



**ADOPTED CITY COUNCIL WORK MEETING &
COUNCIL MEETING MINUTES**

**May 19 2026, 5:00 PM & 6:00 PM
Explorer Room & Council Chambers
80 South Main Street
Spanish Fork, UT 84660**

Work Meeting in the Explorer Room - No formal actions are taken in a work session.

Mayor Pro Tem Beck called the work session to order at 5:00 p.m.

Councilmembers Present for Work Meeting:

Stacy Beck, Mayor Pro Tem
Kevin Oyler, Councilmember

Jesse Cardon, Councilmember
Landon Tooke, Councilmember

Staff Members Present for Work Meeting:

Seth Perrins, City Manager
Cory Slaymaker, Lieutenant
Shelley Hendrickson, Deputy Recorder
Jack Urquhart, Communications Manager
Christian Davis, Airport Manager
Cory Pierce, Public Works Director

Jared Bartel, SFCN/IT Director
Vaughn Pickell, City Attorney
Tyler Jacobson, Assistant City Manager
Dale Robinson, Parks & Recreation Director
Jordan Hales, Finance Director

Seth Perrins explained that a comprehensive budget document, primarily developed by Carson Hardy and Jordan Hales, was published on the city's finance and utilities webpage with clearly organized department and utility sections. He emphasized transparency throughout the process to reinforce accountability and avoid any perception of withholding budget information.

New graphics were added for both general and enterprise funds, simplifying financial data into concise, easy-to-understand categories.

The enterprise fund visuals highlight how revenues align directly with expenses, particularly within power and water operations.

An airport budget summary page was also introduced to show increased air traffic activity, grant funding and the airport's growing role in FY27 planning.

Fit City's proposed personnel budget was significantly reduced to better align with operational needs and revenue expectations. The initial personnel request of approximately

\$900,000 was reduced to roughly \$200,000 after staff evaluated essential staffing needs. Seth stressed that any staffing increases must be supported by measurable operational data and balanced through revenue growth or expense reductions. Maintaining a sustainable expense-to-revenue ratio was identified as a key budgeting principle due to Fit City's limited operational history.

Council acknowledged that the facility is still evolving and that future budget refinements may occur as usage patterns and staffing demands become clearer. The budgeting approach reflects a cautious, adaptive strategy intended to support long-term sustainability while minimizing reliance on general fund subsidies.

Special district-related expenses, including animal shelter funding, were clarified within the police services budget to improve understanding of how community services are funded. Animal shelter fees totaling \$141,832 are included within the police department's "other services" budget category, representing an increase of approximately \$9,000 from the prior year.

Following the budget discussion the council formally adjourned into a closed session.

Councilman Cardon made a motion to adjourn to a closed meeting for a strategy session to discuss the purchase, exchange, or lease of real property, including any form of a water right or water shares, or to discuss a proposed development agreement, or project proposal in the Explorer Room provided by Utah Code [§52-4-205](#).

Councilman Oyler **Seconded** the motion. It **Passed** all in favor at 5:21 pm with a roll call vote.

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

City Council Meeting

Councilmembers Present for Council Meeting:

Stacy Beck, Mayor Pro Tem
Kevin Oyler, Councilmember

Jesse Cardon, Councilmember
Landon Tooke, Councilmember

Staff Members Present for Worksession:

Seth Perrins, City Manager
Shelley Hendrickson, Deputy Recorder
Cory Pierce, Public Works Director
Dale Robinson, Parks & Recreation Director
Jordan Hales, Finance Director

Vaughn Pickell, City Attorney
Tyler Jacobson, Assistant City Manager
Jack Urquhart, Communications Manager
David Mann, Senior Planner
Cory Slaymaker, Lieutenant

Visitors Present for Council Meeting:

Arlun Ault, Kaye Ault, Rick Magness, Tanner Taguchi & Karla Schade

Mayor Pro Tem Beck called the meeting to order at 6:00 pm. She asked Dale Robinson to offer a prayer.

Councilman Oyler invited those in attendance to stand and recite the pledge of allegiance.

Mayor Pro Tem Beck invited public comment

Tanner Taguchi

Shared details about a Memorial Day project through the Gold Star Legacy Foundation to honor Gold Star veterans buried or memorialized at the Spanish Fork City Cemetery. The project includes gold star banners placed at gravesites, short historical and genealogical profiles, and QR-code maps to help visitors locate the 38 identified Gold Star veterans in the cemetery. Council members praised the effort and discussed helping promote it through the city's communications channels. Tanner explained the term "Gold Star" generally refers to service members whose lives were cut short as a result of military service.

Mandy Webster

Spoke about an unfinished walking trail project near Highway 6 that has remained incomplete for approximately 18 years despite agreements made when her family and neighbors gave land for the project. She explained that the lack of fencing and trail completion has led to ongoing trespassing and safety concerns. She described a recent incident in which children entered the property from the city-owned trail area and started a fire that damaged fencing and property. She urged the city to complete the promised fencing and wall to improve safety and prevent future incidents. Council members expressed sympathy, acknowledged the delay, and committed to reviewing the situation and following up with her.

End of public comment

Mayor Pro Tem invited members of the council to share comments beginning with Councilman Tooke.

Councilwoman Tooke

Shared appreciation for the Spanish Fork University 101 class program and thanked city staff and organizers for their work over the 10-week course. He then highlighted the success of the Fit City Fair, including strong attendance, health and wellness vendors, favorable weather and community participation.

Councilman Cardon

Continued praise for the Fit City Fair and recognized the event's nearly 10-year history promoting physical and mental wellness, reported that the Youth City Council (YCC) held its final meeting of the year and encouraged students to apply for future participation, mentioned an ongoing service competition between the Spanish Fork and Mapleton youth councils and reflected on the Freedom Walk and veterans recognition activities, emphasizing community volunteerism and honoring veterans.

Councilman Oyler

Reported on the animal shelter board's 2027 budget meeting and explained that Spanish Fork's share of the shelter budget increased due to a slightly higher number of animal intakes compared to neighboring cities. He encouraged residents to be responsible pet owners by spaying and neutering pets.

Mayor Pro Tem Beck

Recapped several recent community events including the Chamber/Rotary Golf Tournament, Freedom Walk, and Fit City Fair. She announced volunteer opportunities to help place crosses at the cemetery before Memorial Day and invited residents to attend the Memorial Day program at the Spanish Fork City Cemetery. Promoted the city's "Yard of the Week" nomination program. Shared information about the library's upcoming summer reading program and registration options. Announced that the Fiesta Days calendar is now available online and encouraged sponsorship support for the Fiesta Days pyro musical.

Mayor Pro Tem Beck continued to the next item on the agenda. She invited staff comments.

Cory Pierce gave a brief update reminding residents that the city's spring cleanup program was currently underway and runs through May 30th. Residents were encouraged to take advantage of the cleanup vouchers if they have yard waste or debris to dispose of.

Cory's presentation explained how residents could obtain vouchers online. He reminded residents to take photo ID with them when using the vouchers at the transfer station.

Councilmembers noted that despite large crowds, the new transfer station facility has been operating efficiently and moving lines quickly.

End of staff comments.

Mayor Pro Tem Beck proceeded to the next item on the agenda, Spanish Fork 101 - Property Tax Education

Jordan Hales gave a detailed presentation explaining how property taxes work in Spanish Fork and how the city compares to neighboring communities. He emphasized that Spanish Fork's property tax rate is on the lower end compared to nearby cities and explained how average property taxes are calculated using home values and tax rates.

He introduced the city's online property tax calculator available at "spanishfork.org/tax," which allows residents to: enter their home value, view their estimated tax bill and see how tax dollars are distributed among taxing entities and city services. He explained that about 75% of property taxes go to the Nebo School District, around 10% goes to the city and another 10% goes to Utah County. He broke down how the city's portion supports services such as: police, recreation center debt, parks and recreation, fire/EMS, library and administration.

Jordan clarified a common misconception about property taxes, explaining that increasing property values do not automatically increase city revenue. Under Utah's "truth in taxation" process, as property values rise, tax rates decrease to keep revenue stable unless the council approves a tax increase. The last city property tax increase occurred in 2020 to help fund the recreation center debt and that the proposed 2026 budget does not include a property tax increase.

He also showed historical data illustrating that the city's tax rate has steadily declined since 1995 due to rising property values.

Jordan concluded by discussing the relationship between sales tax and property tax, explaining that strong commercial growth and retail activity help reduce pressure to raise property taxes.

Councilman Oyler asked Jordan to explain how sales tax revenues help offset property taxes. He also highlighted the importance of the city's economic development efforts, noting that commercial growth in areas like Canyon Creek helps keep residential property tax rates lower despite increased traffic and growth pressures.

Mayor Pro Tem Beck praised the presentation and requested that city comparison data be included in future tax documents to help educate residents.

Councilman Oyler commented that increased traffic from commercial development is a worthwhile tradeoff because commercial sales tax revenue benefits residents by helping reduce reliance on property taxes.

End of discussion.

Mayor Pro Tem Beck proceeded to the next item on the agenda: the consent Items. The items were as follows:

- a. Minutes of City Council for Spanish Fork City 05-05-2026
- b. Condor Heights Real Estate Purchase Contract for Railroad Right-of-Way (ROW)
- c. Execution of Ground Lease Estoppel Certificate and Consent

Mayor Pro Tem Beck asked the council if they had any questions or concerns on the consent items. Hearing none, she called for a motion.

Councilman Cardon made a **motion to approve** consent items. Councilman Oyler **seconded** and the motion **passed** all in favor at 6:31 pm with a roll call vote.

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

Mayor Pro Tem Beck proceeded to the public hearing portion of the agenda. Ordinance to Approve the Station 61/Argyle Substation Zone Change.

Staff presentation was provided by Senior Planner David Mann. He explained that construction is underway on the new fire station, including relocating the existing substation to the southwest corner of the site. During the review process, the city discovered that some nearby properties still carried outdated residential or residential-office zoning designations.

He clarified that municipal facilities are permitted in any zoning district under city code, meaning the fire station project could proceed regardless of the zoning change. The proposed zone amendment is primarily intended to clean up and align the zoning map with the planned use and future land use designation of the property.

Mayor Pro Tem Beck clarified that the zoning change related to the new fire station is mainly to clean up and align zoning boundaries. She noted there had been confusion during the Planning Commission meeting, but emphasized that the project could move forward regardless because municipal facilities are allowed in any zone. The city regularly makes these types of zoning map corrections.

Seth Perrins explained that the zoning change process, at minimum, takes 45 days because it requires reviews by the Development Review Committee, Planning Commission, and City Council, along with public hearing notices. He clarified that the city did not acquire all of the property involved until the end of March, which delayed when the zoning request could officially begin.

He emphasized that the city does not typically place a public facilities zone on privately owned property because it can severely limit future property use. Since municipal facilities like fire stations and substations are already permitted in any zone, the project could legally proceed regardless of the zoning change. Combining all parcels into a single parcel was considered but determined to be an unnecessary expense and not a good use of public funds. He concluded by stressing there was nothing improper or “underhanded” about the process and that the timing issues were simply the result of normal acquisition and zoning procedures.

Mayor Pro Tem Beck called for a motion to open into a public hearing.

Councilman Oyler ▾ **Moved** to go into a Public Hearing for the Station 61/Argyle Substation Zone Change. Councilman Tooke ▾ **Seconded** and the motion **Passed** all in favor at 6:36 pm by a roll call vote.

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

Mayor Pro Tem Beck invited public comment. There was none. She called for a motion to close the public hearing.

Councilman Cardon ▾ **Moved** to go out of Public Hearing. Councilman Tooke ▾ **Seconded** and the motion **Passed** all in favor at 6:37 pm by a roll call vote.

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

Councilman Cardon ▾ **Moved** to **Approve** the ordinance for the proposed Station 61 & Argyle Substation Zone Change based on the following findings:

Findings

1. That the proposal is consistent with the City’s General Plan Land Use Designation of Public Facilities.
2. That the project area is currently designated with zones that allow municipal facilities as a permitted use.

3. That the zone of the five identified parcels in the project area are not consistent with the majority of property where the proposed development will be constructed.

Councilman Tooke ▾ **Seconded** and the motion **Passed** all in favor at 6:38 pm by a roll call vote.

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

Mayor Pro Tem Beck proceeded to the next item on the agenda under new business. Ordinance to Adopt the Land Use Element of the Comprehensive General Plan.

Staff presentation was provided by Senior Planner David Mann who explained that following feedback from the previous city council meeting, several changes were made to improve clarity and consistency. City-owned properties, including the substation area and land east of the fairgrounds, were designated under the public facilities zoning category. A new reference map was added to better show how Agricultural Protection Areas (APAs) interact with the policy boundary overlay. Confusing material from a previous draft was removed and consolidated into a clearer strategy section.

A major revision involved changing the “focus growth center” concept into a “focus study area” approach. The revised language emphasizes studying strategic growth locations and determining what infrastructure improvements would be needed to support future development.

The council discussed two annexation areas that remain unresolved within the proposed growth boundary. One involved the 1050 West annexation, where limited infrastructure may not align with the adopted land use policies. The other involved the Stevens Hill annexation, where part of the property lies inside the growth boundary and part outside, while much of the land remains active agricultural property within an APA designation. Staff noted that excluding active agricultural areas from the growth boundary would be consistent with current policy.

Seth Perrins emphasized the importance of carefully considering the implications of the proposed growth boundary, particularly regarding the 1050 West and Stevens Hill annexation areas, both of which currently contain land under Agricultural Protection Area (APA) status. He explained that the council has two options: allow the annexation studies to continue under a “grandfathered” approach, or direct staff to stop those annexations while APA protections remain in place. He noted that although the policy is not absolute, it strongly suggests that land with active agricultural protection should not be developed.

Councilman Cardon supported allowing the annexation processes to continue while still removing the properties from the growth boundary. He felt this approach would maintain consistency with the city’s stated policy of respecting agricultural protections and honoring landowners’ wishes to preserve their property.

Councilman Oyler agreed and suggested the city should apply the same standards used for

west-of-I-15 growth decisions to annexation requests. In his view, unless landowners actively seek removal from the APA designation, those properties should remain outside the growth boundary.

Seth Perrins concluded by explaining that the growth boundary is intended as a planning tool that signals where the city expects growth to occur. He noted that annexation and growth boundary decisions can happen independently, but if the city annexes property outside the boundary, staff should clearly acknowledge that the action may differ from current policy and explain the reasoning behind it.

Council members appreciated the updated mapping and the emphasis on consistency regarding APAs and infrastructure readiness before future annexations or growth expansions occur.

Councilman Tooke ▾ **Moved to Approve** the Ordinance to adopt the Land Use Element of the Comprehensive General Plan. Councilwoman Beck ▾ **Seconded** and the motion **Passed** all in favor at 6:49 pm by a roll call vote.

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

Mayor Pro Tem proceeded to the next item on the agenda under new business. Ordinance to Adopt the Growth Boundary.

Councilman Cardon ▾ **Moved to Approve** the ordinance to Adopt the Growth Boundary. Councilman Tooke ▾ **Seconded** and the motion **Passed** all in favor at 6:50 pm by a roll call vote.

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

Mayor Pro Tem proceeded to the next item on the agenda under new business. Project Signage Plan Approval Request for a Site Located at 200 East 2940 North.

Staff presentation was provided by Senior Planner David Mann who explained that staff reviewed two proposed project signage plans that had also been presented to both the Development Review Committee (DRC) and the Planning Commission. The discussion centered on whether certain businesses should be allowed signage that exceeds standard city requirements and the justification for doing so. He reminded the council that a recent text amendment had been approved allowing larger project signage plans based on acreage and proximity to the I-15 interchange.

The first proposal involved the new Doug Smith Dealership site near the upcoming interchange. Recent roadway and ramp construction created significant grade changes that reduce the dealership's visibility from I-15. Because of this limited visibility, the applicant proposed taller and larger freeway-oriented signs. Additional signs within the development were also proposed to be taller due to the distance created by a large detention basin separating the roadway from the dealership.

The Planning Commission generally supported the proposal but recommended scaling back the monument signs on the north end of the property from the originally proposed 10 feet to comply with the city's current six-foot standard.

Mayor Pro Tem Beck asked for council discussion. Hearing none she called for a motion.

Councilman Oyler ▾ **Moved to Approve** the Project Signage Plan Approval Request for a Site Located at 200 East 2940 North. Councilman Cardon ▾ **Seconded** and the motion **Passed** all in favor at 6:53 pm by a roll call vote.

Mayor Pro Tem proceeded to the next item on the agenda under new business. Project Signage Plan Approval Request for a Site Located at 1339 North Main Street

Staff presentation was provided by Senior Planner David Mann who explained the proposed signage plan for the current Doug Smith Dealership property, which is expected to be redeveloped after the dealership relocates north near the new interchange. A buyer, identified as Maverik, is proposing to build a new convenience store and gas station on the site and has requested approval for a project signage plan.

He explained that while the proposal includes several signs, the larger and taller signs are concentrated near the I-15 frontage to improve visibility from the freeway. He acknowledged that at first glance the signs may appear oversized, but visual simulations showed they would not function like large billboards or dramatically alter the freeway corridor. Instead, the intent is to provide adequate visibility and direction for motorists seeking the business.

The staff memo prepared by Ian Bunker thoroughly outlines the proposed signage package and offered to answer any additional questions from the council.

Councilman Oyler ▾ **Moved to Approve** the Project Signage Plan For Maverik Councilman Tooke ▾ **Seconded** and the motion **Passed** all in favor at 6:56 pm by a roll call vote.

Mayor Pro Tem proceeded to the next item on the agenda under new business. Resolution approving terms of General Fund Loan to the Airport

Jordan Hales explained that the current year's budget already approved a \$500,000 loan from the city's general fund to the airport fund, but repayment terms had not yet been formally established. The proposed resolution would set those repayment terms as a five-year loan, which staff recommended, along with waiving any interest so the airport would repay only the principal amount.

Under the proposal, the airport fund would repay \$100,000 annually through fiscal year 2031.

He noted that significant growth is occurring at the airport and said the loan would help support those ongoing developments. He also acknowledged councilmembers Cardon and

Beck for their involvement on the airport board and familiarity with the airport's expansion efforts.

Council members discussed the proposed \$500,000 no-interest loan from the general fund to the airport fund and focused on whether the airport would realistically be able to repay it within five years. Staff confirmed the airport itself would make the repayments and acknowledged that budgeting has become more complicated because the airport is rapidly expanding.

Jordan explained that just a few years ago the airport had no full-time employees, but it now has two, and additional projects such as constructing a second taxiway are being planned. Despite the growth and changing budget demands, staff said they currently do not anticipate any issues repaying the loan on schedule.

Seth Perrins emphasized that the repayment structure is important because the city wants its various entities, including the airport, to become more financially independent and self-sufficient. He described the no-interest structure as a substantial benefit to the airport, estimating the waived interest could amount to roughly \$60,000 over the life of the loan.

Councilman Cardon ▾ **Moved to Approve** the Resolution approving terms of General Fund Loan to the Airport. Councilman Oyler ▾ **Seconded** and the motion **Passed** all in favor at 6:59 pm by a roll call vote

Mayor Pro Tem Beck asked if there were any further matters to discuss. Hearing none, she called for a motion to adjourn.

Adjourn

Councilman Cardon ▾ made a motion to adjourn. Councilman Tooke ▾ **Seconded** the motion and it **Passed** all in favor at 7:00 pm with a roll call vote.

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

Attest: May 19, 2026

I, Shelley Hendrickson, Deputy Recorder of Spanish Fork City, hereby certify that the foregoing minutes represent a true, accurate and complete record of the meeting held on April 7, 2026. This document constitutes the official minutes of the City Council work meeting and city council meeting.

Shelley Hendrickson

Shelley Hendrickson, Deputy Recorder