



**ADOPTED MINUTES
CITY COUNCIL MEETING
April 21, 2026, 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, Councilwoman
Landon Tooke, Councilmember
Shane Marshall, Councilmember

Absent:

Staff Members Present:

Tara Silver, City Recorder
Dave Anderson, Community Development Director
Eddie Hales, Fire and EMS Director
Vaughn Pickell, City Attorney

Dale Robinson, Parks and Recreation Director
Jordan Hales, Finance Director
Jared Bartel, Information Systems Director
Cory Pierce, Public Works Director

Visitors Present:

Name

Gary McFadyen
Steve Boyack
Dana Boyack
Mike Hutchings
Steve Leifson
Cheryl Leifson
John Waters
Don Oldham

Name

Jill Marshall
Monte Marshall
Andrade Christensen
David Boyack
Haley Mangelson
Camille Mangelson
Jed Ottesen
Rick Nielsen

Name

Ben W. Mangelson
Kathleen Leavitt
Dan Dannie
Matt Hersam
Jennifer Maughan
Paul Taylor
Connor Ottesen
Jacob Lasley

4:30 pm WORK SESSION - No formal actions are taken in a work session

Councilman Jesse Cardon, Councilwoman Stacy Beck, Dale Robinson, Tara Silver, Cory Pierce, Vaughn Pickell, Councilman Landon Tooke, Mayor Mike Mendenhall, Councilman Kevin Oylar, Dave Anderson, Jordan Hales, Eddie Hales, Jake Theurer, Scott Aylett, Rick Brooks, Curtis Wolthim, Travis Ball, Quinn Loertscher, Jeff Chavez, Councilman Shane Marshall 4:45 pm, Jared Bartel 5:11 pm

The Work Session of the Spanish Fork City Council was convened on April 21, 2026 with Mike Mendenhall started the work session at 4:39 pm

A. Self-generation Power Projects

There was a detailed discussion on a proposal to bring energy-independent data centers to Spanish Fork through a partnership with Volition. The concept centers on using Bloom Energy fuel cells to generate electricity onsite from natural gas through a chemical process rather than combustion. Volition stated the approach would significantly reduce emissions, avoid reliance on the traditional electric grid, and eliminate the need for costly and time-intensive infrastructure upgrades. The system also incorporates a closed-loop cooling design that minimizes water consumption compared to conventional data centers, addressing a major environmental concern. The proposed facility would begin as a large-scale data center with substantial power capacity and room for expansion, serving high-demand AI and hardware companies such as OpenAI. The project is positioned to meet increasing needs for localized, low-latency data processing while reducing strain on regional power grids.

Councilman Shane Marshall 4:45 pm

Volition reviewed the strategic advantages of Spanish Fork as a project location, including existing infrastructure and the suitability of available buildings for retrofit and expansion. The project aligns closely with the city's long-term economic development goals and could potentially include relocation of Volition's corporate headquarters, signaling a long-term commitment to the area. The development is expected to generate millions of dollars annually in property tax and utility revenues, supported by an estimated equipment value nearing one billion dollars. In addition to direct financial benefits, the project could act as a catalyst for broader technology investment and job creation within the community.

Environmental and community impact considerations were addressed in depth. Representatives explained that emissions from the fuel cells would be minimal, producing primarily heat and small amounts of water, with overall output lower than that of a large number of additional vehicles. Noise levels are expected to remain within standard industrial ranges and have not posed issues in other deployments. The closed-loop cooling system would require only an initial water fill and then continuously recirculate, avoiding the high

water usage typically associated with data centers. Project leaders also emphasized their intent to proactively engage with the community through transparent communication and outreach efforts to build trust and highlight both economic and environmental benefits.

The council also examined the reliability and capacity of the natural gas supply supporting the project. It was confirmed that regional infrastructure is highly stable, with a major pipeline operating continuously for decades without interruption. The anticipated fuel demand for the data center represents only a small portion of total capacity, providing a strong margin of reliability. Enbridge is actively involved in upgrading local infrastructure and subsidizing connection costs through long-term agreements, reducing upfront expenses and ensuring readiness for the project. Backup systems and contingency planning were also discussed to maintain uninterrupted operations in the event of rare disruptions.

B. Budget

In addition to the data center proposal, city staff presented a comprehensive update on utility rate planning. Modest increases are being considered across water, power, wastewater, and other services to address rising costs and future infrastructure needs, with an overall goal of keeping residential bill impacts aligned with inflation. Wastewater and sanitation rates are expected to remain stable in the near term, with adjustments anticipated later due to contract cycles. A major focus of the discussion was the proposed Transportation Utility Fee, which would replace the current method of funding road repairs that is spread across multiple utility funds. The new approach would charge residents based on estimated road usage, improving fairness, transparency, and alignment between costs and actual system use.

The proposed Transportation Utility Fee would consolidate road maintenance funding into a dedicated source, removing the burden from water and power funds and allowing those utilities to focus on their primary purposes. Initial revenue generation is projected to grow over time, supporting long-term transportation infrastructure needs. Council members reviewed options for implementing the fee, including a phased approach to ease the transition for residents or a more immediate full implementation with different cost implications. There was strong interest in ensuring that any changes are clearly communicated to the public, particularly in distinguishing between true rate increases and shifts in how costs are allocated.

Staff also highlighted improvements in financial planning and transparency through the adoption of Waterworth software. This tool allows for more precise modeling of utility finances, including operating costs, capital projects, debt obligations, and reserve levels. It enables staff to better forecast the impacts of major infrastructure investments and test different rate scenarios, ensuring that funds remain sustainable while maintaining appropriate emergency reserves. The council discussed the importance of using this data to clearly explain financial decisions to residents and to maintain trust through transparency.

Mayor left at 5:42 pm and returned at 5:47 pm
Landon Tooke Left 5:50 pm didn't return

The meeting concluded with a focus on next steps and assigned action items. The Volition team will continue working with the city to advance necessary ordinance updates that would allow onsite power generation and data center development, coordinate closely with Enbridge on infrastructure planning, and provide detailed environmental documentation to address concerns.

City staff will finalize the Transportation Utility Fee study, incorporate council feedback into updated rate proposals, and prepare materials for upcoming budget discussions and public hearings. Additional efforts will include developing a comprehensive communication strategy to explain proposed changes to residents and gathering further council input to refine implementation plans.

Overall, the council expressed interest in both the economic opportunity presented by the data center project and the importance of maintaining transparency and careful planning as the city moves forward.

The Work Session meeting ended at 5:55 pm.

CITY COUNCIL

CALL TO ORDER, PLEDGE, OPENING CEREMONY:

Opening Remarks

Mayor Mike Mendenhall opened the meeting and confirmed that Travis Bourne had indicated everything was ready to begin. He welcomed those in attendance at the council chambers as well as those joining online. He made light remarks about the presence of a former mayor, joking about the meeting starting off on the wrong foot.

Councilman Shane Marshall joked that he preferred the term “old mayor” rather than “former mayor.”

Mayor Mike Mendenhall responded that the term “old mayor” was not appropriate.

Mayor Mike Mendenhall noted that there was also a visiting council member from a sister city present and joked that he might be there on a reconnaissance mission. He expressed appreciation for everyone attending both in person and online. He then stated that the meeting would proceed with a motivational message and prayer followed by the Pledge of Allegiance.

Motivational Message and Prayer

Councilman Landon Tooke thanked the Mayor and introduced Coach David Boyack as someone who had been an important influence throughout his life. He shared a personal story from his high school years when Coach Boyack encouraged him to participate in track. Although he admitted he did not fully commit at the time, he noted that Coach Boyack saw

potential in him and created a positive experience. Councilman Tooke reflected on the broader impact Coach Boyack had on hundreds, if not thousands, of students in Spanish Fork through his years of teaching and coaching. He also recognized Coach Boyack's wife, Michelle, for her involvement in the community, including her work with drill teams and youth. He described both Coach Boyack and his wife as pillars of the community and expressed gratitude for their influence. He then formally invited Coach Boyack to share a motivational message and prayer.

Mayor Mike Mendenhall made a lighthearted remark about the number of people watching and directed Coach Boyack to stand in a visible location for those viewing the meeting, including television audiences.

Councilman Shane Marshall added a humorous comment suggesting that viewers would rush to their televisions to watch.

Coach Dave Boyack began by expressing appreciation for the invitation and acknowledged that he felt emotional due to recent events in his life. He stated that he had been asked to speak about service and began by reflecting on the role service had played in his family. He noted that his wife had taught at Spanish Fork High School for nearly 30 years, while he had coached track for approximately 29 years before later serving at Maple Mountain High School as an athletic director for 15 years. He humorously referred to his transition to Maple Mountain as "the dark route," while emphasizing that it remained part of the Spanish Fork community.

Coach Dave Boyack shared that he had retired two years prior and had anticipated enjoying retirement with his wife. However, he explained that in September she was involved in a serious accident on the freeway when her vehicle was struck from behind by a diesel truck. As a result, she suffered paralysis from the thoracic region down and was now confined to a wheelchair. He stated that she would not walk again. He then described the outpouring of service their family had received since the accident, including frequent messages offering help and prayers from individuals across the country. He noted that her name had been placed on temple prayer rolls in multiple states and emphasized how meaningful that support had been. He also shared that he had taken on the role of full-time caregiver, describing it as both challenging and a meaningful act of service that had strengthened their relationship.

Coach Dave Boyack discussed additional experiences with service through his involvement on the city recreation committee and the RAP tax committee, which provided him with insight into city efforts. He specifically referenced a time when a city bond did not pass and highlighted how the community responded by volunteering time, labor, and materials to complete projects. He mentioned efforts such as laying sod and contributing to the development of community amenities, including Volunteer Drive and the area near the FitCity Center. He expressed pride in the willingness of Spanish Fork residents to serve and suggested that the city's motto could include "service" alongside "pride and progress."

Coach Dave Boyack acknowledged individuals in attendance, including Steve Leifson, whom he identified as a close friend and former Mayor, and noted that many of his former students were present. He reflected on his 44-year career in the Nebo School District, describing it as

an act of both service and love, and stated that his passion for teaching and coaching contributed to his long tenure.

Coach Dave Boyack then spoke about the “Especially for Athletes” program, initiated by Dustin Smith, which focused on developing leadership and service among high school athletes. He explained that the program organized student leaders who encouraged service within their schools and communities. He provided a detailed example of a service project in which students from Maple Mountain and Spanish Fork High Schools collaborated to raise funds for Christmas dinners for families in need. He explained that Bill Summer at Macey's contributed by providing food at cost, allowing the students to maximize the number of families served. He stated that the students assembled and delivered meals to over 100 families, often surprising recipients who were unaware they would receive assistance. He noted the emotional impact on the students, many of whom returned from the experience deeply moved.

Coach Dave Boyack further explained that the program encouraged students to be aware of others through the phrase “eyes up, do the work,” which meant actively looking for opportunities to serve. He described examples such as reaching out to students who were alone at lunch, inviting others to participate in school activities, and fostering inclusion. He emphasized that these efforts demonstrated the positive character and service-oriented mindset of local youth.

Coach Dave Boyack concluded his remarks by asking if there were any questions and then proceeded to offer a prayer.

Pledge of Allegiance

Councilman Kevin Oyler invited all those present to rise and participate in the Pledge of Allegiance.

All those in attendance recited the Pledge of Allegiance.

Mayor Mike Mendenhall expressed appreciation to Coach Boyack for his remarks and for offering the prayer. He stated that the message about service was meaningful and relevant to public meetings, emphasizing that service within the community is what makes Spanish Fork special. He acknowledged the Boyack family as an example of that service and thanked them for helping begin the meeting on a positive note. He then introduced Item 4 on the agenda, the public comment section, and invited members of the public to come forward with any comments or questions, noting that remarks did not need to be related to items on the agenda.

Mayor Mike Mendenhall reminded anyone wishing to speak during public comment to state their name for the record.

PUBLIC COMMENTS:

After pausing and observing that no one came forward, he closed the public comment portion of the meeting. He then moved to the next agenda item, council comments, and indicated he would begin with Councilmember Tooke and proceed in order, ending with Councilman Marshall.

COUNCIL COMMENTS:

Councilman Landon Tooke

Councilman Landon Tooke stated for the first time he didn't have any comments.

Mayor Mike Mendenhall complimented Councilman Tooke for arranging a meaningful spiritual thought and expressed appreciation for his efforts.

Mayor Mike Mendenhall thanked him before moving on to Councilmember Jesse Cardon.

Councilman Jesse Cardon

Councilman Jesse Cardon also stated he didn't have anything to report on today.

Mayor Mike Mendenhall thanked Councilman Jesse Cardon and invited Councilmember Kevin Oyler to speak.

Councilman Kevin Oyler

Councilman Kevin Oyler remarked humorously that he needed to follow the strong example set by previous comments. He then shared that earlier in the day he had gone on a walk with former Council Member Richard Davis. During their conversation, Richard asked him to bring attention to the JustServe program. Councilman Oyler explained that Richard and his wife, Tamara, were currently serving as JustServe specialists and briefly described the program as a resource where community members can find local service opportunities. He noted that there were approximately 38 service opportunities listed within five miles of Spanish Fork, including activities such as trail cleanup and other volunteer efforts.

Councilman Kevin Oyler relayed Richard's suggestion that the council consider ways to incorporate JustServe into city efforts. He referenced a previous discussion regarding code enforcement and suggested that, before taking a more enforcement-based approach, the city could explore opportunities to organize service projects to assist residents in need. He proposed the idea of identifying individuals or neighborhoods that could benefit from help and coordinating volunteer efforts, potentially including providing resources such as dumpsters for community clean-up projects. He stated that this approach could both assist residents and help maintain the appearance of the community. He concluded by expressing appreciation for Richard and Tamara Davis and their service to the community.

Mayor Mike Mendenhall thanked Councilman Oyler for his comments then invited Councilwoman Beck to give her comments.

Councilwoman Stacy Beck

Councilwoman Stacy Beck stated that she did not have additional comments but expressed support for Councilman Oyler's idea. She agreed that implementing service efforts in areas where residents may need assistance would be beneficial. She noted that properties that appear neglected are often the result of challenges such as health issues, time constraints, or financial limitations. She stated that providing help in those situations would be a positive approach and supported further exploration of the idea.

Mayor Mike Mendenhall thanked her and described the updates as great.

Councilman Shane Marshall

Councilman Shane Marshall joked, in honor of the "old former mayor," that he did not have comments.

Mayor Mike Mendenhall stated comments were not required and remarked that the meeting would move quickly with the former Mayor present.

Councilwoman Stacy Beck responded humorously that she had his voice in her head reminding her to keep comments brief, referencing a "Reader's Digest" style.

Mayor Mike Mendenhall

Mayor Mike Mendenhall remarked that the former Mayor had a talent for starting and ending meetings efficiently and noted that he did not have many additional comments. He referenced the motivational message shared earlier by Coach Boyack and said it was meaningful to the meeting. He then shared an experience from earlier that day at the elementary track meet held at the high school, commonly referred to as the Hershey track meet.

Mayor Mike Mendenhall described the event as involving third-grade students from across the community and noted the effort required by city staff, particularly the Parks and Recreation department, to organize and manage the large number of participants. He compared the coordination of the students to "herding cats" but commended staff for doing an excellent job and working hard throughout the event.

Mayor Mike Mendenhall highlighted the positive environment at the track meet, noting the excitement and encouragement among the students. He observed that all participants, regardless of athletic ability, were supported and cheered on. He specifically mentioned the participation of special needs students, including one student using a wheelchair, and described the strong encouragement and applause from classmates and spectators as a meaningful and memorable part of the event.

Mayor Mike Mendenhall reflected on his own experiences with the event as a child and later as a parent, noting its longstanding presence in the community. He expressed appreciation for the partnership between the city and the school district in hosting the event and stated that it continues to be a valued community tradition. He added that although many attend

briefly to watch their children participate, the event often becomes a larger opportunity for community members to gather, interact, and spend time together.

Mayor Mike Mendenhall concluded by thanking all those involved in organizing the event and stated that it was another successful example of a positive community activity. He then invited Kathleen from the Chamber of Commerce to come forward and provide an update on local businesses and upcoming events in the community.

Kathleen Leavitt expressed appreciation for the opportunity to provide an update and reported that the Chamber of Commerce had been very busy. She highlighted several upcoming events, beginning with a ribbon cutting scheduled for April 24 at noon for the Fossil Shack, a long-time chamber member who had recently relocated to Payson. She noted that although the business had moved out of Spanish Fork, the Chamber continued to support it. She added that the business would host a two-day open house on April 24 and 25 for the public to visit the new location.

Kathleen Leavitt announced a Business After Hours event on May 7 from 5:00 to 7:00 p.m. at the Business Innovation Center located at the MTECH campus in Payson. She explained that the facility had recently opened and offered a variety of resources for entrepreneurs throughout southern Utah County, including branding and printing services, affordable office space, and a podcast studio. She emphasized the importance of promoting these resources to local businesses.

Kathleen Leavitt also reported that the Chamber Rotary Golf Tournament would be held on May 13 and was nearing full capacity. She stated that only a few spots remained for participants or sponsors and described the event as a valuable networking opportunity.

Kathleen Leavitt shared that the next networking luncheon would take place on May 21 at noon. She also announced an upcoming Women in Business event scheduled for June 10 at 10:00 a.m. at the Legacy House of Spanish Fork. She explained that the event, titled "Bows and Bingo," would involve playing bingo with residents and had been organized as a service project.

Kathleen Leavitt concluded her report after sharing these updates.

Mayor Mike Mendenhall thanked Kathleen Leavitt for the update and expressed appreciation for her report.

Mayor Mike Mendenhall asked if there were any additional council comments and, seeing none, moved on to staff reports. He noted that there were no staff reports for the evening. He also clarified that staff members Tyler Jacobson and Seth Perrin were not absent due to any issues but were attending a City Managers Conference and were excused from the meeting.

Mayor Mike Mendenhall introduced the next agenda item, Spanish Fork 101, which focused on a water outlook and conservation report. He noted that the topic was important and invited Cory Pierce to begin the presentation.

SPANISH FORK 101:

1. Water Outlook and Conservation Report & Highlights

Cory Pierce joked about switching seats to keep everyone attentive and explained that Paul Taylor and Jed Ottesen would be presenting the information. He invited them to come forward.

Mayor Mike Mendenhall asked Paul Taylor how council meetings typically ran in Salem, to which Paul Taylor responded humorously that they were usually finished by that point. Mayor Mendenhall replied that there was still business to take care of.

Paul Taylor provided an overview of the city's water outlook for the upcoming irrigation season and discussed conservation efforts. He explained that the update was necessary due to a significantly below-average snowpack during the winter. He reported that the city's drinking water supply comes from four springs and two wells, and that currently only the springs were being used, with wells reserved as backup. He stated that the springs were keeping pace with demand and that there were no immediate concerns with the drinking water supply, although consumption typically increases slightly each year due to growth.

Paul Taylor then addressed the pressurized irrigation system, explaining that it relies on multiple sources including river water, wells, and Strawberry Reservoir. He noted that river flows were currently at approximately 33 percent of normal, resulting in limited allocations among several irrigation companies. He stated that Strawberry Reservoir, which was at approximately 85 percent capacity, would help supplement irrigation needs. He added that wells would be used during peak demand months to help conserve reservoir levels for future years.

Paul Taylor summarized that while the current year's water supply was stable, another low snowpack winter could create challenges in the future. He explained that the city planned to promote voluntary water conservation measures rather than enforce restrictions, with the goal of encouraging residents to conserve water proactively.

Paul Taylor addressed common questions from the public, including why parks are sometimes watered during the day. He explained that larger irrigation systems require higher flow and that watering at night could reduce pressure for nearby residential users. He also explained why sprinklers may run during rainstorms, noting that systems use evapotranspiration calculations to adjust watering schedules and account for rainfall in future cycles.

Paul Taylor highlighted conservation efforts already implemented by the city, including the use of advanced irrigation control systems that can monitor flow, detect inefficiencies, and reduce water usage. He noted that such systems can save up to 40 percent of water use. He also mentioned improvements at the golf course, where a new irrigation system had reduced water usage by approximately 30 percent over recent years.

Paul Taylor concluded by emphasizing the city's proactive approach to conservation and encouraged residents to follow similar practices. He then turned the time over to Jed Ottesen to present additional conservation methods.

Jed Ottesen highlighted the city's water conservation webpage as a key resource for residents, noting that it included detailed information about programs, historical efforts, and partnerships with organizations such as Central Utah Water and Slow the Flow. He explained that these partnerships provide access to rebates, grants, and educational classes. He emphasized that one of the most important elements was helping residents understand when and how to water appropriately, encouraging a voluntary, informed approach to conservation rather than enforced restrictions.

Jed Ottesen discussed the recommended watering schedule available on the city's website, which guides residents based on their location. He explained that local conditions, particularly wind coming through the canyon, play a significant role in watering effectiveness. He noted that watering during high winds could result in substantial water loss, potentially up to 50 percent, and emphasized the importance of following the recommended schedule to reduce waste and protect landscaping.

Jed Ottesen provided a comparison of residential water usage to illustrate the wide variation in consumption. He explained that a typical residential property might use around 24,000 to 25,000 gallons of water in a month, while one example property used approximately 217,000 gallons in July for outdoor watering alone. He contrasted this with another home that used about 49,000 gallons. He further explained that the higher-use property applied the equivalent of 13 inches of water in a single week, far exceeding the recommended one to one-and-a-half inches.

Councilman Kevin Oyler asked whether the excessive usage in the example was due to a leak, and Jed Ottesen clarified that it was actual usage based on meter data. Councilwoman Stacy Beck asked whether it would be appropriate for staff to contact residents with unusually high usage to provide education. Jed Ottesen responded that while it would not be inappropriate, it would require significant time and resources to implement on a large scale.

Jed Ottesen then discussed the city's utility usage portal, which has been available since approximately 2018. He explained that the portal allows residents and businesses to track water usage in detail, including daily or hourly data, helping them better understand their consumption. He noted that currently only about 5 percent of customers actively use the portal and suggested that increased awareness could improve conservation efforts.

Jed Ottesen emphasized that residential water use accounts for approximately 72 percent of total water consumption in the city, meaning that individual residents have the greatest ability to impact conservation. He encouraged residents to take ownership of their usage and make adjustments where possible.

Jed Ottesen also announced upcoming educational opportunities, including a three-week landscaping class hosted in partnership with Central Utah Water, to be held at the Heritage

Room in the library during the early part of June. He noted that similar classes would be available throughout the season.

Mayor Mike Mendenhall asked if there were any questions for Jed Ottesen.

Councilman Kevin Oylar asked whether the city's system could provide comparisons similar to those included in residential gas bills, showing how usage compares to neighbors. Jed Ottesen explained that while the portal does not currently offer direct comparisons, residents could evaluate their usage against established benchmarks and tiered rate structures to determine if they are within a reasonable range.

Councilman Landon Tooke asked how many residents currently have smart irrigation controllers. Jed Ottesen responded that approximately 3,000 controllers had been distributed through a previous program, out of roughly 12,000 pressurized irrigation connections. He added that the program helped flatten peak water demand by spreading usage more evenly throughout the day and night.

Mayor Mike Mendenhall thanked Jed Ottesen for the presentation, and the Councilmembers also expressed appreciation.

Mayor Mike Mendenhall emphasized that Spanish Fork has been a leader in water conservation for over 25 years, highlighting the city's early adoption of a pressurized irrigation system that separates secondary water from culinary water use. He noted that while other cities are now being required by the state to adopt similar systems, Spanish Fork has long been a pioneer in this area. He encouraged residents to take pride in the city's proactive approach and reassured them that even when watering practices may raise questions, the city remains highly water conscious.

Mayor Mike Mendenhall also referenced the role of community partners, including the school district, in responsibly managing water use, particularly given the large amount of grass and year-round usage of school facilities. He reiterated appreciation for the continued efforts to conserve water and maintain that longstanding tradition.

Mayor Mike Mendenhall stressed the importance of conservation during the current year due to significantly low snowpack levels. He expressed hope for improved conditions in the following year but noted concerning indicators, including visibly low river flow during a time of year when flows are typically much higher. He encouraged residents to be mindful of their individual water use and to contribute to conservation efforts as a community.

Mayor Mike Mendenhall thanked staff again for the presentation and then moved to Item 8 on the agenda, consent items. He stated that the Consent agenda included items A through D and asked if there were any questions. Seeing none, he called for a motion to approve the consent items.

CONSENT ITEMS:

a. Minutes of Spanish Fork City 04-07-2026

- b. 80 S 100 W Real Estate Purchase Agreement**
- c. ~ 1300 S Main Real Estate Purchase Agreement**
- d. Spanish Fork Airport Taxiway Bravo Phase 2 Contract Award**

Councilman Cardon ▾ made a **Motion** to Approve ▾ the Consent Item
 Councilman Tooke ▾ **Seconded** and the motion **Passed** all in favor 6:48 pm

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

Mayor Mike Mendenhall moved the meeting into the public hearing portion of the agenda after the consent items were approved, noting that there were four public hearing items scheduled for the evening, labeled A through D. taxiway bravo cool on there important part of airport setting it rolling safer Alpha and Bravo don't cross runway to runway.

He introduced the first public hearing as an ordinance amending Title 15 related to religious structures. He invited Dave Anderson to present the proposal.

PUBLIC HEARING:

A. Ordinance to Approve a Title 15 Amendment for Religious Structures

Dave Anderson explained that the proposal contained multiple components and was intended to clarify how the city defines and regulates larger religious structures. He stated that the first part of the proposal would establish a definition for large religious structures by identifying any church or house of worship taller than 35 feet as meeting that threshold. He emphasized that this definition was intentionally simple and broadly applicable to all types of religious institutions.

Dave Anderson described the second part of the proposal, which involved creating objective, measurable criteria that would allow qualifying religious structures to be approved administratively if those standards were met. He explained that, under the proposal, such structures in residential zones would be required to be located on sites of at least eight acres. He further outlined that the total building size would be limited to 65,000 square feet. He stated that the primary structure height would be capped at 80 feet, while any elements extending above the roofline, such as steeples or towers, would also be limited to 80 feet unless constructed with non-combustible materials, in which case they could reach heights of up to 200 feet.

Dave Anderson introduced an additional requirement that had been added following Planning Commission discussion, which required that such structures be set back a minimum of 200 feet from any residential property.

Councilman Kevin Oyler asked for clarification on whether the setback was measured from the home or the property line. Dave Anderson confirmed that it was measured from the property line and explained that this distinction was important because homes can be modified or expanded over time, and using the property line ensured consistent compliance regardless of changes to structures on the property.

Councilman Jesse Cardon asked about the reasoning behind the 200-foot setback requirement. Dave Anderson explained that the setback served multiple purposes, including safety considerations such as potential fall zones, as well as providing space for light and air and reducing the visual impact of large structures on nearby residential properties. He added that the setback could potentially be increased if the council felt that additional distance would be beneficial and noted that a ratio greater than one-to-one between building height and setback distance could also be appropriate.

Dave Anderson stated that the proposal had been developed in response to plans for a religious structure that would be taller than typical buildings in Spanish Fork. He explained that the ordinance was designed to be straightforward while also ensuring compliance with federal law governing religious land use. He referenced the need to balance protecting neighborhoods from potential impacts with protecting individuals' rights to worship, as defined by federal statutes and court decisions.

Dave Anderson acknowledged the work of staff, including the City Attorney, in preparing supporting materials to help clarify the legal framework. He emphasized that the intent was to create a process that relied on objective criteria rather than subjective decision-making. He explained that if an applicant met all established criteria, the city would be obligated to approve the application, and therefore the process was structured as an administrative action rather than a discretionary one.

Dave Anderson discussed the Planning Commission's recommendation for denial of the proposal, noting that it was uncommon for staff recommendations and Planning Commission recommendations to differ. He explained that the Planning Commission's concerns were primarily centered on maintaining opportunities for public input and engagement through a public hearing process. He acknowledged that public participation is typically an important component of city decision-making processes.

Dave Anderson explained, however, that in situations governed by federal law, the city's ability to deny or modify an application is limited when objective criteria are met. He stated that inviting public comment in such cases could create a misunderstanding or false expectation that input could influence the outcome when, in reality, the city would be legally required to approve a compliant application. He emphasized that the proposal aimed to avoid that situation by relying on clear, measurable standards and an administrative approval process.

Dave Anderson reiterated that staff recommended approval of the ordinance, as it aligned with legal requirements and provided clarity and consistency in the review process. He also noted that the added 200-foot setback requirement had been incorporated based on feedback from the Planning Commission, demonstrating that their input had been considered in refining the proposal. He concluded by stating that the proposal was intended to be both simple and thoughtful in addressing the issue.

Mayor Mike Mendenhall thanked Dave Anderson for the summary and asked if there were any questions from the council prior to opening the public hearing on the item.

After confirming there were no further questions, Mayor Mike Mendenhall proceeded to the next step in the process and entertained a motion to open the public hearing for item A.

Councilman Oyler ▾ made a **Motion** to Go Into a Public Hearing

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

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

Mayor Mike Mendenhall opened the public hearing for Item A, the proposed Title 15 amendment regarding religious structures, and invited members of the public to come forward and provide comments. He instructed anyone wishing to speak to state their name for the record and noted that each speaker would be given a three-minute time limit.

Public Comments

Mayor Mike Mendenhall paused to allow for public participation and then observed that no members of the public came forward to speak on the item. He remarked that no one chose to use the allotted time and, seeing no public comment, requested a motion to close the public hearing.

Councilman Cardon ▾ made a **Motion** to Go Out of the Public Hearing

Councilman Tooke ▾ **Seconded** and the motion **Passed** with an all in favor vote at 6:59 pm

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

Mayor Mike Mendenhall reopened discussion on Item A following the public hearing and asked if there were any additional questions or comments from the council regarding the proposed Title 15 amendment.

Councilman Jesse Cardon asked for clarification on the current process, stating that under existing code, if a church were built within residential zoning and met staff requirements, it would not require a public hearing or additional council action.

Dave Anderson confirmed that this understanding was correct.

Councilman Cardon then referenced the Planning Commission's discussion, noting that they had initially expected a brief review but ultimately had a lengthy and thoughtful conversation. He expressed that one of the most important points raised was the concern about holding public hearings in situations where the council would have no authority to influence the outcome. He stated that such situations could be frustrating for both the public and the council, as it could create the impression that public input might change a decision when, legally, it could not. He expressed support for the proposed approach, noting that establishing clear parameters in advance would create a more straightforward and transparent process. He also thanked city staff for the significant time and effort invested in preparing the proposal and making the process easier to understand and implement.

Councilwoman Stacy Beck briefly expressed agreement with Councilman Cardon's comments and thanked him for his remarks.

Mayor Mike Mendenhall expanded on the discussion, acknowledging Councilman Cardon's point but adding additional perspective. He emphasized that while it may feel limiting to say there is nothing the council can do in certain situations, the issue is rooted in broader principles of religious freedom. He referenced both the community's history and the nation's foundational values, noting that protecting individuals' rights to gather and worship is an important legal and cultural principle. He stated that although the proposal would make approval of qualifying religious structures an administrative process, the purpose of such structures is positive, as they provide spaces for worship, reflection, and service. He expressed that this aligns with the values of the community and should be viewed in that context. He added that while the process may remove discretionary decision-making, it supports important rights and allows such projects to move forward appropriately.

Councilman Shane Marshall asked a question regarding the specific criteria outlined in the proposal. He acknowledged understanding the reasoning behind avoiding unnecessary public hearings but expressed concern that some of the numerical standards appeared arbitrary without additional context. He specifically questioned why certain thresholds had been selected, such as the minimum eight-acre site requirement, the 65,000 square foot building limit, and the 200-foot setback, asking why those particular numbers were chosen instead of other possible values. He stated that his request was not to resolve the issue immediately but to better understand the justification behind the criteria, noting that such justification would likely be necessary in the future.

Dave Anderson responded by acknowledging that there was some flexibility in establishing

the criteria and that they were not entirely rigid or absolute. He explained that staff had reviewed comparable religious structures in other communities, including facilities in Payson and Orem, to help inform the proposed standards. He noted that the anticipated structure in Spanish Fork was expected to be somewhat smaller than similar facilities in those cities, both in terms of square footage and height, and that the proposed criteria were developed with those comparisons in mind. He also indicated that the city had received input from property owners to better understand what might be proposed, which helped shape the parameters.

Dave Anderson further explained that the criteria were intended to strike a balance between accommodating potential development and maintaining reasonable limitations to address impacts on surrounding areas. He acknowledged that if future proposals differed significantly in design or scale, the city might need to revisit and adjust the criteria accordingly. He reiterated that the numbers were based on a combination of comparison, planning considerations, and anticipated needs rather than being entirely arbitrary, while still allowing for some level of adaptability.

Councilman Shane Marshall questioned the square footage limitation in the proposed ordinance, initially seeking clarification on whether 65,000 square feet was a minimum or maximum requirement. Dave Anderson clarified that under the proposal it was intended to be a maximum. Councilman Marshall acknowledged the clarification but continued his line of questioning, suggesting that if the city's goal was to accommodate religious structures, it raised the question of why a square footage limit was included at all. He noted that if future requests from other faiths required different sizes, the ordinance might need to be amended again, and he questioned whether setting a fixed number was the best approach.

Dave Anderson responded by acknowledging that the question was valid and indicated that the balance between setting standards and allowing flexibility was difficult. He explained that the intent of the ordinance was to establish reasonable guardrails that would allow religious institutions to build while also preventing unintended uses or abuses of the provisions. He stated that the criteria were designed to apply specifically to legitimate religious uses and not be broadly applied in ways that could create issues. He admitted that the answer was not perfect and that there was inherent complexity in trying to establish standards that would both accommodate current needs and remain adaptable in the future.

Councilman Shane Marshall clarified that his questions were not intended to oppose the construction of a religious building but rather to ensure consistency and defensibility in the ordinance. He emphasized the importance of being able to justify the specific criteria, particularly in light of federal protections against imposing substantial burdens on religious exercise. He expressed concern that without clear justification, certain requirements, such as building size limits, could potentially be challenged as restrictive. He reiterated that his goal was to ensure the city was protected and prepared for future situations, not just the current proposal.

Dave Anderson acknowledged the concern and added that there were examples of similar religious structures built on smaller sites or with different configurations, noting that future circumstances could require the city to revisit and adjust the ordinance.

Vaughn Pickell provided an example of the Cathedral of the Madeleine in Salt Lake City, which includes tall towers and is situated on a smaller footprint, illustrating that religious structures can vary significantly in size and design.

Dave Anderson reiterated that the current proposal was based on what was known at the time and that adjustments could be made in the future if necessary.

Councilman Shane Marshall concluded by noting that there had been no public comment on the item. Councilman Kevin Oyler acknowledged that the questions raised were thoughtful. Mayor Mike Mendenhall also expressed appreciation for the discussion and noted that the proposal was being shaped in part by the specific applicant currently under consideration. He then asked if there were any further questions for staff and, seeing none, called for a motion to approve Item A.

Councilman Oyler made a **Motion** to **Approve** the **Ordinance to modify the development standards for Churches that meet certain criteria based on the following findings:**

Findings:

- 1. That large houses of worship can increase tourism and visitors. Many visitors to these sites are not attending solely to worship, but instead attending community events, concerts, weddings, or visiting as tourists.**
- 2. That large houses of worship can support local businesses. Local businesses often benefit directly from the patronage of churches, their staff, and their visitors in terms of food, lodging, and services.**
- 3. That large houses of worship can increase nearby property values and encourage nearby development.**

Councilman Cardon **Seconded** and the motion **Passed** with a roll call vote 7:09 pm

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

Mayor Mike Mendenhall introduced the next public hearing item, an ordinance to approve the Hales two-lot zone change, and invited Dave Anderson to present the proposal.

B. Ordinance Hales Two-lot Zone Change

Dave Anderson explained that the proposal involved a property located at the corner of 200 North and 600 East and provided background on its history. He stated that a previous application had proposed a four-unit townhome building on the site, but the current proposal instead sought approval to demolish the existing home on the northeast corner and subdivide the property into two separate lots for the construction of two single-family homes. He noted that both the Development Review Committee and the Planning Commission had reviewed the proposal and recommended approval.

Dave Anderson explained that the request required approval through the infill overlay process because certain setbacks would need to be reduced from standard zoning requirements. He detailed that one side setback would be reduced from 25 feet to 20 feet, a rear setback would be reduced from 25 feet to 16 feet, and one side yard would maintain a 5-foot setback. He described these changes as minor deviations from the code that would allow the two homes to be constructed on the site.

Dave Anderson expressed support for the proposal, noting that it would provide opportunities for two separate single-family homes, which he described as aligning with the traditional goal of homeownership. He also pointed out that most infill overlay projects in the city tend to involve higher-density developments such as townhomes or multi-unit buildings, and he appreciated that this proposal instead maintained single-family housing. He then invited the applicant to speak and provide additional context.

Mayor Mike Mendenhall invited the applicant to come forward and asked her to state her name for the record.

Haley Mangelson introduced herself and explained that she was speaking on behalf of her father, who was unable to attend due to being in the hospital, and her husband, who had a scheduling conflict. She shared that her family had a long history with the property, noting that it had belonged to her great-grandmother and extended back multiple generations, with her being part of the fifth generation connected to the home. She explained that while her father had initially considered developing a fourplex on the property, he ultimately decided against it out of respect for the family's history and the character of the neighborhood. She stated that he felt a fourplex would not fit the area or align with the legacy of the property.

Haley Mangelson stated that the decision to move forward with two single-family homes was intentional and reflected a desire to maintain the character of the neighborhood while still allowing for development. She expressed enthusiasm for the proposal and described it as consistent with the goal of providing homeownership opportunities.

Mayor Mike Mendenhall asked if there were any questions for the applicant, complimented her on her presentation, and then called for a motion to open the public hearing for Item B.

Councilman Tooke ▾ made a **Motion** to Go Into a Public Hearing

Councilwoman Beck ▾ **Seconded** and the motion **Passed** with an all in favor 7:14pm

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

Public Comments

Jennifer Maughan stated her name for the record and explained that she lived directly west of the subject property. She asked for confirmation that the proposal involved only two single-family homes.

Councilman Kevin Oyler confirmed that the proposal was for two single-family homes.

Mayor Mike Mendenhall added that this was his understanding as well.

Councilwoman Stacy Beck acknowledged the clarification.

Jennifer Maughan explained that there was already a four-unit apartment building located to the west of her property and expressed that she did not want to see additional apartments developed on both sides of her home. She shared that the existing home on the subject property held personal and family significance, noting that her grandfather had grown up there, that he later built the home she currently lives in, and that multiple generations of her family had lived in the area. She stated that while it was difficult to see the original home removed, she understood the need for housing and supported the proposal for two single-family homes, expressing that it would be a positive outcome for the neighborhood.

Councilwoman Stacy Beck thanked Jennifer Maughan for her comments.

Mayor Mike Mendenhall asked if there were any additional members of the public who wished to speak on Item B. After pausing and observing that no one else came forward, he noted that there were no further comments from the public. He then requested a motion to close the public hearing for Item B.

Councilman Cardon ▾ made a **Motion** to Go Out of the Public Hearing

Councilman Tooke ▾ **Seconded** and the motion **Passed** with an all in favor vote at 7:15 pm

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

After closing the public hearing, Mayor Mike Mendenhall brought the discussion back to the council for deliberation on Item A.

Councilman Shane Marshall commented humorously that if all applications were as straightforward as this one, it would make the process much easier. He then added a lighthearted remark suggesting that future applicants could benefit from having a family member, particularly a daughter, present their proposal, noting the positive impact of the presentation.

Dave Anderson agreed with the sentiment.

Mayor Mike Mendenhall complimented the applicant on the presentation and reiterated the value of creating quality housing opportunities within the community. He reflected on the significance of multi-generational living in Spanish Fork and noted that the proposal would contribute to continuing that tradition for future residents. He thanked the applicant for the comments and perspective shared. He then asked if there was any further discussion and, seeing none, called for a motion on Item B.

Councilwoman Stacy Beck made a motion to approve the proposed ordinance for the Hales two-lot infill overlay zone change based on the findings in the staff report.

Mayor Mike Mendenhall acknowledged the motion.

Staff interjected to note that the motion should also include the conditions outlined in the staff report.

Councilwoman Stacy Beck acknowledged the omission, clarifying that approval should include both the findings and the conditions outlined in the staff report.

Councilwoman Beck made a **Motion** to **Approve** **Ordinance for the Hales 2-Lot Infill Overlay Zone Change based on the following findings and subject to the following conditions:**

Findings

- 1. That the proposal is consistent with the City's General Plan Designation of Medium Density Residential.**
- 2. That the proposal meets the intent of the Infill Overlay Zone.**

Councilwoman Stacy Beck amended the motion to include the following conditions as well.

Conditions

- 1. That the Applicant meets the City's development and construction standards,**

- zoning requirements and other applicable City ordinances.**
- 2. That the Applicant addresses any staff review comments.**
- 3. That the Applicant follows the approved building plans and exterior elevations.**

Councilman Marshall ▾ **Seconded** and the motion **Passed** with a roll call vote at 7:17 pm.

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

Mayor Mike Mendenhall stated that Item B had been approved and expressed appreciation to the applicant. He extended well wishes to her father and hoped for his recovery. He then moved on to the next agenda item, introducing Item C as a resolution authorizing the creation of the Stockman Flats Public Infrastructure District and invited Vaughn Pickell to present.

C. Resolution authorizing creation of the Stockman Flats Public Infrastructure Districts (PID)

Vaughn Pickell explained that the request came from property owners within the Stockman Flats subdivision, noting that while not all property owners were included, a majority had petitioned for the creation of three separate public infrastructure districts. He clarified that these districts would be independent entities from the city and would have the ability to levy an additional property tax on the properties within their boundaries. He stated that this additional tax would allow the districts to access public financing markets by issuing bonds to fund infrastructure improvements.

Vaughn Pickell described that the council's action would include approval of a governing document, which would establish the framework and limitations under which the districts would operate. He noted that the document set a maximum mill levy of five mills and defined the types of infrastructure that could be financed. He emphasized that the funding could only be used for publicly dedicated infrastructure, such as roads and utilities, and could not be used for private improvements. He also explained that the governing document would outline the structure of the district, including the establishment of a board of directors and other operational procedures.

Vaughn Pickell referenced a map of the subdivision, explaining that most of the property would be included in the three proposed districts, with a portion in the southwest corner excluded.

Councilman Jesse Cardon asked whether the proposed districts followed the same structure and policies as previously approved public infrastructure districts.

Vaughn Pickell responded that they generally followed the same template, including adherence to the city's PID policy and use of the same financial and legal advisors, though certain elements such as board membership and mill levy could vary slightly.

Councilman Jesse Cardon then asked whether the creation of the districts would be considered a legislative or administrative act. Vaughn Pickell responded that adopting the resolution to create the districts would likely be considered a legislative act, although the districts themselves would operate independently once established.

Councilman Cardon noted that because the proposal followed an established policy, it seemed administrative in nature, but Vaughn Pickell reiterated that the formal adoption of a resolution made it legislative.

Councilman Kevin Oyler asked whether there were any current tenants in the Stockman Flats area. Dave Anderson responded that he was not aware of any confirmed tenants, though there had been discussions with potential occupants.

Councilman Kevin Oyler then asked whether future tenants would receive notice of the additional tax associated with the districts. Vaughn Pickell explained that state statute requires notice to property owners, specifically those responsible for paying property taxes. Dave Anderson clarified that this requirement applied to property owners rather than tenants, as tenants do not directly pay property taxes.

Mayor Mike Mendenhall added that in commercial settings, property owners typically account for such costs when structuring leases, meaning tenants would indirectly be aware of and responsible for those costs through lease agreements.

Vaughn Pickell further explained that at the time of establishing the districts, all property owners within the proposed boundaries must consent to inclusion. He noted that in this case there was unified ownership, which simplified the process, and explained that the excluded portion of the property likely reflected a decision by that owner not to participate. He added that future property purchasers would receive notice and could evaluate the financial implications before acquiring property within the district.

Councilman Shane Marshall asked for clarification on whether only those who opted into the districts would be subject to the additional tax. Vaughn Pickell confirmed that only participating properties would be taxed and that those taxes would help fund infrastructure improvements benefiting those properties. Councilman Marshall noted that this approach shifted the financial burden away from the general taxpayers of Spanish Fork and onto the benefiting property owners.

Mayor Mike Mendenhall emphasized that public infrastructure districts are designed to fund public improvements such as roads and utilities, not private development, and reiterated that the city's policy does not allow such districts for residential developments. He clarified that

this proposal was specific to commercial or industrial contexts and did not represent a change in that policy.

Mayor Mike Mendenhall asked if there were any additional questions for Vaughn Pickell and, seeing none, called for a motion to open the public hearing for Item C.

Councilman Oyler ▾ made a **Motion** to Go Into a Public Hearing

Councilman Tooke ▾ **Seconded** and the motion **Passed** with an all in favor 7:34 pm.

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

Public Comments

Mayor Mike Mendenhall paused to allow for public participation and, after observing that no one came forward, noted that there were no public comments. He then requested a motion to close the public hearing.

Councilman Cardon ▾ made a **Motion** to Go Out of the Public Hearing

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

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

Mayor Mike Mendenhall brought the discussion back to the council following the close of the public hearing for Item C and asked if there were any additional questions for Vaughn Pickell.

Councilman Shane Marshall stated that he did not have any further questions.

Mayor Mike Mendenhall, seeing no additional discussion, requested a motion to approve Item C.

Councilman Oyler ▾ made a **Motion** to Approve ▾ **the resolution authorizing the creation of the Stockman Flats Public Infrastructure Districts 1-3, finding that such will further the public health, safety, and general welfare.**

Councilman Tooke - **Seconded** and the motion **Passed** with an all in favor roll call vote 7:25 pm.

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

Mayor Mike Mendenhall stated that Item C had been approved. He then moved to the next agenda item, Item D, and introduced it as an ordinance to approve the Andy Ridge zone change.

D. Ordinance to Approve the Andy Ridge Zone Change

Dave Anderson explained that the request involved a three-acre property located in the southern portion of the community, surrounded by areas that had recently been developed by Sunroc and were nearing readiness for home construction. He clarified that the subject property itself was not part of the Sunroc development but was situated among those newly developed lots. He provided background on the site, noting that it had previously been part of the old Clyde operation and had been used for various purposes over the years before transitioning toward residential development.

Dave Anderson described the proposed subdivision layout, stating that there was an existing home on the property that would remain and be situated on a larger lot at the southern end of the development. He explained that the layout was somewhat unique due to the configuration of the property and surrounding infrastructure. A new stub street from the east would provide access to most of the lots and lead into a cul-de-sac, while the existing home would continue to be accessed via Quail Run Drive, a private lane connecting to Woodland Hills Drive. He noted that this arrangement allowed the existing home to remain without requiring changes to its current access.

Dave Anderson clarified that the proposal was considered a standard subdivision rather than a master-planned development because all proposed lots met the requirements of the R1-12 zoning designation. He explained that the Planning Commission had already approved the preliminary plat, as it serves as the land use authority for standard subdivisions. He noted that, due to changes in state law, the City Council no longer approves preliminary plats, and therefore the only item requiring council approval was the zone change to R1-12, which would allow the subdivision to proceed.

Dave Anderson then addressed a concern raised by a neighboring property owner to the west, who operates a horse arena. He explained that the neighbor was concerned about the proximity of one of the proposed lots, specifically Lot 4, to the arena and the potential for conflicts related to dust, noise, and lighting. In response, the neighbor had requested that a

fence be installed along the shared property line to provide screening and separation.

Dave Anderson stated that he had discussed the request with the applicant, who agreed to include a condition requiring the installation of a six-foot privacy fence along the rear property line of Lot 4. He explained that this condition would require the fence to be constructed prior to the issuance of a certificate of occupancy for a home on that lot. He further noted that the approach would allow the future homeowner to determine the materials and design of the fence rather than installing one prematurely that might deteriorate before the home was built.

Council members briefly discussed the practicality of installing the fence at the time of home construction rather than in advance, noting that similar situations in other areas had resulted in fences being damaged or deteriorating before homes were built.

Mayor Mike Mendenhall asked if there were any questions for staff and, seeing none, called for a motion to open the public hearing for Item D.

Councilwoman Beck ▾ made a **Motion** to Go Into a Public Hearing

Councilman Oyler ▾ **Seconded** and the motion **Passed** with an all in favor 7:32 pm

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

Public Comments

Mayor Mike Mendenhall opened the public hearing for Item D and noted that the applicant was present. He invited the applicant to speak if desired but clarified that it was not required. He acknowledged the applicant, Christian Christensen, and thanked him for attending.

Mayor Mike Mendenhall then asked if there were any additional members of the public who wished to comment on the item. After pausing and observing that no one came forward, he noted that there were no public comments and requested a motion to close the public hearing.

Councilman Tooke ▾ made a **Motion** to Go Out of the Public Hearing

Councilman Cardon ▾ **Seconded** and the motion **Passed** with an all in favor vote at 7:33 pm

| | |
|--------------|-----|
| Kevin Oyler | Yes |
| Jesse Cardon | Yes |
| Stacy Beck | Yes |

| | |
|----------------|-----|
| Landon Tooke | Yes |
| Shane Marshall | Yes |

Mayor Mike Mendenhall brought the discussion back to the council following the close of the public hearing for Item D and asked if there were any additional comments or questions beyond what had already been presented by staff.

Councilman Kevin Oyler remarked that the item appeared to be another straightforward request.

Mayor Mike Mendenhall, seeing no further discussion, called for a motion to approve Item D.

Councilman Cardon made a **Motion** to **Approve** **the proposed Ordinance for the Zone Change of Andy Ridge Subdivision based on the following findings and added condition:**

Findings

- 1. That the proposal is consistent with the City’s General Plan Land Use Designation of Low Density Residential.**
- 2. That Spanish Fork City is prepared to provide services that the proposed Zone Change would require.**
- 3. That this proposal is designed with local streets that are discontinuous, but well connected, creating a pattern to discourage through traffic (Spanish Fork City General Plan Land Use Policy A.3.2).**

Added a condition

- 1. Adding a fence to lot number four.**

Councilman Tooke **Seconded** and the motion **Passed** with a roll call vote at 7:33 pm

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

Mayor Mike Mendenhall stated that Item D had been approved and expressed appreciation. He then moved on to the next portion of the agenda, introducing the new business item regarding the Dennis McGraw fence height approval request.

Mayor Mike Mendenhall introduced the new business item regarding the Dennis McGraw fence height approval request and engaged in light discussion with the council about the frequency of fence-related items coming before them.

Councilman Jesse Cardon joked that fence approvals were among Councilman Shane Marshall's favorite items.

Councilman Shane Marshall agreed humorously and commented that the council seemed to regularly address fence issues.

Mayor Mike Mendenhall added a humorous remark about meeting summaries often including discussions about fencing.

Council members continued lighthearted comments about how often fence-related matters arise.

NEW BUSINESS:

A. Dennis McGraw Fence Height Approval Request

Dave Anderson shifted the discussion to the substance of the item and explained that the requirement for council approval of fence height exceptions reflected older code provisions dating back several decades when the community was smaller and council involvement in such decisions was more common. He noted that changes had already been made for industrial zones so that similar requests no longer required council approval and suggested that the council could consider making similar adjustments for residential situations.

Dave Anderson explained the specific request, stating that a property owner adjacent to a home with a swimming pool was requesting approval to construct an eight-foot fence along a portion of the side property line closest to the pool. He clarified that the fence would be a masonry wall rather than chain link and that the remainder of the fencing would remain standard. He noted that under current code, the council was required to approve such a request before a permit could be issued.

Councilman Kevin Oyler stated that the proposal appeared acceptable.

Dave Anderson asked the council if they would like to consider changing the code to allow staff to handle similar requests administratively in the future.

Mayor Mike Mendenhall and several council members expressed support for allowing staff to handle such approvals moving forward.

Councilman Kevin Oyler agreed that staff could manage these types of requests and suggested that the Development Review Committee could use discretion in reviewing future requests.

Councilman Jesse Cardon expressed confidence in staff's ability to make appropriate decisions.

Dave Anderson acknowledged the feedback and noted the council's direction.

Mayor Mike Mendenhall confirmed that a motion was still required for the current request.

Councilwoman Stacy Beck commented that it might be the last time the council would need to handle such an item.

Mayor Mike Mendenhall proceeded to call for a motion to approve New Business Item A.

Councilman Oyler made a **Motion** to **Approve** **the adjustments for the eight foot fence for Dennis McGraw property**

Councilwoman Beck **Seconded** and the motion **Passed** with a roll call vote at 7:38 pm

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

Mayor Mike Mendenhall introduced the next agenda items as discussion items, including the transportation utility fee and project signage plans. He indicated that the council would begin with the transportation utility fee and invited Cory Pierce to present.

DISSUSSION:

A. Transportation Utility Fee

Cory Pierce explained that the purpose of the discussion was to provide an update on the concept of a transportation utility fee and recent legislative changes at the state level. He noted that the idea had been discussed for several years and that House Bill 425 had recently been passed, providing a framework for cities to implement such a fee. He described one of the primary challenges with funding road infrastructure as the difficulty in tying costs directly to users, unlike utilities such as water where consumption can be measured and billed accordingly. He stated that roads are used by residents, businesses, and visitors, making it more complex to assign costs fairly.

Cory Pierce explained that road funding has traditionally relied on gas tax revenue but noted that this model is becoming less effective due to increased fuel efficiency and the growing use of electric vehicles. He stated that while costs to maintain roads continue to rise, fuel consumption is decreasing, creating a funding gap for cities. He emphasized that roadways are one of the most visible and frequently discussed infrastructure concerns among residents, including issues such as traffic and maintenance.

Cory Pierce outlined that House Bill 425 establishes a process for implementing a transportation utility fee, ensuring that it functions as a user-based fee rather than a property tax. He explained that the legislation requires that the fee be tied to road usage and provides guardrails to ensure fairness and proper implementation. He noted that funds collected through the fee must be placed in a dedicated account and used specifically for transportation-related purposes such as planning, construction, and maintenance of existing roadways, rather than expansion into new areas.

Cory Pierce described key requirements for implementing the fee, including conducting a formal study to determine appropriate rates and demonstrate the need for additional funding. He explained that the study must identify existing funding sources, explain why they are insufficient, and show how the proposed fee is reasonably related to the benefits received by users. He added that the study must also establish classifications, at minimum separating residential and commercial users, and provide a method for users to appeal their classification if they believe it is inaccurate.

Cory Pierce noted that the implementation process would require adoption by ordinance, public hearings similar to the annual budget process, and ongoing reporting to the state auditor. He stated that the fee would expire after 10 years unless renewed through a new study and ordinance. He added that the city would likely review the fee more frequently to ensure it remains accurate and appropriate.

Cory Pierce discussed the financial context in Spanish Fork, stating that the city currently spends nearly \$2 million annually on road maintenance, with costs continuing to rise due to inflation and growth. He explained that existing funding sources are often supplemented by other funds, which can create inefficiencies and lack of transparency. He stated that the transportation utility fee would provide a more stable and dedicated funding source while improving fairness by aligning costs more closely with usage.

Cory Pierce presented preliminary concepts for how the fee might be structured, including categorizing users based on estimated trips per day and applying different rates to residential, commercial, and institutional users. He noted that the goal would be to generate between \$1 million and \$1.5 million annually once fully implemented. He explained that higher-use properties, such as large commercial operations, would pay more due to their greater impact on road usage.

Councilman Kevin Oyler asked about the process for renewing the fee after the 10-year expiration. Cory Pierce responded that it would require a new study and ordinance approval, and Vaughn Pickell added that each ordinance would authorize another 10-year period.

Councilman Shane Marshall asked whether the fee structure would remain fixed for the entire 10-year period or could be adjusted more frequently. Cory Pierce indicated that adjustments could likely be made based on updated studies and annual reviews, though he noted that further clarification would be needed.

Councilman Shane Marshall expressed support for the concept, stating that it better aligns costs with actual road usage and represents sound policy. He noted that the approach could

improve transparency and ensure that those who use the roads most contribute appropriately to their maintenance.

Mayor Mike Mendenhall agreed with the concept and emphasized that the goal is to align costs with users, particularly noting that many road users do not directly contribute through property taxes. He stated that the fee would help distribute costs more equitably rather than placing the burden primarily on residents.

Cory Pierce added that higher-use commercial properties often attract visitors from outside the city, and the fee structure could indirectly capture some of those external impacts by assigning higher costs to those properties. He explained that this could create a more balanced system where costs are shared more broadly among those benefiting from the road network.

Councilwoman Stacy Beck asked how public facilities such as parks and city buildings would be accounted for under the fee. Cory Pierce responded that facilities like city buildings could be assessed similarly to other users, but parks present a more complex situation. He acknowledged that this issue would need further evaluation as part of the study process.

Mayor Mike Mendenhall asked if there were any additional questions and, seeing none, thanked Cory Pierce for the presentation and indicated that the council would continue to review the topic as additional information and studies were completed.

Mayor Mike Mendenhall thanked Cory Pierce for the information on the transportation utility fee and stated that the council looked forward to additional discussion as the item progressed. He then introduced the next discussion item regarding project signage plans and invited Dave Anderson to present.

Project Signage Plans

Dave Anderson began by noting a joint Planning Commission and City Council meeting scheduled for May 12 at 5:30 p.m., encouraging council members to attend and describing the agenda as worthwhile.

He explained that the purpose of his remarks on signage was to provide an early “heads up” rather than a formal request, due to the time-sensitive nature of the situation.

Dave Anderson explained that city code currently regulates signage by limiting both the number of signs allowed on a property and their size. He gave examples of typical commercial properties, such as having one larger pole sign along a primary street frontage and possibly a smaller monument sign along another frontage. He noted that the code establishes clear standards for these types of signs.

Dave Anderson then explained that the city also has a mechanism called a “project signage plan,” which allows the City Council to approve signage that exceeds standard code limitations. He stated that this approach was intentionally designed to provide flexibility in unique circumstances, rather than relying solely on rigid criteria such as distance from the

freeway or fixed size thresholds.

Dave Anderson described the current situation involving two businesses. He explained that one existing company in Spanish Fork needed to relocate to continue operating and expanding, as their current site could no longer accommodate their needs. He stated that another company was prepared to occupy the vacated site, creating a coordinated transition that would keep both properties in active use. He emphasized that this arrangement involved two separate sites but was interconnected, as both moves depended on each other.

Dave Anderson stressed that the situation was highly time sensitive, noting that approvals for both sites would need to be in place by the first week of June in order for the transactions and development plans to proceed.

Dave Anderson explained that both sites were located along the freeway and that each business was requesting larger, more visible signage designed to be seen from a distance, similar in height to the Canyon Creek signage. He clarified that the request was primarily about increased height rather than dramatically larger overall sign structures.

Dave Anderson noted that one of the properties did not currently meet the minimum requirement under code to apply for a project signage plan, which required 50,000 square feet of development. He stated that staff anticipated bringing forward a proposed amendment to reduce that threshold, likely to around 30,000 square feet, to allow the application to move forward.

Dave Anderson outlined the anticipated approval process and timeline. He explained that the council would first consider the code amendment to adjust the square footage threshold. If approved, the Planning Commission would then review the project signage plans for both sites. Following that, the City Council would consider final approval of the signage plans approximately two weeks later. He emphasized that the council would retain full discretion to approve or deny the signage requests at that stage.

Dave Anderson also noted that, due to the sensitive nature of ongoing business negotiations, he was intentionally limiting the level of detail shared publicly at that time but offered to discuss specifics individually with council members if needed.

Councilwoman Stacy Beck asked whether the relocation and overall project were dependent on approval of the requested signage. Dave Anderson confirmed that he believed both businesses would not proceed without the ability to install the type of signage they were requesting, as it was critical to their operations and visibility.

Councilwoman Stacy Beck then asked for clarification on whether the signage would be similar in scale to Canyon Creek. Dave Anderson responded that the comparison was primarily in height, not necessarily total size or visual intensity.

Councilman Kevin Oyler asked whether the city had any code provisions that allowed for larger signage based on proximity to Interstate 15. Dave Anderson explained that the city had previously considered such criteria but ultimately chose not to adopt specific distance-based

standards, instead relying on the project signage plan process to evaluate requests individually.

Mayor Mike Mendenhall reflected on earlier discussions related to Canyon Creek signage, noting that there had been concerns at the time about creating signage that might resemble large, highly commercialized displays like those found in Las Vegas. He stated that those concerns had ultimately not materialized and that the signage constructed remained appropriate for the community.

Councilman Kevin Oyler acknowledged that those concerns were valid at the time.

Councilman Shane Marshall added that although more extensive signage options had been approved previously, such as variable message displays, those features had not been implemented, demonstrating restraint in how the approvals were ultimately used.

Mayor Mike Mendenhall emphasized that maintaining the character of Spanish Fork remained an important consideration and stated that, based on the information currently available, the proposed signage did not appear to conflict with that goal.

Dave Anderson concluded by stating that more detailed proposals would be presented in upcoming meetings, where the council would have full opportunity to review, discuss, and make decisions on the signage plans.

Mayor Mike Mendenhall asked if there were any additional questions for staff, and after seeing none, concluded the discussion on the item.

Councilman Shane Marshall made a lighthearted comment that since Dave Anderson was still at the podium, he wanted to ask a question, joking that they were not leaving yet. After some brief back-and-forth humor among council members about whether the topic was on the agenda, he asked about the status of the general plan.

General Plan

He noted that the general plan was not included on the current agenda and suggested that the council may have needed a brief pause from the topic. However, he pointed out that staff had already received his comments on the draft and encouraged them to review and respond to those comments. He emphasized that the process should not stall indefinitely and that progress should continue. He also acknowledged Councilmembers had not yet submitted his own comments, and he stated that even after adoption, additional work and refinement would still be necessary.

Dave Anderson acknowledged that he had discussed the matter with the City Manager and confirmed that comments had been received from council members and the public.

Mayor Mike Mendenhall responded by agreeing that the general plan is inherently a working document that will continue to evolve over time. He stated that even after adoption, there would certainly be amendments and updates as the city grows and projects arise. He

expressed support for establishing a clearer timeline to move the process forward and suggested placing the general plan back on the agenda within two weeks. He indicated that this would allow the council to either make adjustments to the document or move forward with adoption, rather than continuing to delay the process. He emphasized that adopting the plan would provide clarity for residents, developers, and staff, and would allow those with pending projects to begin pursuing amendments if needed.

Mayor Mike Mendenhall further explained that prolonged delays in adopting the plan could lead to an unproductive cycle of continued revisions without resolution. He stated that adopting the plan would shift the focus from broad, citywide discussions to more specific, project-based discussions where applicants could present their proposals and justify amendments based on particular circumstances. He emphasized that this approach would allow for more meaningful and focused decision-making on individual developments.

Councilman Kevin Oyler agreed with moving forward and noted that the council could still have extensive discussion prior to adoption. He pointed out that even if the item were brought back to the agenda, the council would retain the option to delay or table the decision if necessary. He expressed that there was no concern with continuing the process and allowing discussion to occur in a structured setting rather than delaying it indefinitely.

Mayor Mike Mendenhall reiterated that policies like the general plan can sometimes become overly scrutinized to the point where progress is slowed unnecessarily. He stated that adopting the document would provide a foundation and that future changes could be addressed through amendments. He again emphasized the importance of moving forward rather than continuing to defer action.

Mayor Mike Mendenhall expressed appreciation to Dave Anderson and his department, as well as planners, council members, and members of the public, for their contributions to the general plan process. He acknowledged the significant amount of work involved and the effort to incorporate feedback and maintain a professional and responsive process.

Dave Anderson responded by stating that the work had involved many contributors and expressed appreciation for the recognition.

Mayor Mike Mendenhall then asked if there were any additional items to address before moving into closed session. After confirming there were none, he requested a motion to adjourn into closed session.

Councilman Cardon ▾ **Moved to** Go into ▾ **a Closed Meeting for strategy sessions to discuss the purchase, exchange, or lease of real property, including any foreign water rights or water shares, or to discuss a proposed development agreement or project proposal, as provided by Utah Code §52-4-205.**

Councilman Tooke ▾ **Seconded** and the motion **Passed** with a roll call vote at 8:11 pm

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

Attest: April 21, 2026

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 April 21, 2026. This document constitutes the official minutes of the City Council meeting.



TARA SILVER, CITY RECORDER