

Adopted Minutes
Spanish Fork City Council Meeting
August 18, 2020
Spanish Fork Fairgrounds
475 South Main Street
Spanish Fork, UT 84660

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

Staff Present: Seth Perrins, City Manager; Vaughn Pickell, 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; Nick Porter, Public Information Officer; Angie Warner, Deputy Recorder.

Citizens Present: Kelly Peterson, Jake Theurer, Britt Sperry, Jonathan Ward, Tracy Frandsen and spouse, Paul Dayton.

5:15pm WORK SESSION:

1. Proposed Speed Limit Changes

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 Councilman Argyle.
Councilwoman Beck led in the pledge of allegiance.

PUBLIC COMMENTS:

Mayor Leifson welcomed public comment.

Paul Dayton, a resident and a runner, said just a little after COVID started he made a goal to run all the streets in Spanish Fork. He is about 70% finished and thought it is kind of a cool goal to do. He loves Spanish Fork and loves living here.

COUNCIL COMMENTS:

Councilwoman Beck said at the last meeting, we lost a resident and this meeting she is sad to say that we have lost another great resident of Spanish Fork, Richard Johnson. What a great man and a huge list of service that he accomplished in his lifetime. Councilwoman Beck thanked Brad Tanner who has served on the Planning Commission. Councilwoman Beck said that they were happy to be able to hold the first Youth City Council meeting this month. She invited kids 9th-12th grade to come join the group.

Councilman Mendenhall echoed the comments about Richard Johnson. Councilman Mendenhall took a moment to recognize Dr. Tracy Frandsen that has decided to retire and who has had decades of service to the health of Spanish Fork residents.

Mayor Leifson thanked Dr. Tracy Frandsen for his service to Spanish Fork.

Dr. Tracy Frandsen said he has been here for 34 years. He loves Spanish Fork and the opportunities he has experienced here.

Councilman Gordon echoed the comments about Richard Johnson.

Councilman Argyle gave an update from the Airport Board. The airport will be holding their event 'Wings and Wheels' on September 29th. You can buy your tickets online. Councilman Argyle announced that we will be having the ribbon cutting for the All Abilities Park on Saturday September 12. Watch for those details to come.

Mayor Leifson said Councilman Scoubes is out of town but is attending virtually.

Councilman Scoubes thanked Dr. Tracy Frandsen. Councilman Scoubes gave an update from the Animal Shelter.

Mayor Leifson said he had the opportunity to meet with the Youth City Council Mayor and Mayor Pro Tem. They are great students and thanked them for serving our City. Mayor Leifson said the Farmer's Market is every Saturday from 8am-1pm and the City Office parking lot. He thanked the Chamber of Commerce for organizing that event. Mayor Leifson said he has known Richard Johnson his whole life. What a great individual he is.

SPANISH FORK 101: SWUA History of SVP

CONSENT ITEMS:

1. Minutes of Spanish Fork City Council Meeting – August 4, 2020; August 4, 2020 Special TNT
2. Centerline Aviation Flight School Application
3. Vincent Ridge Quit Claim Deed
4. 800 N 800 E Intersection Right of Way Agreement

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

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

PUBLIC HEARING:

Ordinance Z06-20 Changing the Zoning Designation and Amending the Official Zoning Map of Spanish Fork City for the Fast Gas Zone Change

Dave Anderson said this property is located at 1200 East Center Street. Mr. Anderson explained that with the Center Street widening project, this property was acquired to accommodate the layout change of the gas station. The applicant is requesting the property zone be changed to C-2. The Development Review Committee and Planning Commission recommends approval. Mr. Anderson highlighted that the City received a letter from a resident that lives in the area and that letter is included in the documents.

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

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

Mayor Leifson 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 Mendenhall made a **Motion** to **approve** Ordinance Z06-20 Changing the Zoning Designation and Amending the Official Zoning Map of Spanish Fork City for the Fast Gas Zone Change.

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

Ordinance #10-20 Amending Title 15, Chapter 3, of the Spanish Fork Municipal Code Related to Eligible Properties for Accessory Apartments

Dave Anderson said about a year ago, the City made changes to the City Code to allow for Accessory Dwelling Units in more parts of the community. The City has received a request to reduce the minimum lot size requirement from 8,000 square feet to 7,800 square feet. The Development Review Committee and Planning Commission recommends approval.

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

Councilman Argyle **Seconded** and motion **Passed** all in favor at 7:04pm

Mayor Leifson welcomed public comment.

There was none.

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

Councilwoman Beck **Seconded** and the motion **Passed** all in favor at 7:05pm.

Councilman Mendenhall made a **Motion** to **approve** Ordinance #10-20 Amending Title 15, Chapter 3, of the Spanish Fork Municipal Code Related to Eligible Properties for Accessory Apartments.

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

Ordinance #11-20 Amending Title 15, Chapter 3, of the Spanish Fork Municipal Code Related to Eligible Areas for Self-Storage Overlay

Dave Anderson reviewed the proposed change to Title 15:

15.3.20.050 Self Storage Overlay

This district is intended to provide for the development of new Self Storage Warehouses and/or Recreational Vehicle Storage while protecting the City's potential for economic growth by preserving sites that could potentially support retail, professional office, or manufacturing uses. This district shall overlay the Light Industrial I-1 zoning district where it is applied.

C. Performance Standards: The Self-Storage Overlay District may only be approved in the Light Industrial I-1 zoning district ~~and may not be approved within 1,000 feet of the 2700 North/Interstate 15 overpass, no within 250 feet of Main Street or Interstate 15.~~ The Self-Storage Overlay may not be approved within 1,000 feet of the 2700 North/Interstate 15 overpass, nor within 250 feet of Main Street or Interstate 15. An exception to the restrictions exists for parcels that abut the planned site for the City's new wastewater treatment plant.

The Development Review Committee and Planning Commission recommends approval.

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

Councilman Gordon **Seconded** and motion **Passed** all in favor at 7:10pm

Mayor Leifson 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 7:11pm.

Councilwoman Beck made a **Motion** to **approve** Ordinance #11-20 Amending Title 15, Chapter 3, of the Spanish Fork Municipal Code Related to Eligible Areas for Self Storage Overlay.

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

Ordinance #12-20 Amending the Growth Boundary of the General Plan Map of Spanish Fork City

Dave Anderson said there is a boundary that the Council approves as what would be allowed to annex into Spanish Fork. This item is to propose to adjust the growth boundary to include land on the north side of Highway 6 by the mouth of Spanish Fork Canyon. The Development Review Committee and Planning Commission recommends approval.

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

Councilwoman Beck **Seconded** and motion **Passed** all in favor at 7:18pm

Mayor Leifson welcomed public comment.

There was none.

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

Councilman Gordon **Seconded** and the motion **Passed** all in favor at 7:19pm.

Councilman Gordon made a **Motion** to **approve** Ordinance #12-20 Amending the Growth Boundary of the General Plan Map of Spanish Fork City.

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

NEW BUSINESS:

Resolution 20-21 Consideration for Adoption of a Resolution of Spanish Fork City, Utah; Authorizing the Issuance and Sale of not more than \$14,000,000 Aggregate Principal Amount of Water Revenue Bonds; and related matters

Kent Clark explained that there are some water projects coming up that this bond would pay for. Mr. Clark reviewed the process for this.

Jonathan Ward, Zions Bank Finance, said we have scheduled the public hearing for September 15 for this bond. The water revenue bonds are expected to have a solid bond rating and minimal rate increases. They are anticipating a 1.6% interest rate and we hope that it stays that way.

Chris Thompson reviewed the water projects that this bond money will be used for: replace two tanks, lining a trunk line that comes down the canyon to use for drinking water, run a trunkline in the southwest part of town and replace lines. Mr. Thompson said with this bond, we can do these projects without raising rates.

Councilman Mendenhall made a **Motion to approve** Resolution 20-21 Consideration for Adoption of a Resolution of Spanish Fork City, Utah; Authorizing the Issuance and Sale of not more than \$14,000,000 Aggregate Principal Amount of Water Revenue Bonds; and related matters.

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

Proposed Rate Increases for Spanish Fork Gun Club

Dale Robinson explained that the Gun Club has not had a rate change for 8 years and staff feels that it needs to be changed now. Mr. Robinson reviewed the numbers.

Current Rates:

- Membership is \$20 a year and covers one person, their spouse, and any children under 18.
- \$6 per 25 targets for nonmembers
- \$5 per 25 targets for members
- Members can purchase a practice card for \$45 for 10 rounds (making each round \$4.50).

Proposed New Rates:

- Single Membership \$25 per year - (covers one person)

- Family Membership \$50 per year - (covers one person, their spouse, and any children under 18).
- \$6.50 per 25 targets for nonmembers
- \$5.50 per 25 targets for members
- Members can purchase a practice card for \$50 for 10 rounds (making each round \$5)

Councilwoman Beck made a **Motion** to **approve** Proposed Rate Increases for Spanish Fork Gun Club.

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

Proposed Rate Increase for Public Access to the Spanish Fork Airport Wings & Wheels Event

Dale Robinson said this event will be held Saturday September 29, 2020. Due to COVID restrictions, we are limited to the number of people we can let in. Mr. Robinson reviewed the proposed numbers:

- \$12 per person for tickets bought in advance
- \$15 per person at the gate
- 6 years and under will be free.

Councilman Gordon made a **Motion** to **approve** Proposed Rate Increase for Public Access to the Spanish Fork Airport Wings & Wheels Event.

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

DISCUSSION:

Dark Sky & Main Street - Street Light Options

Kelly Peterson said the power and light department was asked to look at the different street lighting options.

Jake Theurer and Britt Sperry gave a presentation of what the city currently uses throughout the city and presented the different options to review:

- Cobra head - least favorite;
- Option 1 decorative head - available;
- Option 1 Alternate - made to order;
- Option 2 decorative head - closest to what we use now and is dark sky compliant.

After the City Council meeting, staff would like City Council to visit a location to see these different options. Staff would recommend the Option 2 Decorative Head. The cost is close to what we are paying now with a 10-year warranty.

ADJOURN:

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

Councilman Mendenhall **Seconded** and the motion **Passed** all in favor at 7:44p.m.

ADOPTED: September 1, 2020

Angie Warner, Deputy Recorder