

**Adopted Minutes
Spanish Fork City Council Meeting
July 9, 2019
Spanish Fork City Office
40 South Main Street
Spanish Fork, UT 84660**

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

Staff Present: Seth Perrins, City Manager; Junior Baker, City Attorney; Tyler Jacobson, Assistant City Manager; Dave Anderson; Community Development Director; Chris Thompson, Public Works Director; Kent Clark, City Recorder/Finance Director; Dale Robinson, Parks & Recreation Director; Angie Warner, Deputy Recorder.

Citizens Present: Fiesta Days Committee, Fiesta Days Rodeo Committee, Fiesta Days Rodeo Royalty, Cory Christiansen, Mike Demarco, Ashley Shepherd, Brad Kitchen, Heather Youd, Heath Langford, Jared Massic.

5:15pm WORK SESSION:

1. Outdoor Seating on Main Street
2. Parade Seating/Saving

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 Pro Tem Mendenhall called the meeting to order at 6:00 p.m.

Motivation/Inspirational Message given by Chris Thompson.

Councilman Gordon led in the pledge of allegiance.

Central Utah Recreation & Parks Association Volunteer Award – Heath Langford

Mark Resch said Central Utah Recreation & Parks Association (CURPA) is a premier group and does a lot of good things for cities. Every year members can nominate volunteers in their communities for their service. Spanish Fork Parks & Recreation nominated Heath Langford for the volunteer award. Mr. Resch welcomed Mr. Langford and presented him with the award. Heath has been a volunteer coach in our community for a long time in many different areas. Mr. Resch thanked Heath for his service to the community.

Heath Langford thanked the Parks and Recreation for recognizing him. He started coaching in 2007 and is still going. Mr. Langford thanked his wife for her support and his many assistant coaches and the kids he has coached.

Maple Mountain High School Welding Fabrication Team

Jared Massic said they participated in Skills USA at Maple Mountain High School and have won 7 consecutive titles and been on the national podium the last 5 years. Mr. Massic reviewed some of the awards they have received and projects they are working on.

PUBLIC COMMENTS:

Mayor Pro Tem Mendenhall welcomed public comment.
There was none.

COUNCIL COMMENTS:

Councilman Gordon gave an update from the Water Quality Board meeting and the Solid Waste District meeting. Councilman Gordon welcomed the Chamber of Commerce to review their events.

Heather Youd, Director of the Chamber of Commerce said since Fiesta Days is here, there will not be food trucks this week or next week. Ms. Youd highlighted the upcoming events:

Noon Networking - July 17 – Canyon View Park

Ribbon Cutting - July 18 - Rasmussen Fine Jewelry

Fiesta Days Sidewalk Sales - July 20, 22, 23

Farmers Market – Saturday's starting July 27th from 8am-1pm – City Office Parking Lot

Councilman Gordon also thanked Heath Langford for his service to the community.

Mayor Pro Tem Mendenhall reviewed some pictures from Mayor Leifson who was given a tour of the construction of the new hospital. Mayor Leifson and the City are very excited for this hospital to be in our town.

Councilman Scoubes gave an update from the animal shelter board meeting.

Councilwoman Beck said that July is the best time of the year! Councilwoman Beck welcomed the Fiesta Days Executive Committee: Chairs Steve and Kerrilee Dansie, Past Chairs Mike and Angie Clayson; Vice Chairs Clint and Karen Muhlestein.

SPANISH FORK 101: Spanish Fork Fiesta Days Celebration

The Fiesta Days Committee highlighted some of the great events going on.

Steve & Kerrilee welcomed Richard and Annalee Johnson, who were awarded the Grand Marshall for the 2019 Fiesta Days.

The Fiesta Days Rodeo Committee and the Rodeo Royalty invited the public to the great rodeo which has increased to 5 nights this year.

CONSENT ITEMS:

- a. Minutes of Spanish Fork City Council Meeting – June 18, 2019
- b. Costco and the Spanish Fork Professional Building Long-term Storm Water Management Plan (LTSMP) Maintenance Agreements
- c. Barrett Municipal Utility Easement Agreement
- d. Triple C Electric Professional Services Agreement
- e. 400 North 800 East Roundabout Change Order 2 – 2019
- f. Proposed Contract Modification for Logan Simpson Design

Councilman Gordon made a **Motion** to **approve** the consent items.

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

PUBLIC HEARING:

Ordinance Z05-19 Changing the Zoning Designation and Amending the Official Zoning Map of Spanish Fork City for the Del Monte Zone Change

Dave Anderson feels that Spanish Fork has out grown some zoning in areas. A few of the properties in the area of Del Monte road are currently zoned I-2 and as the area has developed, it is now surrounded by residential. This item is located on the corner of the Arrowhead Trail and Del Monte road. An applicant submitted an application for storage units over a year ago and it has now expired.

The Development Review Committee and the Planning Commission have reviewed this project and the Planning Commission recommended that the City withdraw this proposal tonight so the applicant can reapply to construct the storage units. There was discussion with the property owner and they are fine in having the development as a non-conforming use.

Brad Kitchen, representing the developer, would like to request about 30-60 days to give their engineer time.

Councilman Gordon made a **Motion** to go into public hearing.

Councilman Argyle **Seconded** and motion **Passed** all in favor at 6:56pm

Mayor Pro Tem Mendenhall welcomed public comment.

There was none.

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

Councilman Gordon **Seconded** and the motion **Passed** all in favor at 6:56pm.

Councilman Gordon clarified that the applicant just needs to do the application online to qualify.

Mr. Anderson confirmed yes, but he would suggest sooner would be better.

Brad Kitchen they have been working on this the whole time. The biggest issue has been the sewer and soils.

Councilman Mendenhall made a **Motion** to **Withdraw** Ordinance Z05-19 Changing the Zoning Designation and Amending the Official Zoning Map of Spanish Fork City for the Del Monte Zone Change and ask that the applicant reapply within 2 weeks so they could be on the next planning commission meeting.

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

Ordinance Z06-19 Changing the Zoning Designation and Amending the Official Zoning Map of Spanish Fork City for the ALA Zone Change

Dave Anderson said this property actually has 3 different zoning districts and will not affect the property to change it to public facility since there is a school on the property.

Councilman Gordon made a **Motion** to go into public hearing.

Councilman Argyle **Seconded** and motion **Passed** all in favor at 7:06pm

Mayor Pro Tem Mendenhall welcomed public comment.

There was none.

Councilman Gordon made a **Motion** to go out of public hearing.

Councilman Argyle **Seconded** and the motion **Passed** all in favor at 7:06pm.

Councilman Scoubes made a **Motion** to **approve** Ordinance Z06-19 Changing the Zoning Designation and Amending the Official Zoning Map of Spanish Fork City for the ALA Zone Change.

Councilman Argyle **Seconded** and the motion **Passed** all in favor with a roll call vote.

Ordinance 14-19 Amending the C-2 General Commercial Zone to Allow Event Centers

Dave Anderson said this proposal would allow event centers in the C-2 zone and it details the parking requirements with that. The property for the applicant is already zoned C-2 but a text amendment is needed to adjust a few things to allow her to move forward with her project.

Ashley Shepherd, the applicant, highlighted the plan for an event center on south Main Street. The business will be available for people to rent for weddings and events but she would also like to hold events for the community to attend. She presented some

preliminary plans.

Councilman Gordon made a **Motion** to go into public hearing.

Councilman Scoubes **Seconded** and motion **Passed** all in favor at 7:12pm

Mayor Pro Tem Mendenhall welcomed public comment.

There was none.

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

Councilman Scoubes **Seconded** and the motion **Passed** all in favor at 7:13pm.

Councilman Gordon made a **Motion** to **approve** Ordinance 14-19 Amending the C-2 General Commercial Zone to Allow Event Centers.

Councilman Argyle **Seconded** and the motion **Passed** all in favor with a roll call vote.

NEW BUSINESS:

Preliminary Plat for the Legacy Townhomes Master Planned Development

Dave Anderson indicated this proposal is north of 400 North and east of Spanish Fork Parkway. This adjustment is to give a little more room for the neighboring commercial property. Some of the people looking at the neighboring property are needing more footage to develop a commercial property. We are thankful to the applicant tonight for making that adjustment. Staff, Development Review Committee and Planning Commission recommend approval.

Mike DeMarco, Salisbury Homes, has been working on this for some time to meet the guidelines. Mr. DeMarco presented a video showing their plans for this project. They are ready to submit the first phase and start as soon as possible, before winter starts.

Councilman Argyle made a **Motion** to **approve** the Preliminary Plat for the Legacy Townhomes Master Planned Development.

Councilman Mendenhall **Seconded** and the motion **Passed** all in favor.

Ordinance 15-19 Establishing Small Wireless Facility Regulations

Junior Baker said this proposal is to add a new chapter to Title 5. This is to allow small cell towers to accommodate the new 5G technology. They are smaller and there will be more popping up around. As this technology comes, we want to protect the aesthetics and the beauty of our community.

Mr. Baker reviewed the following areas of the ordinance:

Franchise Agreement

Application, Fees and Design Standards

Mr. Baker said these new towers are required to use fiber back haul (SFCN, if it is available), this protects the broadband speed of the nearby residents and that it won't affect the Wi-Fi

in homes.

Councilwoman Beck made a **Motion to approve** Ordinance 15-19 Establishing Small Wireless Facility Regulations.

Councilman Scoubes **Seconded** and the motion **Passed** all in favor with a roll call vote.

Resolution 19-14 Adopting Small Wireless Infrastructure Design Guidelines

Junior Baker said this is our standards for the Small Wireless towers. With the design, staff wanted it to not look like a cell tower so they will look similar to a light pole and or it could have a light too.

Councilman Scoubes made a **Motion to approve** Resolution 19-14 Adopting Small Wireless Infrastructure Design Guidelines.

Councilman Argyle **Seconded** and the motion **Passed** all in favor with a roll call vote.

Resolution 19-15 Authorizing the Public Works Director to Execute Long-Term Storm Water Management Agreements

Junior Baker explained that the State and EPA have required the City to implement long-term storm water management agreements. The agreements will be identical other than the acreage of the property and the property owner. With a standard form, staff feels that this does not need to be brought to City Council for approval every time.

Councilman Mendenhall made a **Motion to approve** Resolution 19-15 Authorizing the Public Works Director to Execute Long-Term Storm Water Management Agreements.

Councilman Gordon **Seconded** and the motion **Passed** all in favor with a roll call vote.

DISCUSSION:

Wastewater Treatment Plant Risk Assessment

Cory Pierce said at the treatment plant, some of the infrastructure was built in the late 1950's, with some upgrades in the 1980's. The State is changing some requirements so we need to step back and look at what we have and its life expectancy. Mr. Pierce turned the time over to the Cory Christiansen with Waterworks Engineers who was asked to assess the facility.

Cory Christiansen said they have evaluated the facility and presented their findings.

Chris Thompson said this has been a discussion and in the planning for years. We have increased fees to start preparing for this huge project and the cost that comes with it. This assessment was done to help make the decision to keep what we have, or start a whole new system.

Aeroplanes, Trains and Automobiles Funds

Chris Thompson said at this event, held at the airport, raises some funds to assist with the cost of the Young Eagles Program. The program is to give 100-200 children the opportunity to fly in an airplane for free. The pilots volunteer their time and planes but the proceeds help with some of the cost of the fuel. With the funds, staff is also asking to take some of those proceeds to assist the Halverson Educational Center that is to be constructed. Staff is looking at other ways to raise money for this program and the center.

ADJOURN:

Councilman Gordon made a **Motion** to **adjourn** to Closed Session to discuss reasonably imminent litigation and land transactions.

Councilwoman Beck **Seconded** and the motion **Passed** all in favor at 8:19p.m.

ADOPTED: August 6, 2019

Angie Warner, Deputy Recorder