



MINUTES
Springville City Council Work/Study Meeting - OCTOBER 03, 2023

MINUTES OF THE WORK/STUDY MEETING OF THE SPRINGVILLE CITY COUNCIL HELD ON TUESDAY, OCTOBER 03, 2023 AT 5:30 P.M. AT THE CIVIC CENTER, 110 SOUTH MAIN STREET, SPRINGVILLE, UTAH.

Presiding and Conducting: Mayor Matt Packard

Elected Officials in Attendance: Liz Crandall
Craig Jensen
Jason Miller
Mike Snelson
Chris Sorensen

City Staff in Attendance: City Administrator Troy Fitzgerald, Assistant City Administrator/City Attorney John Penrod, City Recorder Kim Crane, Community Development Director Josh Yost, Director of Administrative Services Patrick Monney, Library Director Dan Mickelson, Museum of Art Director Emily Larsen, Parks and Recreation Director Stacey Child, Public Works Director Brad Stapley, Public Safety Director Lance Haight, and Golf Pro Craig Norman. Power Superintendent Brandon Graham

CALL TO ORDER - Mayor Packard welcomed everyone and called the Work/Study meeting to order at 5:35 p.m.

COUNCIL BUSINESS

1. Calendar

- Oct 10 - Work Study Meeting 5:30 p.m.
- Oct 17 - Work Study Meeting 5:30 p.m., Regular Meeting 7:00 p.m.
- Oct 31 - Main Street Safe Halloween Event 3:00 p.m. - 5:00 p.m.

2. **DISCUSSION ON THIS EVENING'S REGULAR MEETING AGENDA ITEMS**

- a) Invocation - Councilmember Sorensen
- b) Pledge of Allegiance - Councilmember Miller
- c) Consent Agenda
 - 1. Approval of the minutes for the September 19, 2023 work meeting and regular meeting
 - 2. Approval of a Resolution and multi-year contract with Peterson Tree Care for power line tree trimming services - Brandon Graham, Power Department Superintendent

Mayor Packard asked if there was any discussion on the consent agenda. There was none.

3. **DISCUSSIONS/PRESENTATIONS**

Mayor Packard asked that Items C and B be moved up on the agenda while some technical challenges were being worked out for Director Yost's presentation.

c) Canyon Drive Roundabout Follow-Up

Director Stapley informed the council that the Canyon Road Roundabout had effectively reduced traffic speeds, with concerns raised about trucks experiencing difficulty navigating through it. It was mentioned that some modifications might be considered for the roundabout.

Councilmember Sorensen inquired if there had been any feedback from the neighbors. Brad reported that he had not received any comments on the matter.

b) Discussion regarding Memorial Park/Skate Park fence - Stacey Child, Parks and Recreation Director

Director Child presented the city council with information regarding a request from several citizens living near Memorial Park. These citizens expressed their desire for the removal of the fence surrounding the skate park, believing that its removal would enhance the park's appeal and allow the new artwork on the ramps to be more visible. Clay Mills, a resident, supported this request and presented a petition from neighbors advocating for the fence's removal.

Councilmember Jensen expressed his lack of awareness regarding the residents' desire to remove the green fence around the skate park.

Councilmember Sorensen expressed that the fence did not serve as a deterrent or an aid to the park. He highlighted that it created a sense of confinement, making the park feel like a restricted space.

Councilmember Crandall expressed appreciation for the effort to engage the neighbors and gather their input regarding the skate park.

Clay Mills, a resident, shared his perspective on the matter. He mentioned that the skate park, with the fence in place, did not have a family-friendly atmosphere. Clay explained that when visiting the park with his younger children, it was challenging to navigate between the playground and the skate park due to the presence of the fence. He argued that all parks typically have curfew signs and are not enclosed by fences and gates.

Mayor Packard sought the opinion and recommendation of Stacey regarding the fence around the skate park. Stacey emphasized the importance of showing respect to the neighbors and recommended starting the process by removing the front section of the fence.

Councilmember Jensen expressed a preference for leaving the fence in place.

Councilmember Crandall was open to the idea of partially removing the fence and implementing a monitoring system for the park.

Councilmember Snelson advocated for the removal of the fence, considering it an eyesore and not a significant deterrent. He also suggested having the park's lights automatically turn off at a specific time each night.

Councilmember Sorensen proposed a gradual approach by suggesting the removal of the fence on the east side and monitoring the situation for a year. He indicated that if problems increased, the matter would need to be reevaluated.

Councilmember Miller agreed with the idea of a gradual removal of the fence.

Troy, who had spoken to several neighbors, emphasized the importance of rebuilding trust with them. He stressed the significance of communicating to the neighbors that they should contact the police department if any issues arise.

Stacey provided an update, mentioning that they had adjusted the lighting to automatically turn off at a specific time each night. Additionally, the staff would be installing foam under the ramps to mitigate noise issues.

Mayor Packard emphasized that the responsibility for addressing the matter rested with Stacey and encouraged operational action. However, the Mayor also recommended not discarding the fence entirely.

Discussion regarding the 1600 South Plan - Josh Yost, Community Development Director

Josh provided an update on the 1600 South Plan, highlighting it as the most extensive master plan he had worked on, encompassing approximately 900 acres. The planning process has been ongoing for three years, with the first public meeting taking place in the Fall of 2020. Josh noted that the staff had been attentive to the council's input and believed that the plan now aligned with their vision. Throughout the process, there had been active involvement of citizens and public engagement.

Josh went on to review the planning and methodology behind the 1600 South Plan. He explained that a regulated plan had been developed to outline the roadways and land use, noting that it partially overlapped with the West Field's Community Plan, specifically to the north of 1600 South.

Councilmember Snelson and Sorensen inquired about the inclusion of residential areas on 400 South or 1600 South. Josh clarified that the presence of residential spaces was intended to complement the commercial areas. It was aimed at creating a transitional zone with higher-density residential development, which would serve as a buffer between the commercial corridor and other land uses.

Mayor Packard questioned how they could be certain that commercial development would not be viable without the addition of residential areas.

Josh clarified that they had examined industry-standard data concerning commercial absorption and the number of rooftops in the area. Market studies revealed that there was insufficient demand over the next decade to accommodate the existing zoned acreage for commercial development.

Troy added to this by noting that it might not be possible to absorb all the planned commercial retail, considering future projections for the area.

Councilmember Snelson inquired about the inclusion of residential areas to attract people to the commercial zones. Josh affirmed that was one of the motivations behind the decision.

Councilmember Miller questioned the rationale for having higher-density residential development on 1600 South if commercial development doesn't materialize. In response, Josh explained that the road's character could be developed without the need for significant commercial presence.

Troy mentioned that zoning codes could dictate that residential properties on 1600 South should have a similar facing as those on 400 South, emphasizing the importance of consistency.

Councilmember Sorensen inquired about the future of Highway 51 Industrial Use in light of the overlay zone. Josh clarified that it was currently zoned as industrial.

Troy then posed a question to the council, asking whether they preferred to maintain it as Light Industrial or transition it toward mixed-use and Residential.

Mayor Packard expressed a desire to initiate discussions on critical topics, such as parking regulations, intending to reach a consensus on what would be allowed for each unit. The mayor emphasized the need to differentiate and determine the council's preferences in this regard.

Josh noted that there hadn't been any significant changes in the discussions since they initially addressed the various components. He mentioned their approach of dividing the parts within a General Plan and developing regulations accordingly. With zoning, they planned to further separate these components.

Josh also offered the possibility of scheduling additional one-on-one meetings or another work session to address specific concerns. He emphasized that the Plan would remain a general outline, and they would delve into the specifics when dealing with zoning.

Councilmember Jensen expressed that he wasn't prepared to delve into specific details for the area until the prospect of actual building was on the horizon.

Councilmember Sorensen expressed a desire for a general idea regarding the 1600 South Corridor.

Councilmember Snelson emphasized the importance of establishing a foundation while maintaining a vision for the project.

Councilmember Jensen raised concerns about the collector roads and whether the plan included the right ones.

Mayor Packard requested a transparent overlay to use with the map to better visualize the different zoning areas.

The council collectively reached a consensus to proceed with another work session in two weeks and requested that the Planning Commission review the plan beforehand.

MAYOR PACKARD, COUNCIL, AND ADMINISTRATIVE REPORTS

Mayor Packard asked if there was any further discussion. There was none.

ADJOURNMENT CLOSED SESSION IF NEEDED - TO BE ANNOUNCED IN MOTION

The Springville City Council may temporarily recess the meeting and convene in a closed session as provided by UCA 52-4-205.

There was none.

ADJOURN

Motion: Councilmember Sorensen moved to adjourn the meeting at 6:56 p.m. **Councilmember Snelson seconded** the motion. **Voting Yes:** Councilmember Crandall, Councilmember Jensen, Councilmember Miller, Councilmember Snelson, and Councilmember Sorensen. The motion **Passed Unanimously; 5-0.**

This document constitutes the official minutes for the Springville City Council Work/Study Meeting held on Tuesday, October 03, 2023. I, Kim Crane, do hereby certify that I am the duly appointed, qualified, and acting City Recorder for Springville City, of Utah County, State of Utah. I do hereby certify that the foregoing minutes represent a true, accurate, and complete record of this meeting held on Tuesday, October 03, 2023.

DATE APPROVED: October 17, 2023



Kim Crane
City Recorder

