



SPRINGVILLE CITY COUNCIL AGENDA
TUESDAY, DECEMBER 05, 2023
110 South Main Street
Springville, Utah 84663

5:30 P.M. - WORK MEETING - MULTI-PURPOSE ROOM

MAYOR AND COUNCIL DINNER - 5:00 P.M.

The Mayor and Council will meet in the Council Work Room for informal discussion and dinner. No action will be taken on any items.

No decisions will be made at this meeting. The public is invited to observe the work session. Public comment is generally not taken during work sessions.

CALL TO ORDER

COUNCIL BUSINESS

1. **Calendar**

- Dec 12 - Work Study Meeting 5:30 p.m.
- Dec 19 - Work Study Meeting 5:30 p.m., Regular Meeting 7:00 p.m.
- Dec 25 - Christmas Holiday Observed (City Civic Center Closed Monday)
- Jan 01 - New Year Holiday Observed (City Civic Center Closed Monday)

2. **REVIEW OF THE 7:00 P.M. REGULAR MEETING AGENDA ITEMS**

- a) Invocation - Councilmember Jensen
- b) Pledge of Allegiance - Councilmember Sorensen
- c) Consent Agenda

- 5. Approval of the minutes for the work meeting and regular meeting held on November 07, 2023
- 6. Approval of a Resolution to recertify the Springville Justice Court - Chris Creer Assistant City Attorney

3. **WORK MEETING DISCUSSIONS/PRESENTATIONS**

- a) Discussion regarding Springville City Code Title 7 Business Licensing Amendments and State Legislative LUDMA updates to Springville City Code Title 11 and Title 14 - Carla Wiese, Economic Development Specialist

MAYOR, COUNCIL, AND ADMINISTRATIVE REPORTS

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.





SPRINGVILLE CITY COUNCIL AGENDA
TUESDAY, DECEMBER 05, 2023
110 South Main Street
Springville, Utah 84663

7:00 P.M. REGULAR COUNCIL MEETING - CITY COUNCIL ROOM

CALL TO ORDER

INVOCATION

PLEDGE

APPROVAL OF THE MEETING'S AGENDA

MAYOR'S COMMENTS

CEREMONIAL AGENDA

1. Recognition of Outgoing City Council Members - Liz Crandall, Jason Miller, and Chris Sorensen
2. CERT Graduates
3. Swearing in of Springville City Firefighters - Hank Clinton, Fire Chief
4. Swearing in of Police Officer Andrew Monney - Lance Haight, Public Safety Director

PUBLIC COMMENT - Audience members may bring any item, not on the agenda to the Mayor and Council's attention. Please complete and submit a "Request to Speak" form. Comments will be limited to two or three minutes, at the discretion of the Mayor. State Law prohibits the Council from acting on items that do not appear on the agenda.

CONSENT AGENDA - The Consent Agenda consists of items previously discussed or that are administrative actions where no additional discussion is needed. When approved, the recommendations in the staff reports become the action of the Council. The Agenda provides an opportunity for public comment. If after the public comment, the Council removes an item from the consent agenda for discussion, the item will keep its agenda number and will be added to the regular agenda for discussion unless placed otherwise by the Council.

5. Approval of the minutes for the work meeting and regular meeting held on November 07, 2023
6. Approval of a Resolution to recertify the Springville Justice Court - Chris Creer, Assistant City Attorney

PUBLIC HEARING AGENDA

7. Public Hearing for consideration of a Resolution approving the sale of approximately 17.7 acres of Springville City property at the approximate location of 1725 North Mountain Springs Parkway in the Industrial Park - John Penrod, Assistant City Administrator/City Attorney
8. Public Hearing for consideration of an Ordinance and approval of amending the Employee Pay Scale for FY 2023-2024 and amending the Pay Scale document of the FY 2023-2024 Springville City Budget - Patrick Monney, Director of Administrative Services

REGULAR AGENDA

9. Consideration of a Resolution approving and certifying the Board of Canvassers Official Report of the November 21, 2023, Municipal General Election for Springville City, Utah - Kim Crane, City Recorder



10. Consideration of an Ordinance amending Springville Code Title 11 Chapter 4 Section 301 Land Use Matrix to refine the permitted uses in the Main Street South Gateway Zone - Josh Yost, Community Development Director

MAYOR, COUNCIL, AND ADMINISTRATIVE REPORTS

ADJOURNMENT

CLOSED SESSION, IF NEEDED - TO BE ANNOUNCED IN MOTION

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CERTIFICATE OF POSTING - THIS AGENDA IS SUBJECT TO CHANGE WITH A MINIMUM OF 24-HOURS NOTICE - POSTED 12/01/2023

In compliance with the Americans with Disabilities Act, the City will make reasonable accommodations to ensure accessibility to this meeting. If you need special assistance to participate in this meeting, please contact the City Recorder at (801) 489-2700 at least three business days prior to the meeting.

Meetings of the Springville City Council may be conducted by electronic means pursuant to Utah Code Annotated Section 52-4-207. In such circumstances, contact will be established and maintained by telephone or other electronic means and the meeting will be conducted pursuant to Springville City Municipal Code 2-4-102(4) regarding electronic meetings.

s/s - Kim Crane, MMC, City Recorder





MINUTES
Springville City Council Work/Study Meeting - NOVEMBER 07, 2023

MINUTES OF THE WORK/STUDY MEETING OF THE SPRINGVILLE CITY COUNCIL HELD ON
2 TUESDAY, NOVEMBER 07, 2023 AT 5:30 P.M. AT THE CIVIC CENTER, 110 SOUTH MAIN STREET,
SPRINGVILLE, UTAH.

4 **Presiding and Conducting:** Mayor Matt Packard

6 **Elected Officials in Attendance:** Liz Crandall
8 Craig Jensen
10 Jason Miller
12 Mike Snelson
Chris Sorensen

14 **City Staff in Attendance:** City Administrator Troy Fitzgerald, Assistant City Administrator/City Attorney
16 John Penrod, Assistant City Administrator/Finance Director Bruce Riddle, City Recorder Kim Crane,
Community Development Director Josh Yost, Director of Administrative Services Patrick Monney, Library
18 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, Power Superintendent
Brandon Graham, Generation Superintendent Mike Pool, assistant city attorney Chris Creer, Chief
Engineer Chris Wilson.

20 **CALL TO ORDER** - Mayor Packard welcomed everyone and called the Work/Study meeting to order at
22 5:33 p.m.

24 **COUNCIL BUSINESS**

26 1. Calendar

- 28 • Nov 14 - Work Study Meeting 5:30 p.m.
- 30 • Nov 21 - Springville Municipal General Election
- 32 • Nov 21 - Work Study Meeting 5:30 p.m., Regular Meeting 7:00 p.m.
- 34 • Nov 23-24 - Thanksgiving Holiday Observed (City Offices Closed Thursday and Friday)
- 36 • Dec 09 - Kiwanis Food Drive with the City Council 9:00 a.m. to 1:00 p.m.

38 Councilmember Sorensen commented the Kiwanis Club Food Drive was an invitation for the
council to participate.

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

- 42 a) Invocation - Councilmember Crandall
- 44 b) Pledge of Allegiance - Councilmember Snelson
- 46 c) Consent Agenda

48 2. Approval of the minutes for the October 17, 2023 Work Meeting and Regular Meeting

40 3. Approval of a Resolution approving an agreement with UAMPS - Brandon Graham, Power
42 Distribution Superintendent
44 4. Approval of the Spring Canyon Subdivision to be located in the 2200 East 800 South area
46 in the R1-15 Single-Family Residential Zone - Josh Yost, Community Development
48 Director
50 5. Approval of the Preliminary Lakeside Landing Subdivision located in the 2200 W Center
52 Street area falling within the Lakeside Landing Special District Overlay - Josh Yost,
54 Community Development Director

56 Mayor Packard asked if there was any discussion on the consent agenda. Administrator Fitzgerald
58 requested item #5 on the Consent Agenda will need to be moved to the end of the regular agenda.
60 Councilmember Crandall asked to have more information on item #4 in the regular meeting.

52 3. DISCUSSIONS/PRESENTATIONS

54 Mayor Packard requested that Item B be presented first on the agenda.

56 a) The State of Justice Courts - Eric Jewell, Justice Court Judge

58 Attorney Penrod the Justice Court will need to be recertified and explained the legislature has
60 been discussing justice courts and requested the council ask questions. He then turned the time over to
62 Judge Jewell.

64 Judge Jewell reported that the city certifying the justice court is showing they are complying with
66 the requirements. Justice court reform has been ongoing and he went on to explain what happens with
68 appeals. A task force has been created to look at justice courts, and what can be done to make the system
70 better. Springville doesn't have issues, other rural counties and cities have had issues. Discussion has
72 been regarding Class B and C misdemeanors and making a new court at a state court level and not
74 operating under the city. It will all depend on the legislature. The 2024 session has a bill for a pilot program
76 and it will not likely affect Springville until approximately 2030.

78 Councilmember Crandall asked if Judge Jewell would have any input on what happens. He
80 explained it was currently being handled at the state level.

82 Councilmember Snelson asked about automatic appeals to the district court. Judge Jewell
84 explained how the process works and that they are not all automatic.

86 Mayor Packard asked if there was anything where we would not want to renew the justice court
88 certification. Judge Jewell said at this time renewing would be for another four years and he doesn't
90 foresee an issue with recertifying.

92 Troy explained there was a potential for some big changes and we wanted the Mayor and Council
94 to be aware and able to ask any questions.

76 b) UAMPS Discussion - Brandon Graham, Power Distribution Superintendent

78 Troy explained Utah Associated Municipal Power Systems (UAMPS) has proposed an extremely
80 complicated financial process. UAMPS is asking the City to sign an agreement and as staff, we want to
82 answer any questions the council may have.

84 Mike Pool, Power Generation Superintendent presented to the council a natural gas agreement
86 for a Qualified Use Certificate and explained the prepay agreement. He reported that UAMPS is asking
88 the members of the Payson Project (Nebo Power Plant) to enter into a Natural Gas Supply Contract. The
90 gas in the contract will supply the Nebo Power Plant with gas to produce power. Southeast Energy
92 Authority (SEA) will issue bonds to finance a prepayment of natural gas that is sold to UAMPS under the
94 supply contract. The interest created from the Prepay Bonds will qualify for a Federal Tax Exemption.



Under the Prepay Agreement Twin Eagle Resource Management will deliver Natural Gas starting Nov 1st, 2023 until October 31st, 2028. Southeast Energy Authority will be a joint agency that will undertake and finance transactions for the acquisition of natural gas and electricity. Southeast Energy Authority is going to finance the Prepay Project through the Prepay Bonds that will be exempt from Federal Income Taxation. The Prepay Bonds will not be a debt or an obligation of UAMPS or the Payson Project Participants.

Troy stated on occasion we have excess power that may not be a qualified use. UAMPS is very confident the city will not be selling more than a third of total production into a non-qualified use.

Councilmember Sorensen asked who was issuing the bond. Troy stated Southeast Energy Authority (SEA). He explained simplified, we have already purchased the gas, and Twin Eagle is sending it to us, by a complex financial process they project a half million in savings per year.

Troy if there was a problem with SEA going out of business, Twin Eagle would continue to deliver to UAMPS, some questions on the prepay. UAMPS has met with staff to walk through the process. They have done some small prepays to make sure it works and is comfortable moving forward. There is time to ask questions, and we can approve subject to a legal review.

The council by consensus wanted to know the risks. Troy explained the structure of the deal and UAMPS feels very confident.

The council agreed to proceed and would consider it in the regular meeting.

c) **Power Department Capital Improvement Budget - Brandon Graham, Power Distribution Superintendent**

Brandon presented a budget amendment for fuel tank replacement. The Whitehead Plant air handlers need replacement, and funds have been set aside, they are only going to replace just one air handler because they need to test the fuel tanks and want to shift funds to deal with the tanks. This would allow them to become compliant with the Department of Environmental Quality.

Councilmember Sorensen asked about having one larger tank as opposed to two smaller. Mayor Packard asked Brandon to check and see if it would be beneficial.

Bruce explained this was a budget item, and they wanted to pull funds from one project to another. Because the Mayor is the budget officer we wanted the council to be aware funds would be moving around, and no formal action is required.

Mayor Packard said there was a salary survey and there are some grades out of balance. Patrick Director of Administrative Services presented on pay grade updates. He provided information from the salary survey and has elected to expand the ranges. Councilmember Snelson asked what created the out-of-balance. Patrick we are seeing employees starting to max out at their grade level. The market is driving the change.

Councilmember Sorensen expressed the difficulty is the pay raises are broadly different between grades. Troy explained there was not a stepped base within the grades it is merit-based, so it's not an automatic increase.

Mayor Packard stated the difficulty is changes ripple through the entire pay grade. Patrick said this would be brought before the council for consideration as a budget amendment.

Council by consensus said it was not a matter of if but when this will need to happen.

Mayor Packard stated he felt it important to move with the market and make the adjustment.

MAYOR PACKARD, COUNCIL, AND ADMINISTRATIVE REPORTS

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



134 **ADJOURNMENT CLOSED SESSION IF NEEDED - TO BE ANNOUNCED IN MOTION**

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

138 **ADJOURN**

140 **Motion:** Councilmember Snelson moved to adjourn the work meeting regarding property at 6:38 p.m.
142 **Councilmember Sorensen seconded** the motion. **Voting Yes:** Councilmember Crandall, Councilmember Jensen, Councilmember Miller, Councilmember Snelson, and Councilmember Sorensen. The motion **Passed Unanimously; 5-0**

144

146

148 *This document constitutes the official minutes for the Springville City Council Work/Stu*
dy Meeting held on Tuesday, November 07, 2023.

150 *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, November 07, 2023.*

152

154 *DATE APPROVED:* _____

Kim Crane
City Recorder

158





MINUTES
Springville City Council Regular Meeting - NOVEMBER 07, 2023

MINUTES OF THE REGULAR MEETING OF THE SPRINGVILLE CITY COUNCIL HELD ON TUESDAY,
2 NOVEMBER 07, 2023, AT 7:00 P.M. AT THE CIVIC CENTER, 110 SOUTH MAIN STREET,
SPRINGVILLE, UTAH.

4 **Presiding and Conducting:** Mayor Matt Packard

6 **Elected Officials in Attendance:** Liz Crandall
8 Craig Jensen
10 Jason Miller
12 Mike Snelson
Chris Sorensen

14 **City Staff in Attendance:** City Administrator Troy Fitzgerald, Assistant City Administrator/City Attorney
16 John Penrod, Assistant City Administrator/Finance Director Bruce Riddle, City Recorder Kim Crane,
Community Development Director Josh Yost, Director of Administrative Services Patrick Monney, Library
18 Director Dan Mickelson, Museum of Art Director Emily Larsen, Parks and Recreation Director Stacey
Child, Power Superintendent Brandon Graham, Public Works Director Brad Stapley, Public Safety
20 Director Lance Haight, Fire Chief Hank Clinton, Assistant City Attorney Chris Creer, and Generation
22 Superintendent Mike Pool.

CALL TO ORDER

22 Mayor Packard called the meeting to order at 7:03 p.m.

INVOCATION AND PLEDGE

24 Councilmember Crandall offered the invocation, and Councilmember Snelson led the Pledge of
26 Allegiance.

APPROVAL OF THE MEETING'S AGENDA

30 **Motion:** Councilmember Snelson moved to approve this evening's agenda and requested items #4 and
32 #5 be moved to the regular agenda. Councilmember Sorensen seconded the motion. **Voting Yes:**
34 Councilmember Crandall, Councilmember Jensen, Councilmember Miller, Councilmember Snelson, and
36 Councilmember Sorensen. The motion **Passed unanimously 5-0**

MAYORS COMMENTS

36 Mayor Packard welcomed the Council, staff, and those in attendance.

CEREMONIAL AGENDA

38 1. **Swearing in of Springville City Firefighters - Fire Chief, Hank Clinton**

40 Mayor Packard expressed his thankfulness for the Fire Department and the incredible job they do
42 for the city. He introduced Fire Chief Hank Clinton who swore in the A-Shift Firefighters; Ryan Nichols,
Jerald Linebaugh, Everest Ferguson, Cole Forsyth, and Matt Peel.

44 **PUBLIC COMMENT**

46 Mayor Packard introduced the Public Comment section of the agenda and inquired if there were
any written requests to speak.

48 Jessica Maxwell, a resident of Springville, expressed gratitude to the Mayor and Council. Maxwell
50 inquired about the city's efforts in substance abuse prevention and sought a dialogue with city leaders on
strategies to support the youth within the community. In response, Attorney Penrod offered to engage in
further discussions with Maxwell to explore potential processes.

52 **CONSENT AGENDA**

- 54 2. Approval of the minutes for the October 17, 2023 Work Meeting and Regular Meeting
- 56 3. Approval of a Resolution approving an agreement with UAMPS - Brandon Graham, Power
Distribution Superintendent
- 58 4. MOVED TO REGULAR AGENDA - Approval of the Spring Canyon Subdivision to be located in
the 2200 East 800 South area in the R1-15 Single-Family Residential Zone - Josh Yost,
Community Development Director
- 60 5. MOVED TO REGULAR AGENDA - Approval of the Preliminary Lakeside Landing Subdivision
located in the 2200 W Center Street area falling within the Lakeside Landing Special District
Overlay - Josh Yost, Community Development Director

62 Motion: Councilmember Jensen moved to approve items #2 and #3 on the consent agenda as written.
64 Councilmember Snelson seconded the motion. Roll Call Vote; Voting Yes: Councilmember Jensen,
66 Councilmember Miller, Councilmember Snelson, and Councilmember Sorensen. Councilmember
Crandall voted yes and later stated she wanted to vote no on consent item #3. The motion Passed 4-1.
68 Resolution #2023-35 Approved

70 **REGULAR AGENDA**

- 72 4. Approval of the Spring Canyon Subdivision to be located in the 2200 East 800 South area in the
R1-15 Single-Family Residential Zone - Josh Yost, Community Development Director

74 Councilmember Crandall stated she wanted to make sure public comment had been sufficient
prior to this meeting. Josh explained the change was an administrative change and didn't require a public
hearing. He said the development fell within the R1-15 Single-Family Residential Zone, which requires a
minimum lot area of 15,000 square feet with a minimum lot width of 100 feet. The Planning Commission
76 considered the final plan on October 10, 2023, as part of the consent agenda, contingent upon the final
review and acceptance by the Chief Engineer.

78 Motion: Councilmember Snelson moved to grant final approval of the Spring Canyon Subdivision to be
located in the 2200 E 800 S area in the R1-15 Single-Family Residential Zone. Councilmember Jensen
82 seconded the motion. Voting Yes: Councilmember Crandall, Councilmember Jensen, Councilmember
Miller, Councilmember Snelson, and Councilmember Sorensen. The motion Passed unanimously 5-0

84 **PUBLIC HEARING AGENDA**

- 86 6. Public Hearing for consideration of the forfeiture of improvement completion assurance bond for
Hobble Creek Industrial (Hi Electric), located at approximately 1750 West 1000 North, Springville
- Chris Wilson, Chief Engineer

90 Chris reported the owner, Eugene Stoyanov, of Hobble Creek Industrial, requested a project
91 extension to complete public improvements in May of this year for the development at 1750 West 1000
92 North, Springville. The council approved the project deadline of October 31, 2023. This deadline has now
93 expired and there are several incomplete public improvements. The contractor has also informed the City
94 of unpaid completed public improvements and liens against the project. Engineering is requesting the
95 council to consider forfeiture of the cash bond posted for the development in order to complete unfinished
96 public improvements and settle any unpaid liens for completed public improvements per Springville
Municipal Code Title 14, Chapter 5, Section 206.

97 Engineer Wilson reported winter weather was now a consideration regarding any asphalt work
98 and would likely need to wait for spring. The Bond is approximately \$1.477 million, unfinished
99 improvements are approximately \$345,000. He referred to city code regarding any liens or unpaid
100 amounts regarding default. Engineer Wilson recommended holding the bond until the project was
101 complete.

102 Councilmember Sorensen asked if some of the improvements had not been paid. Chris said it
103 would need to be verified.

104 Mayor Packard opened the public hearing.

105 Eugene Stoyanov the developer expressed deep regret they were not able to complete the project
106 on time. He stated they were refinancing the loan and would be closing in three weeks. He requested if
107 the bond was released to apply it to the general contractor.

108 Kyle Terry director for Westland Construction and the general contractor for the project said due
109 to the nature of Westland Construction getting paid, he asked the city to hold the funds to guarantee they
110 would be paid and they were working with the lender to get caught up. They have also filed a lien for non-
111 payment and are asking in good faith to work with the city.

112 Administrator Fitzgerald explained the scope of the council was for public improvements. Kyle
113 asked the city to hold the bond so they are guaranteed to be paid.

114 Judd Messenger with Sundance Bay representing the lender on the project, claims the right to the
115 cash bond. They funded the cash bond up front and should receive the bond money back. They agree
116 with the bond money going directly to the contractor to help with the cost of the work.

117 **Motion: Councilmember Jensen moved to close the public hearing. Councilmember Sorensen seconded
118 the motion. Voting Yes: Councilmember Crandall, Councilmember Jensen, Councilmember Miller,
119 Councilmember Snelson, and Councilmember Sorensen. The motion Passed unanimously 5-0**

120 **Motion: Councilmember Jensen moved to approve the forfeiture of the Improvement Completion
121 Assurance Bond of the Hobble Creek Industrial Project, located at 1750 W 1000 N in Springville.
122 Councilmember Miller seconded the motion.**

123 Councilmember Sorensen had a question on the motion and asked if we are sure all contractors
124 have been paid for the improvements.

125 Kyle Terry stated as the general contractor they represent the sub-contractors.
126 Attorney Penrod stated if the council approves the forfeiture staff will review documents.

127 **Motion: Councilmember Jensen moved to amend the motion to approve the forfeiture of the Improvement
128 Completion Assurance Bond of the Hobble Creek Industrial Project, located at 1750 W 1000 N in**

Springville, and to work with Westland Construction. **Councilmember Sorensen seconded** the motion.

Voting Yes: Councilmember Crandall, Councilmember Jensen, Councilmember Miller, Councilmember Snelson, and Councilmember Sorensen. **The motion Passed unanimously 5-0**

Councilmember Crandall stated for the record regarding Consent item #3 she wanted to vote no.

REGULAR AGENDA

7. Consideration of a Resolution approving the Land Purchase Agreement with Adam Weight for parcels #52:059:0016 and 52:059:0028 - Chris Creer, Assistant City Attorney

Chris reported the parcels of property are located to the east of the Arts Park and north of 620 South/1350 East (the road that proceeds south to the high school from Canyon Drive). Springville City owns the property where the Arts Park is currently located as well as other properties adjacent to the Arts Park. By purchasing these parcels of property, it will allow the City to expand the Arts Park to its east. Having a bigger location for the Arts Park will provide a venue that seats more people and may draw bigger events to be held there. One concession the city is making is that on the very northeast corner of the property, the city allows the Weights who own the home on the property to be able to park two trailers on that property during their lifetime, but the city has the right with a 90 days-notice to access the property.

Motion: Councilmember Sorensen moved to approve Resolution 2023-36 approving the Land Purchase Agreement regarding the City's purchase of the properties identified by parcel numbers 52:059:0016 and 52:059:0028 from Adam Weight. **Councilmember Snelson seconded** the motion. **Roll Call Vote; Voting Yes:** Councilmember Crandall, Councilmember Jensen, Councilmember Miller, Councilmember Snelson, and Councilmember Sorensen. The motion **Passed unanimously 5-0. Resolution #2023-36 Approved**

8. Consideration of an Ordinance adopting the Active Transportation Plan - Josh Yost, Community Development Director

Josh reported the Active Transportation Plan process began in 2020 and was supported by the Active Transportation Ad-Hoc Committee. He wanted to thank everyone for all of their work on the plan. The committee recommended adoption of the plan on July 21, 2022. Over the past 18 months staff has been working to refine the plan, address concerns resulting from interdepartmental review, and prepare for adoption. The Parks, Art, and Recreation Board recommended the adoption of the plan on July 25, 2023. The Planning Commission recommended adoption of the plan on August 8, 2023. He expressed an appreciation for having a Planning Commission that is very engaged. After multiple work session discussions, the plan was now presented to the City Council for adoption.

Mayor Packard allowed for public comment.

Kurt Butcher wanted to thank everyone who has been an active participant. Special thanks to Director Josh Yost who has put in many hours working with the ad hoc committee, Alta Engineering, and MAG, and thank you to the citizens of Springville who engaged in the process. We learned many things from the citizens of Springville. The plan represents what the citizens requested for families to get safely to and from a park, kids can get to and from schools safely and citizens can get safely to and from destinations when not in cars.

Councilmember Sorensen said he appreciated all of the work on the plan.

Mayor Packard expressed appreciation for the process.

182 **Motion: Councilmember Snelson moved to approve Ordinance #14-2023** adopting the Springville Active
Transportation Plan. **Councilmember Miller seconded** the motion. **Roll Call Vote; Voting Yes:**
184 Councilmember Crandall, Councilmember Jensen, Councilmember Miller, Councilmember Snelson, and
Councilmember Sorensen. The motion **Passed unanimously 5-0. Ordinance #14-2023 Approved**

186 9. **Consideration of an Ordinance adopting the amendment of the Southeastern Part Regulating Plan**
of the Lakeside Landing Special District Overlay Zone, including changes recommended by the
188 Planning Commission - **Josh Yost, Community Development Director**

190 Josh reported the Lakeside Landing Special District Overlay (LLSDO) was adopted in December
Part. LGI Homes purchased this parcel in 2022. Since this time, LGI has been refining its development
192 plans. LGI's resulting preliminary subdivision plat deviates from the adopted Southeastern Part
Regulating Plan. LGI applied to amend the Southeastern Part Regulating Plan and has received a positive
194 recommendation, with conditions, from the Planning Commission to include additional pedestrian
walkways and off-street visitor parking.

196 Councilmember Crandall said she was grateful for the Planning Commission and how they are
able to understand and bring up concerns.

198 **Motion: Councilmember Jensen moved to approve Ordinance #15-2023** amending the Southeastern Part
200 Regulating Plan of the Lakeside Landing Special District Overlay Zone, including changes recommended
by the Planning Commission. **Councilmember Crandall seconded** the motion. **Roll Call Vote; Voting Yes:**
202 Councilmember Crandall, Councilmember Jensen, Councilmember Miller, Councilmember Snelson, and
Councilmember Sorensen. The motion **Passed unanimously 5-0. Ordinance #15-2023 Approved**

204 5. **Approval of the Preliminary Lakeside Landing Subdivision located in the 2200 W Center Street**
area falling within the Lakeside Landing Special District Overlay - **Josh Yost, Community**
206 **Development Director**

208 Josh reported the plan contains 158 lots, including single, twin, and townhome units, and one
commercial lot on the northeast corner. Certificates of Occupancy cannot be issued until pressurized
210 irrigation water is in the pipes, they cannot continue to put dry pipes in subdivisions. Currently, pressurized
irrigation is not west of Smith's Grocery Store.

212 Councilmember Jensen asked if there was a plan for utilities. Josh explained all the horizontal
alignment has been done. Designs came out for the front-runner project as part of the preliminary
214 engineering through the environmental process. After a review of the progress Josh wanted to make sure
they were on the record and everyone acknowledged they are moving the preliminary plat ahead and LGI
216 is continuing to make progress towards putting up some houses. Although there are still a lot of
interrelated elements at play.

218 Councilmember Sorensen inquired about where residents would put their garbage cans for
pickup. Josh explained there were two options. In some areas, residents will take their cans out to the
220 public street and a long-term plan is to have some of the alleys with large turning radius to accommodate
solid waste vehicles. The policies and ordinances will need to be updated.

222 **Motion: Councilmember Snelson moved to approve** the preliminary Lakeside Landing Subdivision located
in the 2200 W Center Street area falling within the Lakeside Landing Special District Overlay.
224 **Councilmember Jensen seconded** the motion. **Roll Call Vote; Voting Yes:** Councilmember Crandall,

226 Councilmember Jensen, Councilmember Miller, Councilmember Snelson, and Councilmember
227 Sorensen. The motion **Passed unanimously 5-0**.

228

MAYOR, COUNCIL, AND ADMINISTRATIVE REPORTS

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

232 **CLOSED SESSION, AND ADJOURNMENT IF NEEDED - TO BE ANNOUNCED IN MOTION**

234 *The Springville City Council may adjourn the regular meeting and convene into a closed session as
provided by UCA 52-4-205.*

236 **ADJOURNMENT**

238 **Motion:** Councilmember Jensen moved to adjourn the regular meeting at 8:34 p.m. **Councilmember Miller**
240 **seconded** the motion. **Voting Yes:** Councilmember Crandall, Councilmember Jensen, Councilmember
242 Miller, Councilmember Snelson, and Councilmember Sorensen. The motion **Passed unanimously 5-0**

244 *This document constitutes the official minutes for the Springville City Council Regular Meeting held on Tuesday,
November 07, 2023.*

246 *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, November 07, 2023*

248

250 DATE APPROVED: _____

252 Kim Crane
City Recorder





STAFF REPORT

DATE: December 05, 2023

TO: Honorable Mayor and City Council

FROM: John Penrod, City Attorney

SUBJECT: RESOLUTION TO RECERTIFY THE SPRINGVILLE JUSTICE COURT

Recommended Motion: Motion to pass a resolution that requests the recertification of the Springville Justice Court by the Board of Justice Court Judges and the Utah Judicial Council.

Background: State statute requires that municipal justice courts be recertified by the Utah Judicial Council every four years. Because certification of the Springville Justice Court expires on January 31, 2024, the City is required to pass a resolution that requests recertification of the court and affirms that the City is willing to meet all requirements for the operation of the court during the period of certification.

Springville's Justice Court is considered a Class II Court because it has between 201-500 filings per month. The actual average number of filings in the Justice Court is 261 filings per month. As a Class II Court with an average of 261 filings per month, the Justice Court must meet the following standards:

- Operation Hours. The Court must be open for at least 4 hours per day.
- Facility. The Court must have a judge's office, clerk's office and courtroom all co-located within the same facility. The courtroom must maintain a permanent configuration.
- Clerks. The Court must have at least 1.5 FTEs of clerks
- Prosecutor. The City must have a prosecutor to screen, file and prosecute cases.
- Indigent Defense. The City must adequately fund a public defender to represent indigent defendants.
- Legal Resources. The Court must have available the Utah Code, City ordinances, Justice Court Manual, Code of Judicial Administration, Uniform Bail Schedule, and all other legal resources as required by State law.
- Law Enforcement. The City must have at least one peace officer.

- Bailiff. The Court must have a sworn law enforcement officer to provide security for the court.
- Security Plan. The Court must have a court security plan that meets state laws.
- Jury/Witness Fees. The City is responsible for the payment of all juror and witness fees.
- Education. The City must pay the costs for mandatory Judicial Council trainings, which amounts to 30 hours per year for judges and 10 hours per year for clerks.
- Reporting. The Court must timely file all reports and audits required by law or rule of the Judicial Council. Reports to the Driver License Division and the Bureau of Criminal Identification must be made electronically.

Discussion: The citizens of Springville and Mapleton are both served by our City's justice court. Mapleton provides payment to Springville on a yearly basis for the purpose of paying what has been determined to be their share of the court's operating cost. Having a justice court allows our residents to be served locally instead of having to travel outside of the city to a regional court facility.

Deciding to not recertify the justice court at this time would create some serious logistical problems for the court system. If we were to decide we would rather not have a justice court, it would be much better to plan for that alternative before we are asked to recertify in 2027.

Alternatives: The City Council could choose not to recertify the Springville Justice Court.

Fiscal Impact: The City will be responsible for budgeting for the justice court for the next four years until we will be asked to recertify the court again. Our 2024 budget allots \$402,246 for the justice court.

John Penrod
City Attorney

RESOLUTION NO. _____

**A RESOLUTION REQUESTING THE RECERTIFICATION OF THE
SPRINGVILLE CITY JUSTICE COURT**

WHEREAS, the provisions of Utah Code Annotated §78A-7-103 require that Justice Courts be recertified at the end of each four-year term; and

WHEREAS, the term of the present Court shall expire on the 31st day of January 2024; and

WHEREAS, the members of the Springville City Council have received an opinion letter from John A. Penrod, City Attorney, which sets forth the requirements for the operation of a Justice Court and feasibility of continuing to maintain the same; and

WHEREAS, the members of the Springville City Council have determined that it is in the best interests of Springville City to continue to provide for a Justice Court;

BE IT RESOLVED, the Springville City Council hereby requests recertification of the Springville City Justice Court by the Board of Justice Courts Judges and the Utah Judicial Council.

BE IT FURTHER RESOLVED, the Springville City Council hereby affirms their willingness to continue to meet all requirements set forth by the Judicial Council for continued operation of the Springville City Justice Court for the next four-year term of court, except as to any requirements waived by the Utah Judicial Council.

APPROVED and signed this 05th day of December, 2023.

Matt Packard, Mayor
Springville City

Attest:

Kim Crane, City Recorder



December 05, 2023

Honorable Mayor Matt Packard
Springville City Councilmembers
110 South Main
Springville, Utah 84663

Re: Opinion Regarding Recertification of the Springville Justice Court

Dear Mayor Packard and Members of the Council:

The City has recently received correspondence from the Administrative Office of the Courts providing information about recertifying our Justice Court. I have enclosed a copy of the required operational standards for a justice court for your review.

The City's legal staff and I have reviewed these guidelines with our Court personnel. In my opinion, all operational requirements are currently being met. It is also my opinion that it is feasible to maintain our Justice Court in accordance with the pertinent operational guidelines.

If you have any questions about our Justice Court, please do not hesitate to contact me.

Sincerely,

John A. Penrod
City Attorney

Enclosures

SPRINGVILLE JUSTICE COURT SECURITY PLAN

Revision Date: 10/02/2023

1. Introduction

This Springville Justice Court Security Plan is established to provide adequate protection for the court, staff and public. The plan is established in accordance with Rule 3-414 of the Utah Code of Judicial Administration. The plan provides for a general security guideline along with an expectation of regular training and review of the plan.

2. Courtroom Security

A. Bailiffs:

Security, bailiff and transportation officers are provided by All Pro Security Services. A bailiff is present in the court room while in person hearings are conducted. A security officer shall observe all persons entering the court room and will use a magnetometer and handheld metal detector to check for weapons or other items not allowed in the court room. The bailiff will also control access to the bench and other restricted areas. The bailiff will also search the court room and restricted areas for weapons, explosives or contraband prior to the arrival of court participants at the beginning of each session of court or after each recess.

B. Panic Buttons:

Panic buttons are installed in the Courtroom and Clerks' office. The panic buttons provide immediate notice to the Springville Police Department of a problem at the Court. The panic button activates a system which immediately notifies police dispatch for response by police personnel. The panic button can and should be used by Court personnel anytime court personnel feel that there is a disturbance or emergency situation. When possible, court personnel are encouraged to follow any use of the panic button with a 911 or normal telephone call to police dispatch to provide additional detail related to the use of the panic button. Rapid response is available as the police department is located in the same building directly across the lobby from the court. Also direct access

to the court room is available thru the prisoner holding area. The clerk of the court in conjunction with police dispatch shall test the panic button system on a regular basis to ensure function. Any questions or problems regarding the system shall immediately be brought to the attention of the City Administrator.

C.

Wearing of Weapons:

Transportation and other uniformed officers will be allowed weapons in the court room. Non-uniformed officers may continue to carry weapons, but must first notify the court clerk and provide current picture identification if unknown to the clerk.

D.

Transportation Officers:

Whenever possible, persons in custody will be seen via video system. If an appearance in court is required, transporting officers are responsible for all prisoners in custody and shall remain present and act as bailiff during court appearances. The use of restraints shall be determined by the transporting officer. However, the judge may, at any time, require additional restraints upon any prisoner.

E.

Additional Security:

In the event of high profile or high risk cases, the judge or clerk may request additional security from the police department and/or All Pro Security. Where possible, such request should be made at least 24 hours in advance. The Police Chief shall be consulted with regard to additional necessary security.

3. **SECURITY OF PROPERTY**

A.

Records:

The clerk of the court is responsible for the security of all court records. Access to the files shall be limited to assigned clerks and the judge. Whenever the court or clerk's office is not open, all court records shall

remain in a locked location. In all instances, clerks, the judge and other court staff shall take all reasonable precautions to ensure that court files are kept confidential and safe.

B.

Court Funds:

All fines and fees paid to the court are deposited daily with the Springville City Treasurers office. If payments are received in the mail they are logged by the clerk and remitted with the daily payments to the treasurer's office. Any funds not immediately deposited shall remain in the court safe during non-business hours. In the event of emergency, court personnel will lock access to the funds. However, the clerk of the court and other personnel should never risk personal injury to protect property of the court.

Summary

It is the purpose of the court to provide an open, fair and efficient system of justice for the public. In fulfilling this purpose court personnel and the public are entitled to a safe environment which can be effectively accomplished by adhering to the security plan and common sense. Personal safety of all in attendance carries the utmost priority.

COURT CERTIFICATION AFFIDAVIT

Justice Court: Springville Justice Court

Judge: Eric Jewell

Address: 110 South Main Street, Springville UT 84663

Telephone: 801-489-2707

Court's Website: www.springville.org/justice-court

Level of Court (Circle one): I II III IV

Average Case Filings Per Month: 261

Daily Court Hours: 8

Number of Full-time Clerks: 2

Hours Worked Per Week Per Clerk: 40

Number of Part-time Clerks: 3

Hours Worked Per Week Per Clerk: 18

This form is divided into two parts. Section I contains those requirements that are statutory and cannot be waived. Section II contains minimum requirements established by the Judicial Council, and those requirements may be waived pursuant to the procedure set forth in the Instructions to Applicant included with this Application for Recertification.

Comes now Judge Eric Jewell,

Justice Court Judge for Springville Justice Court,

and, except as specifically noted below, certifies as follows:

SECTION I

THE FOLLOWING ITEMS ARE STATUTORY AND CANNOT BE WAIVED. CERTIFICATION WILL NOT BE GRANTED UNLESS EACH REQUIREMENT IS MET.

Please indicate Yes or No to each of the following:

1. All official court business is conducted in a public facility. Yes
2. Court is open daily. Yes
3. The hours of court operation are posted conspicuously. Yes
4. The judge and the clerk attend court at regularly scheduled times based on the level of the court. Yes
5. The judge is compensated at a fixed rate, within the statutory range. Yes
6. The responsible governmental entity provides and compensates sufficient clerical personnel necessary to conduct the business of the court. Yes
7. The responsible governmental entity assumes the expenses of the travel of the judge for purposes of required judicial education. Yes
8. The responsible governmental entity assumes the expenses of the travel of each clerk for the purposes of attending training sessions conducted by the Judicial Council. Yes
9. The responsible governmental entity provides the Court with:
 - a. Sufficient prosecutorial support Yes
 - b. Funding for attorneys for indigent defendants, as appropriate Yes
 - c. Sufficient local law enforcement officers to attend court as provided by statute Yes
 - d. Security for the court as provided by statute Yes
 - e. Witness and juror fees Yes
 - f. Appropriate copies of the Utah Code, the Justice Court Manual, state laws affecting local governments, local ordinances and other necessary legal reference materials Yes
10. Fines, surcharges and assessments which are payable to the state are forwarded as required by law. Yes

11. Court is held within the jurisdiction of the court, except as provided by law (78A-7-212).
Yes

12. All required reports and audits are filed as required by law or Rule of the Judicial Council.
Yes

13. A record of all court proceedings is maintained by an appropriate digital recording system.
Yes

SECTION II

Section II contains minimum requirements established by the Judicial Council, and those requirements may be waived or an extension granted pursuant to the procedure set forth in the Instructions to Applicant included with this Application for Recertification.

Please indicate **YES** or **NO** to each of the following:

1. A clerk is available each day to conduct court business, including hearings as required by the judge, for the number of hours required for the classification of the court. Yes
2. Hours during which a clerk is available are posted on the court's website. Yes
3. The judge is available to conduct court business as needed. Yes
4. The judge performs all duties required and exercises ultimate responsibility for the administration of justice as an independent branch of government. Yes
5. All court hearings are conducted in a designated courtroom, by remote transmission, or in another location authorized by the Presiding Judge. Yes
3. Minimum furnishings in the courtroom include:
 - a. Desk and chair for the judge Yes
 - b. A six-inch riser Yes
 - c. Desk and chair for the court clerk Yes
 - d. Chairs for witnesses Yes
 - e. Separate tables and appropriate chairs for plaintiffs and defendants Yes
 - f. A new Utah State flag that will be on display no later than March 9, 2024 Yes
 - g. A United States flag Yes
 - h. A separate area and chairs for at least four jurors Yes
 - i. A separate area with appropriate seating for the public Yes
 - j. An appropriate room for jury deliberations Yes
 - k. An appropriate area or room for victims and witnesses which is separate from the public Yes
 - l. A judicial robe Yes

- m. A gavel Yes
- p. Necessary forms and supplies Yes
- q. Office space for the judge Yes
- r. Office space for the court clerk Yes
- s. Secure filing cabinets Yes
- t. Appropriate office supplies Yes
- u. A cash register or secured cash box for each clerk performing cashiering duties Yes
- v. At least one computer with word processing software and internet access Yes
- w. Access to a scanner and copy machine Yes

4. The court shall provide interpreters as required by Rule 3-306.04 of the Code of Judicial Administration. Yes

5. Does the applicant have a law enforcement department? Yes

6. If the applicant does not have a law enforcement department, identify the law enforcement agency which will provide law enforcement services for the applicant:

7. A court security plan has been submitted for approval as required by Rule 3-414 of the Code of Judicial Administration. Yes

8. The court electronically reports to the Driver License Division, the Bureau of Criminal Identification and the Administrative Office of the Courts as required. Yes

9. Clerks' education hours shall be reported to the Administrative Office of the Courts on an annual basis. Yes

10. The appointment of the clerk(s) assigned to serve the court are subject to the judge's approval, who may participate in the interview and personnel evaluation process for the clerk(s) at his or her discretion. Yes

11. Court staff are current with all certification requirements required by the Board of Justice Court Judges from the month after starting with the court through September 30, 2023. Yes

12. Any interlocal agreement relating to court operations shall be submitted to the Administrative Office of the Court with the city's application for recertification. Yes
13. The court accepts credit and debit cards through a system that integrates with CORIS. Yes
14. The court has access to UCJIS. Yes
15. An audio recording system that complies with the description below maintains a digital recording of all court proceedings. Yes

For Class I and Class II justice courts, the system must:

- Be a stand-alone unit that records and audibly plays back the recording;
- Index, back-up and archive the recording and enable the record to be retrieved;
- Have at least four recording channels;
- Have a one-step "on" and "off" recording function;
- Have conference monitoring of recorded audio;
- Have external record archiving from the unit with local access; and
- Be capable of being integrated with the court's public address system.

For Class III and Class IV justice courts, the system must, at a minimum:

- Be a stand-alone unit that records and audibly plays back the recording;
- Index, back up and archive the recording and enable the record to be retrieved; and
- Have at least two recording channels.

16. If the court is a Class I court:
 - a. Judge is employed on a full-time basis ____
 - b. Dedicated courtroom which meets the master plan guidelines adopted by the Judicial Council ____
 - c. Court has a jury deliberation room ____
 - d. Judge's chambers, clerk's office, and courtroom are in the same building ____
 - e. Judge has his or her own private chambers ____
 - f. Clerk's office is separate from any other entity ____
 - g. Court is open during normal business hours ____

17. If the court is a **Class II** court:

a. Court is open (check one)

201-300 average monthly filings: at least 4 hours/day
 301-400 average monthly filings: at least 5 hours/day
 401-500 average monthly filings: at least 6 hours/day

b. Trial calendar is set at least weekly Yes

c. Courtroom configuration is permanent Yes

d. Courtroom, judge's chambers, and clerk's office are within the same building Yes

e. Judge has his or her own private chambers Yes

18. If the court is a **Class III** court:

a. Trial calendar is set at least twice per month _____

b. Court is opened (check one):

61-150 average monthly filings: at least 2 hours/day
 151-200 average monthly filings: at least 3 hours/day

19. If the court is a **Class IV** court:

a. Trial calendar is set at least monthly _____

b. Court is open at least 1 hour per day _____

20. If you have responded with a "no" to any item in Section II above, you must request a waiver or extension below and justify that request. If waiver or extension of any requirement is requested, please specify each requirement and indicate factors which demonstrate a need for the waiver or extension. For any requested extension, please include the requested extension period. (To receive a waiver or extension of any requirement, the information requested in this section must be provided. Remember that statutory requirements cannot be waived or extended).

I am familiar with the minimum operational standards for this court, and except as noted above, those standards are currently met or exceeded. During the current term of the court, I have met with the appropriate governing body of the city to review the budget of the court, review compliance with the minimum requirements and operational standards, and discuss other items of common concern.

DATED this 2nd day of November, 2023.



Justice Court Judge

I declare under criminal penalty of the State of Utah that the foregoing is true and correct.

Executed on this 2nd day of November, 2023.



STAFF REPORT

DATE: November 29, 2023

TO: Honorable Mayor and City Council

FROM: John Penrod, City Attorney

SUBJECT: CONSIDERATION OF A RESOLUTION TO SELL APPROXIMATELY 17.7 ACRES OF PROPERTY LOCATED AT APPROXIMATELY 1725 NORTH MOUNTAIN SPRINGS PARKWAY IN THE INDUSTRIAL PARK.

RECOMMENDED MOTIONS

Motion to approve Resolution No. ___ that approves the sale of approximately 17.7 acres of Springville City property at the approximate location of 1725 North Mountain Springs Parkway for the amount of \$6,168,096.00.

EXECUTIVE SUMMARY

Springville City owns approximately 17.7 acres of property at the approximate location of 1725 North Mountain Springs Parkway (the "Property"). In 2022, after determining that the City had no long-term plans for the Property, the City listed the Property for sale. The City received a number of good offers on the Property. The offer contained in the proposed agreement is similar to the best offer the City has received and is equal to or exceeds appraised value.

FOCUSED ISSUE

Should the City sell the Property pursuant to the proposed agreement?

BACKGROUND

Springville City has owned the Property for over 50 years. The Property is located in the City's industrial park, is part of a larger approximately 28-acre parcel, and Spring Creek runs along the edge of the Property. None of the City departments have any long-term plans for the Property.

In 2022, the City decided to sell the Property and allowed potential buyers to bid on the Property. The City had a number of inquiries and offers on the Property. In the past few months, the City has had additional offers on the property. The one in the agreement meets appraised value and is the offer that appears to be in the best interests of the City.

DISCUSSION OF PROPOSED RESOLUTION

The resolution approves a proposed agreement that contains the following provisions:

- **Purchase Price**. The purchase price is \$6,168,096. Under the City's ordinances, the City may not sell significant property for less than appraised value. The purchase price meets appraised value.

- Due Diligence. During due diligence, buyer has the right to enter onto the property to perform tests. All tests are performed at buyer's own risk and cost. Buyer must restore the property to its original condition.
- Closing. At closing, each party will pay half of the closing costs. The City will pay for title insurance.
- Use of the Property. Buyer intends to use the Property for office/warehouse buildings. During the due diligence period, buyer will have the right to file an application with the City to see if buyer is allowed to utilize the property as buyer desires.

Staff recommends selling the Property at this time because the City has no long-term plans for the Property, and the City will obtain good value for the Property.

FISCAL IMPACT

The City will receive \$6,168,096 for the Property.

Attachments: Proposed Resolution and Agreement.

RESOLUTION #2023-_____

A RESOLUTION APPROVING THE SELL OF APPROXIMATELY 17.7 ACRES OF PROPERTY IN THE INDUSTRIAL PARK.

WHEREAS, Springville City listed for sale approximately 17.7 acres of property located at approximately 1725 North Mountain Springs Parkway in the industrial park (the "Property"); and

WHEREAS, in 2022, the City allowed potential buyers to bid on the Property, and in recent months, the City has received more bids on the Property; and

WHEREAS, the City Council has had the opportunity to review all offers and finds that the offer in the proposed agreement is in the best interests of the City.

NOW, THEREFORE, BE IT RESOLVED BY THE SPRINGVILLE CITY COUNCIL:

SECTION 1. Agreement Approve. The City is authorized to sell the Property, and the Mayor is authorized to execute the agreement attached as Exhibit A, which agreement may be revised with minor revisions as approved by the City Attorney.

SECTION 2. Effective Date. This resolution shall become effective immediately upon passage.

PASSED AND APPROVED this 05th day of December, 2023.

Matt Packard, Mayor

Attest:

Kim Crane, City Recorder

Exhibit A
(Purchase and Sale Agreement)



STAFF REPORT

DATE: December 1, 2023

TO: Honorable Mayor and City Council

FROM: Patrick Monney, Director of Administration

SUBJECT: PAY SCALE CHARTS

Recommended Motion: To approve ordinance # ____-2023, the updated Pay Scale (Exhibit A) of the FY 2023-2024 Fiscal Budget outlining the defined pay scale limits elected and statutory officer salaries within Springville City.

Executive Summary: Each year Springville City conducts a compensation study of current markets for jobs related to the City (both within other municipalities as well as the private sector). Over the course of the past 10 years, there have been small percentage increments in the pay scale charts that have allowed our compensation to stay competitive. This year, there was a need to do additional adjustments to increase both minimum and maximum pays within certain established grades to keep the grades assigned to each job relevant within the pay scale chart. The attached pay scale charts show the increases. Please note that approval of the increased pay scales does not affect current compensation to staff, elected and/or statutory officer salaries.

Summary of Issues/Focus of Action: State statute (Utah Code Annotated 10-3-813) requires a municipality to set elected and statutory salaries by ordinance after a public hearing. Section 2-2-110 of the City's Code sets elected and statutory officer salaries and states that the City Council may adopt, change or amend the offer salary on motion of the City Council following a public hearing. Administration would like the City Council to approve the new pay scale charts as a budget amendment replacing Exhibit A within the FY 2023-2024 budget document, and allow for needed adjustments to compensation as necessary.

Background: This is an annual process that is conducted by the HR department for purposes of keeping the City's compensation competitive within the local markets.



Discussion: In order to help Springville City stay competitive in compensation of current employees and the ability to extend to future employees, competitive wages to attract and retain educated, skilled, experienced and qualified employees, our compensation must compete with local markets. This requires that Springville update (as needed) the pay scale chart to keep job compensation competitive.

Below are five examples from the compensation study that warrant this adjustment:

1. Library Director - Utah County average pay range is \$88,295 minimum - \$130,447 maximum. Springville's pay range is 17.5% below the average with \$75,726.22 minimum - \$110,561.50 maximum.
2. City Engineer - Utah County average pay range is \$102,969 minimum - \$152,110 maximum. Springville's pay range is 29% to 15% below the average with \$79,580 minimum - \$132,884 maximum.
3. City Attorney - Utah County average pay range is \$123,482 minimum - \$180,877 maximum. Springville's pay range is 18% to 13% below the average with \$104,280 minimum - \$159,759 maximum.
4. Network Administrator - Utah County average pay range is \$73,081 minimum - \$106,271 maximum. Springville's pay range is 12% to 13% below the average with \$62,250 minimum - \$87,489 maximum.
5. Waste Water Reclamation Facility Manager - Utah County average pay range is \$73,398 minimum - \$108,334 maximum. Springville's pay range is 15% to 13% below the average with \$62,251 minimum - \$87,490 maximum.

Alternatives: The City Council could leave the FY 2023-2024 Pay Scale as is.

Fiscal Impact: The proposed Pay Scale charts reflect market adjustments. If current employee compensation increases due to the market analysis research, it may have a fiscal impact on the budget.

Patrick Monney

Name

ORDINANCE #____-2023

**AN ORDINANCE ADOPTING THE ADJUSTED FY 2023-2024 PAY SCALE
(Exhibit A) FOR SETTING COMPENSATION FOR SPRINGVILLE CITY
ELECTED AND STATUTORY OFFICER SALARIES AND ALL OTHER
EMPLOYEE COMPENSATION.**

WHEREAS, Springville City policy requires Springville to review annually the Pay Scale for all job descriptions within the City, and

WHEREAS, it has been determined that the FY 2023-2024 Pay Scale be adjusted to meet the current compensation market research, and

WHEREAS, the City would like to provide to its current employees and extend to future employees, competitive wages to attract and maintain an educated, skilled, talented and trained staff, and

WHEREAS, Springville's Pay Scale for FY 2023-2024 is attached to and incorporated as a part of Springville City's Fiscal 2023-2024 Final Budget (Exhibit A), and

WHEREAS, Utah Code Section 10-3-818, and Springville City Code 2-2-110 require Springville to set such Pay Scales after a public hearing, and

WHEREAS, on December 5, 2023, the Springville City Council held a public hearing to hear public comments concerning Springville's amended FY 2023-2024 Pay Scale (Exhibit A) of Springville's approved annual budget, and

WHEREAS, after holding a public hearing on this Ordinance, the Springville City Council does now desire to hereby approve and adopt this Ordinance.

NOW, THEREFORE, BE IT ORDAINED by the City Council of Springville, Utah:

SECTION 1: For Fiscal Year 2023-2024, all statutory officers, appointed officers and employees of Springville City shall be paid in accordance with Springville's amended Pay Scale (Exhibit A) for Fiscal Year 2023-2024, which schedule is attached to and adopted.

SECTION 2: The Budget Officer is hereby authorized and directed to amend (Exhibit A) of the Springville City FY 2023-2024 Fiscal Budget Pay Scale.

SECTION 3: This ordinance will become effective one day after publication hereof in the manner required by law.

ADOPTED by the City Council of Springville, Utah, this 05th day of December, 2023.

Matt Packard, Mayor

ATTEST:

Kim Crane, City Recorder

EXHIBIT A
Amended Pay Scale for Fiscal Year 2023-2024

PAY SCALE for 2023-2024 amended 12.1.2023

Fiscal 2023-2024 Pay Scale

Traditional Plan

PAY		Hourly Rate			Annual Rate		
GRADE	MINIMUM	MIDPOINT	MAXIMUM	MINIMUM	MIDPOINT	MAXIMUM	
1	\$ 9.90	\$ 12.58	\$ 15.95	\$ 20,596.97	\$ 26,171.37	\$ 33,180.97	
2	\$ 11.09	\$ 13.64	\$ 16.82	\$ 23,070.30	\$ 28,374.02	\$ 34,990.57	
3	\$ 12.29	\$ 14.73	\$ 17.71	\$ 25,566.11	\$ 30,643.66	\$ 36,834.49	
4	\$ 13.48	\$ 15.85	\$ 18.68	\$ 28,036.97	\$ 32,969.66	\$ 38,848.05	
5	\$ 14.23	\$ 17.02	\$ 19.67	\$ 29,608.02	\$ 35,409.68	\$ 40,906.68	
6	\$ 15.82	\$ 17.92	\$ 20.74	\$ 32,915.08	\$ 37,274.56	\$ 43,131.66	
7	\$ 16.70	\$ 19.80	\$ 22.79	\$ 34,742.23	\$ 41,190.80	\$ 47,408.51	
8	\$ 17.57	\$ 20.84	\$ 23.98	\$ 36,555.42	\$ 43,344.73	\$ 49,873.33	
9	\$ 18.48	\$ 21.93	\$ 25.22	\$ 38,439.14	\$ 45,606.35	\$ 52,461.39	
10	\$ 19.43	\$ 23.07	\$ 26.53	\$ 40,415.16	\$ 47,981.06	\$ 55,178.85	
11	\$ 20.43	\$ 24.81	\$ 29.00	\$ 42,488.01	\$ 51,596.56	\$ 60,314.85	
12	\$ 21.47	\$ 26.09	\$ 30.49	\$ 44,662.43	\$ 54,270.78	\$ 63,424.98	
13	\$ 22.57	\$ 27.44	\$ 32.06	\$ 46,943.39	\$ 57,078.71	\$ 66,690.62	
14	\$ 23.72	\$ 30.28	\$ 36.18	\$ 49,336.12	\$ 62,975.36	\$ 75,262.93	
15	\$ 24.95	\$ 31.84	\$ 38.04	\$ 51,897.32	\$ 66,218.52	\$ 79,120.47	
16	\$ 26.24	\$ 33.47	\$ 39.99	\$ 54,586.57	\$ 69,623.84	\$ 83,170.88	
17	\$ 27.60	\$ 35.19	\$ 42.03	\$ 57,410.29	\$ 73,199.42	\$ 87,423.82	
18	\$ 29.03	\$ 37.00	\$ 44.18	\$ 60,375.20	\$ 76,953.79	\$ 91,889.40	
19	\$ 30.52	\$ 38.89	\$ 46.43	\$ 63,488.35	\$ 80,895.87	\$ 96,578.26	
20	\$ 32.09	\$ 40.88	\$ 48.80	\$ 66,755.08	\$ 85,035.05	\$ 101,501.57	
21	\$ 33.74	\$ 43.91	\$ 53.52	\$ 70,187.22	\$ 91,336.96	\$ 111,323.56	
22	\$ 35.48	\$ 50.43	\$ 62.59	\$ 73,790.98	\$ 104,901.17	\$ 130,195.90	
23	\$ 37.33	\$ 54.28	\$ 66.40	\$ 77,650.60	\$ 112,910.34	\$ 138,120.92	
24	\$ 39.28	\$ 58.42	\$ 70.44	\$ 81,707.06	\$ 121,520.20	\$ 146,521.45	
25	\$ 41.33	\$ 62.87	\$ 74.72	\$ 85,970.40	\$ 130,775.81	\$ 155,426.00	
26	\$ 43.82	\$ 67.66	\$ 79.26	\$ 91,154.03	\$ 140,725.58	\$ 164,864.83	
27	\$ 46.46	\$ 72.80	\$ 84.07	\$ 96,643.50	\$ 151,421.59	\$ 174,869.99	
28	\$ 49.26	\$ 78.33	\$ 89.17	\$ 102,456.85	\$ 162,919.79	\$ 185,475.46	
29	\$ 52.22	\$ 84.27	\$ 94.58	\$ 108,613.18	\$ 175,280.36	\$ 196,717.26	
30	\$ 55.35	\$ 90.66	\$ 100.30	\$ 115,132.74	\$ 188,567.98	\$ 208,633.57	

12.1.2023

PAY SCALE for 2023-2024 amended 12.1.2023

Fiscal 2023-2024 Pay Scale

Vanguard Plan

PAY		Hourly Rate			Annual Rate	
GRADE	MINIMUM	MIDPOINT	MAXIMUM	MINIMUM	MIDPOINT	MAXIMUM
1	\$ 10.81	\$ 13.49	\$ 16.86	\$ 22,484.80	\$ 28,059.20	\$ 35,068.80
2	\$ 12.00	\$ 14.55	\$ 17.73	\$ 24,958.13	\$ 30,261.85	\$ 36,878.40
3	\$ 13.20	\$ 15.64	\$ 18.62	\$ 27,453.94	\$ 32,531.49	\$ 38,722.32
4	\$ 14.39	\$ 16.76	\$ 19.58	\$ 29,924.80	\$ 34,857.49	\$ 40,735.88
5	\$ 15.14	\$ 17.93	\$ 20.57	\$ 31,495.85	\$ 37,297.51	\$ 42,794.51
6	\$ 16.73	\$ 18.83	\$ 21.64	\$ 34,802.91	\$ 39,162.39	\$ 45,019.49
7	\$ 17.61	\$ 20.71	\$ 23.70	\$ 36,630.06	\$ 43,078.63	\$ 49,296.34
8	\$ 18.48	\$ 21.75	\$ 24.89	\$ 38,443.25	\$ 45,232.56	\$ 51,761.16
9	\$ 19.39	\$ 22.83	\$ 26.13	\$ 40,326.97	\$ 47,494.18	\$ 54,349.22
10	\$ 20.34	\$ 23.98	\$ 27.44	\$ 42,302.99	\$ 49,868.89	\$ 57,066.68
11	\$ 21.33	\$ 25.71	\$ 29.91	\$ 44,375.84	\$ 53,484.39	\$ 62,202.68
12	\$ 22.38	\$ 27.00	\$ 31.40	\$ 46,550.26	\$ 56,158.61	\$ 65,312.81
13	\$ 23.48	\$ 28.35	\$ 32.97	\$ 48,831.22	\$ 58,966.54	\$ 68,578.45
14	\$ 24.63	\$ 31.18	\$ 37.09	\$ 51,223.95	\$ 64,863.19	\$ 77,150.76
15	\$ 25.86	\$ 32.74	\$ 38.95	\$ 53,785.15	\$ 68,106.35	\$ 81,008.30
16	\$ 27.15	\$ 34.38	\$ 40.89	\$ 56,474.40	\$ 71,511.67	\$ 85,058.71
17	\$ 28.51	\$ 36.10	\$ 42.94	\$ 59,298.12	\$ 75,087.25	\$ 89,311.65
18	\$ 29.93	\$ 37.90	\$ 45.09	\$ 62,263.03	\$ 78,841.62	\$ 93,777.23
19	\$ 31.43	\$ 39.80	\$ 47.34	\$ 65,376.18	\$ 82,783.70	\$ 98,466.09
20	\$ 33.00	\$ 41.79	\$ 49.71	\$ 68,642.91	\$ 86,922.88	\$ 103,389.40
21	\$ 34.65	\$ 44.82	\$ 54.43	\$ 72,075.05	\$ 93,224.79	\$ 113,211.39
22	\$ 36.38	\$ 51.34	\$ 63.50	\$ 75,678.81	\$ 106,789.00	\$ 132,083.73
23	\$ 38.24	\$ 55.19	\$ 67.31	\$ 79,538.43	\$ 114,798.17	\$ 140,008.75
24	\$ 40.19	\$ 59.33	\$ 71.35	\$ 83,594.89	\$ 123,408.03	\$ 148,409.28
25	\$ 42.24	\$ 63.78	\$ 75.63	\$ 87,858.23	\$ 132,663.64	\$ 157,313.83
26	\$ 44.73	\$ 68.56	\$ 80.17	\$ 93,041.86	\$ 142,613.41	\$ 166,752.66
27	\$ 47.37	\$ 73.71	\$ 84.98	\$ 98,531.33	\$ 153,309.42	\$ 176,757.82
28	\$ 50.17	\$ 79.23	\$ 90.08	\$ 104,344.68	\$ 164,807.62	\$ 187,363.29
29	\$ 53.13	\$ 85.18	\$ 95.48	\$ 110,501.01	\$ 177,168.19	\$ 198,605.09
30	\$ 56.26	\$ 91.57	\$ 101.21	\$ 117,020.57	\$ 190,455.81	\$ 210,521.40

12.1.2023

PAY SCALE for 2023-2024 amended 12.1.2023

Fiscal 2023-2024 Pay Scale

Vanguard Plan - Public Safety Firefighter Pay FSLA 207(k) (base 2912 hr annual work cycle)

PAY		Hourly Rate			Annual Rate		
GRADE	MINIMUM	MIDPOINT	MAXIMUM	MINIMUM	MIDPOINT	MAXIMUM	
1	\$ 7.72	\$ 9.64	\$ 12.04	\$ 22,484.80	\$ 28,059.20	\$ 35,068.80	
2	\$ 8.57	\$ 10.39	\$ 12.66	\$ 24,958.13	\$ 30,261.85	\$ 36,878.40	
3	\$ 9.43	\$ 11.17	\$ 13.30	\$ 27,453.94	\$ 32,531.49	\$ 38,722.32	
4	\$ 10.28	\$ 11.97	\$ 13.99	\$ 29,924.80	\$ 34,857.49	\$ 40,735.88	
5	\$ 10.82	\$ 12.81	\$ 14.70	\$ 31,495.85	\$ 37,297.51	\$ 42,794.51	
6	\$ 11.95	\$ 13.45	\$ 15.46	\$ 34,802.91	\$ 39,162.39	\$ 45,019.49	
7	\$ 12.58	\$ 14.79	\$ 16.93	\$ 36,630.06	\$ 43,078.63	\$ 49,296.34	
8	\$ 13.20	\$ 15.53	\$ 17.78	\$ 38,443.25	\$ 45,232.56	\$ 51,761.16	
9	\$ 13.85	\$ 16.31	\$ 18.66	\$ 40,326.97	\$ 47,494.18	\$ 54,349.22	
10	\$ 14.53	\$ 17.13	\$ 19.60	\$ 42,302.99	\$ 49,868.89	\$ 57,066.68	
11	\$ 15.24	\$ 18.37	\$ 21.36	\$ 44,375.84	\$ 53,484.39	\$ 62,202.68	
12	\$ 15.99	\$ 19.29	\$ 22.43	\$ 46,550.26	\$ 56,158.61	\$ 65,312.81	
13	\$ 16.77	\$ 20.25	\$ 23.55	\$ 48,831.22	\$ 58,966.54	\$ 68,578.45	
14	\$ 17.59	\$ 22.27	\$ 26.49	\$ 51,223.95	\$ 64,863.19	\$ 77,150.76	
15	\$ 18.47	\$ 23.39	\$ 27.82	\$ 53,785.15	\$ 68,106.35	\$ 81,008.30	
16	\$ 19.39	\$ 24.56	\$ 29.21	\$ 56,474.40	\$ 71,511.67	\$ 85,058.71	
17	\$ 20.36	\$ 25.79	\$ 30.67	\$ 59,298.12	\$ 75,087.25	\$ 89,311.65	
18	\$ 21.38	\$ 27.07	\$ 32.20	\$ 62,263.03	\$ 78,841.62	\$ 93,777.23	
19	\$ 22.45	\$ 28.43	\$ 33.81	\$ 65,376.18	\$ 82,783.70	\$ 98,466.09	
20	\$ 23.57	\$ 29.85	\$ 35.50	\$ 68,642.91	\$ 86,922.88	\$ 103,389.40	
21	\$ 24.75	\$ 32.01	\$ 38.88	\$ 72,075.05	\$ 93,224.79	\$ 113,211.39	
22	\$ 25.99	\$ 36.67	\$ 45.36	\$ 75,678.81	\$ 106,789.00	\$ 132,083.73	
23	\$ 27.31	\$ 39.42	\$ 48.08	\$ 79,538.43	\$ 114,798.17	\$ 140,008.75	
24	\$ 28.71	\$ 42.38	\$ 50.96	\$ 83,594.89	\$ 123,408.03	\$ 148,409.28	
25	\$ 30.17	\$ 45.56	\$ 54.02	\$ 87,858.23	\$ 132,663.64	\$ 157,313.83	
26	\$ 31.95	\$ 48.97	\$ 57.26	\$ 93,041.86	\$ 142,613.41	\$ 166,752.66	
27	\$ 33.84	\$ 52.65	\$ 60.70	\$ 98,531.33	\$ 153,309.42	\$ 176,757.82	
28	\$ 35.83	\$ 56.60	\$ 64.34	\$ 104,344.68	\$ 164,807.62	\$ 187,363.29	
29	\$ 37.95	\$ 60.84	\$ 68.20	\$ 110,501.01	\$ 177,168.19	\$ 198,605.09	
30	\$ 40.19	\$ 65.40	\$ 72.29	\$ 117,020.57	\$ 190,455.81	\$ 210,521.40	

12.1.2023



STAFF REPORT

DATE: December 05, 2023

TO: Honorable Mayor and City Council

FROM: Kim Crane, City Record

SUBJECT: CONSIDERATION OF A RESOLUTION APPROVING AND CERTIFYING THE BOARD OF CANVASSERS OFFICIAL REPORT OF THE NOVEMBER 21, 2023, MUNICIPAL GENERAL ELECTION FOR SPRINGVILLE CITY, UTAH.

RECOMMENDED MOTION

Motion to approve Resolution #2023- approving and certifying the Board of Canvassers Official Report of the November 21, 2023, Municipal General Election for Springville City, Utah

SUMMARY OF ISSUES/FOCUS OF ACTION

UCA 20A-4-301(2), provides as follows:

- a) The mayor and the municipal legislative body are the board of municipal canvassers for the municipality.
- b) The board of municipal canvassers shall meet to canvass the returns at the usual place of meeting of the municipal legislative body:
 - (i) for canvassing of returns from a municipal general election, no sooner than seven days after the election and no later than 14 days after the election; or
- c) Attendance of a simple majority of the municipal legislative body shall constitute a quorum for conducting the canvass.

The following counts include mail-in ballots postmarked before November 21, 2023, ballots deposited in official Utah County drop boxes, and provisional ballots that have been verified as acceptable for counting by the Utah County Clerk's Office.

DISCUSSION

RESOLUTION #2023-

**RESOLUTION OF THE BOARD OF CANVASSERS CERTIFYING THE
OFFICIAL CANVASSERS' REPORT OF THE NOVEMBER 21, 2023,
MUNICIPAL GENERAL ELECTION FOR SPRINGVILLE CITY, UTAH**

WHEREAS, UCA 20A-4-301(2), provides as follows:

- a) The mayor and the municipal legislative body are the board of municipal canvassers for the municipality.*
- b) The board of municipal canvassers shall meet to canvass the returns at the usual place of meeting of the municipal legislative body:*
 - (i) for canvassing of returns from a municipal general election, no sooner than seven days after the election and no later than 14 days after the election; or*
- c) Attendance of a simple majority of the municipal legislative body shall constitute a quorum for conducting the canvass.*

WHEREAS, the Springville City Municipal General Election was held on November 21, 2023, with all ballots being sent by mail:

NOW THEREFORE, be it resolved by the Springville City Board of Canvassers as follows:

SECTION 1. ELECTION RESULTS

The following counts include mail-in ballots postmarked before November 21, 2023, ballots deposited in official Utah County drop boxes, and provisional ballots verified as acceptable for counting by the Utah County Clerk's Office.

COUNCIL CANDIDATES	TOTAL VOTES	PERCENTAGE
Logan Millsap		
Hunter Huffman		
Mindi Wright		
Craig Conover		
Jacob Gregg Smith		

SECTION 2. ELECTION RESULTS

According to the above results, it is hereby declared that candidates _____ have been duly elected by the residents of Springville City to serve as City Council members with their terms beginning on the first Monday of January, 2024 according to Utah State Code 10-3-201, and ending on the first Monday of January, 2028.

MUNICIPAL GENERAL ELECTION TURNOUT

TURNOUT	TOTAL
Active Registered Voters	
Number of Ballots Cast	
Rejected Ballots	
Turnout Percentage	

*Detailed in Exhibit A

SECTION 3. CERTIFICATION

The Board of Canvassers has reviewed this Resolution as the official Canvassers' Report and hereby certifies that the election information contained in it is accurate.

PASSED AND ADOPTED this 05TH day of December, 2023

This resolution certifying the 2023 Springville City Municipal General Election canvass becomes effective immediately.

SPRINGVILLE MUNICIPAL CORPORATION BOARD OF CANVASSERS

Michael Snelson
Council/Board Member

Liz Crandall
Council/Board Member

Jason Miller
Council/Board Member

Craig Jensen
Council/Board Member

Chris Sorensen
Council/Board Member

Matt Packard
Mayor

ATTEST:

Kim Crane
City Recorder/Election Official

RESOLUTION #2023-

**RESOLUTION OF THE BOARD OF CANVASSERS CERTIFYING THE
OFFICIAL CANVASSERS' REPORT OF THE NOVEMBER 21, 2023, MUNICIPAL
GENERAL ELECTION FOR SPRINGVILLE CITY, UTAH**

CERTIFICATION

It is hereby certified as follows:

Results of the 2023 Municipal General Election Canvass will be published according to UCA 20A-4-304(5) and UCA 63G-30-102; and a copy of the canvass will be filed with the Office of the Lieutenant Governor.

Kim Crane
City Recorder/Election Official

EXHIBIT A
2023 General Election Official Results



STAFF REPORT

DATE: November 30, 2023

TO: Honorable Mayor and City Council

FROM: Josh Yost, Community Development Director

SUBJECT: Springville Community Development requests amendment to Springville Code Title 11 Chapter 4 Section 301 Land Use Matrix to refine the permitted uses in the Main Street South Gateway Zone.

Recommended Motion: Move to approve the amendment to Springville Code Title 11 Chapter 4 Section 301 Land Use Matrix to refine the permitted uses in the Main Street South Gateway Zone.

Executive Summary: When the Official Zone Map was amended to extend the MSSG Zone southward along Main Street from the Allen's Block, the City Council directed staff to reexamine the permitted uses in the zone to ensure that each permitted use was compatible with the purpose and intent of the zone.

Background: The purpose of the Main Street South Gateway Zone ("MSSG Zone") is to provide for the creation of unique places of lasting value surrounding the intersection of 400 South and Main Street, enabling vibrant, intense, and high-quality development. To accomplish this, the zone permits a wide range of uses, mixed horizontally and vertically, housed in buildings with forms reflective of a traditional downtown and utilizing traditional materials. The zone anticipates both large-scale redevelopment and small-scale infill and provides for appropriate transitions to existing residential and downtown areas.

After reviewing the land use table, staff determined that all the permitted uses are appropriate for the zone. Staff identified that the land use category General Retail Stores -< 15,000 sq. ft. was not permitted in the zone. As small general retail stores are essential to enabling vibrant development downtown, staff recommends adding that category to the permitted uses in the zone.

Discussion:



The Planning Commission focused its discussion on the confusing naming of the general retail land use categories. They noted that although General Retail stores less than 15,000 square feet were not shown as permitted in the MSSG Zone, General Retail stores less than 20,000 square feet were permitted. This implied that all General Retail stores less than 20,000 square feet are permitted, including those less than 15,000 square feet. The Commission directed staff to simplify the naming to indicate each category's meaning clearly. Staff has changed the inequality symbols to read "not greater than." Staff recognizes that the categories are cumulative, but they allow the maximum size of general retail stores to be limited in each zone by the listed sizes, not to limit the minimum size, so cumulative categories are appropriate.

Alternatives:

Deny the proposed amendment.

Continue the proposed amendment to a future meeting.

ORDINANCE NO. ____-2023

AN ORDINANCE AMENDING SPRINGVILLE CODE TITLE 11 CHAPTER 4 SECTION 301 LAND USE MATRIX.

WHEREAS the Springville City Development Code governs land use decisions within Springville City in fulfillment of the recommendations of the General Plan as well as the future vision of the City as established by the Mayor and Council; and

WHEREAS Springville City may, from time to time, examine the regulatory provisions of the zones within the Code and amend its Code to reflect its commitment to maintaining the vision established in the General Plan and as established by the Mayor and Council; and

WHEREAS The Springville City Council directed staff to reexamine the permitted uses in the zone to ensure that each permitted use was compatible with the purpose and intent of the zone; and

WHEREAS the Planning Commission conducted a public hearing on November 28, 2023, and reviewed the proposed amendments, and has recommended favorably of the amendments; and

WHEREAS the City Council held a properly noticed public meeting on December 5, 2023, to consider amendments to Springville Code Title 11 Chapter 4 Section 301 Land Use Matrix, attached as Exhibit A, and finds that the amendments meet the intent of the Main Street South Gateway Zone and clarify the land use table, thereby promoting the health, safety, welfare, and orderly development of Springville City.

NOW, THEREFORE, BE IT ORDAINED by the City Council of Springville, Utah, that:

Section 1 Ordinance. The amendments to Springville City Code Springville Code Title 11 Chapter 4 Section 301 Land Use Matrix attached as Exhibit A are incorporated into this ordinance as if fully stated herein.

Section 2 This ordinance shall become effective upon adoption by the Springville City Council and publication as required by law.

ADOPTED by the City Council of Springville, Utah, this 05th day of December 2023.

Matt Packard, Mayor

ATTEST:

Kim Crane, City Recorder

Exhibit A

Springville Code Title 11 Chapter 4 Section 301 Land Use Matrix

Article 3 – LAND USE

11-4-301 Land Use Matrix. Revised 8/22

Land use descriptions for the abbreviated zones in the matrix can be found in Sections [11-4-101](#) and [11-4-102](#). Conditional use regulations are found in Chapter 7 of this Title.

LAND USE KEY P=Permitted Use C=Conditional Use Blank Box=Not Allowed

College, University, Trade School									C	C	C	C	C	C	C	C	C	C	C			
Correctional Facility																					C	
Daycare Center, Commercial								C	C	P	P	P	P	P	P	P	P	P	P			
Fraternal/Benevolent Societies											P				P	P	P	P	P	P		
Halfway House							C	C													C	
Hospital										P	P				P	P	P	P	P	P		
Preschool, Commercial							C	C	P	P	P	P	P	P	P	P	P	P	P			
Public Buildings and/or Community Uses	C	C	C	C	C	C	C	C	C	P	P	P	P	P	P	P	P	P	P	P		
Rehabilitation/Treatment Facilities																		C	C			
Rest Home							C	C	P													
Schools (Public, Private and Quasi Public)	C	C	C	C	C	C		C	C	P	C			P	P	P	P	P	P	P		

UTILITY-RELATED SERVICES

Class 1 Utilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Class 2 Utilities	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	P	P
Class 3 Utilities	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	P
Class 4 Utilities	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Class 5 Utilities	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P

AUTO & VEHICLE RELATED USES

Auto Parts Sales – New and Reconditioned – Indoor															P	P	P	P	P	P	P
Automobile Repair – Major																			P	P	P
Automobile Repair – Minor																	P	P	P	P	P
Car Wash – Manual & Automated																P	P	P	P	P	P
Equipment Sales – (Heavy Equipment and Farm Equipment)																			P	P	
Gasoline – Petroleum Products Storage																			C	C	
Gasoline Sales – Service Station – Minor Auto Repair																	P	P	P	P	
Gasoline Sales – Wholesale																			C	C	
Paint and Body Shop																	C	C	C	P	P
Parking Lots & Structures (Commercial – Automobile Only)									C	P	C	C	C	C	C	P	P	P		P	
Rental of Truck or Trailers																P	P	P	P	P	

Tobacco Specialty Business																			P ⁶
ACCOMMODATIONS/FOOD & BEVERAGE SERVICE																			
Bars & Taverns									C		C		C	P	P	P			
Bed & Breakfast									P		P		P	P		P			
Brew Restaurant									P	P	P	P	P	P	P	P	P	P	
Fast Food Establishments									P	P	P	P	P	P	P	P	P	P	
Fast Food Establishments – (With Drive-In or Drive Thru)									–		P	P	P	P	P	P	P		
Hotel									P		C		P	P	P	P	P		
Motel									–			P	P	P	P	P	P		
Restaurant/Cafe								P	P	P	P	P	P	P	P	P	P		
INDUSTRIAL/MANUFACTURING & RELATED USES																			
Artisan Shop									P	P	P	P	P	P	P	P	P	P	
Contractor Yard									–								P	P	
Light Industry – Manufacturing Processes									P	–						C ³	P ³	P	
Heavy Industry – Manufacturing Processes										–								P	
Storage – Outdoor										–							P ³	P	
Storage – Sand, Gravel, Earth, or Stone										–								P	
Medical Cannabis Production Establishment	P									–								P	
Warehousing – Storage and Distribution									P	–						P ³	P ³	P	
Wholesale Trade and Warehousing									P	–						P ³	P ³	P	
AGRICULTURE & RELATED USES																			
Animal Keeping	P	P	P																
Apiary or Beekeeping																		See Section 3-7-901 et seq.	
Chickens for Egg Production																		See Section 3-7-801 et seq.	
Crop Production for Sale	P	P																	
Dairy	P	P																	
Farm Building	P	P	P																
Farm Industry or Ranch	P	P																	
Orchard – Commercial	P	P																	
SPORTS & RECREATIONAL FACILITIES																			
Batting Cages										–			P	P	P	P	P		
Bowling Alley										P			P	P		P			
Dance Hall										P			P	P		P			

