

Springville City Community Board Meeting - September 21, 2022

MINUTES OF THE MEETING OF THE SPRINGVILLE CITY COMMUNITY BOARD HELD ON WEDNESDAY, SEPTEMBER 21, 2022, AT 6:30 A.M. AT THE CIVIC CENTER, 110 SOUTH MAIN STREET, SPRINGVILLE, UTAH, IN THE MULTI-PURPOSE ROOM.

Board Members and Staff in Attendance: Alex Dahl, Bryan BJ Smith, Byran Korth, Cason Acor, Dave Cook, Deborah Hall, Jennifer Grigg, Josh Yost, Kelly Norman, Liz Crandall, Mariah Hurst, Mike Florence, Patrick Monney, and Thomas Jones.

Excused: Carla Wiese, Scott Duncan, Mayor Matt Packard, and Todd Fischio

Mariah called the meeting to order at 6:30 a.m.

PUBLIC COMMENT

The public is invited to make comments or bring issues before the board for discussion. There was none.

DISCUSSION ITEMS

1. Annexation chapter - Cason Acor

Cason started his presentation by asking the board if they had read the annexation portion of the general plan. The state requires each municipality to have an annexation policy plan. He said that makes sense because the municipality needs to determine if services are accessible to the annexation.

Cason said protecting wetlands near Utah Lake while annexing will be important. He clarified the city does not plan to annex more property in Hobbie Creek Canyon. Dave asked about the problem with annexing Hobbie Creek Canyon. Josh said there is no benefit to the city. Canyon residents already get water and power. BJ clarified the city limit is before the debris basin. Mariah said they count as members of our community and asked what services they receive. Josh answered they pay non-resident rates because they do not pay property tax to Springville City. BJ emphasized they are also only paying greenbelt tax rates. Councilmember Crandall said canyon residents were frustrated. Dave Cook asked about another municipality annexing the canyon. Josh said there is no contiguous municipality except Springville. Mariah said they are a resource and a part of the community. Dave said Mapleton asked for the same services and ended the conversation when Springville asked Mapleton to pay their share. Cason clarified this board will set policy and direction including the canyon in the annexation policy. Josh added the city cannot initiate an annexation and cannot leapfrog parcels. The annexation request must be contiguous private property with buy-in from other political subdivisions including federal lands. Cason suggested there is value in a discussion if canyon property owners express interest. Deborah asked how much their property tax would increase. Director Monney said canyon land is greenbelt and not paying a high enough rate. Dave said development was limited to owning 50 acres in the past. Josh said that can be addressed in the general plan if there is interest. BJs asked about initiating the procedure when landowners want to be annexed. Dave said Spanish Fork annexed so much land in the 80s. Josh said the state code has changed in the past 30 years. Councilmember Crandall explained a recent development asked for annexation so the city is analyzing the cost and liability of adding utility and services. Cason noted the general plan details the difficulty of providing gravity-fed sewer services west of I-15.

He continued by stating the city policy in the current general plan requires municipal boundary lines to follow natural property lines, railroads, and natural features like slopes, benches, ridges lines, and streams not

streets or roads to keep right-of-ways within a single municipality. Mariah asked if the general plan was guiding the lack of annexation near the airport. Josh answered Spanish Fork can serve the land better. Cason continued to the general plan synopsis:

The primary purpose of annexation is to provide municipal services to uses typically associated with urban and suburban life. As areas adjacent to city boundaries become ripe for urban or suburban development, they need urban services. It is important that City decision-makers consider the impacts of providing those services for the existing City and the area proposed for annexation.

Josh emphasized that annexation is not ownership. For instance, the U.S. Forest Service owns the land, and Springville City might be asked to annex that land, not purchase that land. Director Monney added a private property owner must initiate annexation if they are buying U.S. Forest Service land on the east boundary. Josh said when there is a forest fire; the federal government pays for fighting the fire when it is on their land.

The general plan lists strategies and then continues by listing 11 areas for proposed annexation. The details for each area are in the pdf of the current general plan. Since the publication of this general plan, some of the areas have been annexed and developed. Most listed east side areas are private land that is next to the U.S. Forest Service land. Mariah clarified that land is served by the county. Dave said the Bureau of Land Management is easier to work with than the U.S. Forest Service. The current junior high was Earl Child's land before it was annexed and developed. Mariah asked about pushback from the neighborhood. Dave said the traffic dropped down dramatically and the neighborhood has adjusted to the school and the land would have developed into homes. Mariah asked about public input. Director Monney said the public can voice their opinions and the city tries to avoid islands of unannexed property. BJ clarified annexation is a legislative vote by the City Council. Director Monney said a current annexation proposal would be a 30 million dollar investment by the city to provide services. Cason clarified that the huge investment for annexation sometimes doesn't make sense for what the return would be. The staff does a fiscal impact analysis and presents it to the City council. Director Monney added connecting to the city sewer system costs the individual property owner several thousand dollars. Cason showed the Springville City Annexation by Decade Map and the Declaration Boundary Map.

Mariah closed the meeting by assigning the next agenda item as a discussion of transportation by Bryan and Todd. Director Monney said since the adjustment to the boards, he appreciates the fact that this board is really diving in and understands the power of this committee and members are investing the time to understand the why and the how and to learn all that goes into these processes. Mariah thanked the board and staff for all their work.

ADJOURNMENT BY CONSENSUS 7:37

This document constitutes the official minutes for the Springville City Community Board Meeting held on Wednesday, September 21, 2022.

I, Jennifer Grigg, do hereby certify that I am the duly appointed, qualified, and acting Deputy Recorder for Springville City, of Utah County, State of Utah. I do hereby certify that the foregoing minutes represent a true and accurate, and complete record of this meeting held on Wednesday, September 21, 2022.

DATE APPROVED: _____
Jennifer Grigg
Deputy Recorder