

**Adopted Minutes
Spanish Fork City Council Meeting
September 17, 2019
Spanish Fork City Office
40 South Main Street
Spanish Fork, UT 84660**

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

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; Steve Adams, Public Safety Director; Dale Robinson, Parks & Recreation Director; Scott Aylett, Public Information Officer; Bailey Anhder, Engineering Secretary.

Citizens Present: Emily Harryman, Aaron Jensen, Aaron Robertson, Alisha Breckenridge, Oshai Davis, Michael McGowan, Justin Daybell, Karyon Gasser, Andy Gavril, Sky Thompson, Ridger Gasser, Layne Haderlie, Josh Galvis.

5:15pm WORK SESSION:

1. Salary Adjustments

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 Tyler Jacobson.

Councilman Mendenhall led in the pledge of allegiance.

PUBLIC COMMENTS:

Mayor Leifson welcomed public comment.

There was none.

COUNCIL COMMENTS:

Councilman Mendenhall gave an update from Rotary Club Meeting. He along with the rest of the Council attended the Utah League of Cities & Towns Conference which was a great time of learning and talking with other city leaders and officials.

Mayor Leifson mentioned that Councilman Mendenhall is now the President of the Utah League of Cities & Towns.

Councilman Gordon said at one of the classes he attended at the League of Cities & Towns Conference they talked about how Spanish Fork is doing a great job planning for future growth with including parks and open space. They also mentioned that in the next 30-50 years the population will go from the current 43,000 to 92,000 residents. Councilman Gordon encouraged the residents to continue to support the local Farmer's Market. Councilman Gordon announced that there will be a benefit concert in memory of Brookie Charipovich, a 4-year-old resident of Spanish Fork, who recently passed away. That benefit concert will take place Friday September 20th from 7-10pm at 770 East 920 South.

Councilman Argyle thanked the Utah League of Cities & Towns Conference. Councilman Argyle gave an update from the wastewater meeting.

Mayor Leifson was informed that MAG has approved Spanish Fork City to purchase property to create an on/off ramp at Center Street in the near future. Mayor Leifson announced that the groundbreaking for Fire Station 62 is on October 2nd at noon. Mayor Leifson recognized Mark Mckell, who is turning 101 years old this year.

SPANISH FORK 101: Harvest Moon Hurrah

CONSENT ITEMS:

- a. Minutes of Spanish Fork City Council Meeting – July 19, 2019; August 6, 2019; August 6, 2019 Truth in Taxation.
- b. Real Estate Purchase Agreement – Fire Station 62
- c. Parkview Townhomes Phases 5 & 6 Impact Fee Reimbursement Agreement
- d. Spanish Fork Parkway Sewer Railroad Crossing Permit Agreement

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

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

PUBLIC HEARING:

Ordinance #Z11-19 Changing the Zoning Designation and Amending the Official Zoning Map of Spanish Fork City for the IFA Zone Change

Brandon Snyder said the property owner has requested more time for this item and would like to table this item.

Councilman Gordon made a **Motion** to **table** Ordinance #Z11-19 Changing the Zoning Designation and Amending the Official Zoning Map of Spanish Fork City for the IFA Zone Change until the October 1, 2019 City Council Meeting.

Councilwoman Beck **Seconded** and the motion **Passed** all in favor with a roll call vote.

Ordinance #Z12-19 Changing the Zoning Designation and Amending the Official Zoning Map of Spanish Fork City for the Arrowhead Trail Zone Change

Brandon Snyder said this property is located at 1486 South Del Monte Road. The request is to change from I-2 to Rural Residential. This item has been here before for approval and it expired. Planning Commission recommends approval.

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

Councilman Gordon **Seconded** and motion **Passed** all in favor at 6:19pm

Mayor Leifson welcomed public comment.

There was none.

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

Councilman Gordon **Seconded** and the motion **Passed** all in favor at 6:20pm.

Councilman Mendenhall made a **Motion** to **approve** Ordinance #Z12-19 Changing the Zoning Designation and Amending the Official Zoning Map of Spanish Fork City for the Arrowhead Trail Zone Change.

Councilwoman Beck **Seconded** and the motion **Passed** all in favor with a roll call vote.

Proposed General Plan Amendment and Zone Change for property located at approximately 1900 South State Road 198

Brandon Snyder said this property is located on south Main Street. The applicant is here tonight to give a short presentation. Mr. Snyder showed the General Plan Map for the area. The applicant is looking to amend the general plan map as well as the zoning map so they can do residential and high-density housing. With the Riverbottoms Vision Study that was recently completed, this does not meet that vision. The recommendation from the Planning Commission was that the request be denied.

Aaron Robertson, Blue Ox Development, gave a presentation on the project.

There are three land owners: Spanish Fork City, Blue Ox Development, Gail Halvorsen. They do not have an active contract with the Halvorsen Family, but a verbal agreement to keep moving forward. In the General Plan it is agricultural and medium density. They would propose to change it to R-4 High Density, R-3 High Density, R-1-8 and R-1-12 Low Density. This will be a great development for future growth in Spanish Fork.

Discussion took place about the flood plain.

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

Councilman Gordon **Seconded** and motion **Passed** all in favor at 6:35pm

Mayor Leifson welcomed public comment.

There was none.

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

Councilman Scoubes **Seconded** and the motion **Passed** all in favor at 6:35pm.

Councilwoman Beck said she would like to wait until the Riverbottoms Vision comes for approval.

Councilman Argyle agreed with Councilwoman Beck and also does not like having the R-4 and R-3 in the Riverbottoms.

Councilman Mendenhall agreed with the comments.

Councilman Gordon made a **Motion** to **Deny** the Proposed General Plan Amendment and Zone Change for property located at approximately 1900 South State Road 198.

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

Ordinance #22-19 Making Assorted Amendments to Title 15

Brandon Snyder said these proposed changes are to help clarify some processes as well as requirements.

Councilwoman Beck made a **Motion** to go into public hearing.

Councilman Argyle **Seconded** and motion **Passed** all in favor at 6:49pm

Mayor Leifson welcomed public comment.

Josh Galvis said he is concerned about the change the 24-month time period expiration has on a building application.

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

Councilman Mendenhall **Seconded** and the motion **Passed** all in favor at 6:50pm.

Mr. Snyder explained that there was not an expiration date so the proposal is to add an expiration.

Mr. Galvis feels that two years is a long time.

Mr. Perrins explained that this will help with a development to not just be in the pending folder because development can usually take from 1-2 years.

Councilwoman Beck made a **Motion** to **approve** Ordinance #22-19 Making Assorted Amendments to Title 15.

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

NEW BUSINESS:

Salary Adjustments

Tyler Jacobson thanked Kim Hall for all her work on this project. Mr. Jacobson explained the process for collecting salary ranges from other entities to compare. The comparison was shown for the 2018 & 2019 years. The ranges on average went up about 2%. The turnover rate over the last year was 1.36%, which is great. The City has 220 benefited employees, we had 3 employees leave for employment somewhere else.

Councilman Scoubes made a **Motion** to **approve** 2019 Salary Adjustments
Councilman Gordon **Seconded** and the motion **Passed** all in favor.

Ordinance #23-19 Amending Food Vendor Licenses

Junior Baker said the City added this ordinance a couple of years ago to comply with state law. This is to amend the code clarifying when food trucks cannot operate during certain events.

8. No Mobile Food Vendor license shall be valid within 2,000 feet of the perimeter of the parcel of property of a City sanctioned event, including but not limited to the following events, as determined by the City Manager or designee:

- a. Fiesta Days Celebration;*
- b. Utah County Fair;*
- c. Major athletic events;*
- d. City events;*
- e. Chamber of Commerce Events.*

Councilman Gordon made a **Motion** to **approve** Ordinance #23-19 Amending Food Vendor Licenses.

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

Resolution #19-20 Authorizing the City Manager to Execute Master Professional Services Agreements

Junior Baker said in various departments in the City, we have authorized certain positions to sign contracts to be able to get things done more efficiently. These are standard forms that are used on a daily basis. For example, the fairgrounds manager can sign stall contracts or arena rental contracts; the airport manager can sign the hangar leases. Staff has observed that the Public Works department has been bringing a lot of Master Professional Services Agreements and would like this request approved. No work is done under a Master Professional Service Agreement until a work order has been approved by the City Council.

Councilman Mendenhall made a **Motion** to **approve** Resolution #19-20 Authorizing the City Manager to Execute Master Professional Services Agreements.

Councilwoman Beck **Seconded** and the motion **Passed** all in favor with a roll call vote.

Proposal to Include a Swimming Pool as a Private Amenity in the Legacy Farms Development

Dave Anderson said he is bringing this item to the City Council to get ideas or thoughts on this request. Mr. Anderson presented the proposed layout without losing any lots. The Planning Commission was comfortable with the request.

City Council agreed to move forward.

DISCUSSION:

There was none.

ADJOURN:

Councilman Gordon made a **Motion** to **adjourn** to Closed Session to discuss reasonably imminent litigation, land transactions and discuss the character, professional competence or physical or mental health of an individual.

Councilwoman Beck **Seconded** and the motion **Passed** all in favor at 7:11p.m.

ADOPTED: November 5, 2019

Angie Warner, Deputy Recorder