

**Adopted Minutes  
Spanish Fork City Council Meeting  
December 8, 2020  
Spanish Fork Fairgrounds  
475 South Main Street  
Spanish Fork, UT 84660**

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

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; Bryan Perry, IS Director; Angie Warner, Deputy Recorder.

Citizens Present: Emily Harryman, Kevin Parker, Nick Hanks, John Russell, Bill Hammon, John Logan, John Ashworth, Pete Mittanck, Chris Ivie, Jeff Nelson, Brad Morgan, Francis Gibson, Clint Garner, Vern Kessler.

**4:15pm WORK SESSION:**

1. The Oaks Golf Course Fee Schedule
2. Discussion with State Legislative Delegation

*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 Scoubes.

Councilman Argyle led in the pledge of allegiance.

**Recognition - Oaklee Farnsworth**

Emily Harryman, special events coordinator, welcomed Oaklee and Kylie Farnsworth. The Festival of Lights had a coloring contest and a contest to name the new elf display. Oaklee submitted her coloring page and she named the elf Jingles. Oaklee was selected by a committee as the winner of the contest.

**Oath of Office for New Police Officer**

Chief Adams welcomed Trevor Thompson as our newest patrol officer.

Mayor Leifson gave the oath of office to Officer Trevor Thompson.

**PUBLIC COMMENTS:**

Mayor Leifson welcomed public comment.

Karen Bradford, Parks & Recreation Director, wanted to thank all those that she has worked with in her time at Spanish Fork City and she will be retiring in January.

Dale Robinson expressed that he has not met a more dedicated person than Karen. She started working for the City when she was 16 years old and for 38+ years, she has served the City of Spanish Fork. There are not enough words to describe how great she is. She has taught and led all of us for many years. Mr. Robinson thanked Karen for everything she has done for the City.

Mayor Leifson added that Karen will surely be missed and hopes she will enjoy retirement.

**COUNCIL COMMENTS:**

Mayor Leifson said that this past week the rodeo committee was able to go to the PRCA Convention in Fort Worth, Texas. Mayor Leifson had the opportunity to meet with Fort Worth Mayor Betsy Price who is the longest serving Mayor in Fort Worth. The meetings were great as well as the rodeo.

Nick Hanks, Rodeo Chairman introduced the Rodeo Committee: Chris Ivie, Jeff 'Whites' Nelson, Kevin Parker, Doug Ford, Mayor Leifson, Seth Perrins, and Dale Robinson. The committee was able to attend meetings as well as interview potential contract personnel to come to our rodeo. The rodeo was also lucky enough to be nominated as one of the top five for the Best Large Rodeo in the country. The rodeo has won a lot of awards over the years and this is an award that we've never been nominated for. We were competing with Cheyenne Wyoming and Pendleton Oregon, but sadly we were not the overall winner but we did receive a plaque for the nomination. Mr. Hanks thanked the Mayor & Council for supporting the hard decision to hold the rodeo in a pandemic. He also thanked the residents and the fans that came to the rodeo.

Mayor Leifson added that in the meetings, Nick Hanks was asked to be on a panel talking about the processes of holding our rodeo in a pandemic. Mayor Leifson thanked the rodeo committee and everyone else for putting on a successful rodeo.

Councilman Gordon gave an update from the Solid Waste District meeting and the Water Quality Board meeting.

Councilman Argyle gave an update from the Airport Board Meeting.

Councilwoman Beck thanked Karen Bradford for her service to the City. Councilwoman Beck said she was able to attend the Christmas Box Angel Memorial that is held every year at the Spanish Fork Cemetery. She thanked Richard Davis and his family for being over this program. Councilwoman Beck said that she was asked to help Tim Dahle Ford and the Marine Corps to help spend the money for the Toys for Tots program. Councilwoman Beck said that the residents should have received their three \$25 shop local cards in the mail. Residents have until the end of December to spend those cards. Councilwoman Beck pointed out that the Church next to the City Office has been torn down. The new library construction will start in March and will be completed in the fall of 2022.

Councilman Scoubes echoed the comments about Karen Bradford.

Councilman Mendenhall echoed the comments about Karen Bradford. Councilman Mendenhall said he has spoken with some of the businesses in town about the Shop Local Program to help the residents to put their money back into Spanish Fork. Councilman Mendenhall gave an update from the ULCT Board meeting. Councilman Mendenhall pointed out that we have a special guest tonight, Representative Francis Gibson is here. Councilman Mendenhall invited Rep. Gibson to speak with the Mayor and Council.

Representative Francis Gibson explained that he represents the East side of Spanish Fork. With the legislative session beginning January 18, 2021, we had to cancel the Local Officials Day. They hope to work on the interchange project on the north end of the city. Rep. Gibson feels there will be a lot about medicinal marijuana in this session as well as law enforcement. Rep. Gibson also announced that the hospital is planned to be open in April and is excited for that.

### **SPANISH FORK 101: 2700 North Interchange Area Vision**

#### **CONSENT ITEMS:**

- A. SUVMWA ULS Water Agreement Addendum
- B. MAG Grant - Provo Sub Consolidation
- C. UDOT Cooperative Agreement for Various Pedestrian Crossings on State Roads with Rectangular Rapid Flashing Beacons (RRFB's)

Councilman Gordon made a **Motion** to **approve** the consent items.  
Councilman Argyle **Seconded** and the motion **Passed** all in favor.

#### **PUBLIC HEARING:**

#### **Ordinance #Z19-20 Changing the Zoning Designation and Amending the Official Zoning Map of Spanish Fork City for the Vista View Zone Change**

Dave Anderson said this property is located by the neighborhood Walmart at 2350 East 750 South and is approximately 15.96 acres that is currently zoned C-UV and R-3. The applicant is requesting for a zone change to R-4 and C-2 and a preliminary plat of 176 residential units. The Development Review Committee and the Planning Commission recommends approval with the following:

##### Finding

1. That the application conforms to the City's General Plan Designation.

##### Conditions

1. That the applicant meets the City's Zoning requirements and Construction Standards.
2. That the applicant addresses any redlines.
3. That the applicant and City enter into a development agreement.
4. That the applicant works with the adjoining property owner to coordinate east accesses.
5. That the applicant completes a traffic study if a traffic signal is not warranted by UDOT at Canyon Road.
6. That the applicant revises the Phasing Plan to include the clubhouse and splash pad area improvements with Phase 3.

Councilwoman Beck **Moved** to go into public hearing.  
Councilman Scoubes **Seconded** and motion **Passed** all in favor at 7:42pm.

Mayor Leifson welcomed public comment.

Bill Hammon, lives in Hunters Crossing, expressed his concerns with semi-trucks and the roundabouts. The roundabout needs to be greater in size or more than two lanes to get around there comfortably. There are many times that cars come so close to being crushed because they don't realize what that semi is doing. Please take time to look at and measure the dimensions. He also asked that staff ride in a semi and drive around the roundabouts to experience it. With the development that is there by Walmart, Mr. Hammon spoke with Seth Perrins to make sure that the fences along the back of the homes were higher than a semi truck's lights so they were not shining into the homes.

John Russell, lives in Hunters Crossing, just wanted to make sure that the masonry wall that is already there, will continue with the new development.

Councilman Argyle **Moved** to go out of public hearing.  
Councilman Gordon **Seconded** and the motion **Passed** all in favor at 7:47pm.

Brad Morgan said that it has been discussed on how many of the units will be rentals or owned. We keep it around 45% for our projects and obviously it's very important to keep financing options available. Mr. Morgan addressed the traffic and semi-trucks; he thinks this roundabout is going to be flatter. He feels that it will be different from the other roundabout.

Chris Thompson said that the 8-foot masonry wall will continue. Mr. Thompson would like to ride in a semi through the roundabout. The main reason the City has gone to roundabouts is for safety. There are fewer accidents and if there are accidents, they are low impact because of the angles and slower speeds.

Councilwoman Beck **Moved to approve** Ordinance Z19-20 Changing the Zoning Designation and Amending the Official Zoning Map of Spanish Fork City and approving the Preliminary Plat for the Vista View Development with the findings and conditions.

#### Finding

1. That the application conforms to the City's General Plan Designation.

#### Conditions

1. That the applicant meets the City's Zoning requirements and Construction Standards.
2. That the applicant addresses any redlines.
3. That the applicant and City enter into a development agreement.
4. That the applicant works with the adjoining property owner to coordinate east accesses.
5. That the applicant completes a traffic study if a traffic signal is not warranted by UDOT at Canyon Road.
6. That the applicant revises the Phasing Plan to include the clubhouse and splash pad area improvements with Phase 3.

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

#### **Ordinance # A20-03 Annexing Property known as the Thomas Farm Annexation**

Dave Anderson said this property is located at 1900 South 2000 West and is approximately 35 acres. This is adjacent to the Dax Swenson property that was last annexed. Mr. Anderson said that staff would suggest the Rural Residential zone be approved with the annexation.

Councilman Mendenhall **Moved** to go into public hearing.  
Councilman Scoubes **Seconded** and motion **Passed** all in favor at 8:05pm.

Mayor Leifson welcomed public comment.  
There was none.

Councilman Argyle **Moved** to go out of public hearing.  
Councilman Gordon **Seconded** and the motion **Passed** all in favor at 8:05pm.

Councilman Gordon made a **Motion** to **approve** Ordinance # A20-03 Annexing Property known as the Thomas Farm Annexation and assign the Rural Residential zone to the property.  
Councilman Mendenhall **Seconded** and the motion **Passed** all in favor with a roll call vote.

#### **NEW BUSINESS:**

##### **Spanish Springs Subdivision Phasing Agreement**

Dave Anderson said this property is located at 2700 North by I-15 and is approximately 80 acres. They will break ground, with the council's approval of this agreement, next week on a 280,000 square foot building. There are plans for another 5 or 6 similar buildings as well.

Councilman Argyle **Moved** to **approve** Spanish Springs Subdivision Phasing Agreement.  
Councilman Scoubes **Seconded** and the motion **Passed** all in favor.

##### **John Ashworth Fence Height Approval Request**

Dave Anderson said this property is located by the Spanish Fork River Trail and the applicant is requesting a higher fence. This request is for privacy and because of the grade of the property. The applicant is requesting to construct a seven-foot-tall fence instead of a 6-foot fence. Staff recommends approval.

Councilman Gordon made a **Motion** to **approve** John Ashworth Fence Height Approval Request.  
Councilman Mendenhall **Seconded** and the motion **Passed** all in favor.

##### **Ordinance #19-20 Amending Title 9 Public Peace Morals and Welfare Adding Targeted Residential Picketing (Prohibited)**

Ana Burgi explained that with the recent happenings in the state, staff would like to create this ordinance for the City. People should feel safe in their own homes, especially those that are leaders in the community and state. This ordinance addresses where and when a targeted picketing can happen.

Councilman Gordon asked if Chief Adams could come speak on this matter and what our officers would be instructed to do.

Chief Adams said that it is always the best action to educate and separate as much as we can to get them to understand the appropriateness or inappropriate action. Without having something like this in our books, then we have nothing to back us in the situations.

Councilman Scoubes **Moved** to **approve** Ordinance #19-20 Amending Title 9 Public Peace Morals and Welfare Adding Targeted Residential Picketing (Prohibited).  
Councilman Mendenhall **Seconded** and the motion **Passed** all in favor with a roll call vote.

##### **FY 2020 Independent Financial Audit Report**

Kent Clark explained that this item is not ready to be presented. Staff proposes to table this item.

Councilman Mendenhall **Moved** to **table** the FY 2020 Independent Financial Audit Report.  
Councilwoman Beck **Seconded** and the motion **Passed** all in favor.

##### **Resolution #20-27 Providing for the Creating of a Local Building Authority by Spanish Fork City, Utah; Authorizing Official Action; and Providing and Effective Date**

Vaughn Pickell explained that the City is looking to build a new Library. A tool that would be beneficial is to create a Local Building Authority. This creates a separate entity so they can hold the assets separate from the city, so then the City makes lease payments to the Local Building Authority and the Local Building Authority can issue bonds. The resolution includes the articles of incorporation and the

bylaws. The board of trustees is actually the members of the City Council. So similar to serving as the Redevelopment Agency. Jonathan Ward is here from Zions Bank if there are any questions.

Jonathan Ward said this is a great tool to help finance projects like buildings.

Councilman Scoubes made a **Motion** to **approve** Resolution #20-27 Providing for the Creating of a Local Building Authority by Spanish Fork City, Utah; Authorizing Official Action; and Providing an Effective Date.

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

#### **Wastewater Treatment Plant Interlocal Agreement**

Vaughn Pickell said the City has had an interlocal agreement with Mapleton for a number of years to send their wastewater to our plant. This updated interlocal agreement will now include the new upgrades that are to come to the facility and Mapleton City will share the cost and will pay 20%. This agreement will be presented to the Mapleton City Council next week for their approval.

Councilwoman Beck made a **Motion** to **approve** the Wastewater Treatment Plant Interlocal Agreement.

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

#### **DISCUSSION:**

There was none.

#### **ADJOURN:**

Councilman Gordon made a **Motion** to **adjourn**.

Councilman Mendenhall **Seconded** and the motion **Passed** all in favor at 8:47p.m.

ADOPTED: January 5, 2021

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Angie Warner, Deputy Recorder