



**ADOPTED MINUTES
CITY COUNCIL MEETING
July 15, 2025, at 4:30 pm
80 South Main Street
Spanish Fork, UT 84660**

Councilmembers Present

Kevin Oyler, Councilmember
Mike Mendenhall, Mayor
Jesse Cardon, Councilmember

Stacy Beck, Councilmember
Landon Tookey, Councilmember
Shane Marshall, Councilmember

Councilmembers Absent:

Staff Members Present:

Tara Silver, City Recorder
Dave Anderson, Community Development Director
Eddie Hales, Fire and EMS Director
Tyler Jacobson, Asst. City Manager
Seth Perrins, City Manager

Vaughn Pickell, City Attorney
Matt Johnson, Police Chief
Dale Robinson, Parks and Recreation Director
Cory Pierce, Public Works Director
Jack Urquhart, Public Information Officer
Jordan Hales, Finance Director

Staff Members Absent:

Visitors Present:**Name**

Jake Lasley
Gatlin Gardiner
MaryAnn Harrison
Mark Harrison

Name

Leland McKay
Taylor Smith
Clayton Rackham
Ron Nielsen

Name

Carrie Kirk
Clark Nielsen
Kimberly Schardine
Matt Evans

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

Visitors: Jackie Larson, Sawyer Hamilton, Carrie Kirk, Clark Nielsen, Kimberly Schardine, Matt Evans

Staff Present:

Mike Mendenhall, Shane Marshall, Kevin Oyler, Landon Tooke, Jesse Cardon, Seth Perrings, Tyler Jacobson, Jordan Hales, Dave Anderson, Ian Bunker, Dale Robinson, Cory Pierce, Matt Johnson, Eddie Hales, Jack Urquhart, Vaughn Pickell, Stacy Beck, David Mann, Brandon Snyder

Mayor Mendenhall started the meeting at 4:39 pm.

A. Fiscal Year 2025 Fraud Risk Assessment

- Discussion: Staff presented the results of the annual fraud risk assessment required by the State Auditor. The city scored 350 out of 395, placing it in the “low risk” category but just short of “very low risk.”
- Key Points:
 - The city has good separation of duties and a fraud hotline in place.
 - Areas needing improvement included formalizing a policy for reporting fraud/abuse and having employees annually acknowledge a behavior statement in writing.
 - Staff suggested minor adjustments could gain the remaining points.
- Action: Staff planned to review current employee agreements and revise policies to align with state auditor expectations.

B. Draft Station Area Plan Update

Overview: The draft Station Area Plan (SAP) was introduced as part of the broader General Plan update. The SAP aims to guide development near a proposed commuter rail stop on the west side of I-15.

Key Points:

- The draft plan is highly ambitious, envisioning high-density, mixed-use development around the proposed station.
- Staff emphasized the vision was long-term, possibly 15–20 years out, and not immediately actionable due to the lack of current infrastructure (interchange and rail stop).
- Council discussed the challenges of “premature” planning versus the risk of uncoordinated development if no plan exists.
- Several councilmembers voiced concern over placing a burden on property owners and developers with such a forward-looking plan.
- Staff noted the SAP is not yet binding but could influence future development decisions and infrastructure funding priorities.

Action: The council considered inviting UTA and MAG officials to a future work session to discuss implementation language and possible “off-ramps” to avoid being locked into premature obligations.

C. Proposed Annexation

Overview: Staff presented a petition to annex property north of 400 North, adjacent to the station area.

Key Points:

- Staff emphasized this annexation could influence future planning in the broader SAP area.
- Council discussed whether annexing at this time would tie their hands or create costly infrastructure obligations ahead of market readiness.
- Some members questioned if adopting the SAP obligates annexation or vice versa.

- There was consensus to approach the annexation cautiously and ensure planning aligns with realistic timelines.

Action: The council considered whether to accept the annexation for further study or decline it for the time being.

D. General Plan Update

Discussion: Staff provided a brief update on the citywide General Plan project.

Key Points:

- The land use map was under review by stakeholders, including the Chamber of Commerce.
- Council's ongoing discussions about growth and timing would influence the General Plan's policies and future hearings.

Action: Staff planned to integrate council feedback and prepare the plan for public hearings in the near future.

Summary:

- Staff requested direction on both the SAP and annexation to guide further study and consultant engagement.
- Council expressed interest in holding a future work session with UTA and MAG to clarify long-term commitments and timing issues.

Adjournment: The work session ended with the council preparing for the regular meeting at 6:00 PM.

6:02 pm CALL TO ORDER, PLEDGE, OPENING CEREMONY:

Mayor Mike Mendenhall opened the Spanish Fork City Council meeting on July 15, 2025, by welcoming everyone in attendance, both in person and online. He acknowledged that the meeting was taking place during the city's Fiesta Days celebrations, noting that several events had already occurred and that the city was in the midst of the festivities. He expressed gratitude to community members for participating in the meeting despite the busy schedule. Mayor Mendenhall then outlined the customary opening proceedings for council meetings, announcing that Councilman Marshall would provide a prayer or motivational message, followed by Councilman Cardon leading the Pledge of Allegiance.

Councilman Shane Marshall thanked Mayor Mendenhall and then introduced Mark Harrison, whom he had invited to share some thoughts and offer a prayer.

Mark Harrison began by expressing his gratitude to Mayor Mendenhall, the members of the City Council, and the city director for the opportunity to speak. He shared how Councilman Shane Marshall had approached him the previous evening during the flag retirement ceremony and invited him to offer some thoughts and a prayer at the council meeting. Harrison humorously noted that he had originally planned to watch a ball game but decided to record it so he could participate. He reflected on his deep ties to Spanish Fork, explaining that he was born and raised there, met his wife in the city, married her there, and raised his sons in the community. Spanish Fork, he said, held a special place in his heart as his lifelong hometown.

To capture the essence of Spanish Fork, Harrison recited a poem he found, which he felt reflected the spirit of the city:

*A city nestled beneath the mountains high
Spanish Fork where dreams and valleys lie
From pioneer trails to modern day embrace
A tapestry of stories, time and space.*

*The canyon whispers tales of long ago
Of friar's quest and water's gentle flow.
The Escalantic cross a silent and watchful guide
As history unfolds with nowhere left to hide.*

*Icelandic heritage a lighthouse stands
A beacon of those who shape these lands.
Through fields of green where crops begin to rise
A vibrant heart beneath the Utah skies.*

*A place of safety where families reside
Open spaces where natures can confide.
Spanish Fork, a name that carries weight
A community's strength sealed by fate.
My hometown.*

After the poem, Harrison invited everyone to join him in prayer, bringing his heartfelt segment to a close.

Councilmember Shane Marshall responded with gratitude, thanking Harrison for his moving words and the time he dedicated to the meeting. He remarked that new residents who attend city events often tell the council that they'll never miss another, highlighting the growing importance of these gatherings. The Councilmember praised the poem in particular, saying it carried a "big heaviness" and was "awesome," perfectly encapsulating what Spanish Fork means to its residents. He also reflected on the Harrison family's constant presence in the community, saying that growing up in Spanish Fork meant you couldn't help but encounter them, whether they were cheering for you or, in jest, yelling at you. He emphasized that the Harrisons have always been there to support others, no matter the situation.

Councilmember Jesse Cardon then invited all present to rise and join in reciting the Pledge of Allegiance. The attendees stood and collectively pledged allegiance to the flag of the United States of America.

Mayor Mike Mendenhall thanked Councilmember Shane Marshall and Mark Harrison for their contributions to the opening portion of the meeting, as well as Councilmember Jesse Cardon for leading the Pledge of Allegiance.

Shifting back to the agenda, Mayor Mendenhall then moved to item four, the public comment section. He invited members of the public to come forward with any comments or questions not listed on the agenda. After a brief pause and seeing no one step forward to speak, he transitioned to the council comment portion of the meeting. In a lighthearted tone, he decided to start in the middle tonight with Councilman Oyler, joking that he usually begins at one end but wanted to throw people off.

COUNCIL COMMENTS:

Councilmember Oyler

Councilmember Kevin Oyler first reflected on the flag retirement ceremony held the previous night, describing it as a fantastic event to attend and participate in. He expressed gratitude to former Mayor Leifson for the words he shared during the ceremony, noting that Leifson's message prompted Oyler to think about his own grandfather, a Spanish Fork native who served in the military. Hearing the names of all Spanish Fork residents who had served deepened his appreciation for the city's heritage and its people. Oyler extended a heartfelt thanks to all veterans in the community.

He then provided an update from the animal shelter board meeting held earlier that day. He explained that with the projected growth in Utah County, particularly in the southern part, the current animal shelter is struggling with limited space. At the time of the report, the shelter was housing 78 dogs and 140 cats. Oyler encouraged residents looking to adopt a pet to consider visiting the local animal shelter rather than turning to online listings. He described ongoing discussions about the shelter's future, including whether to build a larger facility at a new location or attempt to expand the existing one. However, he noted challenges with expansion since the current shelter is on Utah County property, and the county originally funded and built the facility before turning it over to the animal shelter district.

Oyler also shared that the board had explored potential restructuring of the district due to significant growth in cities like Eagle Mountain and Saratoga Springs. One scenario discussed was removing Provo from the South District to create a Central District with new locations. He pointed out that if Provo were no longer a participant, Spanish Fork's annual contribution to the district would increase from approximately \$132,000 for fiscal year 2026 to about \$169,000. Oyler emphasized that no decisions have been made and these conversations are still in the early planning stages as the district evaluates how best to meet future needs. He concluded his remarks with a reminder for pet owners to be responsible by ensuring their dogs and cats are spayed or neutered.

Mayor Mike Mendenhall agreed that Oyler had raised an important point, noting that the area's significant growth is not only bringing more people but also more animals, which increases the demands on community resources like the animal shelter. Mendenhall acknowledged the relevance of this issue and smoothly transitioned to the next speaker by inviting Councilman Cardon to share his comments.

Councilmember Cardon

Councilmember Cardon began his comments by thanking Mayor Mendenhall and sharing a few updates. He first mentioned attending the airport board breakfast a couple of weeks earlier on a Saturday. He described the event as a great opportunity to connect with airport patrons and answer their questions, particularly regarding topics such as Runway Bravo, the potential addition of a control tower, and considerations about landing fees. Cardon encouraged residents to visit the airport to witness the significant changes taking place, noting the impressive amount of vertical construction underway and describing the airport as drastically changing quickly. He also promoted the upcoming Wings and Wheels event, scheduled for the last Saturday of September, and advised residents to purchase tickets through SF City Tix. He admitted he couldn't recall the ticket price offhand but assured everyone they could find the information online, playfully adding that it would be a surprise.

Shifting to Fiesta Days, Cardon highlighted the community theater production of Shrek, sponsored by the Arts Council. He noted that the show would open on Thursday, with performances continuing throughout Fiesta Days and even extending beyond, with the final show scheduled for July 26 at 2 p.m. at Spanish Fork High School. Cardon mentioned that Councilwoman Beck had hosted the cast on Studio Chatter and had described them as delightful, encouraging residents not to miss the production.

Mayor Mike Mendenhall thanked Councilman Cardon for his updates and smoothly transitioned to the next part of the meeting. He invited Councilmember Tooke to share his comments, signaling that the floor was now his.

Councilmember Tooke

Councilmember Tooke began his remarks by thanking Mayor Mendenhall and stated he had just one item to share that evening. He echoed Councilmember Oyler's earlier sentiments about the flag retirement ceremony, describing it as deeply touching and encouraging anyone who had not attended to make it a priority in the future. Tooke viewed the ceremony as the kickoff to Fiesta Days, saying it set a high tone for the celebrations that would unfold over the next nine days. He expressed his appreciation for the veterans honored at the event and conveyed his excitement to see residents at various Fiesta Days activities in the coming week and a half. Concluding his first point, he said he had nothing further to add for the moment.

Mayor Mike Mendenhall thanked Councilmember Landon Tooke for his remarks and invited Councilmember Kevin Oyler to share his comments.

Councilmember Marshall

Councilmember Marshall began by sharing his experience attending the veterans council meeting. He humorously noted that Kevin had picked him up because he was running a bit late. Once settled, he provided an update on the meeting's discussions, which included financial matters and a presentation by a woman on how to clean the memorial wall in the cemetery. The council had explored the possibility of funding the cleaning project with the goal of completing it before Labor Day. After some lighthearted back-and-forth over whether the target was Memorial Day or Labor Day, Marshall confirmed it was indeed Labor Day. He explained that the estimated cost for the cleaning was around \$6,000 and noted that the veterans council had already secured most of the funds. However, they were asking if the city could help cover the remaining amount.

Marshall reflected on the broader needs of the memorial wall, suggesting that while the \$6,000 cleaning would address immediate concerns, a full rehabilitation of the site would likely cost around \$40,000 in the near future. He expressed his intention to work with the veterans council on fundraising efforts to achieve that larger goal. Marshall spoke with admiration about the dedication and love the veterans council members have for the cemetery and the veterans honored there. He also mentioned Kevin's earlier comment of volunteers carrying veteran banners in the parade, honoring deceased and living veterans along Main Street, which the council had enthusiastically supported.

Marshall noted that while the veterans council is a vital part of the community, its membership is aging, and he expressed a desire to see younger members join to reinvigorate their efforts. He praised the organization's generosity, highlighting how they regularly donate funds across the community, including \$1,000 to support a veterans event in Salem and assistance for Spanish Fork veterans in need. He added that while he didn't have the veterans council's nonprofit registration number on hand, he planned to publish it so residents could donate directly if they felt inclined.

Turning to the city's role, Marshall asked in a lighthearted tone if Seth had any "spare change in the cushions" that could be allocated to support the cleaning project. He acknowledged that the council holds the authority over such funding decisions and suggested they discuss it further in the near future. He emphasized that while the veterans council was willing to carry the bulk of the financial responsibility, they could greatly benefit from the city's help to complete the project.

Seth Perrins offered a thoughtful reflection inspired by recent events in the community. He recalled attending the funeral of Bryan Perry a couple of weeks earlier and described the moving military honors performed there. He noted that Perry's passing was much too soon but found beauty in the service provided by the veterans group. He shared a vivid image of one elderly veteran, walking with a cane yet dutifully carrying out his role in the ceremony with deep respect and love for his country. Seth emphasized how this love and devotion extended not only to the fallen service member but also to his widow, showing the profound sense of honor and care within the group. He called the ceremony beautiful and remarked on the unmatched dedication and patriotism of the veterans organization discussed earlier by Councilmembers Tooke and Marshall.

He then connected these reflections to the flag retirement ceremony held the previous night,

saying it was also an honor to attend. Councilmember Marshall admitted that before his time on the city council, he had not even been aware that the flag retirement ceremony took place, highlighting how serving on the council had given him a deeper appreciation for such meaningful community traditions.

Councilmember Marshall reported that being part of the council offers unique opportunities to attend and participate in impactful events like the flag ceremony. He praised former Mayor Leifson's contributions the previous evening as well as the chaplain's role in the ceremony. Marshall shared a lighthearted moment when the chaplain's microphone fell but he continued speaking with such power and volume that it left a lasting impression on everyone present.

Mayor Mike Mendenhall stated afterward that he had advised the chaplain never to use a microphone again because his voice alone carried so effectively throughout the stadium.

Mayor Mendenhall, keeping the momentum of the meeting, then turned to invite Councilwoman Beck to share her comments.

Councilwoman Beck

Councilmember Beck acknowledged that much had already been said about the flag retirement ceremony but reiterated that it was a wonderful event and a perfect way to kick off Fiesta Days. She turned her attention to the upcoming celebrations, encouraging residents to take full advantage of the next week and a half of activities. Beck highlighted the multiple resources available to stay informed, such as the Fiesta Days magazines delivered to mailboxes, information on the city's website, and updates on social media. She urged the community not to stay home but to embrace the opportunity to get out in the summer heat, connect with neighbors, friends, and classmates, and take part in the festivities. Beck emphasized that there is something for everyone, regardless of whether someone is brand new to Spanish Fork or has lived there for generations. She described the community as truly lovely and expressed gratitude for the chance to celebrate with others. She closed her remarks by noting that at their next meeting, the council would likely have much to share about the highlights and experiences from Fiesta Days.

Mayor Mike Mendenhall

Mayor Mike Mendenhall expressed his appreciation to Councilwoman Beck, thanking her for her involvement and leadership in the Fiesta Days activities. He acknowledged her exceptional work, joking that she was doing too good of a job to ever lose her role in that area, and extended gratitude to all the volunteers supporting these efforts. Transitioning to the next topic, Mendenhall noted that he was the only one who had sent pictures for the meeting and teased the other councilmembers for not contributing any. He then invited Jack to start his presentation but first took a moment to reflect on a recent event.

He spoke about the unveiling of the Clark family statue, a detailed bronze sculpture now installed in front of the library. The statue was created by Gary Price, a local sculptor renowned for his work worldwide. Mendenhall explained that the statue had originally been intended

for another location but was not accepted due to a misunderstanding about the commission. As a result, it became available, and the Clark family generously donated it to Spanish Fork. He shared how fitting it was for the concrete bench area in front of the library, likening the situation to a Bob Ross “happy accident.” Mendenhall expressed his gratitude to the Clark family and encouraged residents to visit the statue during Fiesta Days, noting that the details on the books held by the children in the sculpture were particularly meaningful.

The Mayor then shared his visit earlier that day to Neal and Susan Sorensen's property in Palmyra, where the governor and other officials gathered to discuss a bill passed by Representative Perucci. The legislation addressed concerns about land sales to entities not aligned with U.S. interests. Mendenhall spoke warmly about reconnecting with the Sorensen family, sharing a personal memory of Susan Sorensen being his primary teacher as a child. He praised the governor's message and expressed gratitude for the opportunity to join other local leaders at the event. In a lighthearted moment, he joked about being slightly outdone in style by Payson's Mayor Wright, who arrived wearing a cowboy hat.

Continuing, Mendenhall shared photos from his recent trip to Rome, where he visited landmarks including the Colosseum. He reflected on the history and the sobering stories shared by the tour guide about events once held there. Drawing a lighthearted comparison, he said he briefly thought of Spanish Fork's rodeo arena while standing in the Colosseum and was grateful that their events focus on bringing families and friends together in celebration rather than conflict. He encouraged residents to stay safe and enjoy the upcoming rodeo and other Fiesta Days activities.

Mendenhall concluded his comments by recognizing Mike Clayson, who had recently received an award for his contributions to the community. Clayson, a member of the city's planning commission and a long-time volunteer with Fiesta Days, played a significant role in fundraising for the pyro musical fireworks show, which continues to grow in popularity each year. The Mayor described presenting the award and gift bag to Clayson as a meaningful moment, acknowledging his dedication to helping Spanish Fork remain a connected and vibrant community.

After wrapping up his updates, Mendenhall asked City Manager Seth Perrins if there were any staff reports. Perrins replied that there were none, apart from a Spanish Fork 101 presentation.

Mendenhall then smoothly moved the meeting forward, introducing Gatlin and inviting him to present on recycling and the results of the spring cleanup program.

SPANISH FORK 101:

A. Recycling and Spring Cleanup Results

Gatlin Gardiner began his presentation by pointing out that the first two slides included photos of the city council touring the recycling center. He encouraged anyone seeking more information to watch the ten-minute video available on the city's website, which provides a comprehensive overview of the process. Moving to the next slide, Gardiner focused on both challenges and successes in the city's recycling efforts. He highlighted contamination as a

significant issue but noted that the current contamination rate of 24.5 percent was an improvement from the approximately 30 percent recorded a year earlier. He credited the reduction in part to the new solid waste district center and emphasized the ongoing goal of lowering the contamination rate further, which would require cooperation and education across the community.

Gardiner reported a participation rate of 71 percent among Spanish Fork residents, the highest in the city's history. While pleased with this milestone, he expressed hope for even broader participation. He addressed a common misconception among residents who believe their recycling ends up in landfills, reassuring the council that the materials are indeed being recycled. He explained that the recycling center processes items at high speed using AI technology, with only a few staff pulling out large, non-recyclable items.

When asked by Seth Perrins about the top contaminants, Gardiner identified plastic bags as the biggest issue, noting that while they were previously acceptable, they are no longer recyclable. He also mentioned the problems caused by wet paper products, often resulting from rain entering uncovered bins. Gardiner advised residents not to line their blue recycling bins with plastic bags, as the bags are not opened at the recycling center and end up being discarded. Instead, recyclables should be placed loose into the bins.

Mayor Mendenhall supported this advice with a personal example, describing how his family stopped using plastic liners in their kitchen recycling can to avoid contaminating the load.

Gardiner clarified that the 24 percent contamination rate reflects the entire district, which includes Provo, Springville, Mapleton, Salem, Santaquin, Goshen, and Spanish Fork. He then listed acceptable items for recycling, cardboard, paper products, aluminum and steel cans, and plastic containers with lids, emphasizing the need for these items to be clean. He explained the shake test for pizza boxes, noting that if no crumbs or grease fell out when shaken, the box was considered clean enough to recycle. He also provided a list of non-recyclable items, which included glass, electronics, Styrofoam, diapers, and plastic bags.

Transitioning to spring cleanup, Gardiner reported a strong turnout. Last year, 1,180 tickets were issued, while this year's total was just under 1,500. He acknowledged initial resistance to removing large bins from neighborhoods but asserted that the new system was more effective overall.

Councilmember Beck admitted she had previously canceled her recycling service years ago after hearing rumors that recycling was not being processed. She asked if it was now worth signing up again. Gardiner confirmed it was, assuring her that the materials are being recycled, and she responded enthusiastically that she would order a new bin. Beck also suggested creating a visual guide for households to help residents know what can and cannot be recycled. Gardiner replied that such information is available on the city's website and in newsletters and social media posts but agreed visuals would be helpful.

The discussion turned to the logistics of recycling collection. Gardiner explained that while the new transfer station handles materials temporarily, recyclables are ultimately compacted and hauled to West Salt Lake for sorting and processing. He added that anything deemed

contaminated at the transfer station is returned to the landfill, but the new system helps keep significant volumes out of landfills, extending their operational life and recovering reusable materials. Seth Perrins and Gardiner clarified that the transfer station has three separate compactors to facilitate this process.

Seth Perrins explained the operational flow at the city's transfer station, describing how residents who bring their own garbage back their trucks up to a general waste compactor. Household trash collected from black cans and commercial dumpsters is directed into the middle compactor. On the far west side of the facility is the recycling compactor, which exclusively handles recyclables. Perrin detailed how materials are pushed into this designated unit, compacted, and then loaded onto trucks bound for recycling facilities. He emphasized that although trash and recyclables leave the transfer station in similar ways, they are carefully sorted and transported to different destinations.

He then elaborated on the economic dynamics of recycling. Perrins noted that recycled materials function as commodities, meaning their market prices fluctuate. At times, the value of items like paper can fall so low that it temporarily becomes unprofitable to recycle them. In such cases, facilities might hold onto these materials until prices improve or, in rare situations, dispose of them. However, he stressed that in the long run, recycling continues to prove worthwhile. Perrins also mentioned that the types of plastics accepted have been refined over the years, with the current focus on those that consistently retain value in the recycling stream.

Mayor Mike Mendenhall moved the meeting forward to agenda item eight, which included consent items A and B.

CONSENT ITEMS:

a. Minutes Spanish Fork City Council 07-01-2025

b. Railroad Crossing Safety Grant Agreement

Councilwoman Beck ▾ made a **Motion** to Approve ▾ the Consent Item with an all in favor vote.

Councilman Marshall ▾ **Seconded** and the motion **Passed**

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

Mendenhall then transitioned to the first public hearing of the evening, noting that items A through D would be covered in this section. He introduced the first item on the list, an

ordinance for the Maple Mountain Plat N Master Planned Development Zone, and invited Mr. David G. Anderson to present the details.

PUBLIC HEARING:

A. Ordinance for the Maple Mountain Plat N Master Planned Development Zone

Dave Anderson presented the details of the proposed development, explaining that the subject property is located northwest of Maple Mountain High School on the south side of 400 North, encompassing approximately 13.5 acres. The proposal involves approving a plat with 33 lots for single-family homes. Anderson noted that this plat was originally approved in 2018, but the approval expired a couple of years later. Since that time, city ordinances have been updated, which means the current proposal includes a zone change to apply the master planned development overlay. This overlay allows flexibility for lots that do not meet all the traditional zoning requirements, such as minimum lot sizes and certain dimensional criteria in the R-1-12 zone.

Anderson pointed out that a second related action, reapproval of the preliminary plat, is listed under the new business section of the council's agenda. He suggested the council could choose whether to consider both items together or separately. He then provided more details about the project, supported by aerial imagery of the site. He mentioned that development activity had already begun on the property, even though approvals were still in process. He explained that the unique configuration of the property led to varied lot shapes and sizes, some of which are smaller than the standard 12,000 square feet minimum, with a few closer to 8,000 or 9,000 square feet.

Despite these variations, Anderson emphasized that the proposed subdivision is designed to match the surrounding neighborhood, which also consists of single-family homes on similarly sized lots. He noted that the Nebo School District owns adjacent property to the southeast, situated between the proposed development and Maple Mountain High School.

Anderson shared that while the Development Review Committee had initially expressed concerns about some of the smaller lot sizes, they ultimately recommended approval of the project. He added that the Planning Commission also discussed these concerns but determined that the proposal meets the criteria for subdivisions under the master planned development overlay. A majority of planning commissioners recommended approval of the preliminary plat, and the vote for the zone change was unanimous.

He concluded by offering to answer any questions the council might have about either part of the proposal before the applicant and public comments.

Mayor Mike Mendenhall, seeing no questions, asked for a motion to go into a public hearing.

Councilman Oyler ▾ **Moved** to go into a public hearing

Councilman Cardon ▾ **Seconded** and the motion **Passed** all in favor

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

Mayor Mendenhall asked for those with public comments to come forward.

PUBLIC COMMENT:

There were none.

Councilman Cardon ▾ **Moved** to go out of a public hearing

Councilman Tooke ▾ **Seconded** and the motion **Passed** all in favor

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

Councilmember Cardon expressed his support for the Maple Mountain Plat N master planned development zone proposal. He acknowledged that there had been some concerns about the smaller lot sizes but felt the plan made sense given the configuration of surrounding neighborhoods. Cardon noted that this development was in the area of the city familiar to several council members and voiced his comfort with moving forward.

Councilmember Tooke acknowledged his agreement.

With no additional questions or concerns raised by the council, Cardon suggested handling both agenda items A and B together.

City Attorney Vaughn clarified that they would need to vote on them separately.

Councilman Cardon ▾ **Moved** to Approve the **the Ordinance for the proposed Maple Mountain Plat N Zone Change based on the following findings:**

Findings

1. That the proposal conforms to the City's General Plan Designation of Low Density Residential.

- 2. That the proposal provides additional housing at a lower density range.**
- 3. That the proposal provides for local street and utility connections.**
- 4. That the proposal meets the required findings of the Master Planned Development Overlay zone.**

Councilwoman Beck ▾ **Seconded** and the motion **Passed** with a roll call vote

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

Mayor Mike Mendenhall moved New Business item B Maple Mountain Plat N Phase 2 Master Planned Development Preliminary Plat next for a motion.

NEW BUSINESS:

B. Maple Mountain Plat N Phase 2 Master Planned Development Preliminary Plat

Discussed in the earlier item.

Councilwoman Beck ▾ **Moved** to approve the **approve the proposed Maple Mountain at Spanish Fork Subdivision Plat N Phase 2 Preliminary Plat based on the following findings and subject to the following conditions:**

Findings

- 1. That the proposal conforms to the City's General Plan Designation.**
- 2. That the proposal is consistent with the purpose, intent and findings of the MPD Overlay District.**

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 all red-line review comments before a Final Plat application is submitted.**

Councilman Cardon ▾ **Seconded** and the motion **Passed** with a roll call vote.

Kevin Oyler	Yes
Jesse Cardon	Yes
Stacy Beck	Yes
Landon Tooke	Yes

Mayor Mike Mendenhall transitioned the meeting to agenda item 9B, introducing the ordinance for the Walmart online pickup expansion zone. He noted that this item involved the Super Walmart located on Canyon Creek Parkway within the Canyon Creek development. Mendenhall invited Dave Anderson to present the details of the proposal to the council and those in attendance.

PUBLIC HEARING:

B. Ordinance for the Walmart Online Pickup Expansion Zone Change

Dave Anderson provided a detailed explanation of Walmart's proposal to expand its online pickup area at the Super Walmart in Canyon Creek. He began by describing the location of the current online pickup section on the south side of the store and noted that the proposed expansion is relatively straightforward. However, he identified two challenges tied to the project: parking and landscaping deficiencies. Anderson contrasted this situation with the Target store conversion in the city, which required bringing an older Kmart site up to modern standards for parking and landscaping. In Walmart's case, the additional square footage triggers the city's parking requirement calculations, resulting in a minor shortfall of parking spaces. Additionally, the site already has a landscaping deficiency that originated during the original development of Canyon Creek.

To address these issues, Anderson explained that Walmart has requested the use of the development enhancement overlay. This zoning tool gives the city council flexibility to consider proposals like this on a case-by-case basis, allowing for adjustments to specific zoning criteria. Both the Development Review Committee and the Planning Commission reviewed the request and recommended approval.

Anderson elaborated on why the deficiencies were not viewed as significant obstacles. He stated that the landscaping shortfall is unlikely to improve regardless of whether the expansion proceeds. As for parking, the deficiency would be minimal, and since online pickup spaces see quicker turnover than traditional parking spots, the demand on parking may even decrease as more customers use the service. He noted that while it's uncertain how this trend might impact long-term parking needs, the analysis suggested that the site could reasonably accommodate the proposed changes.

Anderson emphasized that while the expansion only adds a few thousand square feet to the roughly 150,000-square-foot store, city staff still take zoning requirements seriously. He recommended that the council include specific findings in any motion for approval to acknowledge the site's existing deficiencies and justify the flexibility granted through the overlay.

Concluding his remarks, Anderson invited the council to ask questions. With no questions raised, Mayor Mendenhall asked if a representative for Walmart wished to speak before opening the public hearing.

Taylor Smith, representing Galloway as the engineering firm for the project, addressed the council to explain the details of Walmart's proposed expansion. He clarified that the addition, which is only a few thousand square feet, is designed to serve as an automated pickup storage area. This space will allow Walmart employees to store and organize online orders more efficiently, enabling faster service and helping to clear vehicles from the pickup stalls more quickly.

Smith explained that the parking deficiency noted earlier was not due to a one-for-one loss of parking spaces but rather because some stalls were enlarged to accommodate the specific needs of pickup operations. Larger stalls are necessary to allow car doors to open fully and provide space for Walmart employees moving carts in and out of vehicles. He emphasized that this adjustment will actually improve traffic flow by reducing the time vehicles spend in pickup stalls. Whereas traditional in-store shopping can take 20 to 40 minutes, online order pickups typically take an average of just over six minutes. The new system is designed to keep that average low.

He described how the current process has employees picking and staging orders inside the store. With the expansion, orders will instead be staged in the new pickup area, giving staff more room and allowing them to serve customers more efficiently. Smith noted that customers will continue to receive an hour-long pickup window. When a customer arrives, they notify Walmart through the app, and staff bring out their order already organized in storage carts.

Importantly, Smith reassured the council that this new addition would not be accessed by average shoppers or pedestrians. It is exclusively for employee use, meaning it will not disrupt pedestrian flow or customer access to other parts of the store.

Councilmember Landon Tooke asked whether the new addition on the west side of the building would affect the current traffic flow for the pharmacy drive-through. Smith responded that there should be no impact. He explained that two separate aisles are planned, and adequate signage will guide traffic for both the pharmacy and the online pickup areas.

With no further questions from the council, Smith thanked them for their time and concluded his presentation.

Mayor Mike Mendenhall thanked Taylor Smith for his presentation and expressed his appreciation for the information provided. He then invited the council to proceed by entertaining a motion to enter the public hearing for item B, which concerned the Walmart online pickup expansion zone.

Councilman Oyler ▾ **Moved** to go into a public hearing

Councilman Tooke ▾ **Seconded** and the motion **Passed** all in favor

Kevin Oyler	Yes
-------------	-----

Jesse Cardon	Yes
Stacy Beck	Yes
Landon Tooke	Yes
Shane Marshall	Yes

Mayor Mike Mendenhall formally opened the public hearing for item B, the Walmart online pickup expansion zone, and invited any members of the public to speak.

PUBLIC COMMENT:

Seeing no one come forward, he entertained a motion to close the public hearing.

Councilman Oyler ▾ **Moved** to go out of a public hearing

Councilman Cardon ▾ **Seconded** and the motion **Passed** all in favor

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

Back in council discussion, Mendenhall asked if there were any further questions or concerns regarding the proposal. No additional comments were raised.

City Manager Seth Perrins then provided a thoughtful observation about the broader implications of such developments. He noted that as consumer habits shift toward online ordering and curbside pickup, it may be worth revisiting the city's parking standards for large retail stores. Perrins explained that historically, parking requirements were based on in-store shopping patterns, which might not align with future trends. He suggested that Walmart, as an example, could conduct the same or even increased business with fewer cars occupying parking spaces for extended periods. This could lead to less congestion in parking lots and potentially require fewer spaces overall.

Perrins recommended that city staff begin researching national trends, studies, and data to determine if there's justification for adjusting parking standards in the future. However, he clarified that no changes were being proposed as part of the current item and emphasized that Walmart's situation is unique, warranting consideration on a case-by-case basis. He cautioned against applying such flexibility indiscriminately to other industrial or commercial developments.

With no further discussion, Mayor Mendenhall invited a motion for item B.

Councilman Marshall ▾ **Moved to Approve the ordinance for the proposed Walmart Online Pickup Expansion Zone Change based on the following findings:**

- 1. That the proposal conforms to the City's Commercial General Plan Designation.**
- 2. That the Development Enhancement Overlay is required as the site currently fails to meet the City's landscape requirements.**
- 3. That the Development Enhancement Overlay is required as the proposal would not provide the number of parking spaces that are required by the Municipal Code.**
- 4. That the implementation of the Development Enhancement Overlay would allow for the Site Plan to be approved with the noted parking and landscape deficiencies.**
- 5. That the proposal provides a service that is being utilized by residents and there is a need to expand said service.**
- 6. That the necessary findings have been met for the Development Enhancement Overlay to be approved.**

Councilwoman Beck ▾ **Seconded** and the motion **Passed** with a roll call vote

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

Mendenhall then moved the meeting to item C, an ordinance for the proposed amendment to Title 15 concerning large utility facilities, and once again invited Dave Anderson to present.

C. Ordinance for the Proposed Amendment to Title 15, Large Utility Facility Overlay District

Dave Anderson began his presentation on the proposed amendment to Title 15 by candidly describing it as “painful” for staff to bring forward. He reflected on the council’s support a year prior when staff sought to create a process that would allow Spanish Fork City to exercise greater oversight over large utility developments and construction projects. The intention was to ensure that residents could be protected as much as possible from the potential impacts of such projects.

However, Anderson explained that over the past year, particularly in recent months, it became clear that regardless of whether this zoning tool remains in the municipal code, the city’s actual ability to impose conditions, require modifications, or influence the construction of large utility projects is extremely limited. He added that any significant effort to enforce such oversight would likely result in substantial legal and financial costs for the city.

Anderson expressed his concerns about continuing to require public hearings for these projects under the current framework. He warned that inviting residents to attend and voice their concerns, only for the city to ultimately lack the authority to require meaningful

changes, could create frustration and mistrust. He recalled past situations where public hearings were held for projects the city was obligated to approve, which led to perceptions among residents that city leadership and staff were indifferent or unresponsive. Anderson stressed that this perception would be inaccurate but understandable given the circumstances.

For these reasons, staff recommended removing the large utility facility overlay from Title 15. Anderson noted that both the Development Review Committee and Planning Commission had considered the issue in depth and agreed with the recommendation. However, he mentioned that one planning commissioner voted against the motion, not because they disagreed with the practical limitations of the city's authority, but because they wanted to explore every possible way the city might still exert influence over such developments.

Concluding his remarks, Anderson invited questions from the council. Hearing none, Mayor Mendenhall thanked him and called for a motion to enter the public hearing for item C.

Councilman Oyler ▾ **Moved** to go into a public hearing

Councilman Marshall ▾ **Seconded** and the motion **Passed** all in favor

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

Mayor Mendenhall asked for those with public comments to come forward.

PUBLIC COMMENT:

There were none.

Councilman Marshall ▾ **Moved** to go out of a public hearing

Councilman Oyler ▾ **Seconded** and the motion **Passed** all in favor

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

Mayor Mike Mendenhall reopened the discussion following the public hearing for item C. He acknowledged Dave Anderson's thorough explanation of the issue and commented that the accompanying staff memo provided a clear summary as well. Mendenhall expressed his own frustration with the situation, noting that it was challenging to hold public hearings on matters over which the city ultimately has little or no control. He reflected on the difficulty of managing public expectations when residents believe their input might influence the outcome, only to discover the city's authority is limited.

Councilmember Shane Marshall compared the situation to a hypothetical scenario in which UDOT proposed building a Center Street interchange and the city held a public hearing on whether it should be allowed, even though the city would have no authority to stop or modify the project. He described how such hearings would leave the council in the uncomfortable position of listening and sympathizing with residents' concerns while being unable to take action. Marshall acknowledged reading through the Planning Commission's discussion on this matter and commended their thoughtful dialogue. He said he understood the perspectives of all five commissioners and appreciated their careful consideration.

Marshall admitted it was difficult for elected officials to accept such limited influence over large utility projects. While he recognized that the council could try to guide or advocate during the process, he noted that ultimate decision-making rests with the utility companies, who are governed by their own regulations. He shared his frustration that elected officials and the public alike are excluded from having meaningful input once such projects are underway. Marshall emphasized that it does not make sense to host hearings where residents are invited to share feedback that the council cannot act upon, saying this would only create a cycle of frustration for everyone involved.

Councilmember Cardon agreed and expanded on the challenges of public notification. He observed that residents often aren't made aware of utility projects until it's too late to provide input. While hosting public hearings at the city level might bring these issues into the open, he pointed out that such hearings often occur far too late in the planning process to effect change. Cardon referenced recent projects by Rocky Mountain Power as examples where public engagement happened more than a year and a half prior to the city becoming involved. He acknowledged the difficulty of notifying all residents who will be impacted at the right time and with sufficient information.

Marshall added that while the city attempted to take some ownership of public engagement on these projects, it has become clear that this may not have been appropriate given the city's lack of jurisdiction. He stressed, however, that the council remains committed to keeping residents informed. Even if public hearings are held elsewhere, the city will continue to share information about where and when residents can participate in those processes. Marshall reiterated that the goal is to avoid holding city hearings that are ultimately fruitless, which only lead to frustration for residents and council members alike.

Mayor Mike Mendenhall added to the discussion by clarifying that the city could still have opportunities to provide comments and feedback on large utility projects, even if it cannot directly approve or deny them. He emphasized that the council, as elected representatives, could attend public hearings held by the appropriate agencies and offer facts, insights, and

advocacy on behalf of Spanish Fork residents.

Oyler pointed out, however, that much of the frustration around recent projects stems from the fact that the infrastructure in question is largely located on land outside Spanish Fork's jurisdiction. He specifically mentioned the river bottoms area, noting that while it's of significant concern to Spanish Fork residents, the city has no authority over it, which limits what it could achieve even if it hosted its own public hearings.

Mayor Mike Mendenhall acknowledged Oyler's comments and noted the thoughtful discussion on item C. Seeing no further questions from the council, he invited a motion to address the proposed amendment.

Councilman Tooke ▾ **Moved to Approve the ordinance to remove the Large Utility Facility Overlay District from Title 15**

Councilman Oyler ▾ **Seconded** and the motion **Passed** with a roll call vote

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

Mayor Mike Mendenhall moved the meeting forward to item D on the agenda, which involved an ordinance to approve revisions to the city's construction standards. He invited Cory Pierce to present the item but paused as he noticed Paul Taylor had arrived. With a lighthearted remark, Mendenhall acknowledged Paul's presence, creating a brief, informal moment before transitioning the floor to Cory for his presentation

D. Ordinance Approving Construction Standards Revisions (25.01)

Cory Pierce began his presentation on the proposed revisions to Spanish Fork's construction standards with a humorous anecdote. He recalled presenting similar updates years ago to the Planning Commission, where they methodically scrolled through page after page of detailed technical information. At the time, he noticed some commissioners nearly dozing off and was later told he had a soothing voice. With a chuckle, Pierce said he believed it was the content rather than his voice that had that effect, so this time he opted to provide a high-level overview while inviting questions for more detailed discussion if needed.

Pierce explained that one of the significant updates involved refining the storm drain standards and the city's low-impact development (LID) requirements. While LID had been implemented in Spanish Fork for years, the original standards allowed for a wide variety of options. Over time, staff identified which practices worked well with the local soils and which

did not. The updated standards narrow the options to those proven effective and eliminate those that have caused issues.

Another change addressed storm drain video inspections. Previously, the city performed these inspections and charged developers for staff time and equipment. However, this approach proved inefficient. The revised standard now requires developers to hire certified video inspection companies and submit their reports directly to the city.

Pierce also outlined minor updates to bedding materials for water lines and noted that Paul Taylor was present to field any detailed technical questions about water-related changes. Updates included clarifications for retention ponds to ensure they are designed for 100-year storm events, which was previously implied but not explicitly stated in the construction standards.

He added that revisions now define “all-weather roadways” more clearly, aligning with fire code requirements. Specifications for cross-sections, compaction, and surface materials, whether gravel, asphalt millings, or paving, are provided to give contractors precise guidance and to avoid field disputes.

Additional modifications focused on water meter standards for commercial installations, preferred equipment specifications, and enhancements to backflow protection measures. Updates to standard water drawings included the addition of tracer wire and stabilization features to improve system integrity.

At this point, Councilman Oyler asked when the city last experienced a 100-year storm.

Pierce smiled and noted that there were likely multiple such storms in recent memory, including last year.

Seth Perrins clarified the term's meaning, explaining that a “100-year storm” does not literally occur once every century but refers to a storm event with a 1% chance of happening in any given year. He acknowledged the terminology's confusing nature,

Seth Perrins joked about engineers mixing units and creating the term “100-year storm” as a statistical construct rather than a literal timeline.

Pierce further illustrated his point by recalling a past Fiesta Days rodeo where heavy rains flooded the arena up to shin level, an event he suggested could qualify as a 500- or even 1,000-year storm, statistically speaking.

Concluding his presentation, Pierce thanked the council and staff for their attention, joking about the complexity of engineering terms while emphasizing the practical improvements the updated standards would bring to Spanish Fork.

Mayor Mendenhall called for a motion to go into a public hearing.

Councilman Marshall ▾ **Moved** to go into a public hearing

Councilman Oyler ▾ **Seconded** and the motion **Passed** all in favor

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

Mayor Mendenhall asked for those with public comments to come forward.

PUBLIC COMMENT:

There were none.

Councilman Oyler ▾ **Moved** to go out of a public hearing

Councilwoman Beck ▾ **Seconded** and the motion **Passed** all in favor

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

As the discussion resumed, Mayor Mike Mendenhall lightheartedly asked if there was any reason to call Paul Taylor up to speak about the construction standards updates. Paul declined.

Shifting to a more serious tone, Mendenhall addressed an important consideration about construction standards and their impact on housing affordability. He noted that in prior meetings, including some as recent as the previous year, the council had discussed how updates to standards for pipes, storm drains, and other infrastructure could potentially hinder housing development. He then asked about the cost in general terms, implications of the current round of standard changes, expressing concern about how such updates might affect the affordability of new housing in Spanish Fork. He hinted that Seth Perrins might be able to provide insight or, if necessary, direct the question back to Paul.

Cory Pierce addressed Mayor Mendenhall's concern about whether the updated construction standards would create additional costs or barriers for contractors and developers. Pierce explained that these revisions were not intended to expand requirements or significantly increase costs. Instead, they were designed to provide clarity and address recurring issues

identified by inspectors and the water department in the field. He noted that many of the changes were simply clarifications to ensure consistency between what staff expect and what contractors deliver.

Seth Perrins supported Pierce's explanation, adding that the standards updates generally originate from real-world field experiences where problems arose. These adjustments are aimed at solving those issues efficiently and reducing ambiguity for developers. Perrins emphasized that the cost implications of the changes would likely be minimal and, in some cases, could even slightly decrease expenses by eliminating confusion and rework.

Pierce reinforced the point by explaining that the updated standards would improve the reliability of infrastructure, ensuring stormwater systems function as intended and allowing for more effective monitoring.

Mayor Mendenhall summarized the discussion by highlighting how this clarity benefits both the city and developers. He noted that clearer standards help engineers and developers plan projects more effectively upfront, avoiding costly changes or misunderstandings during construction. This proactive approach reduces the perception that the city is imposing last-minute requirements and contributes to smoother project execution overall.

Councilmember Marshall reflected on how the updated construction standards provide much-needed clarity for developers and city staff alike. He offered an example of the "all-weather roadway" requirement, explaining how in the past, staff might have told a developer such a road was needed without clearly defining what that meant. Now, with specific descriptions written into the code, expectations are more transparent and disputes are minimized. Marshall noted that many of these changes are about improving clarity and controlling costs, not imposing additional burdens.

He went on to share his perspective as one of the longer-serving council members, recalling when low impact development (LID) standards were first introduced. At the time, the intent was to promote sustainability through innovative landscaping and stormwater management techniques. However, Marshall noted that some of those initial strategies haven't worked as effectively in Spanish Fork's conditions as anticipated. The current updates reflect lessons learned, shifting the focus to getting stormwater underground for better management.

Cory Pierce agreed, citing roadside swales as an example. While initially designed to allow water infiltration, these swales often failed because heavy equipment compacted the soil, preventing proper drainage. He explained that underground chambers now provide reliable storage and help prevent flooding. Pierce emphasized that the updated standards reflect years of refinement, keeping what works and removing what does not.

Mayor Mendenhall thanked the group for their input and asked if there were any further questions about item D. Hearing none, he invited a motion.

Councilman Oyler • Moved to Approve the Ordinance Approving Construction Standards Revisions (25.01)

Councilman Marshall ▾ **Seconded** and the motion **Passed** with a roll call vote

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

The meeting then transitioned to the new business section, covering items A through H. Mayor Mendenhall noted that item B had already been addressed earlier in the meeting. He introduced item A, the appointment of Kamie Hair to the Historic Preservation Commission, and invited Councilman Oyler to introduce her.

NEW BUSINESS:

A. Appointment of Kamie Hair to the Historic Preservation Commission

Councilmember Oyler read from Kamie Hare's application, sharing her personal ties to the Spanish Fork community. Hair graduated from Spanish Fork High School in 2002 and married her high school sweetheart. She and her husband have three daughters, two of whom also graduated from Spanish Fork High, including one who was part of the last graduating class in the old building. Hare expressed her deep roots in Spanish Fork, noting that her grandfather graduated from Spanish Fork High in the 1930s and her grandmother was an elementary teacher at the Thurber and Rees schools. Her husband's family also has long-standing connections to the area, having grown up in Lakeshore. Hair expressed her desire to help preserve the history of Spanish Fork for future generations to enjoy.

Mayor Mendenhall then humorously teased that he fully supported Hair's appointment until she mentioned Lakeshore instead of Palmyra, joking that he couldn't support her in good conscience. He quickly added with a smile that since he doesn't vote, it worked out fine. He concluded by affirming Kamie's qualifications and noting how excited they were to have her join the Historic Preservation Commission.

Mayor Mike Mendenhall agreed, praising the commission's ongoing efforts and the leadership of Councilman Oyler in overseeing it. He highlighted their work in honoring veterans, including the veteran banner project recently mentioned during the meeting.

Seizing the opportunity, Oyler added a quick call for volunteers for the upcoming July 24th parade. He shared that the city still needed six or seven more people to help carry veteran banners during the parade. He encouraged residents watching, especially those with teenagers eager to participate, to contact him and volunteer for the meaningful task.

Mayor Mendenhall responded enthusiastically, saying they could "dig up some Spanish Fork swag" for volunteers willing to help in the summer heat, suggesting t-shirts or other items as

a token of appreciation.

Mayor Mendenhall called for a motion.

Councilman Oyler ▾ Moved to appoint Kamie Hair to the Historic Preservation Commission

Councilman Marshall ▾ Seconded and the motion Passed with a roll call vote.

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

New Business item B Maple Mountain Plat N Phase 2 Master Planned Development Preliminary Plat was approved earlier in the evening.

Mayor Mendenhall transitioned to the next item on the agenda,

C. Resolution on the Proposed Stewart Farms Annexation

Dave Anderson reintroduced the Stewart Farms annexation to the council, explaining that it had been on the agenda a few weeks prior but returned in a revised form. The modified proposal now includes 62.25 acres. He described the location in detail, pointing out that Highway 6 runs along the southern edge of the property, Quiet Valley lies to the southeast, and Maple Mountain High School is roughly half a mile to the northwest.

Anderson clarified that the purpose of the evening's item was to ask the council to approve a resolution expressing intent to annex the property. This would initiate the annexation process without requiring the lengthier petition-based procedure. He praised property owner John Stewart for his cooperation in holding off on the initial proposal to give staff time to address a potential issue, parcels that would have been left out of the annexation and created an undesirable unincorporated "island." Anderson commended Stewart for not only working with staff but also helping his neighbors move forward with their own annexation efforts. He noted that after meeting with the remaining property owners, it appeared they had no significant objections to being included in the annexation.

In response to a council member Marshall's question, Anderson confirmed that the revised proposal, along with a separate annexation in progress to the north, would eliminate any unincorporated islands between Spanish Fork and Mapleton.

Councilmember Cardon sought clarification about the process moving forward, asking if a public hearing would be part of the next steps.

Anderson confirmed there would be a public hearing roughly 30 days from the approval of

the resolution. He explained that this annexation doesn't require the traditional longer study period because Spanish Fork already provides water service to the area, which allows the city to use the resolution process instead of a formal petition.

As Anderson wrapped up, he invited questions from the council, ready to clarify any remaining details.

Mayor Mike Mendenhall reflected on the productive discussions from a few weeks earlier regarding the Stewart Farms annexation and thanked Dave Anderson for bringing the item to this point. With no further questions from the council, Mendenhall invited a motion.

Councilman Cardon ▾ **Moved** to **adopt the resolution to initiate the proposed Stewart Farms Annexation based on the following findings:**

- 1. That annexing this property would contribute towards the elimination of an island of unincorporated Utah County.**
- 2. That the proposed annexation qualifies for annexation approval by resolution.**
- 3. That the subject property is located within the City's Annexation Policy Boundary and Growth Management Boundary.**

Councilman Marshall ▾ **Seconded** and the motion **Passed** with a roll call vote.

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

Mendenhall then turned the meeting to item D, the Brent Money annexation petition, and invited Anderson to present again.

D. Brent Money Annexation Petition Acceptance

Dave Anderson explained that the Brent Money property is located at the northernmost end of Spanish Fork and encompasses over 200 acres. The proposed annexation area, highlighted in yellow on the map, is adjacent to land annexed into Spanish Fork about two years ago. Approximately two-thirds of that neighboring area is now part of a large industrial development, which Anderson noted would soon be visibly transforming as walls for 200,000 to 400,000 square-foot buildings begin going vertical within days. He encouraged council members to visit the site and observe the rapid change over the coming weeks.

Anderson emphasized that the subject property lies directly in the path of development and that Spanish Fork is well-positioned to provide utility services to it. The proposal before the council was to accept the annexation petition for further study. This step would allow staff to analyze the property's needs in greater detail and determine the requirements for utility

service provision. Both city staff and the Development Review Committee recommended moving forward with the study.

During discussion, Councilman Oyler asked whether action was also needed regarding the city's annexation policy plan and growth boundaries.

Anderson confirmed that adjustments to Spanish Fork's annexation policy plan would be required, similar to amendments made for the properties west of the subject area during their annexation. He anticipated that updates to the policy plan, the city's growth boundary, and potentially the general plan would likely be addressed concurrently in future council agendas.

Oyler inquired whether Springville's annexation policy boundary currently included the Brent Money property and whether discussions with Springville officials were necessary.

Seth Perrins clarified that the property is currently unincorporated and sits between the boundaries of Spanish Fork and Springville. He confirmed that everything east of the yellow line shown on the map is within Springville's boundary, while the Brent Money property remains unincorporated. Perrins noted that while adjustments to policy boundaries would involve coordination, there were no immediate concerns from Springville regarding this proposal.

Seth Perrins expanded on the discussion about the Brent Money annexation by describing the unique positioning of the property within Utah County. He noted that from a broader perspective, not just Spanish Fork's city limits, the property could be viewed as an "island or peninsula" because it is one of the last unincorporated areas in the region.

To clarify further, Councilmember Oyler confirmed that everything east of the subject property is already within Springville's city limits.

Seth responded that the Brent Money property is the only unincorporated land between Spanish Fork's western boundary and Springville, making it the final piece in this area not annexed into a city.

Perrins shared that high-level discussions had taken place with Springville officials, including Mayor Mendenhall speaking with Springville's Mayor Packard and Perrins himself speaking with City Administrator Troy Fitzgerald. He explained that Springville's annexation policy boundary currently extends even further west and south than Spanish Fork's, still reaching areas near the airport. However, Springville has not recently revisited or adjusted its annexation boundaries, and historically they have viewed the Brent Money property as an area more likely to become part of Springville.

Perrins acknowledged that as the annexation process moves forward, Springville may choose to formally oppose it, but he reassured the council that such a scenario is anticipated within state law and would follow the established legal process. He emphasized that, for now, the city's approach has been to respect the landowner's wishes, as Mr. Money has expressed a preference to join Spanish Fork because of its closer proximity and utility service capabilities.

Councilmember Oyler found the explanation helpful and noted that this situation underscores how growth policy boundaries sometimes need to adapt to real-world utility service realities. He referenced previous instances where Spanish Fork had areas within its growth boundary that made more sense for other cities to serve, and vice versa.

Perrins agreed, recalling that only a year or two ago, Springville had relinquished claims to areas west of the Brent Money property, determining that Spanish Fork was better positioned to serve them. This particular “sliver” of land, however, had not been addressed at that time.

Perrins concluded by describing any potential disagreement between the cities as a gentleman’s disagreement, assuring the council that any conflict would be mild and resolved through proper legal channels without hostility.

This led to some lighthearted banter from the Mayor, who used metaphors like devil’s pitchforks and Don swords to illustrate more contentious disputes, but he quickly dismissed such imagery as unnecessary in this amicable situation.

Mayor Mendenhall appreciated the thorough explanation and noted that the applicant, Mr. Brent Money, was present if the council had any questions for him.

Brent Money took the podium to address the council and expressed his gratitude for their time and consideration of his annexation proposal. Introducing himself as a full-time farmer and rancher, not a part-time or hobbyist. Money explained that the property in question had been in his family for multiple generations and was a vital part of his operation.

He recounted his efforts from a few years ago to be included in the annexation when GWC purchased the property west of his and successfully annexed it into Spanish Fork. At the time, Springville’s stance was that their annexation boundary stopped at his western fence line. Money stated that while he wouldn’t have objected if Springville had claimed the entire north side of the road as their boundary, they had not done so. Instead, GWC’s annexation proceeded, and Springville remained uninvolved in that immediate area.

Money emphasized that GWC had conducted an extensive feasibility study on bringing utilities to the area, which revealed significant costs. He pointed out that Dry Creek runs along the east side of his property and noted the rapid pace of development surrounding his land. To illustrate, he shared that asphalt paving was already scheduled for the west side of his boundary line, and utilities were now accessible right next to his property.

Reflecting on the pace of change, Money noted that only a few years ago, it would have been unthinkable to imagine millions of square feet of industrial buildings standing nearby. Now, such development is a reality. As the property owner, he felt a responsibility to preserve and enhance the value of his land for future generations.

Money stated that while the annexation wouldn’t make or break either Spanish Fork or Springville, it held significant value for him personally. He believed his request was reasonable and something any landowner in his position would seek. Money expressed confidence that the property owner’s wishes should carry considerable weight in determining annexation

outcomes and shared his concern that Springville's lack of a master plan for the area could potentially devalue his property.

He concluded by expressing his appreciation to the council for their consideration and their willingness to listen, acknowledging that there might be some pushback from Springville but hoping it would be minimal.

Mayor Mendenhall thanked Money for his comments and asked the council if they had any questions for him. Hearing none, Mendenhall invited a motion on the item.

Mayor Mike Mendenhall thanked Brent Money for his thoughtful remarks and expressed appreciation for his time and perspective. He asked the council if they had any further questions for Mr. Money regarding the annexation petition. Hearing none, he thanked Money again for attending and sharing his insights.

Turning back to the council and staff, Mendenhall inquired if there were any remaining questions about the annexation petition itself. With no additional questions raised, he invited a motion for item D.

Councilman Oyler ▾ **Moved to accept the proposed Brent Money Annexation Petition for further study based on the following findings:**

- 1. That annexing this property would eliminate a peninsula of unincorporated Utah County.**
- 2. That staff believes that this area can be serviced by Spanish Fork City utilities.**
- 3. That the subject property appears to be in the path of development.**

Councilman Tooke ▾ **Seconded** and the motion **Passed** with a roll call vote.

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

Mayor Mike Mendenhall confirmed the unanimous approval of item D, the Brent Money annexation petition, after the roll call vote where each councilmember voted yes. He thanked Mr. Money once again for his participation and comments. With item D concluded, Mendenhall moved the meeting forward to item E, the acceptance of the 1050 West Annexation Petition. He noted this was another annexation item for council consideration and invited staff to present the details.

E. 1050 West Annexation Petition Acceptance

Dave Anderson presented the 1050 West Annexation Petition, explaining that, like the

previous item, this was a request for the council to accept an annexation petition for further study. The subject property lies on the west side of I-15, north of Spanish Fork's 400 North, and encompasses just under 100 acres.

Anderson reminded the council that they had previously discussed this property during a work session, focusing on how it might integrate with long-term development plans, particularly in relation to potential transit infrastructure. He highlighted the area's strategic significance, noting future improvements such as a possible Frontrunner station and a new I-15 interchange, projects that have been on the city's radar for years. He also mentioned that conversations with the applicant, Clyde Co., have been ongoing for several years, making this proposal expected rather than surprising.

The current question before the council, Anderson explained, was whether to accept the petition and initiate the annexation study process or decline it. He emphasized that if accepted, the process would allow the city to evaluate key issues and develop a plan for how this area might evolve within Spanish Fork's boundaries.

Anderson noted the property's unique characteristics, suggesting it could potentially become home to actual Spanish Fork neighborhoods, something relatively uncommon on the west side of I-15. Given the site's complexity and strategic importance, he recommended that if the council chose to move forward, they engage in early discussions about how to structure the annexation process. He cited Legacy Farms as a precedent, where extensive planning and negotiations during annexation resulted in clear requirements and exactions that paved the way for smooth development once the annexation was finalized.

During the discussion, a council member asked who would be responsible for conducting the necessary studies. Anderson responded that it would likely be a collaborative effort. City staff would perform key analyses, but the applicant could be required to hire engineers for more technical studies—especially related to utilities and infrastructure needs.

Councilmember Marshall voiced hesitation, referencing concerns about development west of I-15, which they described as an "I-15 block."

Anderson acknowledged the concern and clarified that part of the study process could include exploring zoning options. He noted that the applicants currently proposed an agricultural zone at annexation, which might appeal to the council as a way to preserve flexibility. Alternatively, the annexation process could serve as an opportunity to conduct an in-depth review and establish infrastructure requirements, development types, and zoning parameters upfront. He drew a comparison to earlier discussions regarding zoning near the Benjamin interchange to illustrate how such planning could be approached.

Councilmember Marshall shared his mixed thoughts on the 1050 West annexation petition, framing his position as conditional: "It's a yes if this, it's a no for me if that." He expressed comfort with annexing the property if it were designated for industrial or agricultural use, but he was firmly opposed to residential development on the site. Marshall pointed out the inconsistency in how the city has approached annexations in the past, noting that sometimes petitions are accepted under the assumption the land will remain zoned as agricultural, while

other times, studies are initiated with the possibility of more intensive uses like residential in mind.

He emphasized that the type of study conducted at the annexation stage significantly depends on the assumed zoning. Agricultural zoning raises very different questions and expectations compared to residential zoning, particularly regarding utility infrastructure, road access, and long-term service needs. Marshall admitted he was struggling to reconcile this inconsistency in his own mind. However, he acknowledged that during the legislative process of rezoning, the city would have another opportunity to address those detailed questions and make more definitive decisions.

Councilmember Cardon echoed Marshall's concerns but stressed that the 1050 West property required even greater scrutiny because of its unique location. As one of the first properties potentially annexed on the west side of I-15, its development would set a precedent for future growth in the area. Cardon argued that before the city could responsibly move forward, it needed to conduct a thorough annexation study—regardless of whether the anticipated use was agricultural, industrial, or residential. This level of analysis, he said, was critical to determining whether Spanish Fork could efficiently extend utilities and services across the freeway.

Cardon sought clarification on the property's adjacency to existing Spanish Fork boundaries. Dave Anderson confirmed that the parcel bordered Spanish Fork City to the northeast. Cardon noted that while the property connected geographically to city limits, its context differed substantially from the industrial uses north of it. If residential zoning were to be considered, he warned, it would require a very different set of assumptions and planning considerations than the surrounding industrial developments.

Councilmember Oyler weighed in on the discussion by pointing out that, while the area west of I-15 feels isolated, there are already residents living there who rely on Spanish Fork's public safety services. He reminded the council that this wasn't the first time the city had faced challenges related to accessibility and public service delivery. Oyler drew a parallel to earlier development north of Highway 6, noting that Highway 6 is roughly as wide as I-15. At that time, similar questions arose about access, especially with the old, poorly designed bridge over the railroad. Despite those concerns, development had been allowed, and today the area is an integral part of the city. Oyler acknowledged that the same kinds of questions need to be asked for the 1050 West annexation but expressed less concern about whether it could be done and more about how it would be done—particularly regarding the type of residential development and whether the city was prepared for it. He aligned himself with Councilmember Marshall's position on the issue.

Councilmember Beck added her perspective, saying she wasn't especially concerned about residential zoning but emphasized the importance of ensuring that the city could support it adequately. She wanted to know specifics such as the number of households, anticipated densities, and traffic impacts—particularly regarding access points like 400 North.

Councilmember Oyler then shifted the discussion to a broader context, noting that this was the second annexation proposal the council had received for an area likely to be impacted by

the upcoming general plan update. He asked when the council would be voting on and applying the new general plan.

Dave Anderson responded that his expectation was for the general plan update to come before the council in early fall. He explained that the timing could align well with the annexation process for the 1050 West property, which might take as little as three months or stretch to over a year, similar to the Legacy Farms annexation, depending on how in-depth the council wanted the study and negotiations to be.

Turning to utilities, Seth Perrins noted that while infrastructure exists near the northern boundary along 1000 North, extending those utilities south and looping them for redundancy and reliability would present challenges.

Cory Pierce added that while utilities such as water and power are already on the west side of I-15, they are not looped. This lack of looping would necessitate additional connections as development progresses further south, which could represent one of the most significant expenses for developing the area.

Seth Perrins suggested that this expense was likely one reason the area had not yet been developed.

Seth Perrins concluded by clarifying that annexation studies are conducted with the city's general plan in mind rather than the applicant's requested zoning. This means that any analysis would consider the uses envisioned in the general plan, even if the applicant initially sought an agricultural designation.

Pierce confirmed this approach, saying it ensures that the city's planning remains consistent and forward-thinking.

Seth Perrins expanded the conversation with a broader perspective on the annexation and its implications for Spanish Fork's long-term planning. He reminded the council that while the current general plan could technically support or limit development in the area, the annexation study would need to align with whatever the updated general plan ultimately determines. Perrins cautioned that if the general plan designates the area as agricultural, staff would approach the study accordingly. But if the plan later changed to allow higher densities, such as 40 units per acre, it could present significant challenges in resolving infrastructure and access issues after the fact.

Perrins emphasized the importance of using this annexation as an opportunity to think holistically about development west of I-15. He noted past concerns expressed by the council about traffic movement and connectivity, specifically whether future residents in this area would be able to move north and south effectively without first traveling east across the freeway to reach Main Street.

To illustrate, Perrins referred to Spanish Fork's approach during the Legacy Farms annexation in 2008–2010. At that time, the city and landowners collaborated to dedicate the right-of-way for what eventually became Spanish Fork Parkway. Though the road itself wasn't built until

more than a decade later, its planned path enabled critical east-west connectivity. Perrins argued that this foresight could serve as a model for handling future annexations west of I-15.

He cautioned against allowing piecemeal annexations in this area, as has occasionally happened on the east side of town. Such fragmented development patterns make it harder for the city to plan and secure corridors for vital transportation infrastructure. Instead, Perrins suggested this annexation could set a new template: the city would only consider annexations that align with a broader strategy for connectivity and infrastructure.

Perrins proposed that, if the council chose to accept the annexation petition for further study, staff should incorporate specific objectives into the analysis, including:

- Evaluating how to create east-west and north-south transportation corridors.
- Identifying utility challenges and solutions, especially regarding looping and crossing I-15.
- Ensuring development patterns avoid future bottlenecks or service gaps.

He also recommended setting “touch points” during the annexation process. To make opportunities for the council to receive interim reports on these key issues before a public hearing or final annexation decision. This approach would keep the council informed and engaged in shaping the area’s future development.

Mayor Mendenhall thanked Perrins for his insights and acknowledged the value of this more comprehensive strategy for annexations west of the freeway.

Mayor Mike Mendenhall invited the applicant to address the council, offering them the opportunity to share their perspective on the 1050 West Annexation Petition. He emphasized that while there would be more public hearings later in the process if the annexation moved forward, the council welcomed hearing directly from the applicant at this stage for a few minutes. Mendenhall’s invitation set the tone for an open dialogue and ensured the applicant had a chance to provide context or respond to concerns raised during the council’s earlier discussion.

Clayson Rackham, representing Clyde Capital Group, stepped forward to address the council. He shared that his team has been working on this project since 2020 and has developed strong relationships with local landowners in the area, including the Nielsens—one of whom he discovered is a distant cousin. Rackham noted that over the decades, the area has seen multiple ownership transfers, and Clyde Capital Group has also purchased land from one of those families.

Rackham highlighted a key factor that initially sparked their interest in the area: the city’s completion of a significant infrastructure project four years ago, which included installing a main sewer line on the west side of I-15. This improvement, along with the city’s stationary plan and ongoing general plan updates, reinforced Clyde’s belief in the potential of this area.

He expressed Clyde Capital Group's eagerness to work closely with Spanish Fork in studying the annexation and addressing infrastructure needs, including looping water systems and resolving utility challenges. Rackham recalled a Development Review Committee (DRC) meeting where Seth Perrins asked whether Clyde was willing to invest in off-site infrastructure to kickstart development west of I-15. He reaffirmed to the council that the answer was "yes."

Aligning Clyde's mission of building better communities with Spanish Fork's motto of pride and progress, Rackham expressed a desire to support thoughtful development on the city's west side despite its unique challenges. He concluded by offering to answer any additional questions from the council.

Mayor Mike Mendenhall thanked Rackham for his comments and his engagement during the earlier work session. The Mayor then reflected on his own perspective, emphasizing that landowner requests to study annexation carry significant weight for him. He stressed that accepting a petition for study doesn't obligate the city to approve development, but it does open the door to careful, deliberate evaluation of opportunities and challenges.

Mendenhall drew a parallel to the Legacy Farms development, noting that it too began with local landowners petitioning for annexation. Through years of planning and collaboration, Legacy Farms evolved into a vibrant neighborhood that has since enriched Spanish Fork's community. Residents there now actively volunteer and contribute to the city's character. The Mayor expressed confidence that taking the next step with this annexation, beginning a study, was a reasonable approach that honored the wishes of current property owners while maintaining flexibility for future decisions.

Councilmember Beck expressed her agreement with Mayor Mendenhall's earlier remarks and thanked her colleagues, Councilmembers Marshall, Oyler, and City Manager Perrins, for their thoughtful insights. She said their comments helped her think more clearly about the annexation's implications. Beck reflected on her experience living near Highway 6 and recalled a time when crossing into that part of Spanish Fork was far from ideal. She mentioned standing alongside then-Councilman Mendenhall at a ribbon-cutting ceremony for the improved bridge over the railroad, remembering how significant that moment felt for the community. With this perspective in mind, she acknowledged that developing west of I-15 would take time but said she was willing to see what Clyde Capital Group was proposing and how it aligned with the city's forthcoming general plan update.

Mayor Mendenhall asked if there were any other points councilmembers wanted to make about item E. Seeing none, she offered to make a motion.

Councilmember Oyler interjected, suggesting they pause to discuss further before moving ahead. He voiced hesitation about initiating the study before the general plan update was finalized, noting the possibility that the applicant's vision might differ from the city's emerging plans. Oyler expressed concern that approving a study now could create momentum toward a development pattern not fully aligned with Spanish Fork's long-term goals.

Responding to Oyler, Clayson Rackham returned to the podium to clarify Clyde Capital Group's intentions. He explained that their request to annex with a rural residential "holding zone" was designed specifically to avoid conflicting with the city's general plan updates. Rackham noted that his group has been involved as stakeholders in the stationary plan process with the city's third-party consultant and had consistently worked to align their vision with the city's goals.

Rackham emphasized that Clyde recognized the unique opportunities and challenges of developing west of I-15, including the potential for a FrontRunner station and a new interchange. He expressed confidence that their team could integrate density shifts and development patterns that supported these future improvements. Regarding the annexation study, he said they were fully prepared to treat it as a collaborative feasibility process and believed they could move forward concurrently with the city's general plan update in the fall.

Councilmember Oyler then asked Rackham how soon his group would begin development if the annexation and subsequent planning processes were approved.

Rackham responded that while they were eager to begin, they recognized the significant challenges in traffic flow and utility infrastructure. He noted that large utility projects, though costly and complex, were not the primary barrier; instead, traffic conditions and the timing of major improvements such as the interchange and FrontRunner station would dictate when development could proceed. Rackham assured the council that Clyde was committed to following city restrictions and adapting their timeline accordingly.

Finally, Councilmember Oyler asked if Clyde would be comfortable proceeding under a scenario where the annexation study passed, the general plan and stationary plan were later approved, and development was ultimately shaped by those updated plans, even if they differed from Clyde's current vision.

Rackham confirmed they would be comfortable with that approach, acknowledging the need to stay flexible and align with the city's long-term vision.

Councilmember Oyler continued his thought, emphasizing that even if Clyde Capital Group were brought into the city through annexation, it would still ultimately be the council's responsibility to decide whether to approve any proposed developments based on alignment with the city's plans and needs.

Clayson Rackham agreed and reassured the council that his group wanted their efforts to complement the city's vision, particularly considering future major projects like the FrontRunner station and I-15 interchange. He stressed that Clyde Capital Group had no interest in building something that would become obsolete once those large-scale improvements arrived.

Oyler voiced a lingering concern: he didn't want to approve annexation only to have the property sit undeveloped because Clyde's plans didn't match the city's eventual stationary or general plans.

Rackham responded that his team understood those dynamics and planned to phase their work creatively as the process unfolded. He added that Clyde Capital Group had experience with adapting to evolving circumstances and was confident they could do the same here.

Councilmember Cardon offered another perspective, noting that past annexation studies had provided valuable insights, not only for the city but also for applicants. In some cases, applicants had withdrawn their proposals after realizing, through study, that their vision wasn't feasible. Cardon saw this as a benefit of moving forward with the study phase, as it allowed both parties to evaluate engineering realities and infrastructure requirements collaboratively.

Rackham echoed Cardon's sentiment, saying that working alongside city staff during the study phase would provide his group with critical information to refine their plans. Without the chance to study the area formally, he admitted, Clyde Capital Group would be left uncertain about how to proceed.

Councilmember Oyler clarified that approving the study didn't guarantee annexation.

Councilmember Beck asked if it would be possible for the city to include in their findings that no final annexation approval would take place until after the general plan update was complete.

Dave Anderson clarified that while such a directive wouldn't need to be a formal finding, it could certainly be part of the process if the council communicated that expectation to staff.

Rackham readily agreed to respect such a timeline, reinforcing Clyde's willingness to work within the city's planning schedule.

Mayor Mendenhall stated it was an important point Clayton had made regarding the general plan involving all of the property owners. He noted they had been a big part of the general plan process and would likely know what was going on. He added they might even know more than the Council about what was planned for the area because of the input they had been providing. Mayor Mendenhall remarked that although it felt like five years, it had only been a couple, and they were getting there.

Councilmember Oyler wanted to know how quickly the study could be completed and brought back for annexation.

Dave Anderson provided a measured response to Councilmember Oyler's question about timelines. He explained that while there was a technical pathway to move the annexation quickly, it wasn't realistic in this case. Realistically, Anderson suggested that a thorough study process could bring the matter back to the council by October or November, conceivably before the end of the year. However, he cautioned that given the complexity of the site and the city's intent to be more methodical and deliberate, the process could take months.

Anderson stressed the need for a deep dive into details and lessons learned from past experiences, such as the Legacy Farms annexation. While that project had many successes, it

also revealed challenges, most notably with the delayed crossing over the railroad tracks. He reminded the council how they had spent two years repeatedly asking, “When is it going to be open?” because improved access was critical for integrating that neighborhood into the broader community.

Marshall reflected on this history and noted that his biggest concern about development on the west side of I-15 remained access, ensuring cars, bikes, and pedestrians could connect to the rest of Spanish Fork without isolation. While he admitted he was not currently supportive of annexation, he acknowledged Mayor Mendenhall’s earlier point about respecting landowner requests to explore possibilities. Marshall concluded that the most reasonable approach was to move the proposal forward into a study phase, with no guarantees about the final outcome.

Marshall underscored that Clyde Capital Group, as the first significant developer in the area, would face greater scrutiny and tougher questions than others might in the future. He urged staff and the applicant to prepare for a rigorous process.

Mayor Mendenhall acknowledged Marshall’s points and added his own observations. He noted that traffic in the area was already increasing due to major employers operating west of I-15. His recent drive to western Palmyra revealed a level of activity and flow that was unprecedented compared to when he was growing up. Mendenhall pointed out that with people and commerce already creating new traffic patterns, it was important for the city to anticipate and plan carefully.

As the discussion came to a close, Marshall indicated he was ready to make a motion.

Mayor Mike Mendenhall echoed Councilmember Marshall’s emphasis on moving forward with a study while making it clear that no guarantees about future annexation approval were implied. He stressed the importance of analyzing how employees commuted to and from work as well as how families and children would navigate the area safely.

Mendenhall pointed out existing roads that currently ended near the proposed annexation area and noted the need to consider how those roads could eventually connect to create a functional and safe network. He reflected on his own childhood in the area, recalling riding bikes under the bridge to Bob’s to buy penny candy and visiting friends in neighborhoods that had felt very different from the traffic-heavy corridors of today. He emphasized that the area had changed significantly and underscored the need for a modern, thoughtful plan. He concluded that meaningful answers about connectivity and access would only come through a detailed study.

Councilmember Marshall agreed and stated that he was not particularly enthusiastic about being at this point, but he felt that fairness to both the applicant and the landowners warranted giving them a chance. He emphasized that the burden of proof would remain on Clyde Capital Group to demonstrate how their proposal could work and expressed that they would need to convince the council that the annexation made sense.

Councilmember Oyler joined in, sharing a personal anecdote that illustrated the region’s

access challenges. After his animal shelter board meeting that morning, Oyler attempted to return home via Third West, his usual route under I-15. However, a stopped train at the railroad crossing forced him to detour through Palmyra and the Lakeshore-Benjamin area before he could reconnect with familiar roads. While he didn't quite end up in Payson, the unexpected delay underscored the need for redundant and reliable access routes in the west side of Spanish Fork.

Mayor Mike Mendenhall noted that the western border of the annexation area included a road that had been recently torn up for the installation of a major sewer line. He acknowledged the hardship this caused local residents and landowners during construction. This experience, he argued, made it even more reasonable to proceed with a study, adding that it seemed prudent to evaluate the proposal further.

Councilmember Shane Marshall admitted candidly that when he walked into the meeting, he had been firmly against approving a study for the 1050 West annexation. But after listening to the discussion, he said he felt it was time to be realistic and acknowledged there were unanswered questions that deserved exploration. He emphasized that the strong interest of the landowners weighed heavily in his decision, stating it was important for the council to take that into account. With that, he made the motion:

Councilman Marshall ▾ **Moved to accept the 1050 West Annexation Petition for further study with the baseline of the new general plan, not the old general plan.**

Councilman Oyler ▾ **Seconded** and the motion **Passed** with a roll call vote

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

After the unanimous vote on the 1050 West annexation study, Councilmember Beck took a moment to share a heartfelt comment about Councilmember Marshall. She reflected on their years of working together and praised his ability to balance conviction with openness. One thing she loved about working with Marshall, she said, was that while he could be set in his ways, especially on engineering issues, he was also willing to listen to staff and others.

Beck noted that everyone laughed at the remark, but she continued by pointing out how Marshall approached discussions with a strong initial opinion yet remained open-minded enough to see other perspectives. Over the years, she observed, he often came in hard with a yes or no stance but never let blinders prevent him from adjusting his view when appropriate. She added warmly that this quality was cool and said it more than once, prompting laughter around the room.

Mayor Mike Mendenhall joined in the playful tone, joking that they should cut the comment and send it to his wife, saying with a grin that he was cool. The moment lightened the mood after the annexation discussion.

Mendenhall then thanked Clyde Capital Group for attending and sharing their insights, acknowledging the time and effort they brought to the discussion. With that, he moved the meeting forward.

The council transitioned to Item F on the agenda, the UDOT Direct Award Grant under HB 502 for the US 89 and US 6 bridge near Fingerhut. Mendenhall called it an exciting one as the next topic began.

F. UDOT Direct Award Grant H.B. 502 - US-89/US-6 Bridge (Fingerhut)

Cory Pierce explained that as part of House Bill 502, \$13 million was allocated to help facilitate a bridge over the railroad for both pedestrian and vehicle access, as well as a trail connection. The project also includes making the nearby intersection a full four-way connection. He noted that the agreement would allow UDOT to administer the funding, which would be provided as a one-time allocation dispersed quarterly. The first installment of \$3.25 million was expected on August 1, with additional quarterly payments to follow. Spanish Fork City would take responsibility for designing and building the bridge to support the trail system and improve traffic flow in the area.

Pierce emphasized the significance of the project from a trails perspective, highlighting how it would connect the Dripping Rock area and existing trails. Plans included routing the trail through a nearby development, along Highway 6, and under an existing bridge to connect into Mapleton, ultimately creating a larger, regional trail network with wide-reaching benefits.

Councilmember Oyler asked when the project would actually get underway.

Pierce responded that as soon as the funds arrived, the city would start design work in earnest. While some initial design had already been completed to secure the funding, he anticipated it would take at least a year to finalize designs, gain approvals from the railroad and UDOT, and prepare for construction.

Councilmember Marshall sought clarification about the visual plans, asking if there were two bridges involved or just one.

Pierce explained that the existing bridge over Highway 6 remained in place and that the new bridge, which had yet to be built, was represented in the diagrams. The new structure would accommodate vehicles and a full-width trail, while pedestrian crossings and an underpass would enhance safety and connectivity.

There was further discussion about pedestrian crossings at the intersection. Pierce clarified that while UDOT's design included striping for a crosswalk and a pedestrian button, the primary route for trail users would direct them to the underpass, which would be a safer alternative to crossing at surface level. Council members agreed that encouraging

pedestrians to use the underpass would be preferable, as they were wary of adding a surface crossing on such a busy road.

Seth Perrins weighed in, noting his concern about pedestrian safety at the intersection. He emphasized that the initial concept drawings showed a painted pedestrian crossing, but the city needed to determine whether they wanted to encourage or even allow pedestrians to cross there at all. He pointed out that it might mean a longer detour for pedestrians, possibly a mile and a half or even more, but safety had to take priority.

Cory Pierce added that the intersection is currently the first stop for vehicles coming down the canyon, making it particularly challenging for a pedestrian crossing. He noted there weren't immediate destinations across the street to draw foot traffic, so any crossing would be primarily for recreational trail users rather than daily pedestrian use.

Councilmember Marshall echoed the sentiment, asking about the location of the trail system on the north side and how it connects to the larger community. He clarified his understanding that the primary purpose of the bridge was not foot traffic at the intersection itself, but rather to connect the city's trail system to the Bonneville Shoreline Trail. He emphasized that the bridge's intent was to complete the trail connection rather than to facilitate pedestrians crossing a busy highway.

Cory Pierce added that the city had already been awarded \$3 million through MAG (Mountainland Association of Governments) as part of the trail system funding. He noted that this funding, combined with the HB 502 allocation, made the project financially feasible. He credited the award to the considerable planning and work already done to move the project forward.

Marshall expressed his appreciation for the effort, thanking Pierce and noting the significance of securing such funding. He then raised a key concern about the contract terms, asking if UDOT's allocation meant the city was obligated to complete the project regardless of final costs.

Pierce confirmed that the agreement made it clear: Spanish Fork was responsible for designing and constructing the bridge, and the \$13 million allocation was all the city would receive from UDOT. If costs exceeded projections, the city would be obligated to cover the overages. He acknowledged that conceptual cost estimates aligned with the funding provided, but stressed that cost control would be a major focus during the design phase. He explained that the city's construction process was typically more cost-effective than state or federal processes, but added that value engineering would be used if needed to stay within budget.

Pierce underscored the importance of this project for the city's trail network. He noted that the railroad had previously posed a significant barrier to connecting Spanish Fork's trails with the Bonneville Shoreline Trail. This bridge would finally overcome that obstacle and create a key link in the regional trail system.

Seth Perrins noted that the design process would be approached with cost efficiency in mind and that value engineering would be applied if estimates exceeded available funds. Staff emphasized that no additional scope was planned beyond what had been approved. They described the project as a significant opportunity to connect the city's trail network, which had previously been constrained by the railroad tracks, to the Bonneville Shoreline Trail system.

Seth Perrins emphasized how monumental the project was, calling it a statewide effort to secure funding for a bridge that would connect Spanish Fork's trail systems with the Bonneville Shoreline Trail. He described it as a gift not only for South Utah Valley but for all of Utah, pointing out how the bridge would enable pedestrians and cyclists to cross over highways and the railroad seamlessly.

Cory Pierce echoed Perrins' sentiment, highlighting how the city's existing river trail system was already a point of pride. He noted that this bridge would dramatically expand trail access for those who wanted to travel further and connect with regional trail systems. He also spoke about residents on the east side of Highway 6 who frequently expressed interest in linking their neighborhood trails to the Mapleton Trail. This new connection would finally allow them to stay entirely on trails, without needing to use roads or drive, to access Mapleton's beautiful path.

Mayor Mike Mendenhall agreed, calling it a big win for residents and underscoring how valuable the connection would be for quality of life in the area.

Councilmember Marshall briefly addressed a potential conflict of interest, asking Pierce if a design firm had already been hired for the project.

Pierce clarified that while Consor appeared on some materials as the sponsor of the grant application, no engineering firm had yet been selected. The city would issue an RFP and choose the best-qualified firm for the job.

Marshall stated for the record that his firm would not propose, ensuring there was no conflict.

Mayor Mendenhall then called for a motion on the item.

Councilwoman Beck ▾ Moved to Approve the **UDOT Direct Award Grant H.B. 502 - US-89/US-6 Bridge (Fingerhut)**

Councilman Cardon ▾ **Seconded** and the motion **Passed** with a roll call vote.

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

G. Utah Division of Finance Verk Loan Extension

Jordan Hales explained that the document presented extends a one-year loan the city received from the Utah Inland Port Authority. The original loan was issued in spring of last year with the expectation that the Verk Public Infrastructure District (PID) would secure bonding during the winter. However, legal issues delayed that process. Now, the Verk PID is expected to bond within the next few weeks, allowing the city to be reimbursed and subsequently repay the Utah Inland Port. The extension simply allows a few more months to reach that point.

Seth Perrins added that the repayment of the loan will come from the proceeds of the bond, which are funded by the VRC project's tax differential, not from Spanish Fork's general fund or residents' tax dollars. He emphasized that this is an important distinction to make clear.

Jordan thanked the council, and no further questions were raised at this point.

Mayor Mike Mendenhall then invited a motion for item G.

Councilman Cardon ▾ Moved to Approve the **Utah Division of Finance Verk Loan Extension**

Councilman Tooke ▾ **Seconded** and the motion **Passed** with a roll call vote.

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

Mayor Mendenhall moved on to the next agenda item.

H. Hearing and Resolution 2000 East/Highway 6 Connector

Vaughn Pickell provided an overview of the 2000 East US 6 connector project. He explained that he would also review the scope of the acquisition, the history of negotiations, the appraisals, and conclude with the current status.

He noted that the map presented came from the MAG 2023 Regional Transportation Plan. It showed a long arterial route extending from the southern end of Salem City and Woodland Hills, running north along Woodland Hills Drive. The route then deviated through unincorporated county, continued north on 2300 East in Spanish Fork, crossed Canyon Road, where a new roundabout had been completed near the neighborhood Walmart, and extended further north, jogging over to connect with Highway 6 near 2000 East.

For the purposes of this meeting, the focus was only on the very northern section where the proposed connector would meet Highway 6. Vaughn pointed out on the map two existing

intersections: one at Spanish Fork Parkway and Highway 6, and another at Center Street and Highway 6. The proposed connector would sit roughly midway between these two.

He then zoomed in further to highlight Mr. Jex's property, which made up most of the land required for the project. The areas marked in green represented right-of-way acquisitions. Vaughn noted that most of the land came from Mr. Jex, while smaller portions came from other property owners to the west and a narrow strip on the south side.

He explained that there was also a red storm drain easement on the west side of the property. Because of the unusual shapes left over from the acquisition, the city also proposed purchasing several irregular remainder parcels. This plan would have left Mr. Jex with a roughly triangular commercial property for future development. The southern portion of his property, which was zoned residential, would remain largely untouched apart from roadway portions.

Vaughn provided a timeline of events:

- The city completed its appraisal in October 2024.
- The city's surveyor met with Mr. Jex on several occasions over the following months.
- On May 13, 2025, the city issued a formal written offer to Mr. Jex.
- That same day, the property owner submitted a request for mediation through the Office of the Property Rights Ombudsman.
- On May 29, 2025, Vaughn issued a revised notice for this meeting, corrected some minor errors, and extended the deadline for acceptance of the offer to June 13, 2025.
- On June 1, 2025, the property owner's attorney sent a letter highlighting an issue with the city's appraisal methodology, specifically the misapplication of severance damages.
- On July 20, 2025, the city received the property owner's appraisal, which had been commissioned through the Ombudsman's office. Vaughn reviewed the appraisal in detail.

Vaughn stated that, based on the errors identified in the city's appraisal, he recalculated and issued a revised offer, which increased the total by approximately \$200,000. The updated total offer was nearly \$3 million for all affected parcels. He explained that the property owner's appraisal came in slightly higher, within about 10%, with a few thousand dollars difference for the residential property and approximately \$200,000 for the commercial property.

Vaughn Pickell reported that the updated offer for the properties totaled approximately \$2.985 million, covering Parcel 12 (residential), the storm drain easement, and Parcels 16 and 17 (right-of-way), as well as the remainder Parcels S16 and S17. All parcels were valued at a

consistent rate of \$425,000 per acre. The property owner's appraisal had been received and was within 10% of the city's revised offer. It reflected a slightly higher value for the residential property, minor adjustments on the easement, and a difference of approximately \$200,000 for the commercial property.

Vaughn emphasized that this meeting was not a public hearing but provided an opportunity for the property owner and their counsel to address the council about the proposed acquisition, as outlined in state statute.

Councilwoman Beck asked if Spanish Fork City would pay for the project and whether the City would be reimbursed.

Vaughn Pickell stated it was his understanding, and asked Public Works Director Cory Pierce to confirm that the project was funded through MAG.

Cory Pierce explained that the City had a match portion and noted that Finance Director Jordan Hales often reminded them the City would initially fund the work and then be reimbursed. He added that expenditures and reimbursements could fall in different fiscal years but that ultimately the funds would be reimbursed.

Councilmember Oyler asked if the reimbursement included the roundabout.

Director Pierce confirmed it did and noted that the section east of the roundabout would not be constructed at full width initially. He stated the road would be built to facilitate traffic and later widened as needed. He emphasized the importance of providing another traffic option to access Highway 6 besides Spanish Fork Parkway or 1100 East and Center Street.

Councilmember Oyler asked if the planned connection at Highway 6 would be similar to the high T intersection at Powerhouse Road.

Cory Pierce responded that the design contemplated a full three-leg intersection with a signal, not a high T.

Mayor Mendenhall asked if there were any further questions for staff. Hearing none, he invited the property owner or their representative to address the Council.

Matthew Anderson, attorney at Fabian Vancott, representing property owner Ryan Jex, came forward.

Matthew Anderson thanked the Mayor and Council for their time and public service. He stated his comments would be brief and non-adversarial. He acknowledged that this was a difficult situation for his client, noting the long history of property takings and related legal disputes. He indicated they were not planning to challenge the taking legally but expressed concerns about the offer and the requirement for just compensation under statute and constitutional law. He added that the City had been good to work with and expressed they were grateful the City had been willing to review the route and increase the offer.

He noted that this was a positive step and expressed optimism about proceeding collaboratively. He explained that their appraisal had been submitted to the City the previous day, and as such, it did not seem appropriate to begin negotiations at this time. However, he stated they were hopeful that the City would review their appraisal and consider increasing its offer further.

Matthew Anderson added that they were cautiously optimistic about negotiating in good faith and reaching an agreement that could avoid litigation and potentially even bypass the mediation process through the Office of the Property Rights Ombudsman, which they were currently pursuing. He noted that he had participated in Ombudsman mediations numerous times and found them to be a productive way to address such disputes.

He emphasized that both parties needed time to review the appraisals and proposals, and suggested there might be opportunities to tweak or modify details to reach a mutually beneficial resolution. He concluded by thanking the Council for their time and stated he was willing to answer any questions, while acknowledging that such disputes were highly dependent on appraisals and often became a “battle of the experts,” which he was not prepared to address in detail at that moment.

Mayor Mendenhall thanked Mr. Matthew Anderson for his comments and asked if there were any questions for him. Hearing none, the Mayor expressed appreciation for Mr. Anderson’s statement and for Mr. Jex’s attendance at the meeting.

Councilmember Marshall noted that part of the purpose of the hearing was to place the matter on the record, to continue the process, and to demonstrate the City’s commitment to moving forward with the project. He acknowledged and appreciated the property owner’s willingness to engage in the process and work collaboratively toward a resolution.

Councilmember Marshall stated that he had no questions but expressed his appreciation to Mr. Anderson for attending and sharing his comments. He noted that as the Council contemplated how to move forward, he wished to discuss the options available for action at the meeting.

Councilmember Cardon agreed he would like to know the options the City Council had.

Mayor Mendenhall invited additional comments from the Council and indicated that staff could provide clarification regarding the Council’s options.

Vaughn Pickell explained that the Council had wide discretion at this stage. He noted that the Council could adopt the resolution of necessity as presented, defer action to allow continued negotiations, or provide direction to staff on how to proceed.

Vaughn Pickell stated that the council had the option to close the public hearing and pass the resolution if they wished.

Councilmember Marshall inquired whether, under option A, if the council closed the hearing and expressed their appreciation but subsequent negotiations fell through and if the matter

would return to the council in the future or if the resolution would be brought back for consideration at that time.

Vaughn Pickell responded that, should negotiations fail, the council could bring up the resolution again in the future. He further explained that, technically, the statutory requirement had been satisfied by providing the property owner the opportunity to comment and address the council during the public hearing.

Seth Perrins clarified that, to be clear, they would not have been able to move forward until the resolution was adopted at that future date, as he had just mentioned. He acknowledged that the statute required formal permission to proceed, and even if not strictly mandated by statute, a resolution served that purpose effectively. He explained that he preferred to use a resolution because it provided clarity and left no room for ambiguity about the governing body's authorization to take action.

Mayor Mendenhall asked if the resolution included numbers, noting that he was not seeing any numbers in the document.

Vaughn Pickell explained that the resolution did not contain the numbers; it simply authorized the acquisition of the property through eminent domain. He stated that it was possible to file the complaint and move forward with the litigation based on that authorization. At that point, the understanding was that negotiations would continue, but if those negotiations broke down, then the next step would be to proceed with condemnation or eminent domain action to acquire the property.

Councilmember Marshall noted that one of the potential downsides was if a resolution were adopted and the matter was later resolved through negotiation, it could give the impression that the governing body had gone through the process of eminent domain unnecessarily. This could create a perception that eminent domain was used, even though the issue was ultimately settled without needing to pursue condemnation, which might have political or public relations implications.

Vaughn Pickell agreed that adopting a resolution too early could lead to taking an unnecessary public hit if the matter ended up being resolved through negotiation. He further proposed they could say thanks for coming and goodnight.

Councilmember Beck liked that option and stated thanks for coming and goodnight.

Councilmember Marshall expressed that he liked the option to proceed cautiously and deliberately. He emphasized that there was never any intention of making threats or engaging in negotiations during the meeting. Instead, he believed it was crucial to remain transparent, adhere to the proper process, and ensure that all procedural requirements were fully met. He also noted the importance of communicating to the applicant and the landowner that this matter was extremely important to the city.

He acknowledged Mr. Jex's long history with the city and reflected on the city's growth over time. Marshall agreed with Stacy and Jesse in supporting option A, which involved having the

hearing, closing it, and then allowing the landowner and Vaughn an opportunity to negotiate further. From there, the council could reassess and determine the next steps, noting that they were very close to resolution.

Mayor Mike Mendenhall acknowledged that they were close to a resolution and then turned his attention to Mr. Jex, asking if he wanted to come up and speak.

Mr. Jex addressed the council by first acknowledging that most of them knew him personally, as he had lived, worked, and owned a business in Spanish Fork for a long time. He reflected fondly on growing up in the city and shared his experience negotiating through similar hearings in the past. He noted that, on many occasions, his family had ended up simply giving property to the city. However, he emphasized that this situation felt different and was not something he could treat as another gift.

He recounted that years ago, the city had approached his family about annexing their property into Spanish Fork. At that time, he remembered, the city's motivation was tied to addressing a legal issue, specifically, what was called the Cherry Stem Annexation, to secure access to the golf course. When that approach was found to be unworkable, the city asked the property owners to annex their land voluntarily, promising that the property would be zoned appropriately like any other and that it would not be developed or touched until the family was ready to sell.

Now, however, Mr. Jex expressed his displeasure upon hearing that the city intended to take the property, particularly with the inclusion of a roundabout, which he initially opposed. He admitted that he had since made peace with the roundabout and was ready to move forward in a more cooperative spirit. He assured the council that his family wanted to be reasonable and kind in their dealings but emphasized the importance of receiving just compensation for the property. He also requested that future access in and out of the property be maintained, in case his children or others chose to develop it someday.

Mr. Jex closed his remarks on a conciliatory note, expressing his gratitude to Matt for shouldering the burden of the negotiations and for his efforts in facilitating communication. He thanked the council for their time and consideration, adding with good humor that he hoped they would still greet him warmly on the street when all was said and done, remembering him as someone who was not too difficult to work with.

Mayor Mendenhall thanked Mr. Jex for his comments, addressing him warmly and acknowledging the good character of his children by mentioning he had seen a couple of them earlier that day. He added a personal note of humor, saying that his own father wasn't pleased about the situation either since he would have to use the roundabout frequently, and jokingly advised, "just look left."

He expressed appreciation for the entire discussion and began to bring the meeting to a close by saying, "Thank you and good night." As the conversation wrapped up, he sought clarification from the staff on their next step, asking if a motion was needed and whether a formal action was required to confirm where they had landed in the discussion.

Mayor Mike Mendenhall began by summarizing the outcome of the discussion, stating that the next step was to move into the next phase of negotiations between the city's legal counsel and Mr. Jex's legal counsel to arrive at an agreement that was fair and just for all parties involved. He expressed gratitude to Mr. Jex for his willingness to work with the city and acknowledged the longstanding contributions of the Jex family to the community, noting that their influence could be seen throughout Spanish Fork.

He emphasized that this particular matter was not only significant for the city itself but also for the broader regional connection of cities in South Utah County. Securing access to Highway 6 was described as a major step forward in strengthening regional infrastructure.

Councilmember Marshall reflected on how surreal it felt to be looking at a map and discussing a property or area where he had grown up. He commented that it was strange to see such familiar places in the context of planning and negotiations.

The Mayor reflected that he had been thinking the same thing as the discussion unfolded, underlining the deep personal and communal ties to the land in question.

Mayor Mendenhall acknowledged that no formal action was necessary and confirmed that the council was in agreement to move forward as discussed. He thanked everyone for their participation and then called for a motion to adjourn, bringing the meeting to a close.

Councilman Cardon ▾ **Moved** to approve the **Adjourn Closed Meeting to discuss the purchase, exchange, or lease of real property and strategy sessions to discuss pending reasonably imminent litigation in the Explorer Room. § 52-4-205**

Councilman Tooke ▾ **Seconded** and the motion **Passed** with a roll call vote at 8:59 pm

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

Attest: July 15, 2025

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 July 15, 2025. This document constitutes the official minutes of the City Council meeting.

Tara Silver

TARA SILVER, CITY RECORDER