



**Tuesday, September 15, 2020  
Amended City Council Meeting**

**CITY COUNCIL AGENDA**

**PUBLIC NOTICE** is hereby given that the City Council of Spanish Fork, Utah, will hold a regular public meeting at the Spanish Fork Fairgrounds High Chaparral Building, 475 South Main Street, Spanish Fork, Utah, with a work session commencing at 5:15 p.m. and City Council Meeting commencing at 6:00 p.m. on September 15, 2020.

Notice is hereby given that:

- In the event of an absence of a quorum, agenda items will be continued to the next regularly scheduled meeting.
- By motion of the Spanish Fork City Council, pursuant to Title 52, Chapter 4 of the Utah Code, the City Council may vote to hold a closed meeting for any of the purposes identified in that Chapter.

**SPANISH FORK CITY** does not discriminate on the basis of race, color, national origin, sex, religion, age or disability in the employment or the provision of services. The public is invited to participate in all Spanish Fork City Council Meetings located at 40 South Main St. If you need special accommodation to participate in the meeting, please contact the City Manager's Office at 804-4530.

**1. 5:15pm WORK SESSION -No formal actions are taken in a work session.**

<b>Subject</b>	<b>A. Thurber School Seismic Report</b>
Meeting	Sep 15, 2020 - Amended City Council Meeting
Category	1. 5:15pm WORK SESSION -No formal actions are taken in a work session.
Access	Public
Type	Information

**2. 6:00pm Agenda Items**

**3. CALL TO ORDER, PLEDGE, OPENING CEREMONY, RECOGNITIONS**

<b>Subject</b>	<b>A. Motivational/Inspirational Message</b>
Meeting	Sep 15, 2020 - Amended City Council Meeting
Category	3. CALL TO ORDER, PLEDGE, OPENING CEREMONY, RECOGNITIONS
Access	Public
Type	Procedural

<b>Subject</b>	<b>B. Pledge, led by invitation</b>
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Meeting	Sep 15, 2020 - Amended City Council Meeting
Category	3. CALL TO ORDER, PLEDGE, OPENING CEREMONY, RECOGNITIONS
Access	Public
Type	Procedural

#### 4. PUBLIC COMMENTS

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**Subject                      A. Public Comments Guidelines**

Meeting	Sep 15, 2020 - Amended City Council Meeting
Category	4. PUBLIC COMMENTS
Access	Public
Type	Information

Please note: In order to be considerate of everyone attending the meeting and to more closely follow the published agenda times, public comment will be limited to three minutes per person. A spokesperson who has been asked by a group to summarize their concerns will be allowed five minutes to speak. Comments which cannot be made within these limits should be submitted in writing. The Mayor or Council may restrict the comments beyond these guidelines.

#### 5. COUNCIL COMMENTS

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#### 6. SPANISH FORK 101

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**Subject                      A. Wings and Wheels Event**

Meeting	Sep 15, 2020 - Amended City Council Meeting
Category	6. SPANISH FORK 101
Access	Public
Type	Information

#### 7. CONSENT ITEMS

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**Subject                      A. UMPA Solar Lease**

Meeting	Sep 15, 2020 - Amended City Council Meeting
Category	7. CONSENT ITEMS
Access	Public
Type	Action (Consent)

File Attachments  
[5b Council Memo UMPA Solar Lease.pdf \(30 KB\)](#)  
[5b UMPA Solar Lease Agreement Clean 8.21.20 FINAL CC.pdf \(64 KB\)](#)  
[UMPA - Solar Site Plan.pdf \(1,926 KB\)](#)

*These items are considered by the City Council to be routine and will be enacted by a single motion. If discussion is desired on any particular consent item, that item may be removed from the consent agenda and considered separately.*

**Subject**                      **B. NRCS Easement Agreement**

Meeting                      Sep 15, 2020 - Amended City Council Meeting

Category                      7. CONSENT ITEMS

Access                      Public

Type                      Action (Consent)

## File Attachments

[5c NRCS Temporary Easements Signed.pdf \(2,278 KB\)](#)[5c NRCS Crab\\_creek\\_acquisition\\_document.pdf \(295 KB\)](#)

*These items are considered by the City Council to be routine and will be enacted by a single motion. If discussion is desired on any particular consent item, that item may be removed from the consent agenda and considered separately.*

**Subject**                      **C. NRCS Crab Creek Project Change Order #1**

Meeting                      Sep 15, 2020 - Amended City Council Meeting

Category                      7. CONSENT ITEMS

Access                      Public

Type                      Action (Consent)

## File Attachments

[5d CC Memo - CO #1 Crab Creek 9-15-2020 .pdf \(129 KB\)](#)[5d CO 1 Crab Creek - 9-9-2020.pdf \(26 KB\)](#)

*These items are considered by the City Council to be routine and will be enacted by a single motion. If discussion is desired on any particular consent item, that item may be removed from the consent agenda and considered separately.*

**Subject**                      **D. Automated Weather Observation System Upgrade Grant Agreement**

Meeting                      Sep 15, 2020 - Amended City Council Meeting

Category                      7. CONSENT ITEMS

Access                      Public

Type                      Action (Consent)

## File Attachments

[5e CC Memo - AWOS PT3.pdf \(130 KB\)](#)[5e DRAFT AWOS Grant Offer SPK27.pdf \(723 KB\)](#)

*These items are considered by the City Council to be routine and will be enacted by a single motion. If discussion is desired on any particular consent item, that item may be removed from the consent agenda and considered separately.*

**Subject**                      **E. Abandoned Airplane**

Meeting Sep 15, 2020 - Amended City Council Meeting

Category 7. CONSENT ITEMS

Access Public

Type Action (Consent)

File Attachments  
[5g CC Memo - abandon plane N2054D.pdf \(128 KB\)](#)  
[5g abandon plane N2054D.pdf \(1,208 KB\)](#)

*These items are considered by the City Council to be routine and will be enacted by a single motion. If discussion is desired on any particular consent item, that item may be removed from the consent agenda and considered separately.*

**Subject F. Wagstaff Investments LLC - SF Parkway & Hwy 6 Property**

Meeting Sep 15, 2020 - Amended City Council Meeting

Category 7. CONSENT ITEMS

Access Public

Type Action (Consent)

File Attachments  
[5h SF Pkwy & HW 6 Property Sale Memo.pdf \(168 KB\)](#)  
[5h Wagstaff Investments LLC Purchase Contract 9-8-20.pdf \(790 KB\)](#)

*These items are considered by the City Council to be routine and will be enacted by a single motion. If discussion is desired on any particular consent item, that item may be removed from the consent agenda and considered separately.*

**Subject G. Station 62 Janitorial Agreement - RBM Building Services**

Meeting Sep 15, 2020 - Amended City Council Meeting

Category 7. CONSENT ITEMS

Access Public

Type Action (Consent)

File Attachments  
[5i Staff Report to City Council Station 62 Janitorial 9-1-20.pdf \(51 KB\)](#)  
[5i Station 62 Janitorial Agreement, Notice of Award and Notice to Proceed RBM 8-25-20.pdf \(24 KB\)](#)

*These items are considered by the City Council to be routine and will be enacted by a single motion. If discussion is desired on any particular consent item, that item may be removed from the consent agenda and considered separately.*

## **8. NEW BUSINESS**

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**Subject** **A. Motion to rescind Ordinance No. Z07-20, which was approved on September 1, 2020, changing the zoning designation and amending the Official Zoning Map of Spanish Fork City for the Del Monte Zone Change. This ordinance would change the zoning of the subject property form Industrial 2 to R-3.**

Meeting Sep 15, 2020 - Amended City Council Meeting

Category 8. NEW BUSINESS

Access Public

Type Action

Recommended Action Motion to rescind Ordinance No. Z07-20, which was approved on September 1, 2020, changing the zoning designation and amending the Official Zoning Map of Spanish Fork City for the Del Monte Zone Change.  
Second  
Roll Call

File Attachments  
[ORD Z07-20 Del Monte.pdf \(131 KB\)](#)

**Subject** **B. Consideration and vote on Ordinance No. Z12-20, an ordinance changing the zoning designation and amending the Official Zoning Map of Spanish Fork City for the Del Monte Zone Change. This ordinance would change the zoning of the subject property form Industrial 2 to R-3.**

Meeting Sep 15, 2020 - Amended City Council Meeting

Category 8. NEW BUSINESS

Access Public

Type Action

Recommended Action Motion to approve Ordinance No. Z12-20, an ordinance changing the zoning designation and amending the Official Zoning Map of Spanish Fork City for the Arive Del Monte Townhome Zone Change.  
Second  
Roll Call

File Attachments  
[report.cc.delmontetownhomes.9-1-2020.pdf \(21,855 KB\)](#)  
[ORD Z12-20 Del Monte.pdf \(213 KB\)](#)

**Subject** **C. Consideration and vote on a proposed Preliminary Plat for Arive Del Monte Townhomes, a 55-home Master Planned Development located at approximately 1100 South Del Monte Road on a 5.95-acre parcel.**

Meeting Sep 15, 2020 - Amended City Council Meeting

Category 8. NEW BUSINESS

Access Public

Type	Action
Recommended Action	Motion to approve Preliminary Plat for Arive Del Monte Townhomes, a 55-home Master Planned Development. Second Roll Call

**Subject**                      **D. Rindlisbacher Annexation Acceptance for Further Study**

Meeting                      Sep 15, 2020 - Amended City Council Meeting

Category                      8. NEW BUSINESS

Access                      Public

Type                      Action

Recommended Action      Motion to Accept the Rindlisbacher Annexation for Further Study.  
Second

File Attachments  
[report.cc.rindlisbacher.9-15-2020.pdf \(831 KB\)](#)

**Subject**                      **E. Republic Services Contract**

Meeting                      Sep 15, 2020 - Amended City Council Meeting

Category                      8. NEW BUSINESS

Access                      Public

Type                      Action

File Attachments  
[7 Collection Agreement-Solid Waste-Allied \(04\) 2014 \(1\).pdf \(117 KB\)](#)

## **9. PUBLIC HEARING**

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**Subject**                      **A. Blue Ox Zone Change**

Meeting                      Sep 15, 2020 - Amended City Council Meeting

Category                      9. PUBLIC HEARING

Access                      Public

Type                      Action

**Blue Ox Zone Change, the proposal involves changing the zoning of approximately 12 acres located at 1900 South Main from Rural Residential to R-1-6.**

File Attachments  
[report.cc.blueox.9-15-2020.pdf \(1,808 KB\)](#)

<b>Subject</b>	<b>B. Ordinance 13-20 Changing the General Plan Designation and Amending the Official General Plan Map of Spanish Fork City for the Hurst General Plan Amendment</b>
Meeting	Sep 15, 2020 - Amended City Council Meeting
Category	9. PUBLIC HEARING
Access	Public
Type	Action
Recommended Action	Motion to Approve Ordinance 13-20 Changing the General Plan Designation and Amending the Official General Plan Map of Spanish Fork City for the Hurst General Plan Amendment. Second Roll Call Vote

**Hurst General Plan Amendment, the proposal involves amending the Land Use Map of the General Plan for an area located southeast of the intersection of 1530 South and Canyon Road from Low Density Residential to Medium Density Residential.**

File Attachments  
[report.cc.hurst.9-15-2020.pdf \(5,494 KB\)](#)  
[ORD 13-20 Hurst Subdivision GP Amend.pdf \(95 KB\)](#)

<b>Subject</b>	<b>C. Ordinance Z08-20 Changing the Zoning Designation and Amending the Official Zoning Map of Spanish Fork City for The Ridge Phase 6 &amp; 7 Zone Change</b>
Meeting	Sep 15, 2020 - Amended City Council Meeting
Category	9. PUBLIC HEARING
Access	Public
Type	Action
Recommended Action	Motion to Approve Ordinance Z08-20 Changing the Zoning Designation and Amending the Official Zoning Map of Spanish Fork City for The Ridge Phase 6 & 7 Zone Change. Second Roll Call Vote

**The Ridge Preliminary Plat Amendment and Zone Change, the proposal involves changing the zoning of properties located at approximately 2700 East Canyon Road from R-1-9 and Rural Residential to R-3 and approving an Amended Preliminary Plat for The Ridge, as Master Planned Development.**

File Attachments  
[report.cc.theridgephases6and7.9-15-2020.pdf \(8,186 KB\)](#)  
[ORD Z08-20 The Ridge Phase 6&7.pdf \(832 KB\)](#)

<b>Subject</b>	<b>D. Ordinance Z09-20 Changing the Zoning Designation and Amending the Official Zoning Map of Spanish Fork City for the Heritage Farms Zone Change</b>
Meeting	Sep 15, 2020 - Amended City Council Meeting
Category	9. PUBLIC HEARING
Access	Public

Type	Action
Recommended Action	Motion to Approve Ordinance Z09-20 Changing the Zoning Designation and Amending the Official Zoning Map of Spanish Fork City for the Heritage Farms Zone Change. Second Roll Call Vote

**Heritage Farms Zone Change and Preliminary Plat, the proposal involves changing the zoning from Rural Residential to R-1-9 and approving a Master Planned Development for 17 acres located at approximately 1400 East 1000 South.**

File Attachments  
[report.cc.heritagefarms.9-15-2020.pdf \(2,883 KB\)](#)  
[ORD Z09-20 Heritage Farms.pdf \(896 KB\)](#)

**Subject E. Ordinance Z10-20 Changing the Zoning Designation and Amending the Official Zoning Map of Spanish Fork City for the Gage Canyon Zone Change**

Meeting	Sep 15, 2020 - Amended City Council Meeting
Category	9. PUBLIC HEARING
Access	Public
Type	Action
Recommended Action	Motion to Approve Ordinance Z10-20 Changing the Zoning Designation and Amending the Official Zoning Map of Spanish Fork City for the Gage Canyon Zone Change. Second Roll Call Vote

**Gage Canyon Zone Change and Preliminary Plat, the proposal involves changing the zoning from Rural Residential to R-1-9 and approving a Master Planned Development for 10 acres located at approximately 1400 East 700 South.**

File Attachments  
[report.cc.gagecanyon.9-15-2020.pdf \(2,912 KB\)](#)  
[ORD Z10-20 Gage Canyon.pdf \(908 KB\)](#)

**Subject F. Ordinance Z11-20 Changing the Zoning Designation and Amending the Official Zoning Map of Spanish Fork City for the Okelberry Self Storage Overlay Zone Change**

Meeting	Sep 15, 2020 - Amended City Council Meeting
Category	9. PUBLIC HEARING
Access	Public
Type	Action
Recommended Action	Motion to Approve Ordinance Z11-20 Changing the Zoning Designation and Amending the Official Zoning Map of Spanish Fork City for the Okelberry Self Storage Overlay Zone Change. Second Roll Call Vote

File Attachments  
[report.cc.okelberrytrucking.9-15-2020.pdf \(1,270 KB\)](#)



**Subject** **G. Ordinance 14-20 Making Amendments to Allow the Temporary Use of Structures in the Shopping Center Zone**

Meeting Sep 15, 2020 - Amended City Council Meeting

Category 9. PUBLIC HEARING

Access Public

Type Action

**Proposed Amendment to Title 15 to create an option for the temporary use of certain properties in the Shopping Center Zone.**

File Attachments  
[memo.temporaryuses.9-15-2020.pdf \(99 KB\)](#)  
[ORD 14-20 Title 15 Shopping Center Temporary Uses.pdf \(52 KB\)](#)

**Subject** **H. Ordinance 15-20 Amending the Spanish Fork Municipal Code Related to Types of Animals that may be Kept and Penalties for Violating Animal Regulations**

Meeting Sep 15, 2020 - Amended City Council Meeting

Category 9. PUBLIC HEARING

Access Public

Type Action

File Attachments  
[ORD 15-20 Penalties for animal violations.pdf \(37 KB\)](#)

**Subject** **I. Public Hearing to Allow Public Input Regarding (A) The Issuance and Sale by Spanish Fork City of Not More Than \$14,000,000 Aggregate Principal Amount of Water Revenue Bonds, Series 2020; And (B) Any Potential Economic Impact that the Project to be Financed with the Proceeds of the Series 2020 Bonds Issued Under the Act may have on the Private Sector; And Related Matters**

Meeting Sep 15, 2020 - Amended City Council Meeting

Category 9. PUBLIC HEARING

Access Public

Type Information, Procedural

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## **10. NEW BUSINESS**

**Subject** **A. Consideration for Adoption of Resolution #20-22 of the City Council of Spanish Fork City, Utah, Finalizing the Terms and Conditions of the Issuance and Sale by the Issuer of its Water Revenue Bonds, Series 2020 in the Aggregate Principal Amount of \$14,000,000 and Related Matters**

Meeting	Sep 15, 2020 - Amended City Council Meeting
Category	10. NEW BUSINESS
Access	Public
Type	Action
Recommended Action	Motion to Approve Resolution #20-22 of the City Council of Spanish Fork City, Utah, Finalizing the Terms and Conditions of the Issuance and Sale by the Issuer of its Water Revenue Bonds, Series 2020 in the Aggregate Principal Amount of \$14,000,000 and Related Matters. Second Roll Call Vote

File Attachments  
[Resolution 20-22 - Spanish Fork Water Bond.pdf \(52 KB\)](#)

**Subject                      B. Ordinance 16-20 Amending Title 8, Abatement of Weeds, Garbage and Refuse Adding an Appeal Process**

Meeting	Sep 15, 2020 - Amended City Council Meeting
Category	10. NEW BUSINESS
Access	Public
Type	Action
Recommended Action	Motion to Approve Ordinance 16-20 Amending Title 8, Abatement of Weeds, Garbage and Refuse Adding an Appeal Process. Second Roll Call Vote

File Attachments  
[ORD 16-20 Title 8 AbatementAppeal.pdf \(39 KB\)](#)

## **11. DISCUSSION**

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**12. CLOSED SESSION -The Spanish Fork City Council may temporarily recess the regular meeting and convene in a closed session to discuss pending or reasonably imminent litigation; the purchase, exchange, or lease of real property or water; or to discuss the character, professional competence or physical or mental health of an individual as provided by Utah Code Annotated §52-4-205.**

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**Subject                      A. Reasonably Imminent Litigation**

Meeting	Sep 15, 2020 - Amended City Council Meeting
Category	12. CLOSED SESSION -The Spanish Fork City Council may temporarily recess the regular meeting and convene in a closed session to discuss pending or reasonably imminent litigation; the purchase, exchange, or lease of real property or water; or to discuss the character, professional competence or physical or mental health of an individual as provided by Utah Code Annotated §52-4-205.

Access Public

Type

Admin Content

Water Rights Lawsuit??

**Subject B. Land Transaction**

Meeting Sep 15, 2020 - Amended City Council Meeting

Category 12. CLOSED SESSION -The Spanish Fork City Council may temporarily recess the regular meeting and convene in a closed session to discuss pending or reasonably imminent litigation; the purchase, exchange, or lease of real property or water; or to discuss the character, professional competence or physical or mental health of an individual as provided by Utah Code Annotated §52-4-205.

Access Public

Type

**13. ADJOURN**

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