asked a question about the homes in the subdivision above this property on Mill Road. He inquired whether the issues related to those homes previously feeding into Salem City had been addressed and corrected.

Chris Thompson responded, confirming that the homes in the subdivision above this property on Mill Road now feed into Spanish Fork City sewer lines with the construction of a station, and this property would also do the same.

Councilman Cardon emphasized the importance of understanding that they are only approving the zone change and not the specific plot design at this stage.

Mayor Mendenhall noted that the preliminary plot would need to be discussed and approved by various city bodies to ensure it aligns correctly with the proposed zone change.

Councilman Argyle ▾ Moved to Approve ▾ **Ordinance Z05-2023 Amending the Official Zoning Map for the Lotz Subdivision with the findings that it conforms to the city's general plan designation conditions that the applicant meets the city's zoning requirements and construction standards that the applicant addresses any red lines.**

Councilwoman Beck ▾ Seconded and the motion Passed all in favor at 8:07 pm with a roll call vote..

Kevin Oyler	Yes
Jesse Cardon	Yes
Stacy Beck	Yes
Chad Argyle	Yes
Shane Marshall	Absent

D. Ordinance Z06-2023 Amending the Official Zoning Map for the Orchard Subdivision

Dave Anderson discussed the subject property, which was located near the Spanish Fork Mapleton boundary. The property was in an area designated for estate density residential use on the city general plan, making the proposed zone change to 15 consistent with that plan. He mentioned the need to set aside space along the rail corridor on the eastern boundary for the potential expansion of a rail line. This would be addressed on the final plat application, but he didn't see it as a significant issue. Overall, he didn't identify any other major issues that would require attention as the project progresses from preliminary plat approval to final plat and development.

Councilman Cardon asked whether the proposed route lines up with the development to the south and if the power lines crossed the street.

Dave Anderson explained that the proposed route does line up with the development to the south and discussed the challenges and unique design aspects, including the need to leave space for home sites between the road and the railroad tracks on the neighboring property. He also mentioned the power lines crossing the street in that area.

Councilman Marshall ▾ Moved to go into a Public Hearing

Councilman Argyle ▾ Seconded and the motion Passed all in favor at 8:13 pm with a roll call vote.

Kevin Oyler	Yes
Jesse Cardon	Yes
Stacy Beck	Yes
Chad Argyle	Yes
Shane Marshall	Absent

Public Comments:

Bart Boggus expressed gratitude for the city and the staff regarding the development.

Mayor asked about the apple trees.

Bart noted the presence of apple trees and explained that elk had caused damage to them in the past. He also mentioned the existence of a cell tower in the area.

Councilman Argyle ▾ **Moved** to go out of Public Hearing

Councilman Cardon ▾ **Seconded** and the motion **Passed** all in favor at 8:14 pm with a roll call vote.

Kevin Oyler	Yes
Jesse Cardon	Yes
Stacy Beck	Yes
Chad Argyle	Yes
Shane Marshall	Absent

Councilman Cardon ▾ Moved to Approve ▾ **Ordinance Z06-2023 Amending the Official Zoning Map for the Orchard Subdivision with the following finding and conditions: The proposal conforms to the City General Plan designation and zoning map conditions. The applicant meets the city's zoning requirements and construction standards, but the applicant address any red lines to the land, be set aside for future road expansion based on direction provided by the Spanish Works City Department.**

Councilman Argyle ▾ Seconded and the motion Passed all in favor at 8:15 pm with a roll call vote.

Kevin Oyler	Yes
Jesse Cardon	Yes
Stacy Beck	Yes
Chad Argyle	Yes
Shane Marshall	Absent

Mayor Mendenhall expressed appreciation for the hard work done on the project and mentioned that there was funding attached to it. He highlighted the potential for consolidating one of the rail lines in Spanish Fork, and he appreciated the applicant considering this aspect in their plans.

NEW BUSINESS:

A. Request for Amended Preliminary Plat approval for the Eagle Haven Master Planned Development

Dave Anderson explained that the project was a relatively straightforward amendment to a previously approved master plan development. The applicant wanted to break the new part of the project into a couple of phases. The recommendation was for approval, and the phasing plan was crucial to ensure each phase can stand alone. He emphasized the importance of infrastructure and future needs being met with the proposed phasing. The recommendation was to approve the amended master plan development for the Eagle Haven subdivision based on the findings in the staff report and the provided conditions.

Councilman Cardon asked for clarification on where the property was located.

Dave Anderson responded it was on Spanish Fork Parkway by Maple Mountain High School and the neighborhood Walmart.

Councilman Oyler noted that this was the initial property located to the east of Spanish Parkway. He mentioned that as the development progresses, the property owner will be responsible for the development of sidewalks and road widening in the area.

Councilman Argyle indicated that the south property already had sidewalks put in.

Dave Anderson explained that most of the infrastructure in the area was already part of the original Eagle Haven development. The applicant's request was to amend the original approval to add seven lots, which will be developed in two phases. The first phase includes four lots, and the second phase will consist of three lots, including one for an existing home at a later date.

Councilman Cardon raised a question about the road alignment. He recalled there being a road in that area initially and wanted to clarify the current plans for road access.

Dave Anderson clarified that the road network aligns with what was previously approved in April of the same year.

Seth Perrins explained that the change in the road location was due to the preservation of a historical home, which led to the adjustment in the road network to provide driveway access while still ensuring connectivity between the subdivisions.

Councilman Cardon raised a second question regarding the development phases. He inquired about the existing homeowner's house, whether it was already built or still under construction. He indicated that the existing homeowner's house had seen various improvements and upgrades. He suggested that it might make sense to incorporate it into phase one of the development since it's already well-developed.

Dave Anderson asked the applicant to come up and speak on it.

Jerry Carroll, the applicant, explained that this development was part of the Eagle Haven existing subdivision. The decision to break it up into phases was primarily due to the goal of starting work on these four lots by summer. However, given the time of year and weather considerations, the other phase may be scheduled for the spring. Breaking it into phases allows them to focus on these four lots without the added workload of the entire development and the road.

Councilwoman Beck expressed concern about the frontage of two lots in the development, noting that the frontage appeared to be extremely small.

Jerry Carroll stated he felt they were not abnormal.

Seth emphasized that the lot dimensions and sizes can be somewhat deceptive. The larger total lot sizes are a result of the unique frontage and driveway configurations. These

dimensions are permissible due to the use of the master plan development tool. If this were a standard R-1 8 subdivision, the lot sizes would be significantly different.

Dave Anderson provided a more detailed explanation regarding the frontage and lot sizes of the two specific lots in question, as he felt they were abnormal. Here's a breakdown:

Lot on the East:

- It has 35 feet of actual frontage at the cul-de-sac.
- The driveway was 24 feet wide.
- There was additional space on each side of the driveway.
- As you move back from the frontage, the lot quickly widens.
- The lot's width becomes more than 60 feet as you move further into the lot.
- The total lot size was almost 20,000 square feet.

Lot on the West:

- It has approximately 52 feet of frontage at the street.
- At the front setback, the width increases to about 65 feet.
- The total lot size was just over 15,000 square feet.

Councilwoman Beck wanted to know if this was a problem.

Dave Anderson commented on the driveway width, noting that in a standard R-1 8 subdivision, the driveway would be quite narrow from one property line to the other, which can present challenges of a tight driveway.

Councilman Cardon raised concerns about the construction of the stub road, especially for the existing house. He inquired about the mechanisms in place to ensure its completion, considering its importance in the development phase.

Dave Anderson elaborated on the conditions and mechanisms related to the construction of the stub road. He explained that if the property to the north developed before the last phase in this project, there could be a connection made with an easement. The northern developer could be entitled to a pioneering agreement and reimbursement for the improvements they make. In the case of the last phase being developed as a stand-alone project, a bond or guarantee would be provided to ensure the necessary improvements were made. This provides flexibility and options for the development of the stub road.

Councilman Cardon mentioned that the reason for ensuring the construction of the stub road was to avoid the potentially risky scenario where the road goes through an existing house. He emphasized the importance of having this road in place for the development.

Jerry Carroll mentioned that the proposal includes the dedication of an easement and deeded right-of-way for the construction of the road. He felt this ensured that the road would be in place as part of the development.

Seth Perrins explained that the proposed plan included an easement for the future road to the east but not a deeded road. The dedication of the road's right-of-way would come with

the Spanish Fork Parkway to the west. This road was crucial for the development of the four lots to the east. The applicant intended to phase the development, and if someone to the north wished to develop the road sooner, the easement allowed for this possibility. The reason for not including this lot in the subdivision was that it would then be required to complete the road construction. The applicant sought funds from the first part of the project to aid in finishing the latter part. Should the applicant choose not to proceed, sell to someone else, or have a new buyer for the property, the easement would remain. The city would have the ability to construct the road if necessary. He asked Mr. Carroll if that was correct and if Jerry would add anything or take anything away from what he said.

Jerry Carroll told Seth he pretty much wrapped it up in a nutshell and explained that their primary goal was to start construction on the other lots with houses. They planned to build a temporary entrance to 300 South for the house, which would allow them to start the construction faster and eliminate the entrance coming off Spanish Parkway. Their aim was to complete all the necessary work, including all the frontage road and the wall, the rest of the street, irrigation, and landscaping.

Seth Perrins inquired about the specific location of the temporary entrance on 300 South Street. He asked if it would be constructed within the property line where the easement was planned or elsewhere.

Jerry Carroll clarified that the temporary entrance on 300 South Street would be constructed in a location that aligned with the future road plans and that it would be a temporary arrangement as indicated in the plans.

Councilman Argyle wanted to know if someone was living in the house today.

Jerry Carroll indicated he lived there now.

Mayor Mendenhall expressed excitement about the upcoming access to Spanish Fork Parkway, which would connect the future residents of the subdivision to various areas, including Mr. Argyle's subdivision and the Canyon Creek area.

Councilman Oyler ▾ Moved to Approve ▾ **the Request for Amended Preliminary Plat approval for the Eagle Haven Master Planned Development based on the following findings and subject to the following conditions finding that the proposal confirms the city's general plan, designation and zoning map conditions that the applicant meets the city zoning requirements and construction standards that the applicant addresses any red lines that the applicant complies with the standards set back requirements of the rolling 15 zone that the applicant dedicates the right away for Spanish Fort Parkway dedicates a public easement for future 2580 East for roadway and utilities, which will bisect the property as it goes north and that a notice of development obligations be placed on the remaining property which was shown as future last 2021 and 22, which would indicate an approved preliminary plat for the property and that there are development obligations including building that street.**

Councilman Argyle ▾ Seconded and the motion Passed all in favor at 8:34 pm with a roll call vote.

Kevin Oyler	Yes
Jesse Cardon	Yes
Stacy Beck	Yes
Chad Argyle	Yes
Shane Marshall	Absent

B. 300 E Waterline Replacement Change Order for PNL Construction

Chris Thompson explained that there have been several water main breaks concentrated in the area of 300 East. To address this issue, the city wanted to replace the water line at least a year before a road resurfacing project was scheduled. This approach would allow the trenches to settle over a winter season, and then the road can be leveled and sealed during the resurfacing process.

The project aimed to address the water main issues, and the proposed change order was to award the project to a contractor who had been working on a similar project in the same area. The bid amounts for the project were considered reasonable, and the city had confidence in the contractor's abilities.

Temporary asphalt would be applied as a short-term solution until the road could be fully resurfaced. This project was part of an effort to prevent future water main breaks in the area and ensure the infrastructure was in good condition before road resurfacing took place. The goal was to minimize disruptions and the need for emergency repairs in the future.

John Waters, the water division manager, expressed concerns about the water line on their street. He mentioned that the water line had been in need of replacement for a couple of years, but due to financial constraints and time constraints, it hadn't been addressed. In the past month, there have been a significant number of water main breaks on that line, with the count reaching up to 12 breaks.

These breaks had caused disruptions and flooding in the area. John Waters explained that they haven't even reached the typical season for water main breaks, which occurs in the fall and spring due to ground shifting and freezing. With the current rate of breaks, waiting to address the issue was not a viable option, and it needed immediate attention to prevent further problems.

Councilman Oyler asked John to explain the process for fixing a break.

John Waters described the challenges and inconveniences caused by water main breaks. He explained that these breaks often occur at inconvenient times, such as holidays like Thanksgiving or Christmas. When a break happens, they need to shut down the water line, dig into the road to access the damaged section, and make repairs. The excavation can be

quite extensive, with holes being 5 to 6 feet deep and varying in diameter, depending on the specific circumstances.

In some cases, they need to search for the broken section, making the repair process even more time-consuming. John Waters mentioned that they've had to replace sections of the water pipe making it break in another area forcing them to restart the process, which can add significant delays. With a small crew and limited resources, they relied on the assistance of other city departments to handle such situations, but these resources were often stretched thin.

Given that the break season had just started, addressing the water line issue promptly was crucial to avoid further disruptions and challenges caused by breaks in the future.

Mayor Mendenhall raised the question of funding for water line replacements.

Chris Thompson provided additional details regarding the funding situation for water line replacement projects. He explained that they typically replace several blocks of water lines each year. However, due to substantial growth in the north end of town, particularly industrial growth that requires increased fire flows, a significant portion of the water funds had been allocated to expand and upgrade pipes in those areas to meet fire flow demands.

This diversion of funds to accommodate the growing industrial sector had resulted in a backlog of water line replacement projects. To address this, the city was considering using some of its cash reserves to fund the project.

Councilman Oyler inquired about the use of impact fees for the road widening projects described.

Chris Thompson mentioned that impact fees were collected over time and were used to offset the impact of new development projects on public infrastructure and the city would be paid back over time.

Councilman Argyle ▾ Moved to Approve ▾ **300 E Waterline Replacement Change Order for PNL Construction**

Councilman Oyler ▾ Seconded and the motion Passed all in favor at 8:43 pm with a roll call vote.

Kevin Oyler	Yes
Jesse Cardon	Yes
Stacy Beck	Yes
Chad Argyle	Yes
Shane Marshall	Absent

C. Resolution 2023-20 Approving Interlocal Cooperation Agreement with

Salem City for Filevine Case Management System

Vaughn Pickell explained that in recent years, they've been working on developing their own case management system, as their previous contract with Utah County ended. They initially started a new system and have traditionally shared it with Salem City. Salem had expressed a desire to continue sharing the system, and an agreement had been provided for them to pay their pro-rata share of the costs, including startup costs and ongoing annual subscription fees. This software had been beneficial for their needs, allowing them to streamline it for misdemeanor prosecution, and it could be used by other law enforcement agencies like Salem.

Councilman Argyle ▾ Moved to Approve ▾ **Resolution 2023-20 Approving Interlocal Cooperation Agreement with Salem City for Filevine Case Management System**

Councilman Cardon ▾ Seconded and the motion Passed all in favor at 8:45 pm with a roll call vote.

Kevin Oyler	Yes
Jesse Cardon	Yes
Stacy Beck	Yes
Chad Argyle	Yes
Shane Marshall	Absent

Councilman Argyle ▾ made a **Motion to Adjourn to a Work Session**

Councilman Cardon ▾ **Seconded** the motion and it **Passed** at 8:45 pm with a roll call vote.

Kevin Oyler	Yes
Jesse Cardon	Yes
Stacy Beck	Yes
Chad Argyle	Yes
Shane Marshall	Absent

WORK SESSION -No formal actions are taken in a work session.

a. Animal Code Amendments - started at 8:51 pm

Councilman Argyle ▾ made a **Motion to Adjourn to Closed Session for strategy sessions to discuss the purchase, exchange, or lease of real property, including any form of a water right or water shares, or to discuss a proposed development agreement, project proposal, or financing proposal related to the development of land owned by the state, strategy sessions to discuss the sale of real property, including any form of a water right**

or water shares, and discussion of the character, professional competence, or physical or mental health of an individual.

Councilwoman Beck ▾ **Seconded** the motion and it **Passed** at 9:25 pm with a roll call vote.

Kevin Oyler	Yes
Jesse Cardon	Yes
Stacy Beck	Yes
Chad Argyle	Yes
Shane Marshall	Absent

CLOSED SESSION

Councilman Cardon ▾ made a **Motion** to **Adjourn**

Councilman Oyler ▾ **Seconded** the motion and it **Passed** at 12:31 am with a roll call vote.

Kevin Oyler	Yes
Jesse Cardon	Yes
Stacy Beck	Yes
Chad Argyle	Yes
Shane Marshall	Absent

Attest: October 17-18, 2023

I, Tara Silver, City Recorder of Spanish Fork City, hereby certify that the foregoing minutes represent a true, accurate, and complete record of the meeting held on October 17-18, 2023. This document constitutes the official minutes of the City Council meeting.



TARA SILVER, CITY RECORDER

