



MINUTES
Springville City Council Work/Study Meeting - DECEMBER 12, 2023

MINUTES OF THE WORK/STUDY MEETING OF THE SPRINGVILLE CITY COUNCIL HELD ON TUESDAY, DECEMBER 12, 2023 AT 5:30 P.M. AT THE CIVIC CENTER, 110 SOUTH MAIN STREET, SPRINGVILLE, UTAH.

Presiding and Conducting: Mayor Matt Packard

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

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

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

COUNCIL BUSINESS

1. Calendar

- 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)
- Jan 02 - Oath of Office for new Council Members 5:30 p.m.
- Jan 02 - Work Study Meeting 6:00 p.m., Regular Meeting 7:00 p.m.

2. **MAYOR, COUNCIL, AND ADMINISTRATIVE REPORTS**

a) **Discussion regarding the 1600 South Area Plan - Josh Yost, Community Development Director**

Director Yost introduced consultants in attendance from CRSA Kelly Gillman and Cooper Parson. He went on to explain the process of the 1600 South Area Plan. He said it had been substantial and would provide a basis for a good discussion this evening. In March 2021 the procurement started, in August 2021 the project was kicked off, and in October 2021 staff reviewed scenarios with the council. Over the next twelve months, staff drafted and refined the plan. The Planning Commission is scheduled to review the plan later this evening and will provide a recommendation to the council.

Josh reviewed the maximum development yield with a projected regulated plan yield of 10,000 in population.

Mayor Packard asked if the plan was adopted as presented, a more in-depth review will be needed after the first of the year. Josh explained the plan was in line with the current build-out.

Josh reported the open house held last week was well attended with many new attendees. Some concerns were those that have agricultural land and animals and if it would affect them with complaints. Josh explained the requirements of the city and did not see it forcing anyone out. They have requested something be written in a policy statement.

Kelly Gillman reported on further steps in the process before development begins. The council may want to consider a form base code. He briefly explained the different place types, street types, land use districts, and open space types. The uses and building types were recommended to be in a form-based code.

Councilmember Miller stated the council may want to discuss changing service levels for park space.

Kelly added another element would be to eventually work with Spanish Fork on city boundaries. He explained a table of suggested uses included in the plan to define place types.

Councilmember Sorensen asked about the potential population of the area and whether public uses, such as schools and churches, roads, and parks were considered. Kelly said roads and parks were included, he said he would check on the schools and churches. He then reported on the proposed park space types.

Councilmember Sorensen inquired about the name of the interchange as it involves more than just 1600 South. Troy explained the general plan names different areas and the southern end of 1600 South has not been named.

Josh said the interchange will likely be named Dry Creek Parkway.

Council by consensus said it was a good starting point with nothing specific, but a plan.

Councilmember Sorensen asked when the road was going to be started. Troy stated there has been some ongoing work and construction was scheduled for next summer.

Mayor Packard expressed his appreciation for Josh and Troy in helping him understand more about the plan and the council has been working hard to create variations.

Councilmember Jensen asked about connecting Highway 89. Troy said it was on UDOT's radar, but not within the next five years. Mayor Packard commented there was a lot to think about, with cost and design.

b) **Utility Board Update - Cl. Jensen/Cl. Miller**

c) **Public Works**

d) **Power**

e) **Administration**

Discussions were postponed for items "b" to items "e".

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.

ADJOURN

Motion: Councilmember Jensen moved to adjourn the work meeting at 6:39 p.m. Councilmember Crandall seconded the motion. Voting Yes: Councilmember Crandall, Councilmember Jensen,

Councilmember Miller, Councilmember Snelson, and Councilmember Sorensen. The motion **Passed Unanimously; 5-0**

This document constitutes the official minutes for the Springville City Council Work/Study Meeting held on Tuesday, December 12, 2023.

I, Kim Crane, do hereby certify that I am the duly appointed, qualified, and acting City Recorder for Springville City, of Utah County, State of Utah. I do hereby certify that the foregoing minutes represent a true, accurate, and complete record of this meeting held on Tuesday, December 12, 2023.

DATE APPROVED: January 16, 2024



Kim Crane
City Recorder

