



**MINUTES OF THE JOINT WORK/STUDY MEETING OF THE CITY
COUNCIL AND THE PLANNING COMMISSION
OF THE CITY OF SPRINGVILLE, UTAH
MULTI-PURPOSE ROOM, 110 SOUTH MAIN STREET
March 11, 2014 – 5:15 P.M.**

The following are the minutes of the Work/Study Meeting of the Springville City Council. The meeting was held on **Tuesday, March 11, 2014 at 5:15 p.m.** in the Springville City Civic Center Multi-Purpose Room, 110 South Main Street, Springville, Utah. Adequate notice of this meeting, as required by law, was posted in the Civic Center and on the City's website, and delivered to members of the Council, media, and interested citizens.

Mayor Wilford W. Clyde presided. In addition to Mayor Clyde, the following were present: Councilmember Richard Child, Councilmember Christopher Creer, Councilmember Craig Conover, Councilmember Dean Olsen, Councilmember Chris Sorensen, City Administrator Troy Fitzgerald, Assistant City Administrator/Finance Director Bruce Riddle, Assistant City Administrator/City Attorney John Penrod, and City Recorder Kim Rayburn. Also present were: Community Development Director Fred Aegerter, Power Director Leon Fredrickson, Public Works Director Brad Stapley, Public Safety Director Scott Finlayson, Buildings and Grounds Director Alex Roylance, Recreation Director, Charles Keeler, Museum of Art Director Dr. Rita Wright. Also attending were: Planning Commissioners Craig Huff, Joyce Nolte, Brent Packard, Frank Young, Carl Clyde, Michael Clay and Brad Mertz, and Planning Commission Secretary Darlene Gray.

COUNCIL BUSINESS

1. Minutes - There were no minutes
 2. Calendar
 - March 17 – St. Patrick's Day
 - March 18 – Work/Study Meeting 5:15 p.m., City Council Meeting 7:00 p.m.
 - March 20 – First Day of Spring
 - April 1 – Work/Study Meeting 5:15 p.m., City Council Meeting 7:00 p.m.
 - April 1 – April Fools' Day
 - April 8 – Work/Study Meeting 5:15 p.m.
 - April 9-11 – ULCT Midyear Conference, St. George
 - April 15 – Work/Study Meeting 5:15 p.m., City Council Meeting 7:00 p.m.
 - April 20 - Easter
 - April 22-25 – ULCT Road School, St. George
 - April 25, 2014 – Arbor Day
 - April 29 – Budget Retreat
- There was no discussion of Calendar items.

WELCOME AND INTRODUCTION

Mayor Clyde welcomed everyone at 5:16 PM and welcomed the Planning Commissioners to the joint session.

Mayor Clyde stated that he would like to hear the department director's reports before proceeding to the presentation by Director Aegerter.

3. MAYOR, COUNCIL, ADMINISTRATIVE REPORTS

a) Discussion with Department Directors

Golf Director Sonny Braun reported the golf course has opened with nine-holes, and expected they would open 18-holes tomorrow.

Director Leon Fredrickson, Power Department; presented to the Mayor and Council Members the opportunity regarding securing additional firm, contract power through a UAMPS project. He stated that he would like to move forward to obtain an additional base load power at \$44.00 per Megawatt hour starting in 2017 through 2022. Director Fredrickson explained that currently, the power is 5,000 kilowatts. Mayor Clyde asked who the power source would be. Director Fredrickson reported that it would be provided from an outside market. He indicated that he would need direction and/or approval from the Mayor and Council members at the next Tuesday meeting. Mayor Clyde informed those in attendance that the caucus meeting would be on Tuesday, March 18th. Director Fredrickson informed the Mayor that the deadline was March 21st and stated that he felt an urgency to discuss this item. Mayor Clyde asked if the Council would meet at all next week. He stated that the challenge was an agenda item regarding chickens. Mayor Clyde added that residents would be geared up to attend the meeting, and asked if this item could be postponed. Administrator Fitzgerald stated that the Council could meet at 5:00 PM and be done by 7:00 PM. Cl. Conover reminded the members that the proposed Ordinance had already been noticed in the paper. Administrator stated that the items could still be continued. The council discussed moving the March 18, 2014 regular council meeting from Tuesday to Wednesday to accommodate for the caucus meetings.

COUNCILMEMBER CONOVER MOTIONED TO MOVE THE REGULAR CITY COUNCIL MEETING OF MARCH 18, 2014 TO MARCH 19, 2014.

COUNCILMEMBER CREER SECONDED AND ALL VOTED AYE.

Mayor Clyde confirmed with Director Fredrickson the contract power item could be discussed on March 19, 2014 at the regular City Council Meeting.

Recreation Director, Charles Keeler reported the planning for Art City Days has begun, and the main entertainment has been booked for both nights.

Assistant City Administrator/Finance Director Bruce Riddle explained the legislature is looking at a bill that would raise funds to promote clean air through-out the state. The bill would assess \$1.00 to every utility bill in the State in order to fund an inter-local agency to promote

clean energy vehicles. The bill would have an opt-out annually option, and the City would be the administrators of the opt-out program. Director Riddle expressed his concern that citizens may think this is a City fee when in fact it would be from the State. Mayor Clyde commented to those in attendance if they have concerns about this bill to contact their local state representative. There were no other reports.

b) Commission, Board, and Committee Minutes

- i. Emergency Preparedness minutes of January 16, 2014
- ii. Parks and Recreation Board minutes of January 23, 2014
- iii. Water Board minutes of January 14, 2014
- iv. Power Board minutes January 8, 2014

No discussion of the minutes.

c) Mayor and Council Reports

- i. Library Board of Directors – Councilmember Chris Sorensen
- ii. Industrial Park Review Board – Councilmember Rick Child

No reports were given.

MAYOR, COUNCIL ADMINISTRATIVE REPORTS

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4. DISCUSSIONS/PRESENTATIONS

d) Discussion regarding the Planning Commission work program - Fred Aegerter, Community Development Director

Mayor Clyde welcomed the Planning Commission members to the meeting and expressed his appreciation for their time and involvement with the planning process of the community. Mayor Clyde then turned the time over to Community Development Director, Fred Aegerter.

Director Aegerter provided a handout to the Council and those attending; he also said a memo would be sent out describing the process. Director Aegerter stated the Planning Commission will be meeting in May at a retreat. After which they will bring information to the Council with details of a work program. Director Aegerter explained staff will look at information in the general plan and items that have not been done and list those for the Planning Commission for review. Director Aegerter commented this may result in ordinance changes or new standards. In the general plan there are elements, from parks and transportation to public safety. Other sections involve the community plan where they will discuss specifics related to those areas, design standards in commercial areas were also looked at this last meeting. A draft has been prepared of the Historic Center Community plan; street and traffic plans and a master plan for the Hobble Creek corridor. Director Aegerter noted the Water Board expressed Hobble Creek as one of the most important corridors in the City.

Director Aegerter remarked there are amazing gateways from Highway 51 coming into the City that have seen improvements as well as other areas of the community. Director Aegerter posed the question how do you define your community as you come into it, do you make each unique or standardized. Director Aegerter explained he recognizes contractors should be involved in the process and asked for feedback from the Council regarding the appearance to be achieved. Director Aegerter expressed these are some of the things staff looked at and would like the City Council to consider.

Director Aegerter pointed out for the Council to consider the general plan update, items such as updating moderate income housing, state law requires it be updated every two years, while that has to be done, other areas of the general plan were last adopted three years ago. Top priorities should comply with state law, and keep information current to the Council and State.

The community plan was discussed and a draft of the design standard in the commercial area has been done and will need to go out for public comment. Director Aegerter was asked if this is a minor update. Director Aegerter replied they are minor and noted the ad hoc committee will reconvene along with others for input from the President of the Chamber as well as City boards and committees and citizen volunteers have contributed. Director Aegerter explained outside consultants have not been budgeted, last time a consultant was used there was not much interest in those meetings as well as the cost for the meetings they have found residents provide most of the insight.

Director Aegerter noted if possible a new work program each year would be preferred. The Planning Commission commended Director Aegerter for doing most of the work and planning in house. Mayor Clyde inquired what two communities would be next. Director Aegerter stated the Little Rock Canyon area and south of 800 south to about 800 east and SR51 would be the preference, unless Council or the Planning Commission recommends another. A combination of both ordinance changes and development of 20,000 square feet or less is handled administratively. The process can always be improved upon, and they will look at the process to make sure it works.

A comment was made about timing for a developer, sometimes it seems to be rushed. It was asked if there is information that can be given to a developer with timeframe and deadlines. Director Aegerter expressed the engineer and architect of the project can drive the process. It was mentioned that sequencing needs to be addressed.

Mayor Clyde remarked it may be helpful to have some type of meeting with the developer and go over the process. He stated a developer may think they have done everything then they are told they need to do more. Mayor Clyde expressed there are ordinances that need to be followed and high standards to be kept but it is also important to be reasonable, we want them to be successful. Mayor Clyde stated to figure out how to make the process work and let them know if there are changes and what will need to happen. Director Aegerter stated sometimes site plan changes comeback, and this can affect the process. Mayor Clyde gave examples of city employees going the extra mile in helping property developers. Director Aegerter explained there is a pre-app meeting and review process. Mayor Clyde expressed the need to be helpful and to encourage businesses to come to Springville. City Administrator Troy Fitzgerald noted recently he or Director Oldroyd has been sitting in on all new commercial development pre-app meetings.

Administrator Fitzgerald explained he has been directed by the Council to work with the planning staff on the sign ordinance and it may impact future planning commission work. Mayor Clyde noted it had been over eight years since the sign ordinance had been adopted. There has been some discussion among the Economic Development Commission, and they felt like it is too restrictive and should be looked at again. Mayor Clyde stated he would like the Planning Commissions point of view.

It was noted a commissioner was for the current sign ordinance. They expressed a community they lived in out of state had a strict sign ordinance, and as the main corridor filled in, it resulted in a pleasing and consistent corridor. Mayor Clyde asked if the sign ordinance accomplished what was intended, or was it too restrictive. It was noted a Commissioner didn't

feel it to be too restrictive, two committees came to agreement on the ordinance and they don't think it hinders economic development.

Council Member Conover, expressed the sign ordinance is an issue with the Chamber of Commerce and the Economic Development Commission. Businesses have come to him expressing concern. Director Aegerter noted there were businesses grandfathered in so they could make changes. Commissioner expressed how do we want Springville to look and noted they would not like to see some design standards.

Mayor Clyde asked the Commissioners if they would like to review the sign ordinance. It was noted the Commissioners were concerned about design standards and would like to compare the sign ordinance with other communities, to see if the City's is more or less restricted or different. Results will be given to Director Aegerter at end of the semester with opinions from citizens.

Design standards were discussed within commercial areas and differed from different areas of the City such as next to the Freeway would be different from that on Main Street. Director Aegerter noted Staff and Planning Commissioners have discussed the possibility of design standards from options of basic building materials as norms to anything unusual would be reviewed. Mayor Clyde asked for clarification, that currently there are no design standards within the City. Director Aegerter noted at this time that is correct and design standards do not always mean more cost, it's more of how does each area fit in the community. Mayor Clyde noted driving through the City you see old motels being used as residential living, how do we address this and run down businesses or property that are eyesores. Discussions of development and having a business friendly community were addressed.

Councilmember Sorensen was excused from the meeting to attend a personal function outside of the meeting.

5. CLOSED SESSION, IF NEEDED – TO BE ANNOUNCED IN MOTION

The Springville City Council may temporarily recess this meeting and convene in a closed session to discuss pending or reasonably imminent litigation, and the purchase, exchange, or lease of real property, as provided by Utah State Code Annotated §52-4-205

COUNCILMEMBER CREER MOVED TO TEMPORARILY ADJOURN THE WORK/STUDY MEETING AT 6:40 P.M. AND CONVENE IN A CLOSED SESSION FOR THE PURPOSE OF DISCUSSING PENDING LITIGATION AS PROVIDED BY U.C.A. §52-4-205. COUNCILMEMBER CONOVER SECONDED THE MOTION. THE VOTE IS RECORDED AS FOLLOWS: COUNCILMEMBER OLSEN – AYE; COUNCILMEMBER CHILD – AYE; COUNCILMEMBER CONOVER – AYE; AND COUNCILMEMBER CREER – AYE. THE MOTION WAS UNANIMOUSLY APPROVED.

ADJOURNMENT

COUNCILMEMBER CREER MOTIONED TO ADJOURN THE JOINT CITY COUNCIL AND PLANNING COMMISSION MEETING AT 6:40 P.M. COUNCILMEMBER CONOVER SECONDED ALL PRESENT VOTED AYE