



ADOPTED MINUTES

SPECIAL MEETING CITY COUNCIL MEETING

August 22, 2024, at 4:35 PM

80 South Main Street

Spanish Fork, UT 84660

Councilmembers Present

Mike Mendenhall, Mayor
Jesse Cardon, Councilmember

Landon Tooke, Councilmember
Stacy Beck, Councilmember

Councilmembers Absent:

Kevin Oyler, Councilmember
Shane Marshall, Councilmember

Staff Members Present:

Jordan Hales, Finance Director
Tara Silver, City Recorder
Dave Anderson, Community Development Director
Nick Porter, Recreation Center Manager
Jack Urquhart, Public Information Officer
Krista Horting, Deputy Chief Fire and EMS
Tyler Jacobson, Assistant City Manager

Vaughn Pickell, City Attorney
Matt Johnson, Police Chief
Bryan Perry, IS Director
Seth Perrins, City Manager
Cory Pierce, Public Works Director in Training
Dale Robinson, Parks and Recreation Director

Staff Members Absent:

Eddie Hales, Fire and EMS Director (work session only)

Visitors Present:

Name

Bryan Hancock
Elle Hancock
Gage Rowbury
Harley Rowbury
Libby Hancock
Taylor Tooke
Clara Martin
Mack Bramall
Heidi Rowbury
Kay Jones
Owen Young
Jazmin Castaneda
Brent Lindstrom
Keith Lindstrom

Name

Kathy Barrett
Kenneth Slater
Dan Moore
Angela Cope
Rich Cope
Norma V. Cope
Bernard Cope
Jolene Hoeveler
William A Hoeveler
Benjamin Sanders
Richard Miller
Marc Chapman
Susan Chapman
Jenna Miller
Vicki Bradford
James Borky
Casey Cloward

Name

John H Burgon
McKinley Ryskamp
Dave Erickson
Vicki Hansen
Grant Hansen
Jake Lastey
Clayci Crandall
Mike Clayson
Camden Clayson
Jordan Ryskamp
Kaylee Butterfield
Taylor Butterfield
Parker Johnson
Carlos Nunez

WORK SESSION - No formal actions are taken in a work session**Visitors Present:**

Lars Anderson
Mason Bouck
Leah Jaramillo
Cory Pierce
Bart Morrill
Darrin Bunker
Jered Johnson

a. Main Street Reconstruction Concept Review

Conсор Engineers Spanish Fork City UDOT
Work Sessions to follow #2 Sept. 17, 2024
Work Session to follow #3 October 15, 2020

Mayor Mendenhall called the work session to order at 4:35 pm.

The discussion focused on the evolution and future planning of Main Street, highlighting its historical significance and the ongoing efforts to address traffic and community needs.

- **Historical Context:** Main Street was traditionally a place for socializing, where many met their spouses. Over the years, while the road's width, depth, and ditches remained

unchanged, the number of cars increased, leading to consistent traffic issues. The topic of congestion on Main Street dates back to the mid-90s, with significant debate around the year 2000. Ten years ago, a study aimed to enhance Main Street's flow and make it a community asset. Two years later, a study with UDOT began, which was now being realized.

- **Current Efforts:** The first session, led by Lars Anderson, focused on the Vision Plan, safety, purpose, bus stop concepts, lighting themes, and wayfinding signage. UDOT funded a Vision Plan for Main Street with a current phase of \$5 million. Chris and Jered were recognized for their grant-writing skills. The transition to the south section of the project was now funded but not yet designed.
- **Design and Safety:** A study five years ago focused on fine-tuning the pedestrian corridor design, with the majority of residents preferring a slower pace. A study identified 362 crashes over four years, with most being angle or turning collisions, resulting in higher injury rates. Safety measures, including right-turn-only intersections and standardized 8-foot sidewalks, were proposed to reduce accidents and congestion.
- **Options and Preferences:** Various options were discussed, including bike lanes, parking configurations, and bus stop concepts. The Council showed a preference for Alternative 1 for bus stops, with suggestions to scale down the design. Lighting options were also considered, with an internal poll showing a preference for hybrid lighting.

Wayfinding signage options were explored, with a preference for off-corridor signs that comply with state law. The impact of trees on businesses and traffic flow was also discussed, with plans to investigate further.

- **Future Planning:** The Spanish Fork interchange and roadway design criteria were considered, with plans to address tree impacts, bus stop materials, and detailed lighting options in the next work session on September 17, 2024.

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

Call to Order 6 pm - Mayor Mendenhall commenced the City Council meeting, welcoming everyone attending in person, online, and via YouTube television. He expressed appreciation for the community's involvement in Spanish Fork city meetings and extended a warm welcome to all participants, regardless of their viewpoints. The meeting began, as is customary in Spanish Fork, with a prayer and a pledge.

Councilmember Tooke introduced a dear friend and fellow Chamber of Commerce member, Rich Cope, who was accompanied by his wife. He expressed his gratitude for their presence at the meeting and invited Rich to come forward and lead the thought and prayer.

Rich Cope expressed his gratitude to Councilmember Tooke for the opportunity to speak, acknowledging that the large audience was a bit intimidating. He shared that Tooke had suggested several topics, such as why he loves Spanish Fork and what makes the city special.

Cope, who frequently discussed the benefits of living in Spanish Fork with his clients, decided to highlight some of the reasons he believed the city was a great place to live.

First, Cope emphasized that Spanish Fork has always been a well-managed city, known for its responsible use of taxpayer dollars and balanced budgets. He recalled former Mayor Marie Huff speaking highly of the city's leadership, particularly praising Dave Oyler and Mary Claire. Having worked for the city himself, Cope witnessed firsthand the dedication and hard work of the city staff and council members.

Second, he praised Spanish Fork as a beautiful and safe city, noting its clean streets, well-maintained parks, and excellent recreational facilities. Cope highlighted that Spanish Fork has consistently been ranked as one of the safest cities in Utah and even nationally.

Third, Cope appreciated the city's motto, "Pride and Progress," which he felt accurately reflected Spanish Fork's forward-thinking approach. He cited examples such as the early adoption of cable TV and high-speed internet, the first drive-thru light display at Christmas, and the city's top-notch recreational facilities and parks.

Fourth, he expressed his love for the community spirit in Spanish Fork, particularly during Fiesta Days and other local events. Cope emphasized the city's ability to maintain a small-town feel despite its growth, mentioning the involvement of city officials in various events and the iconic businesses and buildings that contribute to the city's charm.

Finally, Cope concluded by expressing his appreciation for the city leadership, thanking the mayor, city council, and staff for their hard work in making Spanish Fork a wonderful place to live. He acknowledged that while they may sometimes receive negative feedback, many residents genuinely appreciate their efforts and dedication to the community.

Councilmember Cardon led the attendees in the Pledge of Allegiance.

Mayor Mendenhall thanked Rich for his comments.

PUBLIC COMMENTS:

Jackie Larson expressed her concerns about the Inland Port project during the meeting, noting that it was a new business item on the agenda. She highlighted a roughly \$75 million bond intended for use outside the work area and requested that the Council delay proceeding with it. Larson emphasized that both she and others in the affected area wanted to see specific plans and details for the project before it moved forward.

She mentioned that there had been a lack of transparency regarding the project's impact on her family and the community, with little information provided about the allocation of the \$75 million. Although Larson acknowledged that the Council might not be required to hold a public hearing due to the Inland Port's involvement, she urged them to still engage the community and provide an opportunity for public input.

Larson also expressed frustration over the way the project had been introduced, recalling that

initial reassurances were given about minimal impact on agriculture, yet the first major concept involved significant land acquisition. She criticized what she perceived as efforts to push residents out, citing concerns about property acquisition by the Richie group and the threat of eminent domain.

Finally, Larson questioned why the project had not been reviewed by the Agricultural Protection Board or Commissioner, especially since it seemed to involve a transportation corridor, which by statute, required such a review. She concluded by urging the Council to treat the concerns of the community with more consideration and to engage in better communication moving forward.

James Berky shared a thought he had while driving down Main Street, questioning why there were no dedicated gun stores in Spanish Fork. He noted that while there was a counter at a certain location, it doesn't fully count as a dedicated gun store. Berky expressed that if there truly wasn't a dedicated gun store in the area, he would be interested in possibly starting one.

Councilmember Beck responded to James Berky's inquiry by mentioning that there actually was a gun store in Spanish Fork, previously owned by Erin Stern. However, she noted that the store had been shut down within the last year.

Mayor Mendenhall added to the discussion by recalling that the gun store had a back entrance and was located on the second North block.

James Berky clarified that he was inquiring about the lack of a dedicated gun store in Spanish Fork because he was tired of having to travel to other areas to purchase firearms or related items. He mentioned that he was curious if there were any local ordinances affecting the establishment of such stores.

Mayor Mendenhall asked Dave Anderson or Cory Pierce to address the residents' questions. He clarified that the first resident's concerns would be discussed in the new business section of the meeting. He indicated that more details about the Inland Port project would be covered further down the agenda.

Mayor Mendenhall noted that the council was short a few members that evening. Councilman Marshall was away on business, while Councilman Oyler was on vacation. The Mayor wished them well and acknowledged that they were likely watching the meeting from their respective locations.

COUNCIL COMMENTS:

Councilmember Oyler

Absent

Councilmember Marshall

Absent

Councilmember Beck

Councilmember Beck extended her gratitude to everyone who had been nominating homes for the Yard of the Week program and for helping to beautify the city. She noted that initial nominations were plentiful, with 20 to 30 submissions per week, but had recently dropped to just 2 or 3. Beck encouraged residents to visit the city's website, search for "Yard of the Week," and submit nominations for themselves or their neighbors, including pictures. She mentioned that the program would run until the end of October and emphasized that it had been a fun activity.

Mayor Mendenhall encouraged residents to self nominate for the Yard of the Week.

Mayor Mendenhall remarked on the Yard of the Week program, noting that it was a great initiative and appreciated that it was being revived. He acknowledged that it was a tradition from the days of former Mayor Marie Huff and expressed enthusiasm about returning to the program.

Councilmember Cardon

Councilmember Cardon shared a couple of upcoming events for the community. He first mentioned the Harvest Moon Hurrah, organized by the Arts Council, which would take place on September 7th at the city park. He encouraged residents to submit artwork for display and noted that various performances would be featured at the festival.

He also highlighted the Wings and Wheels event at the airport, scheduled for another Saturday in September. Cardon emphasized that it would be an exciting event with an airshow, car displays, explosions, and STEM activities for kids. Tickets were available for purchase online.

Lastly, Cardon invited Heidi, an adult advisor for the Youth City Council, to introduce the youth council officers and conduct their swearing-in ceremony.

Heidi Rowbury introduced the members of this year's Youth City Council. The council included about 63 members and ten officers. The officers were:

Marc Chapman	Mayor
Clara Martin	Mayor Pro Tem
Harley Rowbury	Recorder
Libby Hancock	Historian
Gage Rowbury	Public Information Officer
Owen Young	Planning Commission Officer
Mckinley Ryskamp	Service Officer

Jazmin Castaneda	Activities Chair
Mack Bramall	Activities Committee
Taylor Tooke	Activities Committee

Heidi also highlighted the council's role in planning and executing service activities, noting their bi-monthly meetings to organize and oversee various initiatives. She thanked them for their contributions to the city. A picture was taken with the Mayor and City Council.

The Mayor then outlined the process for the swearing-in ceremony. Each officer was instructed to state their name and recite the oath of office, with everyone placing their hand on the square and repeating their names in sequence before completing the oath.

The oath of office was as follows:

"I, [Name], do solemnly swear that I will support, obey, and defend the Constitution of the United States, and the Constitution of the State of Utah, and that I will discharge the duties of my office with fidelity and integrity."

Mayor Mendenhall acknowledged the Youth City Council's importance in Spanish Fork, noting their involvement in various events throughout the year and their participation in the Utah League of Cities and Towns. He praised their engagement with real issues similar to those addressed by the state. Mendenhall expressed pride in their efforts and encouraged them to continue their active involvement, emphasizing the unique educational opportunities they would gain. He then asked Tyler if he wanted to share anything about his driving skills.

Tyler Jacobson shared a humorous anecdote about his experience driving the senior van for a Youth City Council trip to the state capital. He recounted how, during lunch, he and the city manager realized they had forgotten their wallets and had no cash to pay for parking. Tyler had to ask the Youth City Council for funds, though he later reimbursed them. He advised future participants to bring extra cash for such situations and praised the parents for supporting their kids. He concluded by congratulating the Youth City Council members and expressing optimism for their upcoming experiences.

Councilmember Tooke

Councilmember Tooke expressed his pride in the Youth City Council members, recalling his own positive experience serving on the youth city council decades ago. He encouraged the new members to embrace their roles and enjoy their time serving the city.

Tooke reminded everyone about the farmer's market sponsored by the Chamber of Commerce, which he and his family attended. He praised the market for its variety of fresh produce and enjoyable atmosphere, encouraging others to visit even if just for the experience.

Mayor Mendenhall

Mayor Mendenhall started his remarks by celebrating the farmer's market, expressing his appreciation for the community members who contributed to its success. He noted the market's vibrant atmosphere and the good work being done by those involved.

Turning to a more somber note, the mayor announced the passing of Carol Ford, a respected and cherished member of the community who had recently died suddenly while traveling with her family. He spoke with great emotion about Ford's impact on Spanish Fork and the deep respect she and her family had earned from the city. Mendenhall reflected on the profound loss felt by the community, quoting a sentiment about handling grief and love. He emphasized that the sorrow of her passing was a testament to the love and joy she had brought into their lives, and he assured that the city would honor her memory and support the Ford family in the upcoming services.

Next, Mayor Mendenhall shared an update on his recent engagement with the Utah County Association of Realtors. He had participated in a summit focused on housing issues, where he discussed Spanish Fork's housing policies and developments. He humorously noted that his wife, Amber, was the center of attention for photos rather than himself, highlighting her charm. Mendenhall used the summit as an opportunity to address misconceptions about local government versus federal politics, emphasizing the hands-on nature of municipal work compared to broader political debates.

Mendenhall then presented a series of slides prepared with the help of Jack, the Public Information Officer. These slides showcased various aspects of Spanish Fork, including the use of sales tax revenues for community projects such as parks and the recreation center. He stressed the importance of direct communication with elected officials and criticized the tendency for online discourse to be less civil. Mendenhall reminded the audience that local government was made up of real people who strive to make a difference, even if they don't always get everything right.

The Mayor also discussed the city's approach to housing, showing data on residential permits and highlighting the increase in multifamily units compared to single-family homes. He addressed the state's housing affordability crisis, explaining that while city fees contribute to construction costs, they are not the sole factor in housing prices. Mendenhall emphasized the need for diverse housing options to meet various community needs and refuted the notion that waiving fees would significantly lower home prices.

He concluded his remarks by reinforcing the value of factual discussions about development and property rights in Spanish Fork. Mendenhall acknowledged the evolving nature of the city's population and housing needs, advocating for balanced and informed conversations about growth. He ended by transitioning to the staff reports segment of the meeting, which would provide updates from recent meetings and ongoing projects.

STAFF REPORTS:

Seth Perrins began by thanking Mayor Mendenhall and outlined the upcoming staff reports.

He announced that the Deputy Chief of Fire and EMS Services would provide an update on significant changes within the fire department, focusing on recent developments and improvements. Following that, Cory would discuss updates related to street changes, adding a bit of lighthearted commentary to the topic. Lastly, Jordan would present an overview of the golf course, including its performance and any notable developments over the year.

A. Fire and EMS Deputy Chief Krista Horting - FT Fire Update

Deputy Chief Krista Horting reported that the Spanish Fork Fire Department typically handled around ten calls daily, with three of these being fire-specific. Historically, for the past 116 years, volunteer firefighters managed these calls by traveling from home or work to the fire station, picking up a truck, and then heading to the scene. This process took an average of 6.8 minutes to get en route.

However, recent changes have significantly improved response times. Over the past three weeks, the average time to get en route has been reduced to just 2 minutes and 13 seconds, saving almost five minutes per call. During this period, the department responded to 59 calls, with nine occurring outside the city limits of Spanish Fork.

Notable incidents included a school bus accident involving a garbage truck and a significant fuel spill on Highway 6, where 6,000 gallons of fuel were released. These improvements in response time have greatly enhanced the department's ability to assist citizens and address emergencies more effectively.

Councilmember Beck expressed gratitude to the new hires and acknowledged the significant changes in the fire department over recent years. He extended a heartfelt thank you to all the volunteers who have contributed their time, talents, and energy over the decades. Beck emphasized that the city of Spanish Fork owed much of its current state to the countless volunteer hours that have saved the city considerable expenses. This financial saving allowed the city to invest in other areas, highlighting the deep appreciation the council has for their dedicated service.

Krista Horting praised the remarkable dedication and efficiency of the fire department's volunteers, noting her amazement at their speed in responding to calls. She highlighted the impressive transition of several of these volunteers to full-time positions with Spanish Fork, reflecting positively on the growth and professionalization of the department.

Seth Perrins acknowledged the historical context of the fire department's response times, noting that in the past, volunteers had to live within a specific radius of the station to ensure a response time of about four minutes. Over time, this had extended to around six to six and a half minutes due to increased demand and volunteer availability issues. He highlighted the significant improvements made recently, including reducing the response time to an average of two minutes and 13 seconds, which represents a major enhancement in service efficiency.

Perrins emphasized the evolution of emergency medical services (EMS) over the past decade and the challenges faced in maintaining response times as the community grew. Despite these challenges, he praised the contributions of volunteers, whose dedication had

historically kept costs lower and benefited the community greatly. He expressed gratitude for both the legacy of the volunteers and the current improvements in response time, noting that a five-minute reduction was substantial and a testament to the ongoing efforts and advancements in the fire department's capabilities.

B. Street Updates

Cory Pierce stated that at the end of the previous week, Seth sent out a memo that included a picture with a question asking what was missing. Cory Pierce noted that the picture was intended to highlight two missing elements, and he mentioned he didn't know if there had been much response to the memo. To engage the Mayor and Council more directly, he proposed testing their recognition of the picture, which depicted a stop light.

Councilmember Cardon provided context for the picture mentioned by Cory Pierce. The image was of an intersection on Center Street at 200 West, not showing a stop sign and a blinking red light but a signal light further down the street.

Cory Pierce stated as summer break ended and the school year began, there was increased activity to prepare the roads. The engineering team, contractors, and the streets department worked diligently to pave and stripe the road, and install signals to accommodate new school entrances. Despite concerns about traffic accidents, Cory reported that there were no accidents or need for ambulance crews, thanks to the effective planning and preparation by the team.

C. Golf Course P&L

Jordan Hales reported that the golf course had a record year, significantly benefiting from increased popularity during the pandemic when it was one of the few places where people could safely distance themselves. A change implemented two to three years ago required golfers to pay for tee times in advance, reducing the number of unused reservations and boosting revenue.

Since 2000, Utah Valley has seen the addition of two new golf courses, TalonsCove and Sleepy Ridge, while Cascade Golf Course closed, leaving a total of ten courses in the valley. The population has doubled since then, increasing the demand for golf.

Historically, the golf course could cover its operational costs but struggled with capital expenses. In the past decade, it has financed the construction of an event center and an irrigation project. Current profits were allocated to three areas: saving for future improvements, repaying a loan from the water fund for the irrigation project, and reimbursing the general fund for its contribution to the irrigation project and event center.

Hales shared specific revenue increases from the past year: green fee revenues were up over \$300,000, golf cart revenues increased by more than \$150,000, driving range revenues rose by over \$20,000, and Sled Hill revenue, previously at zero, saw a notable gain. The event center had also been a positive addition, particularly for hosting tournaments and gatherings. Hales humorously mentioned the idea of tracking how often the mayor visits the golf course,

suggesting it might be more frequent than visits from the pro golfers.

D. Dispatch Board Legislative Issues

Seth Perrins, who also served on the Central Utah 911 dispatch board, reported a significant issue regarding a new state law impacting dispatch centers. The law incentivizes dispatch centers to transfer fewer than 2% of calls to be eligible for state grants. This policy aimed to minimize delays caused by transferring calls from one center to another, which could extend response times.

Central Utah 911, covering most of Utah County except for Springville, Mapleton, Provo, and Orem, faced challenges meeting this requirement due to its extensive coverage area, including 77 miles of I-15 freeway and various highways. The dispatch center often had to transfer calls because it could not communicate directly with callers in certain areas, such as those on the freeway. Currently, the center transfers about 12% of calls, missing out on potential state funds amounting to \$400,000 to \$500,000.

Furthermore, Provo and Orem, having combined into a metro dispatch system, were also excluded from these funds because the eligibility was assessed at a county level. This consolidation, aimed at streamlining dispatch services, had not addressed the specific challenge faced by centers covering extensive areas with limited communication capabilities.

Perrins had reached out to legislators and other dispatch agencies to find solutions. Potential legislative adjustments might be needed to address these issues, either by improving communication capabilities or by adjusting the requirements for dispatch centers with extensive coverage areas. He suggested that further discussions with local and regional legislators might help in resolving this challenge.

Mayor Mendenhall praised the Central Utah 911 dispatch center, highlighting the exceptional quality of the staff and their operations. He shared that he recently had the opportunity to tour the facility, guided by Suzee Anderson, and was thoroughly impressed by the professionalism and efficiency observed.

He inquired whether the public could also tour the facility, noting that while his visit might have been a matter of good fortune, it might be possible to arrange tours for others. He emphasized the critical role of first responders, noting the intense training they undergo to handle emergency calls effectively. Mayor Mendenhall appreciated the dispatch center's ability to remain calm under pressure and quickly provide necessary assistance, commending the facility as a well-run operation.

Seth Perrins highlighted the rigorous training and complex work environment for dispatchers, drawing a comparison to the training process for new police officers. He noted that, similar to police officers, dispatchers undergo several months of intensive training before they handle calls independently. This training involved learning policies, practicing skills, and gradually taking on more responsibilities.

Dispatchers operate in a highly dynamic environment, managing multiple screens, phones,

and keyboards, akin to a gamer's setup. Seth emphasized the demanding nature of the job and mentioned that the dispatch center was currently hiring to fill staffing gaps.

CONSENT ITEMS:

- a. **Minutes Spanish Fork City Council Meeting 08-06-2024**
- ~~b. **Settlement Agreement with Rymac, LLC**~~
- c. **Shadle Property Acquisition Addendums 2 & 3**
- d. **Proposed Addendum Number 3 for the Skye Meadows Development Agreement.**

Councilman Cardon ▾ made Approve a **Motion** to approve the Consent Items a, c, d and Table item b.

Councilwoman Beck ▾ **Seconded** and the motion **Passed** all in favor at 6:58 pm.

Kevin Oyler	Absent
Jesse Cardon	Yes
Stacy Beck	Yes
Landon Tooke	Yes
Shane Marshall	Absent

PUBLIC HEARING:

A. Ordinance for the Villas at Annie's Acres Zone Change and Preliminary Plat

Dave Anderson addressed the council regarding the Annie's Acres project, which was approximately one-third completed. He explained that the proposed alterations required approval of a master plan development overlay, a necessity due to a zoning ordinance change from a couple of years prior.

Anderson noted that both the Development Review Committee and the Planning Commission had reviewed and recommended approval of the proposed changes. He displayed a map showing the remaining undeveloped parts of Annie's Acres, highlighting existing homes and the proposed modifications.

He emphasized the staff's sensitivity to changes in projects, especially those involving owner-occupied properties. Anderson expressed relief that the current residents of Annie's Acres largely supported the proposed changes.

The current zoning for the property was identified as R-1-6, while adjacent properties were zoned R-3, allowing for higher density. The proposal included a mix of single-family homes and multi-unit structures, with adjusted amenities such as a clubhouse.

Anderson concluded by noting the approval recommendation from both the Development Review Committee and the Planning Commission, suggesting that the council approve the proposed preliminary plat and zone change, subject to the four outlined conditions.

Councilmember Cardon inquired about condition number four, which had been a significant topic of discussion during the Planning Commission meetings. He asked if this condition had already been addressed or if it was necessary to retain it to ensure alignment with the project requirements.

Dave Anderson didn't think fencing was an issue at this time. He indicated that he believed it was valuable to retain some language regarding the alignment of the road. This would ensure that the alignment issues were adequately addressed and maintained in the project's plans.

Councilmember Cardon noted that the alignment of the road was a significant concern for several residents during the Planning Commission discussions. He acknowledged that while there was a concern about how the centerline of the road would be designed, the differences in alignment were relatively minor.

Dave Anderson clarified that the condition regarding the road alignment was not intended to involve major alterations. The adjustment would be relatively minor.

Councilmember Cardon stated the condition was included at the request of the engineering department to ensure that any necessary minor adjustments were addressed, keeping both parties aligned.

Dave Erickson, representing Leisure Villas, provided a brief overview of the project. Leisure Villas specializes in building 55-plus restricted communities and has several projects across Utah. Erickson expressed enthusiasm for taking over and completing the Annie's Acres project, emphasizing that their goal was to ensure the new development would seamlessly integrate with the existing community.

He highlighted three key aspects that make their communities successful:

1. **Home Design:** The homes are designed to be spacious and comfortable for two people while accommodating larger gatherings.
2. **Efficient Management:** The management and HOA operations are streamlined to keep fees low, particularly for residents on fixed incomes.
3. **Amenity Package:** A large amenity package, including a clubhouse, swimming pool, theater, and exercise facility, was crucial. These amenities foster social connections, which are especially important in senior communities, where many residents may be widows or single older adults.

Erickson noted that they had gone through several iterations with the Development Review Committee and Planning Commission to arrive at an efficient and effective layout for the project and were eager to begin.

Councilmember Beck observed that the most significant change to the project was the addition of a clubhouse.

Dave Erickson agreed.

Mayor Mendenhall reiterated a key point made by Dave Erickson, emphasizing the importance of maintaining high-quality construction standards for the new homes in the development. He highlighted that the quality of both the exterior and interior construction would match or exceed what was currently in place, ensuring that the new additions would not be inferior to the existing homes in the community.

Dave Erickson clarified that while the new homes in the development would have slight design differences, they would still fit cohesively within the community. He mentioned a preference for their new designs but assured that the basic color palette used so far would remain consistent. Erickson also noted plans to improve the landscaping as the project progresses. The goal was for the entire development to feel coherent as one unified community. Additionally, he expressed an intention to integrate the existing homes into a larger overall "Villas at Annie's Acres" project, provided the current residents were amenable to the idea.

Councilwoman Beck ▾ **Moved** to go into a Public Hearing.

Councilman Tooke ▾ **Seconded** and the motion **Passed** all in favor at 7:10 p.m. with a roll call vote.

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

Mayor Mendenhall invited public comment.

Diane Garcia, an adjacent property owner to the development, expressed her concerns and observations. She began by mentioning that she did not receive a notice about the Planning Commission meeting, which prevented her from attending. Garcia highlighted that her farm was on the National Historic Register of Historic Places, and she was committed to preserving both the history and the fireflies in the area. She appreciated the city's dark sky streetlights, which maintain the natural ambiance during her Firefly Tours.

Garcia acknowledged some positive aspects of the new design, particularly the removal of driveways onto Bradford Lane, which she felt improved the layout near her property. However, she raised concerns about drainage issues. Garcia explained that her property, along with others in the area, relies on 80-year-old clay drainage pipes connected to natural springs that run year-round. She noted that these pipes had recently backed up, causing flooding in her fields and warned that if the drainage issues weren't addressed, the flooding could worsen, leading to significant property damage.

Garcia also commented on the proposed pathway and iron fence in the development. While she initially preferred a solid masonry fence like those in other developments, she was open to the iron fence as long as trees were planted along it to help block light and protect the fireflies' habitat.

Paula Daniels shared her experience of searching for a suitable home after retiring and selling her 65-year-old home in Holiday, where property values had significantly increased. She mentioned that despite the high sale price of her old home, she struggled to find a single-family, one-level home anywhere in the valley. After an extensive search across various areas from Ogden to Richfield, she found Annie's Acres, which met her needs.

Daniels emphasized the appeal of the single-family, no-basement homes in Annie's Acres, noting that it provided a comfortable, accessible living environment for her and others planning to stay there for the rest of their lives. She appreciated the community for its diverse and friendly residents, highlighting the positive atmosphere and ease of living in the area.

However, Daniels pointed out one drawback: the abundance of rocks in the landscaping, which made it difficult to move across the property, especially in an emergency. Despite this minor inconvenience, she expressed overall satisfaction with the neighborhood and voiced her hope that the development would continue to progress smoothly.

Richard Miller shared his experience of purchasing a home in Annie's Acres in early 2021, noting that due to the pandemic, they were unable to move in until December. He and his spouse specifically sought out a 55+ community with single-level homes, which they found to be ideal for aging in place, referring to it as their "dying home."

Miller praised the strong sense of community among the residents, highlighting the support and camaraderie that characterizes the neighborhood. However, he expressed disappointment over the project's stalling and the poor management of the HOA by the current developer. This had led to insufficient reserves for the community, which had been a point of concern for the residents.

Miller mentioned that the residents of Annie's Acres were excited about the proposal to allow Leisure Villas to take over and complete the project. He emphasized that the majority of the residents, who attended a meeting on March 25, were in favor of the proposal, with only one person requesting more information before making a decision. The prospect of merging their HOA with Leisure Villas, known for effectively managing other communities, and the addition of a clubhouse were seen as significant benefits.

Miller concluded by expressing the collective excitement of the current residents and their hope that the council would approve the proposal, allowing the project to move forward.

Jackie Larson, speaking on behalf of the residents, raised several concerns and questions during the meeting. She noted that equipment had been brought in exactly a week ago, and work had already begun on the site, even though the project's approval had not yet been granted. Larson questioned whether this activity was permitted under the current zoning and expressed concern that it should not proceed until official approval was obtained.

Larson also mentioned discrepancies in the project plans, particularly where the corner of River Bottoms Road and Bradford Lane was shown as being "cut off." She referenced previous documents that depicted a roundabout in that area and asked why it was no longer included in the current plans. Additionally, she inquired about the planned access points to these

roads and any changes that might be made to River Bottoms Road and Bradford Lane as part of the project.

Lastly, Larson brought up concerns about water management and asked whether the site had been properly delineated regarding water issues. She expressed the need for clarity on how water-related matters would be handled in the development.

Vicky Bradford, the owner of Annie's Acres, addressed several points during her remarks at the meeting. She began by clarifying that the equipment brought onto the property belonged to her family's business, R.C. Construction, and was not related to Leisure Villas. The equipment was brought in to clean up the area and improve the construction roads to facilitate future development.

Bradford acknowledged the existing groundwater and spring issues on the property, stating that they are working on solutions. She expressed hope that as more development occurred, including to the north of their property, the water would be effectively managed through storm drains, potentially mitigating the problem.

Regarding the fence, Bradford explained their decision to use a wrought iron fence instead of a six-foot concrete one. She emphasized that wrought iron was more durable and could withstand impacts better than concrete panels, which can break apart. She recounted a recent accident where a strong fence had prevented a serious incident, stating that the police officer on the scene believed any other type of fence would not have stopped the vehicle, which had two 16-year-old girls inside.

Bradford concluded by expressing her satisfaction with Leisure Villas, praising them for their accommodation and cooperation. She mentioned that this was likely her last appearance at such meetings and praised the close relationship she had developed with the city staff.

Vicky Bradford, owner of Annie's Acres, shared her gratitude and reflections as she approached the conclusion of her involvement with the project. She expressed appreciation for Leisure Villas' efforts to blend their design with Annie's Acres and for the city's support throughout the process. Bradford acknowledged the delays caused by the pandemic and legal issues but was pleased with the progress made.

She took a moment to honor her family's history, recounting the story of her ancestor, John Holt, who homesteaded the property in 1851. She detailed how her great-great-grandfather's family settled in the area, living in dugouts before building a home that still stands, though it would soon be removed. This land had been in her family for 172 years, and she took pride in its transformation into a 55-plus community.

Bradford expressed satisfaction with the transition of HOA management to a new company and praised Leisure Villas for their expertise with senior living communities. She also shared a humorous anecdote about a conversation with Dave Erickson regarding playgrounds about grandkids, highlighting the community's unique character and the friendly, supportive nature of its residents.

She concluded by expressing her admiration for the residents of Annie's Acres, describing them as exceptional and supportive neighbors. Bradford looks forward to staying involved in the community even after stepping away from the HOA management.

Councilmember Beck thanked Vicki Bradford and mentioned that he might consider moving to Annie's Acres in two years, expressing interest in the community and its appeal.

Benjamin Sanders, a resident who moved into the model home a couple of years ago, expressed his support for the project but raised a concern about the proposed landscaping standards. He questioned what "non-conforming landscaping" entails and how it might impact current residents, particularly in terms of potential costs for conforming to new standards. He asked for clarification on this matter.

Dave Erickson, the representative from Leisure Village clarified their landscaping approach. They emphasized a commitment to maintaining aesthetically pleasing landscaping, focusing on visually impactful areas such as entrances and corners. Due to recent drought conditions, they will transition to less water-intensive landscaping, which includes the use of rock and bark instead of grass.

He addressed concerns about existing landscaping by stating that current residents would not be required to change their existing landscaping. The plan was to transition gradually, ensuring new landscaping integrated well with existing features. They aimed to use smaller diameter rocks for park strips to address the concern of difficulty walking on large rocks. The representative assured that current residents would not face additional costs for landscaping changes unless they choose to make changes collectively.

Bill Hoover, a resident of Annie's Acres since December 2021, praised Vicky Bradford for her significant contributions to the community. He highlighted her unwavering support and dedication, stating that the community owed much of its success to her efforts and commitment. He expressed gratitude for her role in fostering a positive environment and acknowledged her as a valued and beloved member of the community.

Keith Lindstrom expressed concerns about the rocky landscaping around his home, which made it difficult to move between the front and back of his house without going through the interior. He suggested that removing some rocks and replacing them with alternatives like sod or wood chips could improve accessibility. Lindstrom also noted that HOA fees were expected to rise with the new transition, possibly reaching \$190 to \$200 per month. He proposed that an incremental fee increase could help address landscaping issues over time. Despite his concerns, he commended Spanish Fork City for its efforts and expressed satisfaction with his current living situation, emphasizing his desire for more manageable landscaping.

Keith Lindstrom requested a copy of the proposal map to review the planned locations of new plants and traffic patterns. He mentioned that the north end of Volunteer Road, which turned left onto River Bottoms Road, was already mostly constructed but noted that River Bottoms Road itself was narrow and in poor condition, suggesting that it needs significant improvements.

Seeing that no one else wished to speak, Mayor Mendenhall called for a motion to close the public hearing.

Councilman Cardon ▾ made a **Motion** to **Close** the public hearing.

Councilman Tooke ▾ **Seconded** the motion and it **passed** all in favor at 7:37 p.m. with a roll call vote.

Kevin Oyler	Absent
Jesse Cardon	Yes

Stacy Beck	Yes
Chad Argyle	Yes
Shane Marshall	Abset

Councilmember Cardon raised a couple of questions from the public hearing that need to be addressed. The first question concerned the ongoing drainage problem. He inquired about the current status of discussions with the Garcias regarding this issue.

Cory Pierce mentioned that he was still getting up to speed on the matter and may not be fully familiar with all the details yet. He suggested that it might be beneficial to hear from Dave for more informed input on the issue.

Dave Anderson responded by indicating that the drainage issue had been addressed. He mentioned that if it hadn't been resolved, the staff would not be at the point of recommending approval. Anderson also suggested that any additional engineering insights from the applicant could be helpful, as the staff reviews the design plans to ensure they meet standards and best practices.

Parker Johnson, from Mustang Design and the project's engineering designer, addressed the drainage concerns. He detailed that they have been working closely with Byron Haslam and the city staff to understand the ditches adjacent to and near the property. They have examined the ditches' origins, how they fill, and the optimal way to reroute them to prevent any flooding. Johnson assured that they were committed to addressing these drainage issues effectively.

Councilmember Beck asked whether it would be the city's responsibility if flooding occurred on the Garcia's property, particularly if it resulted in a significant issue like the formation of a lake.

Vaughn Pickell responded that responsibility for flooding would depend on the cause. If the issue was related to private property concerns, it would be considered a private matter between property owners.

Seth Perrins acknowledged that the main concern was the issue with rocks, which the city does not directly handle. He noted that the HOA was likely aware of the concern and encouraged residents to address it within their community. He expressed that he thought it was fantastic that their biggest concern was rocks.

Councilmember Beck raised a final question regarding Diane not receiving a Planning Commission public hearing notice. She inquired whether Diane should have been notified about the public hearing and planning processes for the project.

Dave Anderson noted that Diane might be further away from the project site, but since she lives directly across the street, she should have received notice. The team agreed to review the records to confirm whether the proper notifications were sent.

Councilmember Cardon inquired about the traffic changes, specifically regarding the roundabout and other potential modifications to the road. He requested an update on the status and details of these changes.

Dave Anderson mentioned that discussions regarding traffic changes had evolved recently. Initially, there was consideration for a roundabout at the intersection of Volunteer Drive and River Bottoms Road, particularly in relation to the adjacent River Run project. However, the plan has shifted away from the roundabout concept for that location. Instead, alternative traffic control measures are being considered. The roundabout at Bradford Lane and South Lane was still planned, with no changes reported for that intersection.

Councilmember Cardon commented positively on the lighting at Annie's Acres, noting that the dark lights were a commendable feature. He praised the development for maintaining this lighting approach, which helped prevent light pollution and preserved the character of the River Bottoms area.

Councilmember Tooke shared his personal connection to the area, reflecting on how he grew up on Scenic Drive in Spanish Fork and often wondered what would be developed on the land below. He expressed his satisfaction with the outcome, commending Annie's Acres as a well-executed senior living community that met a significant need. He praised the development's beauty and acknowledged the ongoing efforts to refine and enhance it. Tooke concluded by thanking everyone for their support and participation, appreciating their contribution to making the community a wonderful addition to Spanish Fork.

Mr. Lindstrom asked if there would be access to the plans.

The Mayor added that the plans for the project were currently available on the city's website. However, if residents prefer, they can visit the city office to have physical copies of the plans printed for them.

Mayor Mendenhall addressed the concerns raised during the meeting, emphasizing the importance of the development in improving traffic patterns and road conditions in the area. He acknowledged that the roads in the development were being built as the project progressed, which was typical for such developments. He also noted that some roads were county roads and had been narrow and congested for some time, but the new development should alleviate some of these issues by providing better access to Volunteer Drive and main roads.

The Mayor mentioned that improvements in traffic safety and road conditions were expected as the development was completed. He encouraged residents to be patient with ongoing construction and to use the opportunity to address landscaping issues with their HOA while the area was still under development. He concluded by inviting a motion for further proceedings and reassured attendees that improvements would continue to enhance their living environment.

Councilman Cardon ▾ **Moved to Approve the ordinance for the villas at Annie's Acres zone change and preliminary plat based on the listed findings and subject to the conditions listed in the staff report.**

Finding

1.That the proposal conforms to the City's General Plan Designation.

Conditions

1.That the applicant meets the City's Development and Construction Standards, zoning requirements, and other applicable City ordinances.

2.That the applicant addresses any red-lines.

3.That the applicant enters an amended development agreement with the city.

4.That the applicant work with the City on the Final Plat regarding the alignment of Bradford Lane with development to the north; and that the applicant softens the curb radius at 1220 South and Bradford Lane, and that the fencing along Bradford Lane match the existing wrought iron metal fencing along South Lane.

Councilwoman Beck ▾ **Seconded** and the motion **Passed** all in favor at 7:47 pm with a roll call vote.

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

Seth Perrins took a moment to praise Vicky, highlighting her exceptional qualities and positive impact on the development process. He expressed that while he doesn't interact with Vicky frequently, her professionalism and pleasant demeanor make her a standout in the field. Seth emphasized that Vicky's approachability and effectiveness make her a valuable asset, and he expressed enthusiasm for any future projects she might be involved in, noting that working with her was a pleasure.

Mayor Mendenhall shared a personal anecdote about Vicky and the early days of social media. He recalled a time when there was confusion about an online page that seemed to be affiliated with Spanish Fork but wasn't officially the city's page. He mentioned that some unkind comments had been made about Vicky, which were unfair and based on misunderstandings. The Mayor used this as an opportunity to emphasize the importance of seeking out facts and separating emotions from discussions about development and community changes. He praised the residents for being excellent examples of how to handle such situations constructively.

B. Ordinance for the Butterfield Zone Change

Dave Anderson discussed the Butterfield zone change proposal, which involved the city council approving an infill overlay that would allow the construction of a three-structure on a

property located at the corner of 60 East and 1st North. The underlying zoning for the property was R1-6. Anderson noted that the proposal aligned with the general plan, which designated the south side of 5th North for medium-density residential use and the north side for high-density residential. He presented images showing the project site and the surrounding area, noting the presence of older four-plex housing types in the vicinity.

The project plan included a new residential building facing 600 East, with parking situated behind the homes. Anderson acknowledged a resident's concern about the proposed design, emphasizing that while the design was consistent with the general plan and previous approvals, it introduced a new architectural style that may stand out in the area.

The proposal had been reviewed and recommended for approval by both the Development Review Committee (DRC) and the Planning Commission. Anderson highlighted that although the project meets the infill overlay standards, there was varying opinions on how it might impact the neighborhood.

Taylor Butterfield introduced himself as the owner and builder of the proposed triplex. He mentioned that he also owned a property up the street from the proposed site, which was well-maintained. Butterfield expressed his commitment to ensuring that the new property would be aesthetically pleasing and well-kept. He conveyed enthusiasm about moving forward with the project, pending its approval.

Councilman Cardon ▾ **Moved** to go into a Public Hearing.

Councilman Tooke ▾ **Seconded** and the motion **Passed** all in favor at 7:58 pm with a roll call vote.

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

Mayor Mendenhall invited public comment.

There was none

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

Councilman Cardon ▾ **Seconded** and the motion **Passed** all in favor at 7:58 p.m.

Kevin Oyler	Absent
Jesse Cardon	Yes
Stacy Beck	Yes

Chad Argyle	Yes
Shane Marshall	Abset

Councilmember Beck asked for a reminder about the parking requirements in the area, specifically if it was still set at 2.5 spaces.

Dave Anderson responded it was.

Mayor Mendenhall confirmed that the area was not undergoing an overlay and that the parking requirement remained at 2.5 spaces per unit.

Councilmember Cardon expressed that while the contemporary look of the project would make it stand out, as noted by Dave Anderson, the area was suitable for this type of development. He emphasized that more effort would be required to ensure it became a quality project, but the intention of the infill overlay zoning fit this property perfectly, making it logical to proceed.

Councilman Tooke ▾ Moved to approve Ordinance for the Butterfield Zone Change based on the findings that the proposal is consistent with the General Plan and that the proposal meets the intent of the Infill Overlay Zone.

Councilwoman Beck ▾ Seconded and the motion **Passed** all in favor at 8:00 pm with a roll call vote.

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

Kaylee Butterfield expressed a preference for keeping a vinyl fence instead of requiring a masonry fence for this project.

Dave Anderson noted that while masonry was typically required, it's not mandatory for other multi family homes, especially under the infill overlay. The council had the discretion to waive this requirement if a suitable alternative fence was used.

Taylor proposed using the existing white vinyl fencing, and Councilmember Cardon pointed out that this was shown in the presentation.

Councilmember Beck agreed that a suitable fence, like the white vinyl, would be acceptable.

However, Cardon raised a concern about the fence height transitioning from 6 feet to 3 feet near the parking lot, which could be problematic.

Despite this, Beck was comfortable with the vinyl fence option, and Taylor added that visibility would be better with vinyl.

Seth Perrins questioned why this fencing solution was chosen.

Dave Anderson clarified that the infill overlay does not require a masonry fence for projects under four units, and the City Council could waive this requirement if they find a different type of fence sufficient.

Taylor mentioned that the fence would match other vinyl fences in the area and include curb stops to prevent vehicles from driving through it.

The Mayor and Taylor discussed the parking situation, with Taylor confirming that the parking lot would not be adjacent to the fence. The Mayor noted that some fencing would be needed between houses and tenants, with plans to match the white vinyl fence. The Mayor allowed for discretion on the west side, stipulating that no more than four units should have white vinyl fencing.

The council members, including Councilmember Cardon and Beck, ultimately expressed support for the vinyl fence.

The Mayor emphasized the importance of ensuring that the fence was sufficient and distinct from regular home fencing, with adequate curbing to prevent accidents.

Dave Anderson also addressed the need for sufficient space for landscaping, curbing, and fencing, while Seth Perrins mentioned that the proximity to the adjacent park should be considered.

The item was reconsidered, with the council leaning towards approving the use of a white vinyl fence for the project.

Councilman Cardon ▾ **Moved to Reconsider the Ordinance for the Butterfield zone change based on the findings that the proposal is consistent with the General Plan and that the proposal meets the intent of the Infill Overlay Zone.**

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

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

Councilman Cardon ▾ **Moved to Approve the Ordinance for the Butterfield zone change based on the findings that the proposal is consistent with the General Plan and that the proposal meets the intent of the Infill Overlay Zone and making the exception for a vinyl fence in lieu of a stone masonry fence.**

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

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

C. Ordinance for Pacific Horizon Zone Change

Dave Anderson discussed a zoning change request for a property adjacent to a site that had been previously considered for a zone change. The property to the south was set for a strip retail development, with plans submitted earlier in the week. The proposal was to rezone the subject property from residential office to commercial two.

Anderson mentioned that a concept plan for the subject property had been reviewed, confirming that there was sufficient space for the intended development. He noted that the development aligned with the ongoing transformation of the area, particularly with the River Bridge Event Center nearby and the new recreation center under construction on the other side of Main Street.

He emphasized that the proposal was consistent with the general plan, and both the staff and Planning Commission had recommended its approval. Anderson kept his remarks brief, noting that the zoning change was straightforward. He also pointed out that some elements, like drive-thrus, might not have been allowed in a residential office zone, which would have posed challenges if the zoning had not been changed.

Councilman Tooke ▾ **Moved to go into a Public Hearing.**

Councilman Cardon ▾ **Seconded** and the motion **Passed** all in favor at 8:12 pm

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

Mayor Mendenhall invited public comment.

Clayci Crandell introduced herself as being with Pacific Horizon and mentioned that she was representing Casey, who was unable to attend due to a prior commitment with hunting

season. Clayci expressed excitement about the growth in the area, particularly with the new recreation center and other developments on the south side, and shared their eagerness to start the project as soon as possible.

Seeing that no one else wished to speak, Mayor Mendenhall called for a motion to close the public hearing.

Councilman Cardon ▾ made a **Motion** to out of the public hearing.

Councilman Tooke ▾ **Seconded** the motion and it **passed** all in favor at 8:13 pm

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

Councilwoman Beck ▾ **Moved to approve the Ordinance for Pacific Horizon Zone Change based on the finding that the proposal is consistent with the General Plan.**

Councilman Cardon ▾ **Seconded** and the motion **Passed** all in favor at 8:13 pm

Mayor Mendenhall remarked that before calling for a roll call vote, he wanted to briefly discuss the property. He mentioned that this property had been discussed 3 to 6 months ago with an adjacent property owner and had also been the subject of emails and online messages. The Mayor noted that this situation highlighted the changes that occur in a growing community. He recalled being accused of destroying farmland and heritage when the property just south of this one was considered for a different use, and now the current property was applying for a different use as well. He emphasized that making decisions based on facts rather than emotions often helps progress.

He called for a roll call vote.

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

D. Ordinance for the Crumbl Zone Change

Dave Anderson provided an update regarding the zoning change request for the property at 900 East, just south of US Highway 6, in the Business Park. He noted that the business park had been partially constructed for over 20 years but had never been fully developed. The council had reviewed an amended development plan, which impacted not only this part of

the business park but also an adjacent property, making it ready for contemporary development.

The specific question before the council was whether to apply the development enhancement overlay to the outlined area, which would allow the project to proceed despite not meeting all typical zoning requirements. The focus of the discussion was on parking and landscaping, with the proposal including the construction of a retail building that would house a Crumbl Cookie business with a drive-thru.

The main concern was that the project did not meet the parking requirements. However, Dave and the staff felt that there was ample parking in the area, and the site design included substantial space for drive-thru queuing, which was likely to be a bigger issue than the number of parking stalls. The proposed development was seen as a way to revitalize an underutilized property with great visibility from Highway 6. Although there were some concerns about losing a use on Main Street, the project was considered an upgrade for the area.

During the discussion, there was a brief, lighthearted exchange about Crumbl Cookies, with Casey sharing his favorite flavors and mentioning the popularity of some new offerings. He also mentioned that the Planning Commission handled the agenda items favorably.

Councilman Cardon ▾ **Moved** to go into a Public Hearing.

Councilman Tooke ▾ **Seconded** and the motion **Passed** all in favor at 8:22 pm

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

Mayor Mendenhall invited public comment.

Seeing that no one else wished to speak, Mayor Mendenhall called for a motion to close the public hearing.

Councilwoman Beck ▾ made a **Motion** to out of the public hearing.

Councilman Tooke ▾ **Seconded** the motion and it **passed** all in favor at 8:22 pm

Councilmember Tooke raised a lighthearted concern about the building potentially taking away a crucial spot for campaign signs. He jokingly asked if they could still place a few signs on the property. Casey responded that he would need to check with the HOA regarding the placement of signs.

Casey also took the opportunity to compliment Spanish Fork, noting the improvements he observed during his visit. He expressed his pleasure in being associated with the area and complimented the city's efforts and progress.

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

Councilman Tooke ▾ **Moved to approve the Ordinance for the Crumbl Zone Change based on the finding that it meets the intent of the Development Enhancement Overlay.**

Councilwoman Beck ▾ **Seconded** and the motion **Passed** all in favor at 8:23 pm with a roll call vote.

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

NEW BUSINESS:

A. Resolution Approving Amended UIPA Interlocal Agreement for Sales Tax Pass-through

Vaughn Pickell reviewed three new business items, including a resolution to approve an amended interlocal agreement for sales tax sharing. The state law allowed the EPA to collect sales tax from within their project areas, but the city had negotiated for the sales tax generated within their project area to be returned to the city. The resolution aimed to amend the existing development agreement to ensure that the sales tax would be redirected to the city as it had been prior to the establishment of the project area.

Seth Perrins added that the issue was significant, noting that under the law, approximately \$125,000 a month was initially being diverted. Although recent changes to the law reduced this amount slightly, it still represented a substantial sum. He expressed gratitude that the situation was being corrected, acknowledging that the current arrangement was not how the law was originally intended.

Councilman Cardon ▾ made **Motion** to Approve ▾ **the Resolution Approving Amended**

UIPA Interlocal Agreement for Sales Tax Pass-through based upon the findings in the resolution and agreement.

Councilwoman Beck ▾ **Seconded** and the motion **Passed** all in favor at 8:26 pm roll call vote.

Kevin Oyler	Absent
Jesse Cardon	Yes
Stacy Beck	Yes
Landon Tooke	Yes
Shane Marshall	Absent

**B. A RESOLUTION OF THE CITY COUNCIL OF SPANISH FORK CITY, UTAH
DECLARING THE CITY’S INTENTION ON BEHALF OF ITSELF AND THE
HERETOFORE APPROVED VERK INDUSTRIAL REGIONAL PUBLIC
INFRASTRUCTURE DISTRICT (THE “DISTRICT”) FOR THE DISTRICT TO
REIMBURSE ITSELF FOR EXPENDITURES INCURRED IN CONNECTION WITH
PUBLIC IMPROVEMENTS AND ALL RELATED IMPROVEMENTS WITH
PROCEEDS OF FEDERALLY TAX-EXEMPT BONDS THAT THE DISTRICT
INTENDS TO ISSUE; AND RELATED MATTERS.**

Vaughn Pickell explained that the new Public Infrastructure District (PID) within the Verk Industrial Park was planning to issue bonds to finance improvements aligned with the district's goals. These improvements included infrastructure surrounding the airport, such as roads, power lines, water, sewer, and stations.

He noted that before issuing the bonds, both the city and the district would have incurred some costs. The resolution under discussion was intended to express the intent to reimburse those costs, which could include property acquisition and the construction or installation of public improvements benefiting the project area.

He clarified that the reimbursement would come from bond proceeds, emphasizing that the bond would not be issued by the city but by a separate legal entity. This entity, the Public Infrastructure District, had been formally created the previous week and would handle the process of issuing the bonds after going through the necessary public hearings.

Councilmember Cardon clarified that the bond was essentially a statement from the city to the Public Infrastructure District, indicating that the city was undertaking work with the expectation of being reimbursed for it.

Vaughn Pickell responded by acknowledging that some elements were indeed outside the current boundaries. He then asked for clarification by restating what Mayor Mendenhall had said to ensure that he had understood it correctly.

Seth Perrins explained that with bonds, there were laws limiting the look-back period for expenditures to 60 days unless specific actions were taken, such as the resolution being discussed. If the bonds weren't issued until December or February, the look-back period would be restricted by that statute. This resolution allowed the look-back period to start from today, ensuring that expenses incurred within 60 days prior can be included.

Councilmember Cardon asked about how entities or interested parties would be informed when the funds were discussed. He inquired about the noticing system, questioning whether it would differ since a separate entity, the public infrastructure district, would handle it.

Vaughn Pickell confirmed that the public infrastructure district would follow the same type of notice procedures as the city. They would post notices on the state public notice website, similar to how the city handles its meeting notices. He emphasized that they would need to comply with the same requirements.

Seth Perrins explained that a road would be constructed, connecting specific points, with utilities associated with it. He addressed concerns about eminent domain, stating that the city had never discussed or threatened its use, either externally or internally, regarding the properties in question. He emphasized that the city paid the going rate, possibly even more, for the land, and that all property owners involved sold their land voluntarily, motivated by their own reasons.

Councilmember Cardon asked for clarification, noting that the only entities capable of exercising eminent domain on behalf of the Inland Port area, was the Verk Industrial area, that was currently the city and the PID group. He pointed out that the PID group had not yet started meeting to discuss such matters.

Seth Perrins confirmed there was nothing to discuss regarding eminent domain since all necessary rights of way had already been purchased, eliminating the need for such measures.

Vaughn Pickell agreed there was no need for eminent domain.

Councilwoman Beck ▾ Moved to Approve ▾ **The resolution that provides that once the newly-created Verk Industrial Park Public Infrastructure District issues bonds to finance the construction of public infrastructure, it may use some of those proceeds to reimburse the PID and the City for expenditures that occurred prior to the bond issuance. The reimbursement is allowed for property acquisition, construction, and installation of public improvements benefitting the PID and the Verk Project Area.**

Councilman Cardon ▾ Seconded and the motion Passed all in favor at 8:33 pm with a roll call vote.

Kevin Oyler	Absent
Jesse Cardon	Yes

Stacy Beck	Yes
Landon Tooke	Yes
Shane Marshall	Absent

C. Biz Solar Program Power Sales Agreement

Vaughn Pickell explained that the interlocal agency, of which the council was a member, served as the city's power supplier. The agency had created a business solar program, allowing large users generating more than 25 kW to sell solar power to the agency. The council reviewed two related agreements: a power purchase agreement, where the solar power generated would be sold to the agency at 4.3 cents per kilowatt hour, and an interconnection agreement, which outlined how connections to the system would be managed. This arrangement involved a new business in the Spanish Springs Business Park.

Seth Perrins asked Vaughn if the council would allow a resolution to give the power superintendent the authority to sign agreements for residential solar projects under 25 kilowatts, based on a standard template.

Vaughn responded that the current agreement was the first large-scale solar project within the city boundaries. If more similar projects emerged, it might be reasonable to grant the power superintendent the authority to sign such agreements, provided they adhered to the established template.

Vaughn Pickell mentioned that it would likely be reasonable to grant the power superintendent that authority. However, he noted that such agreements were infrequent.

Seth Perrins stated that since this was the first large solar project, it was brought before the council as a new business item. However, if the resolution was approved, future similar agreements would likely be placed on the consent agenda.

Mayor Mendenhall noted that the council might only see such solar projects once a year, or perhaps once every two to three years. At that point, the process would likely become more routine and consistent with the council's expectations for handling such issues.

Councilman Cardon ▾ Moved to Authorize ▾ **the Mayor to Sign the Biz Solar Program Power Sales Agreement.**

Councilman Tooke ▾ Seconded and the motion Passed all in favor at 8:37 pm with a roll call vote.

Kevin Oyler	Absent
Jesse Cardon	Yes
Stacy Beck	Yes

Landon Tooke	Yes
Shane Marshall	Absent

DISCUSSION: (final decisions are not made for discussions)

A. General Plan Update

Dave Anderson reported that there was not much to update, but he shared that the recent survey was likely the last citywide public outreach effort for the general plan and station area plan projects. These projects would now be pursued separately. The survey, completed on August 19th, would be analyzed by Design Workshop, with a presentation of results expected at the September 3rd meeting. The analysis would include both quantitative data and survey comments.

The goal was to have a draft land use element of the general plan by the end of September, with completion expected by the end of November. The station area plan might extend into early 2025, with a hoped-for completion by February.

Dave outlined that the survey explored various development scenarios. The first scenario considered future development potential around Spanish Fork Parkway, US Highway 6, and Main Street. The results showed minimal interest in significant development along Main Street or US Highway 6, with more focus on intense development around the new interchange locations and I-15 corridor.

Scenario two, which proposed significant and intense development near the new 2700 North interchange, received broad support. This scenario was expected to serve as the foundation for the land use map going forward. The findings suggested a preference for intense development along the I-15 corridor, with lighter interest for other areas like Spanish Fork Parkway.

Dave concluded that the input received from the survey would guide future planning efforts and decision-making, transitioning from conceptual discussions to detailed implementation.

Mayor Mendenhall emphasized that there would be more discussion on the general plan in the upcoming months, including sessions in September, October, and later in the year. He expressed appreciation for the work done and thanked everyone who participated in the surveys, noting that the feedback would be crucial for future decisions.

Councilman Cardon ▾ Moved to Adjourn ▾ to the Closed Meeting

Councilwoman Beck ▾ Seconded and the motion Passed all in favor at 8:46 pm with a roll call vote.

Kevin Oyler	Absent
Jesse Cardon	Yes

Stacy Beck	Yes
Landon Tooke	Yes
Shane Marshall	Absent

Attest: August 22, 2024

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 August 22, 2024. This document constitutes the official minutes of the City Council meeting.

A handwritten signature in black ink that reads "Tara Silver". The signature is written in a cursive, flowing style.

TARA SILVER, CITY RECORDER