

**Adopted Minutes
Spanish Fork City Council Meeting
September 4, 2018
Spanish Fork City Office
40 South Main Street
Spanish Fork, UT 84660**

Elected Officials Present: Mayor Steve Leifson, Councilmembers Mike Mendenhall, Stacy Beck, Chad Argyle, Brandon Gordon. **Absent:** Councilmember Keir Scoubes

Staff Present: Seth Perrins, City Manager; Junior Baker, City Attorney; Tyler Jacobson, Assistant City Manager; Dave Anderson; Community Development Director; Kelly Peterson, Power & Light Superintendent; Kent Clark, City Recorder/Finance Director; Steve Adams, Public Safety Director; Dale Robinson, Parks & Recreation Director; Kimberly Brenneman, Community Development Secretary.

Citizens Present: Clark Swenson, John Mendenhall.

5:15pm WORK SESSION:

1. Clyde Companies – Rock Crushing
2. Employee Salary Adjustments – Tyler Jacobson

Discussion took place regarding the item(s) listed above; no formal actions are taken in a work session.

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

Mayor Leifson called the meeting to order at 6:00 p.m.

Motivation/Inspirational Message given by Clark Swenson.
Council member Gordon led in the pledge of allegiance.

PUBLIC COMMENTS:

Mayor Leifson welcomed public comment.

COUNCIL COMMENTS:

Councilmember Gordon stated that Zions Bank is the business of the Month for September. On September 11th there will be a ribbon cutting at noon for Grifols located at 450 North Main Street. Councilmember Gordon wanted to remind the community that September 22nd is the Harvest Moon Hurrah. September 19th is the annual BBQ at North Park hosted by the Chamber of Commerce. Also, this month is the Scarecrow contest on Main. Councilmember Gordon attended a conference in Tennessee last month and was able to

learn more about recycling. There were discussions of building a transfer station that meets the community's needs.

Councilmember Mendenhall attended the Farmers Market this past Saturday. He thanked all the vendors and the great items that were for sale. The Loa Fund Charity Golf Tournament will be held on September 14th. More Information can be found on Facebook as well as the Healthy and Active Facebook page. Councilmember Mendenhall stated the Rotary Club, Kiwanis and the Spanish Fork City Chamber are great organizations that are available for volunteerism and, they do great work.

Mayor Leifson stated there was a bet with the mayors of the local high school football teams and the Mayor wanted the community to know that he won the bet.

SPANISH FORK 101: RAP Tax Education

Scott Aylett addressed the Council regarding Proposition 7 which is for the RAP Tax. Last week he and Tyler Jacobsen did a Facebook Live event to help the public be informed regarding what the RAP Tax is. Also, the City will be keeping the RAP Tax tab on the Spanish Fork City's website current with questions from residents regarding the proposition and answers. The RAP Tax is 0.1%. this is the equivalent of 1 penny for every \$10 spent.

CONSENT ITEMS:

- a. Minutes of Spanish Fork City Council Meeting – August 21, 2018
- b. Commerce Way – Hydro (Sapa) Road Design Change Order #6
- c. Maple Park Phase 1 and Maple Mountain Estates Phase 3 Connector Agreements
- d. 1150 East Bonner Substation Landscaping & Storm Drain 2018 Change Order #1
- e. Change Order #1 – North Park Main Street Connector Trail

Councilmember Gordon made a Motion to approve the consent items.

Councilmember Mendenhall Seconded and the motion Passed all in favor.

NEW BUSINESS:

Resolution 18-14 Approving an Interlocal Agreement Amending and Joining Central Utah 911

Seth Perrins addressed the Council stating that Spanish Fork belongs to the Utah Valley Dispatch Special Service District. This District is run by members on a Board. About a year and a half ago Juab County and Nephi City approached the Dispatch District. The total volume calls from Juab County and Nephi is equivalent to that of Santaquin. After discussion with the Board and the Board's Attorney it was determined the best way to have them join would be through a new Interlocal Agreement and entity the new entity will be known as Central Utah 911.

Councilmember Argyle asked if adding these two entities would affect the ability to grow into the new dispatch building that was recently built.

Seth Perrins stated that it would not impede the ability to grow. Adding Nephi and Juab County will not add any new positions or add any additional costs to the dispatch center, if anything this addition will decrease the overall costs as the overhead is spread out over two additional parties.

Junior Baker stated a positive to the Interlocal Agreement would be reducing the County from having 3 voices on the board to having just one voice. All the bylaws will stay the same with the new organization. He feels all parties win by proceeding this way. There are roughly 22 board members and it needs to receive approval from all entities. Junior Baker anticipates it will be approved by all parties by the end of the year.

Councilmember Argyle made a Motion to approve the Interlocal Agreement Amending and Joining Central Utah 911

Councilmember Beck Seconded and the motion Passed all in favor.

Councilmember Gordon made a Motion to move into the joint work session.

Councilmember Mendenhall Seconded and the motion Passed all in favor.

PLANNING COMMISSION AND CITY COUNCIL JOINT WORK SESSION:

Discussion on design standards for residential uses and residential neighborhoods

Dave Anderson addressed the City Council and the Planning Commission stating this is a great opportunity to get together to get direction on what is expected, with the intent of creating a document to be approved by the City Council. This document would help guide developers as they make proposals for residential subdivisions.

Dave Anderson presented pictures showing the side elevations of existing homes that lack attractive architecture. They had few windows and were one plane. There are some key fundamentals that can be incorporated to make a structure timeless. An example is having more than one color, more than one plane and continuing any exterior elements, like wainscoting, from the front of the home around the full side.

Commissioner Oyler stated the pictures Dave Anderson showed looks unfinished.

Commissioner Mendenhall stated that there is a need to have no windows on a wall for interior decorating, or hanging wall mounted TV's and not having glare from windows.

Dave Anderson stated that there can be more ways to dress up a side elevation than just windows. Other ways include adding a pop-out, or continuing the columns, or having more than one color, or more than one roof line.

Commissioner Tanner stated it would be very simple to make some minor changes to the end of multifamily units as to not feel so plain.

Dave Anderson referred to the architecture needing to be four sided. Change in plane, adding shutters that don't necessarily match the size of the window, wainscot carried around, and different roof lines.

Seth Perrins stated when a developer shows a concept drawing, which is generally referred to as a pretty picture, that the developers need to build those concept drawings, not dress them down when it comes time to build.

There was discussion of adjustments to 7 side elevations of the units that fronted public space within the Canyon Breeze development. The developer made the remark that if they were required to change the 7 side elevations, then they would simply build townhomes instead of single-family homes.

Seth Perrins stated, the only way today, that approvals are done for subdivisions with these design requirements, is because they are asking for a zone change with the Preliminary Plat.

Commissioner Tanner asked if instead of reinventing the wheel if there are other communities that Spanish Fork could use for language reference in design standards.

Dave Anderson said that would be appropriate when finding a community that is complex enough to reach the end goal but is simple as possible to not make the process any harder than need be.

Council member Argyle asked if the City would be able to hire Bruce Fallon to help create a design standard document that would help meet in the middle of both the developer and the City's interest.

There was discussion if there should be a separate design standard for each zone. It was determined to start with Residential moving to Commercial and finishing with Industrial.

Discussion on the future work session agendas and the Planning Commission's Work Program

Dave Anderson addressed the need for trees to be planted in the park strip, spaced equally. The type of trees planted is important as to allow for visibility when backing out of driveways. Any street trees within a development should be planted at the same time to portray uniformity as the trees grow. Dave Anderson stated programs that seem to work best, are when the City's take the responsibility of planting the street trees.

Dave Anderson stated that he feels now is the time to allow for accessory apartments in additional zones within the City. With a change there would be a time, a year or two, when residents with illegal accessory apartments are allowed to come forward and register the accessory apartments and have the unit inspected and licensed without meeting all current codes. With accessory apartments being allowed in more zones a standard should be implemented for new accessory apartments and a licensing program started. It might be beneficial to have community buy in to embrace having more affordable housing and allowing accessory apartments in more zones then allowed today.

Councilmember Argyle stated he knows homeowners that rent their basement out as an accessory apartment without knowing what they are doing is illegal. There is the need to have units available for those young couples who wish to rent within Spanish Fork.

Scott Aylett stated that if there are inspections completed related to dwelling units, state law prohibits a fee to be charged.

There was discussion of what affordable housing meant.

There was discussion of the pros and cons of embracing the accessory apartments throughout the City.

Dave Anderson addressed the prospect of "downzoning" some industrial zoning to a less intense land use along Del Monte.

Junior Baker stated that industrial property is generally the lowest property value, where residential is most likely the highest value on a property. Thus, he would consider this an up zone, not a down zone.

Dave Anderson was given direction to work with Junior Baker to move forward with re-zoning the property along Del Monte between ALA and MATC.

Dave Anderson handed out a revision of the River Bottoms Vision provided by the City's consultant, Logan Simpson.

Comments were made regarding conversations that many commissioners and councilmembers have had with community members with their appreciation of the river trail and undertaking the River Bottom Vision.

Dave Anderson gave an update regarding the Main Street Vision and stated that UDOT will likely have an answer to the proposal in updating Main Street within a month.

ADJOURN:

Councilman Gordon made a Motion to adjourn Closed Session.

Council member Beck Seconded and the motion Passed all in favor at 9:20 p.m.

ADOPTED: September 18, 2018

Kimberly Brenneman
Community Development Secretary