



**AGENDA FOR THE WORK / STUDY MEETING
OF THE CITY COUNCIL
OF THE CITY OF SPRINGVILLE, UTAH
COUNCIL CHAMBERS, 110 SOUTH MAIN STREET
AUGUST 05, 2014 – 5:15 P.M.**

MAYOR AND COUNCIL DINNER – 4:45 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.

CALL TO ORDER- 5:15 P.M.

COUNCIL BUSINESS

1. Calendar

- August 12 – Work/Study Meeting 5:15 p.m.
- August 19 – Work/Study Meeting 5:15 p.m., City Council Meeting 7:00 p.m.
- August 22 – City Council Retreat Noon
- September 1 – Labor Day (City Offices Closed)
- September 2 – Work/Study Meeting 5:15 p.m., City Council Meeting 7:00 p.m.
- September 9 – Work/Study Meeting 5:15 p.m.
- September 10-12 – ULCT Annual Conference – Salt Lake City
- September 16 – Work/Study Meeting 5:15 p.m., City Council Meeting 7:00 p.m.

2. Discussion on this evening's Regular Meeting agenda items

- a) Invocation – Councilmember Conover
- b) Pledge of Allegiance – Councilmember Sorensen
- c) Consent Agenda
 - 2. Approval of all City purchase orders properly signed (SCC §2-10-110(5))
 - 3. Approval of Minutes – April 08, 2014 Work/Study Meeting
 - 4. Consideration of approval to allow for the construction of a partial street width on 950 West for the development of the Ashford of Springville Subdivision located at 333 South 950 West.
 - 5. Consideration of amending Springville City's power rate Resolution #2014-14 to establish a rate and charges for renewable energy sold and delivered through the Springville City municipal electric power system – Leon Fredrickson, Power Department Director

3. **DISCUSSIONS/PRESENTATIONS**

- a) Code Enforcement Policy – Fred Aegerter, Community Development Director
- b) Youth City Council Report – Kerry Oman

This meeting was noticed in compliance with Utah Code 52-4-202 on July 31, 2014. Agendas and minutes are accessible through the Springville City website at www.springville.org/agendasminutes. Council Meeting agendas are available through the Utah Public Meeting Notice website at <http://www.utah.gov/pmn/index.html>. Email subscriptions to Utah Public Meeting Notices are available through their website.

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.

THIS AGENDA IS SUBJECT TO CHANGE WITH A MINIMUM OF 24-HOURS NOTICE

c) Training – John Penrod, Assistant City Administrator/City Attorney

4. MAYOR, COUNCIL, AND ADMINISTRATIVE REPORTS

5. CLOSED SESSION

The Springville City Council may temporarily recess the regular 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 Code Annotated §52-4-205

ADJOURNMENT

This meeting was noticed in compliance with Utah Code 52-4-202 on July 31, 2014. Agendas and minutes are accessible through the Springville City website at www.springville.org/agendasminutes. Council Meeting agendas are available through the Utah Public Meeting Notice website at <http://www.utah.gov/pmn/index.html>. Email subscriptions to Utah Public Meeting Notices are available through their website.

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**AGENDA FOR THE REGULAR MEETING
OF THE CITY COUNCIL
OF THE CITY OF SPRINGVILLE, UTAH
COUNCIL CHAMBERS, 110 SOUTH MAIN STREET
August 05, 2014 – 7:00 P.M.**

**CALL TO ORDER
INVOCATION AND PLEDGE
APPROVAL OF THE MEETING'S AGENDA
MAYOR'S COMMENTS**

CEREMONIAL AGENDA

1. Presentation to Brent Packard – Planning Commission Recognition

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*

2. Approval of all City purchase orders properly signed (Springville City Code §2-10-110(5))
3. Approval of Minutes – April 08, 2014 Work/Study Meeting
4. Consideration of approval to allow for the construction of a partial street width on 950 West for the development of the Ashford of Springville Subdivision located at 333 South 950 West – Fred Aegerter, Community Development Director
5. Consideration of amending Springville City's power rate Resolution #2014-14 to establish a rate and charges for renewable energy sold and delivered through the Springville City municipal electric power system – Leon Fredrickson, Power Department Director

PUBLIC HEARING

6. Public Hearing to consider an Ordinance amending various sections of the Springville City Title 11 Sign Ordinance to allow for an electronic pole sign to be located at the Springville Junior High School and other school sites located in Springville City– Fred Aegerter, Community Development Director

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- Kim Rayburn, City Recorder

The next regular Council Meeting will be held on August 19, 2014 at 7:00 p.m. in the Civic Center Council Chambers, 110 South Main Street, Springville, unless otherwise noticed. 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.

*The Consent Agenda consists of items 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.

THIS AGENDA IS SUBJECT TO CHANGE WITH A MINIMUM OF 24-HOURS NOTICE

7. Public Hearing to consider amending the General Plan from Commercial to Residential and to rezone the property located at 103 East 700 North from CC – Community Commercial to RMF -2, Residential Multi-Family zone. – Fred Aegerter, Community Development Director

REGULAR AGENDA

8. Consideration of a contract between J. Lyne Roberts and Sons and Springville City for CM/GC Services for the development of the Wayne Bartholomew Family Park Phase II – Alex Roylance, Building and Grounds Director
9. Consideration of approval entering into a Basis of Design Agreement between the City, JSRIP, the Dept. of the Interior, CUWCD, and URMCC for Hobble Creek and Community Park – Alex Roylance, Building and Grounds Director

MAYOR, COUNCIL AND ADMINISTRATIVE REPORTS

CLOSED SESSION

10. *The Springville City Council may temporarily recess the regular 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 Code Annotated §52-4-205*

ADJOURNMENT

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**MINUTES FOR THE REGULAR AND WORK/STUDY MEETING
OF THE CITY COUNCIL
OF THE CITY OF SPRINGVILLE, UTAH
MULTIPURPOSE ROOM, 110 SOUTH MAIN STREET
APRIL 08, 2014 – 5:15 PM**

6

8 The following are the minutes of the Regular and Work/Study Meeting of the Springville
City Council. The meeting was held on **Tuesday, April 08, 2014 at 5:15 p.m.** in the Springville
City Civic Center Multipurpose Room, 110 South Main Street, Springville, Utah. Adequate
10 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.

12

Mayor Wilford W. Clyde presided. In addition to Mayor Clyde, the following were
14 present: Councilmember Richard Child, Councilmember Craig Conover, Councilmember Chris
Creer, Councilmember Dean Olsen, Councilmember Chris Sorensen, Assistant City
16 Administrator/City Attorney John Penrod, and City Recorder Kim Rayburn. Also present were:
Golf Director Raymond “Sonny” Braun, Art Museum Director Dr. Rita Wright, Public Safety
18 Director Scott Finlayson, Public Works Director Brad Stapley, Building and Grounds Director
Alex Roylance, Library Director Pamela Vaughn, Recreation Director Charles Keeler, and
20 Treasurer Doris Weight, Excused from tonight’s meeting: City Administrator Troy Fitzgerald,
Administrative Services Manager Rod Oldroyd, and Assistant City Administrator/Finance
22 Director Bruce Riddle

24 **CALL TO ORDER**

Mayor Wilford Clyde called the work meeting to order at 5:17 p.m.

26

COUNCIL BUSINESS

28 **1. Minutes**

Councilmember Olsen motioned to approve the minutes as written from the February 18,
30 2014 Work/Study Meeting. Councilmember Conover seconded and all present voted aye.

32 **2. Calendar**

- April 9-11 – ULCT Mid-Year Conference, St. George
- 34 • April 18-19 – Spring Clean Up Days
- April 20 - Easter
- 36 • April 22-25 – ULCT Road School, St. George
- April 23 – 89th Annual Spring Salon Opens
- 38 • April 25, 2014 – Arbor Day
- April 25-26 – Spring Clean Up Days
- 40 • April 26 10-2:00 Take Back Event at Library for Prescription Drugs
- April 24 6:30 Town Hall Meeting, ASAP

- April 29 – Budget Retreat
- April 30 1:45 Student Town Hall Meeting, ASAP

Museum Director, Dr. Rita Wright reported the Annual Spring Art Salon had approximately 900 entries, of which they will be hanging over 250 pieces of art. The Art Ball will be May 17, 2014 with a Paris theme. Virgil Jacobsen and Dawn Jensen will be retiring from the Art Museum. A reception will be held in their honor on April 23, 2014 at 4:30 p.m. at the Art Museum.

City Attorney, John Penrod reported the ASAP group will be hosting a Prescription Drug Take Back event at the Library on April 26 from 10:00 a.m. to 2:00 p.m. and on April 24 ASAP will hold a town hall meeting along with Parents Empowered at the Library at 6:30 p.m. Attorney Penrod noted last year the town hall meeting had good attendance and they expect this year to be even better. He noted the youth will have a meeting on April 30 at 1:30 p.m. at the high school, where Brad Barton a renowned illusionist will be performing.

Mayor Clyde mentioned that the “Bike to Work with the Mayor” event will be held on May 17, 2014 at 9:30 a.m. The event is being held on a Saturday and will coincide with the opening of the Splash Pad. UTA sponsors the event. Hotdogs and hamburgers will be provided by the Chamber of Commerce as well as other donations from local businesses. Chief Finlayson discussed the route for the bike ride with the Council and will have an area mapped out for the ride.

3. DISCUSSIONS/PRESENTATIONS

a) Police

Chief Finlayson, no items

b) Solid Waste/Recycling – Brad Stapley, Public Works Director

Director Stapley reported on recycling, and reviewed his presentation given last year to the City Council. Director Stapley discussed recycling and the current fees and noted currently some areas are at break even and other areas do not make money because staff would need to be added. He stated currently there are over 1000 users up from 700 a year ago. Director Stapley explained 3500 cans would be needed to make it profitable for the City and would like to go with an “opt-out” program. He noted with the “opt-out” program the expectation is 70-75% would participate in recycling.

Director Stapley expressed that according to a recent analysis the City has a decision to make regarding recycling either stay small or go big. Mayor Clyde asked if citizens currently with two cans and those that recycle will have two cans, will more staff will be needed to pick them up. Director Stapley reviewed the analysis and it is expected the number of households with two cans would decrease and the solid waste tonnage would also decrease. Chief Finlayson asked if the second can was cheaper, and suggested to raise the cost of the second can to encourage citizens to use the recycling can. Director Stapley acknowledged that it is possible, however some view it as being penalized compared to the “opt-out” program. Treasurer Doris Weight noted the recycle cans are less a month and are picked up twice a month. Chief Finlayson

expressed that having the recycling can cheaper and the second can cost more would be an incentive for citizens to recycle.

Councilmember Sorensen commented that the Solid Waste District is not making money from recycling they receive funds for haul back when they return. Director Stapley noted there are about 1300 residents that have a second can and thirty that have three cans. When the analysis was done, there was not as much recycling taking place.

Councilmember Sorensen asked why the City is no longer using ACE for recycling pickup. Director Stapley noted the ACE contract was expiring and the previous Council wanted to proceed with a recycling program and review it a year later.

Mayor Clyde asked if another truck will be needed. Director Stapley replied if we get to 3500 participants, then yes, in order to make it work. Councilmember Sorensen commented can you ever make money without charging triple. Director Stapley said in order to do so it would require going bigger and only needing one truck. Library Director Vaughn asked if there was a difference to the landfill. Director Stapley replied the recycling doesn't go to the landfill, but it does reduce the amount of solid waste going into the landfill. Councilmember Sorensen expressed that business wise landfills are not making money, but recycling keeps it out of the landfills which is good.

Director Stapley explained his staff can do a reanalysis; today's discussion was to help everyone get a feel for what is needed and to ask the Council how they would like to proceed. He explained that the City can keep the program small and not increase numbers, revenue and costs or go bigger and have a larger recycling program with more revenue and requiring more costs and equipment.

Mayor Clyde asked about the "tipping fee" and how much it currently costs. Director Stapley explained it is around \$32. Councilmember Sorensen explained that there is potential for the Solid Waste District to make changes. Mayor Clyde recounted the Solid Waste District was put in 22 years ago, and was designed for smaller loads, when they went in they were required to keep garbage picked up around the property. Councilmember Sorensen stated they need to may need to increase charges so that they can improve. Mayor Clyde stated they needed to budget over the last 22 years and to keep improving the facility and equipment and now they need funds to improve and they are not taking care of the current site.

Councilmember Conover asked about the amount of cans currently being picked up and if another truck is needed. Mayor Clyde asked if there is a truck that picks up regular garbage as well as recycling. Director Stapley replied there is not a truck designated for recycling and they would need one for this purpose. He reported that the City's solid waste division is running three trucks and has a fourth truck as a back-up.

Councilmember Child discussed the current fee and the possibility of raising it a small portion to cover the costs of recycling, but not too much to where it discourages recycling. Mayor Clyde stated in any case there is a need to do a good advertising campaign, and state what is to be accomplished.

2 Director Stapley explained the solid waste division can add 2800 cans without more
equipment, but it will need more staff. Director Stapley noted the biggest cost is fuel, and it will
4 take longer to pick up the cans. Councilmember Conover, Councilmember Creer and
Councilmember Child would like to see an “opt-in” program and advertise it well.
6 Councilmember Sorensen expressed there is a need to have a recycling program. Councilmember
Creer also stated he would like to see an “opt-in” program with a price incentive to recycle.

8 Director Stapley understands the Council would prefer an “opt-in” program raising the
regular can price and the second can price somewhat higher. Director Stapley will run a model
analysis and bring it back to the Council.

10 **ROUNABOUT AT 400 SOUTH 1300 EAST**

12 Director Stapley will be meeting with Neil Child a resident in the area about the
construction of the roundabout at 400 South and 1300 East. The fifth leg of construction will go
14 down to the Arts Park, but is not a part of this construction. Director Stapley explained the
property lines and plan for the roundabout he also noted the sidewalk will need to be completed
16 for a safe walking path in school routes. Director Stapley detailed dates for the project starting
with bidding on May 01, 2014; awarding the project on May 6, 2014 at the City Council meeting
18 and starting construction on May 19, 2014; with substantial completion on August 15, 2014.
Director Stapley noted it is an aggressive schedule and they want to have it completed before
20 school starts in the fall.

22 Director Stapley noted he will be meeting with Nebo School District about opening the
road by the new Junior High on 1470 East. Police Chief Finlayson asked how citizens will know
where to go and what routes to use. Director Stapley replied the Engineering Department is
24 working on signing and detours. Councilmember Conover noted there will need to be good
signage for the Golf course route. Director Stapley agreed and noted they are working on the
26 signage.

28 **4. MAYOR, COUNCIL, ADMINISTRATIVE REPORTS**

30 **a) Discussion with Department Directors**

32 Mayor Clyde advised he had discussions with City Administrator Fitzgerald about the
budget and noted staff had come up with a balanced budget, with some heartache. Items of
concern were the Golf Course and projects that are needed but there is no funding for them.
34 Mayor Clyde explained there is some one time money available to do various projects. The
Council and Staff will discuss those items at the budget retreat on April 29, 2014.

36 Mayor Clyde discussed the work on the irrigation pond. He stated the pond is a water
project owned by an enterprise entity of the City, and should pay for the ground where the pond
is located. Mayor Clyde explained the money from the pond property could be used to help
improve the parks. Councilmember Child mentioned to have the City talk to the Springville
38 Irrigation Company about getting grant monies for improvement on the parks. Mayor Clyde
expressed it as an idea to get money in the park fund to complete the park. He said residents are
40 waiting with anticipation for the pond to open, and the park needs to be completed.

2 Building and Grounds Director Roylance explained the initial cost estimates from the
3 engineers and architects will only cover the parking lot, restrooms and landscaping just around
4 the pond with the existing funds. There is some area carved out for a pavilion and playground to
5 be completed at a later date.

6 Mayor Clyde remarked other projects he would like to see completed would be four ball
7 fields at the Community Park. Director Roylance reported the estimate on that park is
8 approximately \$4-million with a minimum of \$3-million. Mayor Clyde acknowledged there is no
9 money for that project.

10 Mayor Clyde noted Nebo School District is in need of more parking at the Old Jr High
11 and they want to use one of the East ball fields for this purpose. Mayor Clyde reported another
12 option could be for the City to help with a parking lot at the tennis courts and skate-park, which
13 would be a joint parking lot for them to use during the day and the City could use it in the
14 evenings. He noted he was not sure how much the City would need to contribute.
15 Councilmember Sorensen said it may be worth talking to the School District about extending
16 play fields, with existing schools. He noted it has been done before with good success.

17 Mayor Clyde reported he talked to a representative from the Boyer Company, about
18 getting some shopping areas on their property and they stated they are looking for an anchor for
19 that area.

20 Councilmember Sorensen noted there are tennis shoes hanging over the wire near 1400 N
21 Main, and stated this has been known as gang tagging and would like to see them removed.
22 Treasurer Doris Weight will contact the electric department dispatch center and ask them to have
23 them removed.

24 Recreation Director Keeler reported on the Easter egg “Eggstraviganza” at the pool and
25 said it went very well. The water was colored pink for the event and they had over 400 in
26 attendance; so many they had to allow people in the pool in shifts to participate. Director Keeler
27 advised the Director of the DUP Museum, Sandy Allison, who is also a part of the Arts
28 Commission and Heritage Day Committee has been diagnosed with kidney cancer and will be
29 out for a while. She is beginning treatment and the DUP Museum will continue to run with
30 volunteers. Director Keeler further advised spring sports programs are starting. Every league is
31 about at capacity with over 1130 kids signed up for diamond sports.

32 Library Director Pam Vaughn reported the summer reading program is getting started.
33 Mayor Clyde commented he is pleased with the Library advertising in the local paper in the
34 Springville section, and would like to see other departments doing the same; he noted people like
35 to see what is happening in the City and to participate in events. Councilmember Conover
36 explained if it doesn’t get into the paper itself they will post it online.

37 Councilmember Conover asked for an update on the sign committee, Mayor Clyde noted
38 he has been working on assigning individuals to the committee. Mayor Clyde in addition asked
39 the Council to review the committees they are in charge of and see if they need to add members,
40 if so to please give him recommendations.

2 Councilmember Sorensen reported Tunex is having their grand opening this week and it
is a very nice facility.

4 Golf Director Sonny Braun, reported the restaurant has a new lease and they have started
working, and will be open Monday.

6 Building and Grounds Director, Alex Roylance, reported the canyon parks are now open.

8 **b) Commission, Board, and Committee Minutes**

i. Arts Commission minutes of March 11, 2014

10 ii. Emergency Preparedness Committee minutes of February 20, 2014

iii. Parks and Recreation Board minutes for February 27, 2014

12 iv. Water Board minutes for February 11, 2014

No discussion.

14 **c) Mayor and Council Reports**

i. Planning Commission – Councilmember Rick Child

16 ii. Mountainland Association of Governments – Mayor Clyde

18 iii. South County Mayors – Mayor Clyde

No discussion.

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

22 *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*

24 No closed meeting.

26 **ADJOURNMENT**

28 COUNCIL MEMBER CHILD MOVED TO ADJOURN THE CITY COUNCIL
WORK/STUDY MEETING AT 6:35 P.M. COUNCIL MEMBER OLSEN SECONDED THE
MOTION, AND ALL PRESENT VOTED AYE. THE MOTION PASSED UNANIMOUSLY



STAFF REPORT

DATE: July 29, 2014

TO: Honorable Mayor and City Council

FROM: J. Fred Aegerter, Community Development Director

SUBJECT: **APPROVAL TO CONSTRUCT PARTIAL STREET WIDTH ON 950 WEST IN CONJUNCTION WITH THE ASHFORD OF SPRINGVILLE SUBDIVISION LOCATED AT 333 SOUTH 950 WEST.**

RECOMMENDED MOTION

Move to grant approval to allow for the construction of a partial street width on 950 West for the development of the Ashford of Springville Subdivision located at 333 South 950 West.

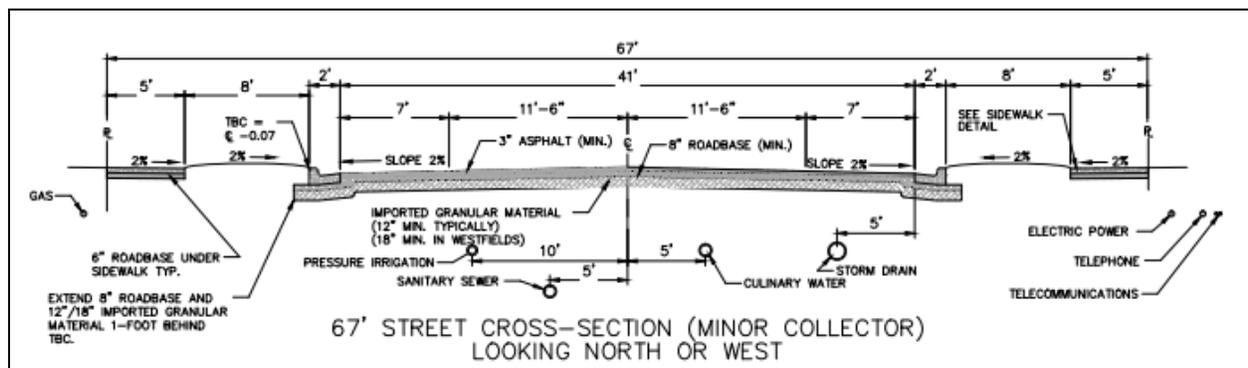
SUMMARY OF ISSUES/FOCUS OF ACTION

Does the request to install half street improvements conform to the conditions of Section 14-5-111 of Springville Subdivision Regulations?

BACKGROUND

The Ashford of Springville Subdivision is a minor subdivision so it does not require City Council approval. The subdivision was approved by the Planning Commission on July 22, 2014 as part of the Consent Agenda.

Because of the size of 950 West (67-feet) the applicant is proposing to improve to the centerline of the street.



DISCUSSION

Springville City Subdivision Regulations Code allows the City Council to accept partial or half streets contingent upon certain conditions (below) being met.

14-5-111 Streets

(8) Half-streets. All streets shall conform to the minimum standards of width, except that the City Council may accept partial or half streets if the following conditions are met:

- (a) The street is located at the border of a subdivision;
 - *The proposed subdivision is a single lot development with frontage along 400 South and 950 West.*

- (b) The proposed pavement width is at least 28 feet wide and accommodates all utility systems as set forth in City Standards;
 - *950 West is a 67-foot wide right-of-way and eventually will have a pavement section of 37-feet. The applicant will be installing a 5' sidewalk, 8' park strip, 2' curb & gutter and 18.5' of asphalt to the centerline.*

- (c) The remaining portion is not necessary to allow for the development of adjacent property;
 - *The remaining portion (west side of 950 West) has already been dedicated and will be improved when the parcel to the west is developed.*

- (d) There are no existing conditions which would prevent the subsequent development of the remaining portion of the street; and
 - *See comment above.*

- (e) At the time the remainder of the right-of-way is constructed, the City Engineer shall require resurfacing of the complete street surface and may require rebuilding the street to meet City standards.
 - *See comment above.*

Planning Commission Recommendation

The Planning Commission considered the approval of the Ashford of Springville single-lot subdivision at the July 22, 2014 meeting as part of the Consent Agenda. The approval included the contingency the City Council approve the half street as per City Code.

COMMISSION ACTION:

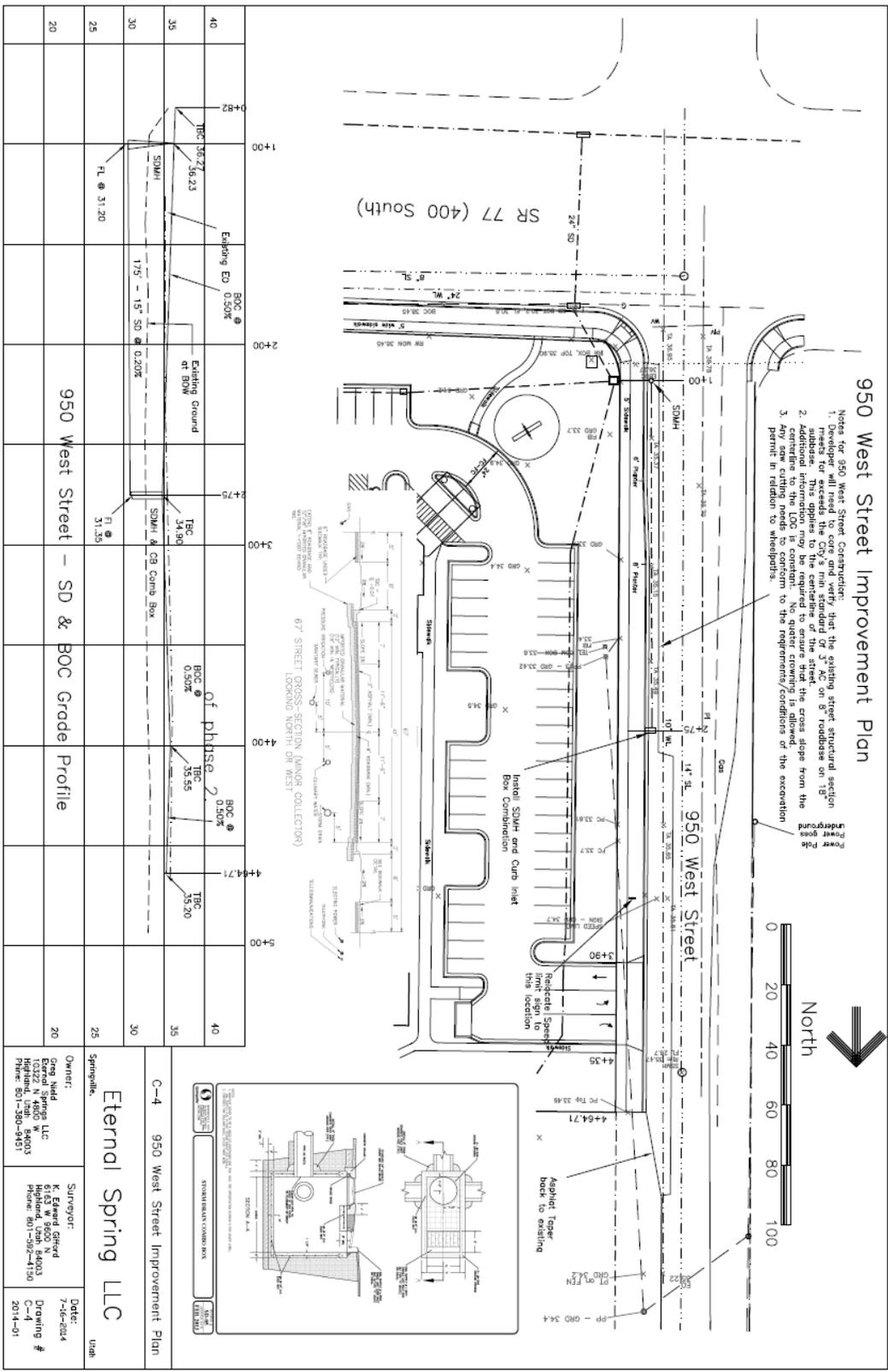
Commissioner Clyde moved to approve the Consent Agenda. Commissioner Nolte seconded the motion. The vote to approve the Consent Agenda was unanimous.

Commission Vote

<u>Commissioner</u>	<u>Yes</u>	<u>No</u>
Huff	Excused	
Young	Excused	
Baker	X	
Nolte	X	
Clay	X	
Mertz	X	
Clyde	X	

Laura Thompson
Planner

cc: Greg Nield with Eternal Spring, LLC





Springville City Planning Commission

Letter of Recommendation to City Council

Applicant: Gregg Nield Eternal Spring LLC 10332 North 4800 West Highland UT 84003		Request: Seeking approval for the Ashford of Springville single-lot minor subdivision located at 333 South 950 West in the NC – Neighborhood Commercial zone.		Date of Meeting: July 22, 2014													
Zone Classification: NC – Neighborhood Commercial		Total Acreage of Site:		Number of Lots/Units:													
General Plan – Land Use Designation: Commercial		Previous Use of Property:		<table border="1"> <tr> <td><input checked="" type="checkbox"/></td> <td>Administrative Action</td> <td><input type="checkbox"/></td> <td>Legislative Action</td> </tr> <tr> <td></td> <td>Public Hearing Required</td> <td><input type="checkbox"/></td> <td>Planning Commission</td> </tr> <tr> <td></td> <td></td> <td><input type="checkbox"/></td> <td>City Council</td> </tr> </table>		<input checked="" type="checkbox"/>	Administrative Action	<input type="checkbox"/>	Legislative Action		Public Hearing Required	<input type="checkbox"/>	Planning Commission			<input type="checkbox"/>	City Council
<input checked="" type="checkbox"/>	Administrative Action	<input type="checkbox"/>	Legislative Action														
	Public Hearing Required	<input type="checkbox"/>	Planning Commission														
		<input type="checkbox"/>	City Council														

Motion by: <i>Care Clyde</i>		Second by: <i>Joyce Nolte</i>	
PC RECOMMENDATION	<input checked="" type="checkbox"/>	APPROVE	<input type="checkbox"/>
		DISAPPROVE	<input type="checkbox"/>
		OTHER:	<input type="checkbox"/>

CONDITIONS OF APPROVAL:

Move to grant approval for the single-lot minor, Ashford of Springville Subdivision located at 333 North 950 West in the NC – Neighborhood Commercial zone and contingent upon the City Council’s approval of the partial street improvements.

Planning Commission Signatures:

	YES	NO	ABSTAIN
<i>excused</i> Craig Huff			
<i>Carl Clyde</i> Carl Clyde	✓		
<i>Genevieve Baker</i> Genevieve Baker	✓		
<i>Joyce Nolte</i> Joyce Nolte	✓		
<i>Brad Mertz</i> Brad Mertz	✓		
<i>Michael Clay</i> Michael Clay	✓		
<i>excused</i> Frank Young	✓		

APPROVE 5 DENY _____ ABSTAIN _____

Charlene Gray
Planning Commission Secretary

July 22, 2014
Date



STAFF REPORT

DATE: July 30, 2014

TO: Honorable Mayor and City Council

FROM: Springville City Power Department

SUBJECT: RENEWABLE ENERGY RATE RESOLUTION

MOTION TO AMEND SPRINGVILLE CITY'S POWER RATE RESOLUTION TO ESTABLISH A RATE AND CHARGES FOR RENEWALABLE ENERGY SOLD AND DELIVERED THROUGH THE SPRINGVILLE CITY MUNICIPAL ELECTRIC POWER SYSTEM.

SUMMARY OF ISSUES/FOCUS OF ACTION

Springville Power has received inquiries from current customers who are interested in purchasing renewable energy for their operations. Some customers wish to purchase renewable energy for their entire connected load. Currently, Springville does not have a power rate associated with renewable energy. Attached you will find an amendment to Springville's current power rate resolution. This amendment establishes a rate for residents and commercial customers who are interested in purchasing renewable energy for their homes and businesses. Customers may purchase renewable energy blocks of a fixed amount at the beginning of any monthly billing cycle. Termination of renewable energy block purchases by customers will require opting out and will take effect at the end of the customer's monthly billing cycle.

BACKGROUND

The Springville City Power Department has been proactive in securing a diverse portfolio of renewable power resources. Currently renewable power makes up 15% of Springville's total power resource mix. The Power Departments would like to sell this renewable energy, up to its maximum allocation and assign it to businesses and residents who choose to purchase. The rate for this energy will be established by resolution and may be amended in Springville's Comprehensive Fee Schedule as needed.

The Department has completed a comprehensive cost study of renewable power rates from many utilities across the State of Utah and throughout the United States. This study information combined with the current cost of Springville's renewable resources has contributed greatly in establishing the attached renewable rate resolution.

DISCUSSION ITEMS

- What is Springville's Current wholesale cost for renewable energy
- How does Springville's new renewable energy rate compare to other utilities
- Does Springville have enough renewable energy to sell
- Will the new energy rate cover current costs
- How can Springville residents buy renewable power for their homes
- Will Springville be obligated to purchase additional renewable energy

ALTERNATIVES

Regardless of a renewable power purchase program, Springville provides 15% renewable power to every customer connected to its power system. This has already been established through planning and purchases made to create a diversified power portfolio. Springville may choose to not provide a new rate for renewable energy customers. A decision to not provide a renewable energy rate will not financially impact Springville.

FISCAL IMPACT

The cost for renewable energy is approximately 20% higher than that of traditional power resources. This additional cost has been incorporated into the rate resolution amendment for renewable energy. The revenue received from businesses and residents that want to participate in the purchase of renewable energy will offset the additional cost Springville pays for renewable resources. The fiscal impact to Springville in providing a purchase program for renewable energy is positive in the fact that all revenue received will be applied to Springville's renewable power costs.

RESOLUTION NO. _____

A RESOLUTION PROVIDING AND ESTABLISHING RATES AND CHARGES FOR ELECTRIC POWER AND ENERGY SOLD AND DELIVERED THROUGH THE SPRINGVILLE CITY MUNICIPAL ELECTRIC POWER SYSTEM.

Be it resolved by the City Council of Springville, Utah:

Section 1: (a) For the purposes of this section a *residential* customer shall be any customer that has power delivered to a residence or to a zoning lot being used as a residence including two-family and multi-family dwellings. The rate for electric energy delivered to all residential customers shall be as follows:

<u>Kilo-watt hours (used in a meter reading period)</u>	<u>Charge per Kilo-watt hour</u>
0 - 400	\$0.077
401	\$1.000
402 - 1,000	\$0.094
1,001	\$3.000
1,002 and above	\$0.116

(b) In addition to the energy charge in subsection (a), each residential customer shall pay a monthly service charge of \$11.00.

(c) Each Residential Customer has the option of purchasing Springville's unsubscribed and available renewable energy. In addition to the energy charges in subsection (a) and (b), renewable energy will be sold in 100 kilowatt-hour blocks. Residential Customers will have the ability to purchase blocks of energy up to their monthly average load in KWH. Residential Customer kilowatt-hour purchases will be applied towards procurement of wind, solar, and biogas source energy by Springville City. The rate for green electric energy delivered to all residential customers shall be priced at \$1.75 per 100 KWH Blocks and may be adjusted as per section 13.2

Section 2: (a) For purposes of this section, a small commercial customer shall be any customer whose peak demand during any month does not exceed 35 kilowatts.

(b) The rate for electric energy delivered to *small commercial* customers shall be as follows:

- (i) \$0.11772 per kilowatt-hour for the first 500 kilowatt-hours used by a customer each month;
- (ii) \$0.0911 per kilowatt-hour for kilowatt-hours more than 500, but not more than 10,000 kilowatt-hours used by a customer each month;

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(iii) \$0.0608 per kilowatt-hour for kilowatt-hours more than 10,000 kilowatt-hours used by a customer each month.

(c) In addition to the energy charge provided by subsection (b) above, each small commercial customer whose maximum power demand during the month is greater than five (5) kilowatts shall pay a demand charge of \$6.20 per kilowatt of maximum demand during the month; provided however, there shall be no charge for the first (5) kilowatts of demand.

(d) In addition to the energy in demand charges provided by subsections (b) and (c) above, each small commercial customer shall pay a monthly service charge of \$25.00.

(e) In addition to the energy charge in subsection (b), (c) and (d), each Small Commercial customer has the option of purchasing Springville's unsubscribed and available renewable energy. Renewable energy will be sold in 100 KWH Blocks. Small Commercial Customers will have the ability to purchase blocks of energy up to their monthly average load in KWH. Small Commercial Customer kilowatt-hour purchases will be applied towards procurement of wind, solar, and biogas source energy by Springville City. The rate for green electric energy delivered to all small commercial customers shall be priced at \$1.75 per 100 KWH Blocks and may be adjusted as per section [132](#).

Section 3: (a) For purposes of this section, a *large commercial* customer shall be a customer whose peak demand during a month is greater than 35 kilowatts.

(b) The rate for electric energy for large commercial customers shall be as follows:

- (i) \$0.1161 per kilowatt-hour for the first 10,000 kilowatt-hours used by a customer each month;
- (ii) \$0.0783 per kilowatt-hour more than 10,000 but not more than 100,000 kilowatt-hours used by a customer each month;
- (iii) \$0.0707 per kilowatt-hour for kilowatt-hours in excess of 100,000 kilowatt-hours used by a customer each month.

(c) In addition to the energy charge provided by subsection (b) above, each large commercial customer whose maximum power demand during the month is greater than 5 kilowatts shall pay a demand charge of \$6.90 per kilowatt of maximum demand during the month; provided however, there shall be no charge for the first 5 kilowatts of demand.

(d) In addition to the energy in demand charges provided by subsections (b) and (c) above, each large commercial customer shall pay a monthly service charge of \$35.00.

(e) In addition to the energy charge in subsection (b), (c) and (d), each Large Commercial customer has the option of purchasing Springville's unsubscribed and available renewable energy based. Renewable energy will be sold in 1000 KWH Blocks. Large Commercial Customers will have the ability to purchase blocks of energy up to their monthly average load in KWH. Large Commercial Customer kilowatt-hour purchases will be applied towards procurement of wind, solar, and biogas source energy by Springville City. The rate for green electric energy delivered to all large commercial customers shall be priced at \$17.50 per 1000 KWH Blocks and may be adjusted as per section [13.2](#)

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Section 4: (a) The rate for interruptible electric energy for large commercial customers shall be the same as set forth in section 3 above with the exception that no demand amounts will be charged for loads under 1800 Kilowatts. However, a full demand charge will be leveled anytime an interruptible customer exceeds a load of 1800 Kilowatts outside the bounds of the time of use requirements in a given billing cycle.

(b) A customer shall be charged for electric energy at the rate specified in this section only upon specific application therefore and upon approval of that application by the Director of the Power Department, or authorized agent. The Director shall approve such application only if the customer meets all of the following requirements:

- (i) The customer shall have an alternate source of electricity with sufficient capacity to meet the reasonably foreseeable demand of the customer for electricity;
- (ii) The customer shall sign a statement which shall be delivered to the Director setting forth the customer's acknowledgment that the City may at any time temporarily interrupt service to the customer as provided in this section. Such statement shall also include a completed release of Springville City from any and all liability which may arise from such interruption.
- (iii) The interconnection between the City electric system, the customer's electric system and the alternate source of electricity shall be constructed and maintained in accordance with prudent engineering practices so as to protect the integrity of the City electric system and to allow interruption of service to the customer as provided herein. The interconnection shall include such equipment as the Director of the Electric Department may require;
- (iv) The design and construction of the interconnection shall be approved in writing by the Director of the Electric Department.
- (v) An interruptible customer will not be charged the demand rate set forth in Section 3 paragraph (c) if the customer meets the requirements below.
 - (A) Customer must agree and abide by time of use requirements set forth by Springville City Power.

(B) Customer must not exceed 1200 Kilowatts demand from Springville City Power system during high load hours.

(C) Customer must agree to allow Springville Power Department personnel reasonable access to switch gear and electrical system for the installation of remote telemetry to be monitored at the Whitehead Power Plant facility.

(c) If a customer at any time fails or ceases to meet the standards set forth in this section, that customer shall, at the City's option, no longer qualify for the rates specified in this section and shall thereafter be charged for electric power and energy at the rates set forth in Sections 3 and 4 above.

(d) The Director of the Electric Department, or his authorized agent, may at any time temporarily interrupt or discontinue service to any customer being served with electricity at the rate specified in this section. It is anticipated that such an interruption shall occur only during peak power-use times when continuing to supply electricity to the customer would require the City to purchase capacity from a third party. The Director or his agent may, however, temporarily interrupt or discontinue the service to the customer for any reason if he or his agent determines that such interruption will be in the best interest of the City.

Section 5: (a) For purposes of this section, a *large industrial* customer shall be a customer whose peak demand during a month is greater than 10,000 kilowatts.

(b) The rate for electric energy for large industrial customers shall be \$0.0621 for all kilowatt-hours used.

(c) In addition to the energy charge provided by subsection (b) above, each large industrial customer whose maximum power demand during the month is greater than 5 kilowatts shall pay a demand charge of \$9.95 per kilowatt of maximum demand during the month; provided however, there shall be no charge for the first 5 kilowatts of demand.

(d) In addition to the energy in demand charges provided by subsections (b) and (c) above, each large industrial customer shall pay a monthly service charge of \$55.00.

(e) All large industrial customers are expected to maintain a power factor of 95% lagging, or higher. If the average power factor is found to be less than 95% lagging, the monthly kilowatt-hour consumption, as recorded by meter, will be increased $\frac{3}{4}$ of 1% for every 1% that the Power factor is less than 95%. Billing is based upon the regular demand rate.

Section 6: Demand is determined on a 15-minute period of the customer's greatest use during any reading period and is rounded to the nearest kilowatt.

Section 7: A Fuel Factor provides for the semi-annual adjustment of the rates for electric service charged by the City of Springville (the "City") to recover the actual costs incurred by the City in purchasing (a) electric power and energy for delivery to the City's electric distribution system and (b) natural gas and other fuel supplies for delivery to the City's

Whitehead Power Plant (the "Facility").

Section 8: The applicable adjustment shall be made to the energy rate in each rate classification for a six month period.

Section 9: The base for any six month period will be calculated by dividing the total amount budgeted for natural gas and outside power purchases by the total amount of kilowatt hours budgeted to be sold for the six month period.

Section 10: At the end of every six month period, the actual amounts spent to purchase natural gas and outside power will be divided by the actual number of kilowatt hours sold, including outside power sales. The figure for the actual amount will be subtracted from the budgeted amount to obtain the difference.

Section 11: All amounts less than $-\$0.002$ / kwhr will be added to the energy rate on all rate classification for the next six months.

Section 12: Customers may purchase renewable energy blocks of a fixed amount at the beginning of any monthly billing cycle. Termination of renewable energy block purchases by customers will require opting out and will take effect at the end of the customer's monthly billing cycle.

Section ~~13~~2: This resolution will become effective immediately upon adoption hereof by the City Council and shall be applied to the next utility bill and for all bills thereafter until changed by future resolution, or as amended in the Comprehensive Fee Schedule.

Section ~~14~~3: This resolution is adopted pursuant to Section 4-1-105 of Springville City Code.

**PASSED AND ADOPTED BY THE SPRINGVILLE CITY COUNCIL, STATE OF UTAH
ON THIS 05th DAY OF AUGUST, 2014.**

Wilford W. Clyde, Mayor

ATTEST:

Kim Rayburn, City Recorder

Comment [SLB1]: This was added and the Section numbers were changed. See what you think. I believe that the customers will be very few, but committed. I doubt that we will have many opting in and out. This is similar to Rocky Mountain Power language, it would seem that they did research regarding the customers tendencies and habits.

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STAFF REPORT

DATE: July 25, 2014

TO: Honorable Mayor and City Council

FROM: J. Fred Aegerter, Community Development Director

SUBJECT: NEBO SCHOOL DISTRICT SEEKING TO AMEND SECTION 11-6-301, ET SEQ., IN ORDER TO ALLOW ELECTRONIC CHANGEABLE COPY POLE SIGNS FOR SCHOOLS IN ANY SIGN DISTRICT.

RECOMMENDED MOTION

Move to approve Ordinance No. ____-2014, amending the sign ordinance to allow electronic changeable copy and pole signs for schools within any sign district.

SUMMARY OF ISSUES/FOCUS OF ACTION

- Do the proposed amendments maintain the intent of the General Plan?
- Does the proposed request meet the requirements of the Springville City Code, particularly 11-7-1, Amendments to the Title and Zone Map?

BACKGROUND

Nebo School District would like to install an electronic changeable copy pole sign at the new Junior High location at 189 South 1470 East in the R1-10 Single Family Residential Zone.

The E-1 Sign District, which is located closest to the two I-15 interchanges, is currently the only district in where you can erect a pole sign. Electronic changeable copy signs are currently allowed in the B, D, E-1 and E-2 Sign Districts and “manual” changeable copy signs are allowed for community uses, churches and schools in residential zones.

The applicants proposed language is shown as Exhibit “A” and the staff’s recommended language is show as Exhibit “B”. The Planning Commission made recommendations to change some of the proposed language and is shown in the draft Ordinance No. ____-2014.

DISCUSSION

General Plan Goals & Strategies

Signs are discussed in the “Community Identity” section of the current General Plan - Shaping Springville for 2030. In section 8.6.6 it explains how signs are important in defining the character of an area and how adjustment to the ordinance have been and continue to be made in an effort to ensure that the ordinance functions well for business owners, residents and visitors.

The Goal of the Community Identity element is: “We are the ‘Art City’ where living is an art, grounded in our heritage, strengthened by our community spirit, and inspired by our beautiful surroundings and commitment to enhancing our heritage for future generations.

Objective 1 of the Community Identity section states: “Protect and create an aesthetically pleasing and safe environment that enhances attributes that are unique to Springville and help to make it a desirable place to live.”

Strategy 1C – Review, update, and implement the sign ordinance.

Section 10.7 of the General Plan discusses light pollution explaining that lighting is an important concern because of the balance between security and being a nuisance to adjacent properties. Lighting should be directed away from neighboring properties, or indirect lighting should be used.

The purpose of sign regulations adopted in the Development Code is to encourage signs that create and maintain safe and aesthetically pleasing building elevations and streetscapes while allowing for adequate identification, communication and advertising for land uses in the City.

Proposed Amendments Summary

Section 11-6-308(4)(a)(i) - Signs Allowed Without a Sign Permit

Currently community uses, schools or churches on properties greater than one acre are allowed up to a total of 32 square feet of permanent signage without a sign permit. The applicant is requesting the amount be amended to allow 50 square feet for these types of uses in residential zones.

- (a) Agricultural and Residential Zones – No more than two (2) permanent signs are allowed; and any number of limited duration signs may be allowed, provided:
 - (i) The total area of all signs shall be subject to the following requirements:

Lot Acreage	Permanent Signage Area	Limited Duration Signage
< 1 acre	2 square feet	12 square feet
1 to 5 acres	32 square feet	32 square feet
> 5 acres	32 square feet	64 square feet
Community use, school or church on parcel > 1 acre	64 square feet, of which freestanding signage may not exceed 32 <u>50</u> square feet	64 square feet

Staff's proposal (Exhibit B) recommends leaving the maximum amount at the currently adopted 32 square feet, which is the equivalent to an 8' x 4' sign. The Reagan Academy sign is a good example of a 32 square foot sign area. The proposed amendment by the applicant would not apply to pole signs, but would increase the allowable sign area for all other signs (i.e., monument) in residential zones.



Section 11-6-313 - Types of Signs

(9) Changeable Copy/Electronic Message Signs

The current ordinance allows community uses, churches and schools in residential zones up to 50% of the allowable sign area to be manual changeable copy or both electronic and manual changeable copy in Sign Districts B, D, E-1 and E-2 (commercial zones.) The applicant is requesting to permit electronic changeable copy in residential zones and increase the amount of changeable copy to 70% of the allowable area. The proposal also recommends the option to have the sign dimmed or shut-off between the hours of 10:00 p.m. and 6:00 a.m.

Staff's proposal was in favor of allowing the electronic element, but to keep the amount of changeable copy at the 50% and require the sign be completely shut-off rather than dimmed.

(14) Pole Sign

Pole signs are currently only allowed in the E-1 Sign District. The applicant is proposing to permit pole signs for schools within any Sign District. The proposal would allow for up to a 20-foot high pole sign containing up to 50 square feet of signage area on school parcels having at least four hundred feet of frontage.

Staff's proposal was in favor of the amendments, but recommended formatting changes reflected in Exhibit B.

Planning Commission Recommendation

The Planning Commission considered the amendments at the July 22, 2014 meeting in which a public hearing was held. A summary of the comments are as follows:

The applicant representative, Mr. Reed Park stated he appreciated the time and consideration from the Planning Commissioners and staff's comments and suggestions. He explained that the proposal for the increase from 32 to 50 square feet for signs not requiring a permit was to cover all schools, not just ones proposing pole signs. Mr. Park indicated that the 70% changeable copy amount would allow for three lines of text, but felt 60% would also be feasible and maybe a happy medium and stated that the school district was comfortable with staff's recommendation of shutting off the sign at night.

Rhet Rowley, assistant principal of the new Springville Junior High School, responded to a question from Commissioner Clay of what would be the benefit of a 20-foot high sign opposed to a 4-foot high sign. Mr. Rowley explained that the main benefit of the increased height was due to junior high students can be somewhat abusive to things that they can reach. He explained they want to have a sign that looks good and also provides an extra way of communicating messages to parents.

Wendy LeFevre approached the Commissioners and stated that she is a parent and also sits on the Community Council for the Springville Junior High School. She explained that the principal, Mr. VanAusdal had given the committed the assignment to design the sign. She mentioned that they want to be good neighbors and felt it was important to have a marquee to depict the culture of the school. She expressed her appreciation to the Commissioners and their considering the district's proposal and added that the school district would be happy to work with the boundaries that the City sets in order for the school to have a marquee.

Commissioners Consideration:

Commissioner Clyde referred to the electronics of the sign and stated that it did not describe the flashing sign and added that there was nothing in ordinance to prevent a flashing sign. He stated that he felt that should be addressed. Commissioner Nolte agreed, but did not think it could be done. Director Aegerter explained that the Commissioners could absolutely recommend that and addressed the challenges with so many technologies regarding electronic signs. Commissioner Nolte stated she didn't have a problem with scrolling text, but pulsing or flashing digital pictures can be a nuisance and used the digital sign at Wiggy Wash as an example. Director Aegerter stated the Wiggy Wash sign has been dimmed and they have been voluntarily turning off the sign around 11:00 p.m. Commissioner Baker inquired if the static light board of the sign would be required to be turned off. Planner Thompson explained the requirement was for the electronic portion of the sign only.

Commissioner Clay discussed a report the BYU student's completed sometime back and how they illustrated how signs could incorporate architectural features of the building. Director

Aegerter explained that cost could be somewhat of a factor. The Commissioners discussed allowing 60% of the sign to be changeable/electronic messaging and were all comfortable with the compromise. They felt the section for “Signs Allowed without a Permit” should remain at the 32 square feet and wanted to limit the electronic messages to horizontal or vertical messages with restrictions to pulsing or flashing. The Commissioners also felt the sign should tie into the school façade and be architecturally compatible with the materials used.

COMMISSION ACTION:

Commissioner Clay moved to recommend approved of the proposed text amendments as shown in Exhibit ‘B’, to the various sections of the sign ordinance allowing pole signs for schools in any district with the amendment that the variable message portion of the sign not be allowed to pulse or flash; that it be limited to text that can scroll vertically or horizontally; that the percentages be shifted from 50% to 60% for the readable message; 40% for the fixed sign; and that the construction of the sign and how it is raised to 20 feet must architecturally relate to the façade of the structure for which it is placed. Commissioner Clyde seconded the motion.

Commissioner Clyde asked if the Commissioners would want the approval of the architectural elements be assigned to the City Engineer. Commissioner Clay suggested that the architectural tie in is approved by the Community Development Director. Commissioner Nolte asked if they needed to add that the material be a reflection of the façade. Commissioner Clay commented that he would leave that to the Community Development Director to ensure the materials used reflect the façade of the structure.

Commissioner Clay amended his motion to include that the approval of the architectural tie in be done by the Community Development Director. Commissioner Clyde seconded the motion. The vote to recommend approval was unanimous.

Commission Vote

<u>Commissioner</u>	<u>Yes</u>	<u>No</u>
Huff	Excused	
Young	Excused	
Baker	X	
Nolte	X	
Clay	X	
Mertz	X	
Clyde	X	

ALTERNATIVES

1. Adopt the zoning amendment/ordinance as proposed.
2. Amend and adopt the proposed zoning amendment/ordinance.
3. Reject the proposed zoning amendment/ordinance.

City Council
August 5, 2014
Page 6

Laura Thompson
Planner

Attachments

cc: Reed Park with the Board of Education of Nebo School District



Springville City Planning Commission

Letter of Recommendation to City Council

Applicant:	Request:	Date of Meeting: July 22, 2014	
Reed Park, representing Board of Education, Nebo School District 350 South Main Street Spanish Fork, UT 84663	Seeking text amendments to Section 11-6-301, et seq., in order to allow an electronic changeable copy pole sign at the new Springville Junior High School and at other school sites located within Springville City.		
Zone Classification:	Total Acreage of Site:	Number of Lots/Units:	
General Plan – Land Use Designation:	Previous Use of Property:	Administrative Action	Legislative Action
		Public Hearing Required →	<input checked="" type="checkbox"/> Planning Commission <input type="checkbox"/> City Council

Motion by: <i>Michael Clay</i>	Second by: <i>Carl Clyde</i>
---------------------------------------	-------------------------------------

PC RECOMMENDATION	<input checked="" type="checkbox"/>	APPROVE	<input type="checkbox"/>	DISAPPROVE	<input type="checkbox"/>	OTHER:
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CONDITIONS OF APPROVAL:

Move to recommend approval of the proposed text amendments shown in Exhibit 'B' to the various sections of the sign ordinance allowing pole signs for schools in any sign district with the amendment that the variable message portion of the sign not be allowed to pulse or flash; that it be limited to text that can scroll vertically or horizontally; that the percentages be shifted from 50-50 to 60 for the readable message; 40 for the fixed sign; and that the construction of the sign and how it is raised to 20 feet must architecturally relate to the façade of the structure for which it is placed and to include that the approval of the architectural tie in to be done by the Community Development Director.

Planning Commission Signatures:

	YES	NO	ABSTAIN
<div style="text-align: right; margin-right: 20px;"><i>excused</i></div> _____ Craig Huff	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<div style="text-align: right; margin-right: 20px;"><i>Carl Clyde</i></div> _____ Carl Clyde	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<div style="text-align: right; margin-right: 20px;"><i>Baker</i></div> _____ Genevieve Baker	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<div style="text-align: right; margin-right: 20px;"><i>Joyce Nolte</i></div> _____ Joyce Nolte	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<div style="text-align: right; margin-right: 20px;"><i>Brid Mertz</i></div> _____ Brid Mertz	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<div style="text-align: right; margin-right: 20px;"><i>Michael Clay</i></div> _____ Michael Clay	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<div style="text-align: right; margin-right: 20px;"><i>excused</i></div> _____ Frank Young	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

APPROVE 5 DENY _____ ABSTAIN _____

Carlene Gray

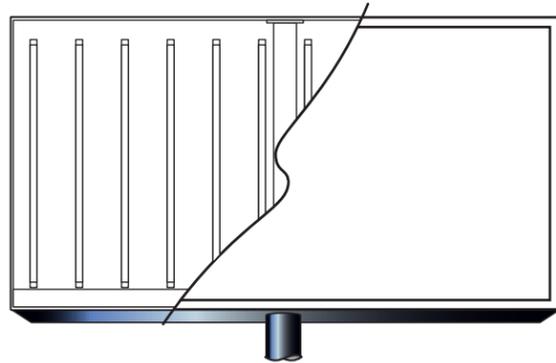
 Planning Commission Secretary

July 22, 2014

 Date

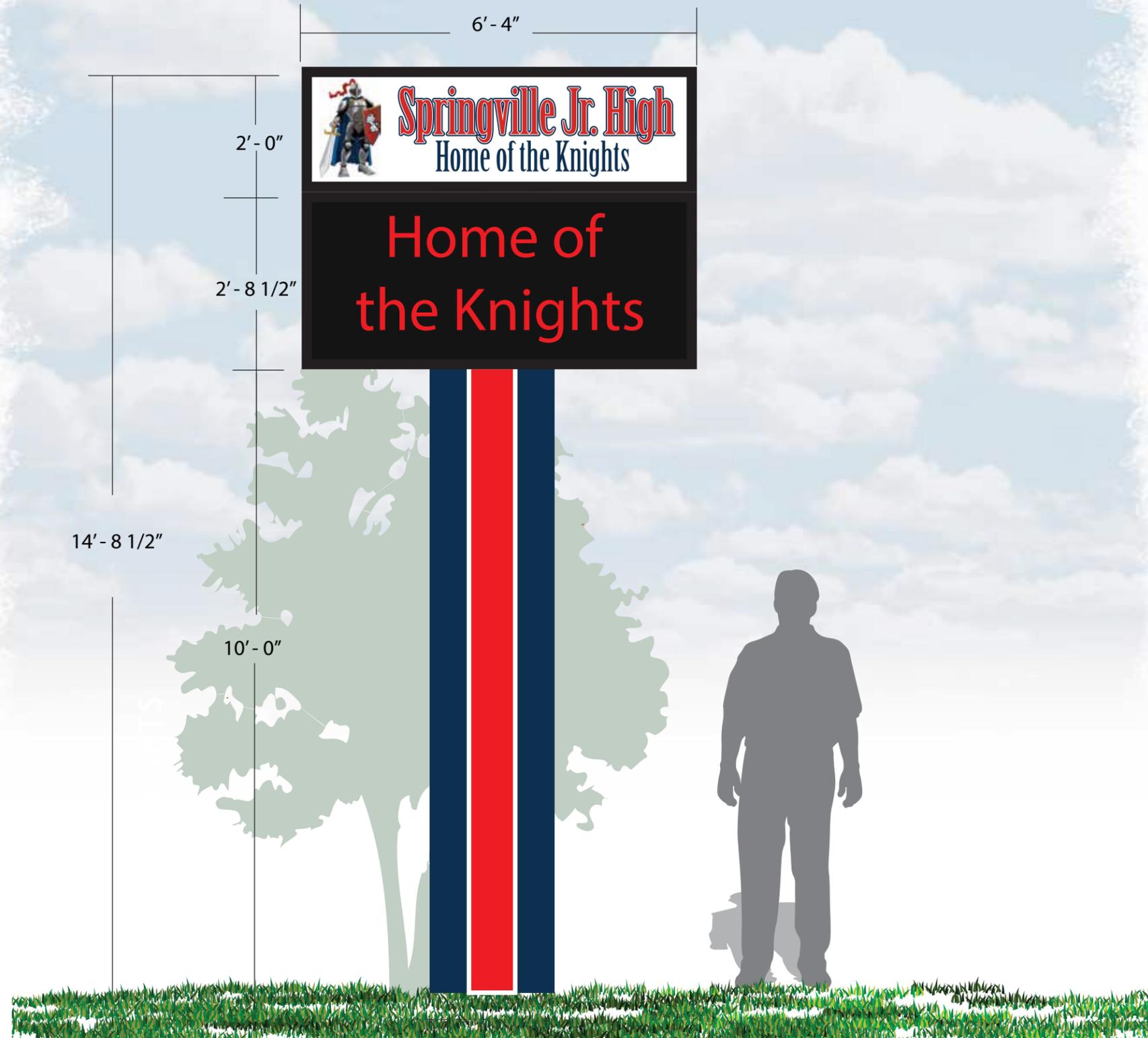
Option-1

Pole Sign



Specifications for fabrication and installation:

- Internally illuminated cabinet built to UL specifications.
- Quantity: One (1)
- Steel Structure
- Overall length of sign cabinet: 6' - 4"
- Overall height of sign cabinet: 4' - 8 1/2"
- Overall height above grade: 14' - 8 1/2"
- Total square feet: 29.8
- Cabinet depth: 24"
- Retainer size: 2"
- Face Type: Polycarbonate face with digitally printed vinyl graphics applied
- Mounting method: Single pole
- Illuminated with high output fluorescent lamps/ballasts (12" centers)
- Primary electrical requirement: 120 volt (installed within six feet of sign by someone other than Creative Signs)



JOB NAME:

Springville Jr. High

INSTALL ADDRESS:

New SJHS Location

BILLING ADDRESS:

New SJHS Location

CONTACT NAME:

Ken VanAusdal

PHONE:

801-489-2880

DATE:

1-24-14

DESIGN NUMBER:

SALES PERSON:

Kalli Bowers

DESIGNER:

Natalie Taylor

THIS DRAWING WAS CREATED TO ASSIST YOU IN VISUALIZING OUR PROPOSAL AND CANNOT BE COPIED OR REVISED IN ANY FORM. THE ORIGINAL IDEAS HEREIN ARE THE EXCLUSIVE PROPERTY OF CREATIVE SIGN & GRAPHICS. DRAWING IS REPRESENTATIONAL ONLY: SCALE, SIZING AND COLOR MAY VARY, REFER TO PROPOSAL FOR EXACT SPECIFICATIONS

CUSTOMER APPROVAL:

X _____

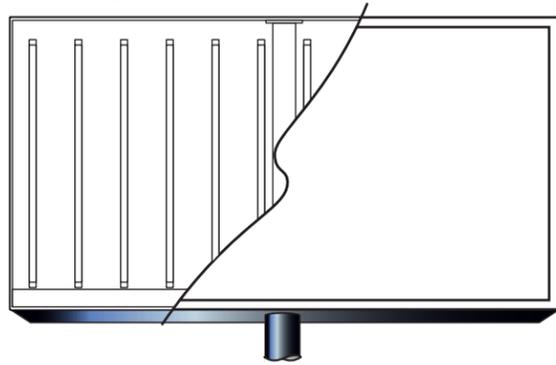
SALES PERSON SIGNATURE:

X _____

DATE: _____

Option-2

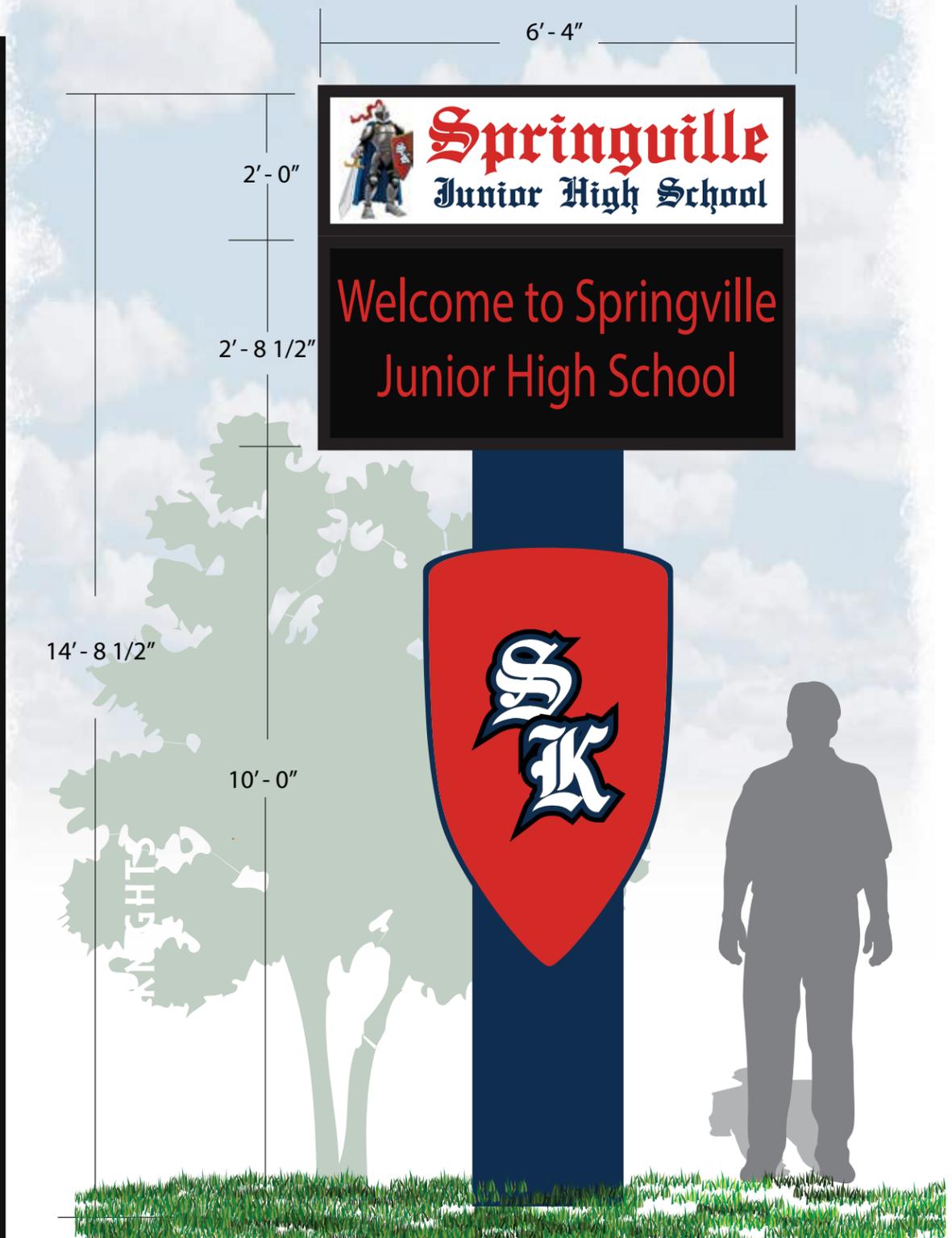
Pole Sign



Specifications for fabrication and installation:

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- Quantity: One (1)
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- Overall length of sign cabinet: 6' - 4"
- Overall height of sign cabinet: 4' - 8 1/2"
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- Mounting method: Single pole
- Illuminated with high output fluorescent lamps/ballasts (12" centers)
- Primary electrical requirement: 120 volt (installed within six feet of sign by someone other than Creative Signs)

Night View



JOB NAME:

Springville Jr. High

INSTALL ADDRESS:

New SJHS Location

BILLING ADDRESS:

New SJHS Location

CONTACT NAME:

Ken VanAusdal

PHONE:

801-489-2880

DATE:

1-24-14

DESIGN NUMBER:

SALES PERSON:

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Natalie Taylor

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CUSTOMER APPROVAL:

X _____

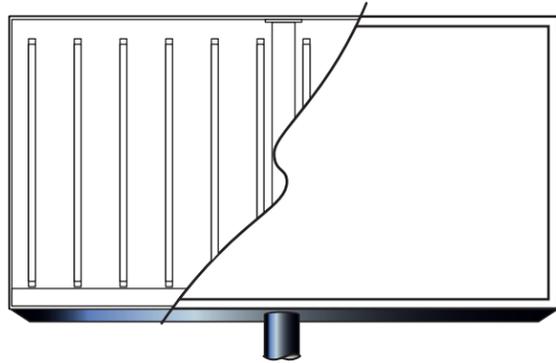
SALES PERSON SIGNATURE:

X _____

DATE: _____

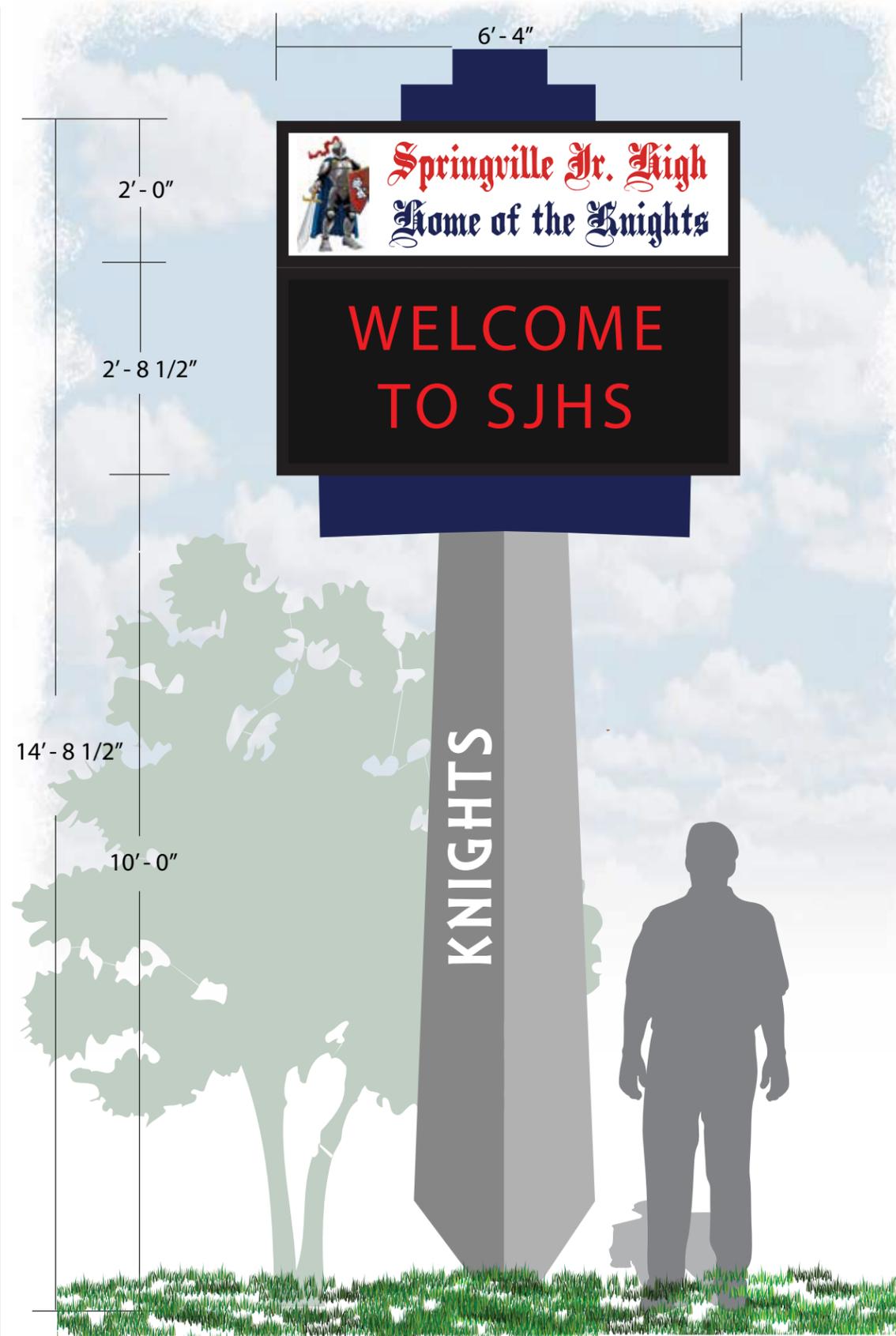
Option-3

Pole Sign



Specifications for fabrication and installation:

- Internally illuminated cabinet built to UL specifications.
- Quantity: One (1)
- Steel Structure
- Overall length of sign cabinet: 6' - 4"
- Overall height of sign cabinet: 4' - 8 1/2"
- Overall height above grade: 14' - 8 1/2"
- Total square feet: 29.8
- Cabinet depth: 24"
- Retainer size: 2"
- Face Type: Polycarbonate face with digitally printed vinyl graphics applied
- Mounting method: Single pole
- Illuminated with high output fluorescent lamps/ballasts (12" centers)
- Primary electrical requirement: 120 volt (installed within six feet of sign by someone other than Creative Signs)



JOB NAME:

Springville Jr. High

INSTALL ADDRESS:

New SJHS Location

BILLING ADDRESS:

New SJHS Location

CONTACT NAME:

Ken VanAusdal

PHONE:

801-489-2880

DATE:

1-24-14

DESIGN NUMBER:

SALES PERSON:

Kalli Bowers

DESIGNER:

Natalie Taylor

THIS DRAWING WAS CREATED TO ASSIST YOU IN VISUALIZING OUR PROPOSAL AND CANNOT BE COPIED OR REVISED IN ANY FORM. THE ORIGINAL IDEAS HEREIN ARE THE EXCLUSIVE PROPERTY OF CREATIVE SIGN & GRAPHICS. DRAWING IS REPRESENTATIONAL ONLY: SCALE, SIZING AND COLOR MAY VARY, REFER TO PROPOSAL FOR EXACT SPECIFICATIONS

CUSTOMER APPROVAL:

X _____

SALES PERSON SIGNATURE:

X _____

DATE: _____

ORDINANCE NO. ____-2014

AN ORDINANCE AMENDING SECTIONS 11-6-301, LAND USE MATRIX OF SPRINGVILLE CITY CODE, 1991 PERTAINING TO RESIDENTIAL RELATED USES

Be it ordained by the City Council of Springville, Utah:

SECTION 1: Section 11-6-313(9) of Springville City Code 1991 is hereby amended to read as follows:

(9) Changeable Copy/Electronic Message Signs.

Sign Districts Where Allowed – Manual changeable copy signs are permitted in all nonresidential zones as up to fifty percent (50%) of the sign area of a pole sign, low-profile sign or wall sign. ~~Manual e~~Changeable copy signs are also permitted on community uses, churches and schools in residential and non-residential zones up to fifty percent (~~50~~60%) of the sign area of a pole sign, low-profile sign or a wall sign. All types of changeable copy signs are permitted in the B, D, E-1 and E-2 Sign Districts as up to fifty percent (50%) of a pole sign, low-profile sign or wall sign, along with properties in District C with frontages of at least two hundred feet (200') facing 400 South.

In all residential zones any electronic message centers or reader boards on a changeable copy sign shall be limited to vertical or horizontal messages with no pulsing or flashing images or lettering. All electronic message signs shall be manually or automatically shut-off between the hours of 10:00 p.m. and 6:00 a.m. in residential zones.

SECTION 2: Section 11-6-313(14) of Springville City Code 1991 is hereby amended to read as follows:

(14) Pole Sign (see Section 11-6-312).

Sign Districts Where Allowed – E-1 and schools within any sign district.

Permit Required – A sign permit is required.

Number of Pole Signs Allowed –

- (a) District E-1 – One (1) freestanding pole sign is allowed on the primary frontage nearest I-15 for each parcel. For parcels having at least six hundred feet (600') of frontage, a second pole sign is permitted, provided it is located at least three hundred feet (300') from any other sign. In no case may any parcel have more

than two (2) pole signs. On multiple frontage lots, low-profile signs may be located on frontages where pole signs are not located.

(b) Schools – One (1) freestanding pole sign is allowed on school parcels having at least four hundred feet (400’) of frontage, provided the parcel has no other freestanding signs. In no case shall any school parcel have more than one (1) pole sign, with the exception of interior athletic field scoreboard signs. Pole signs shall be architecturally compatible with the building materials used on the school and approved by the Community Development Director.

Area – See Pole Sign Table.

(a) Sign District E-1 – One (1) square foot per linear foot of frontage up to a maximum of three hundred (300) square feet.

(b) Schools in Any Sign District – up to a maximum of fifty (50) square feet in signage area.

Height –

(a) Sign District E-1 – Maximum height of thirty-five feet (35’), with the sign located on the frontage nearest I-15.

(b) Schools in Any Sign District – up to a maximum height of twenty feet (20’).

SECTION 3: The Appendix of Title 11 Chapter 6, Article 3 of Springville City Code 1991 is hereby amended to read as follows:

APPENDIX

Pole Sign Table*

Sign Zones	Pole Sign Height	Area Sq. Ftg.	# of Signs
District A	Not allowed	Not allowed	Not allowed
District B	Not allowed	Not allowed	Not allowed
District C	Not allowed	Not allowed	Not allowed
District D	Not allowed	Not allowed	Not allowed
District E-1 – I-15	35' on property	One square foot of signage for every	One pole sign allowed on primary frontage

Corridor – Interchange No minimum lot frontage	frontage nearest I-15	foot of frontage on a primary frontage street. A maximum sign area of 300 square feet.	street. A second pole sign is 600 feet or more of primary street frontage. No more than two signs per lot.
District E-2	Not allowed	Not allowed	Not allowed
District F	Not allowed	Not allowed	Not allowed
District G	Not allowed	Not allowed	Not allowed
<u>Schools in Any Sign District</u>	<u>20'</u>	<u>50 square feet</u>	<u>One pole sign allowed on parcels having at least 400 feet of frontage.</u>

SECTION 4: This ordinance will become effective one day after publication hereof in the manner required by law.

SECTION 5: The City Recorder shall cause this ordinance or a short summary hereof to be published in the *Daily Herald*, a newspaper published and of general circulation in the City.

ADOPTED by the City Council of Springville, Utah, this 5th day of August, 2014.

Wilford W. Clyde, Mayor

ATTEST:

City Recorder



STAFF REPORT

DATE: July 29, 2014

TO: Honorable Mayor and City Council

FROM: J. Fred Aegerter, Community Development Director

SUBJECT: **DESERT PEAK MANAGEMENT GROUP, LLC REPRESENTING CENTRAL BANK AND TRUST, SEEKING TO AMEND THE GENERAL PLAN FROM COMMERCIAL TO MEDIUM HIGH DENSITY RESIDENTIAL AND AMEND THE OFFICIAL ZONE MAP FROM CC-COMMUNITY COMMERCIAL TO RMF-2 MULTI-FAMILY RESIDENTIAL FOR THE PROPERTY LOCATED AT 103 EAST 700 NORTH.**

RECOMMENDED MOTION

Motion #1 – General Plan Land Use Map Amendment

Move to approve Ordinance No ____-2014 amending the Land Use Map element of the General Plan from Commercial to Medium High Density Residential on the property located at 103 East 700 North.

Motion #2 – Official Zone Map Amendment

Move to approve Ordinance No ____-2014 amending the Official Zone Map from CC-Community Commercial to RMF-2 Multi-Family Residential on the property located at 103 East 700 North.

SUMMARY OF ISSUES/FOCUS OF ACTION

1. Does the proposed request meet the requirements of Springville City Code, regarding amendments to the General Plan?
2. Does the proposed request to rezone this property meet the requirements of the Springville City Code, particularly 11-7-1, Amendments to the Title and Zone Map?
3. Does the request maintain the intent of the General Plan?

BACKGROUND

The property located at 103 East 700 North, also known as Lot 3 of the Art City Commercial Subdivision, was developed in 2002. Since that time it has remained vacant. There have been a

CITY COUNCIL AGENDA

August 5, 2014

gpa-zma 103 e 700 north

Housing by Type
 2010 U S Census

City	Single Family Detached	Single Family Attached	Two Unit	Multi-Family	Mobile Home	TOTAL DWELLING UNITS*
Springville	6,116 (67%)	1,057 (12%)	577 (6%)	955 (10%)	402 (4%)	9127
American Fork	5,655 (73%)	896 (12%)	389 (5%)	897 (12%)	208 (3%)	7793
Lehi	10,067 (81%)	1,095 (9%)	310 (3%)	946 (8%)	60 (<1%)	12452
Orem	16,282 (59%)	2,342 (9%)	1,357 (5%)	6874 (25%)	631 (2%)	27486
Pleasant Grove	6,076 (62%)	1,086 (11%)	277 (3%)	2321 (24%)	148 (2%)	9858
Provo	14,017 (42%)	3,846 (11%)	2,311 (7%)	12766 (38%)	650 (2%)	33633
Spanish Fork	7,570 (78%)	1,190 (12%)	247 (3%)	607 (6%)	21 (<1%)	9665

*Percentages will not reach 100% as there are several other types of housing, such as institutional and Recreational Vehicle, which were not included in the chart.

General Plan Goals & Strategies

The Goal of the Land Use Element of the General Plan is to create a safe, functional, and attractive community that preserves the best of our past and shapes our future development in a way that benefits all people of our community.

Objective 3 of the Land Use and Population section states:

“Include a variety of appropriately located multi-family housing units to help ensure a variety of housing types within the City.”

Strategy 3B – Locate multi-family housing near transit corridors.

The property is just off of the Main Street corridor which utilizes UTA bus transit.

Objective 4 of the Land Use and Population section states:

“Provide conveniently-located commercial and professional office uses to serve the residents of Springville and surrounding areas.”

Strategy 4G – Consider decreasing commercially zoned property and increasing residentially zoned property to help ensure a better city wide land use balance.

Objective 2 of the Economic Development section states:

“Encourage economic development throughout Springville.”

Strategy 2D – Promote a balance of residential and commercial uses in order to maintain the stability of the economy.

Zoning Requirements

Minimum Requirements	CC-Community Commercial Zone	RMF-2 Multi-Family Residential Zone	Current Parcel
Lot Area	20,000	10,000 first 2 units 2,150 each unit after	2.5 Acres 108,900 sq ft
Lot Frontage	50 feet	100 feet first 2 units 25 feet each unit after up to 200'	232 feet

Planning Commission Recommendation

The Planning Commission considered the proposed amendments at the July 22, 2014 meeting in where a public hearing was held and no one chose to address the Commissioners. A brief summary of the meeting are as follows.

Planner Thompson explained how the lot was developed to be commercial but hasn't been successful due to not having frontage on Main Street and along with the zoning requirement for landscape transitional buffering, a large portion of the east and north areas of the parcel are consumed. Staff feels continuing the multi-family zoning on this lot would make better use of the property.

Commissioner Baker inquired if a traffic study had been done because it is difficult to cross Main Street at the 700 North intersection. Planner Thompson explained that Main Street is a UDOT right-of-way and they control the street light systems. At this point this intersection would not warrant a light.

The applicant Susan Palmer was recognized and expressed appreciation for the work staff had done. She stated that it had been great to work with Springville city so far and looked forward to working with the City throughout the process.

COMMISSION ACTION:

Motion #1 – General Plan Land Use Map Amendment

Commissioner Clay moved to recommend approval to amend the Land Use Map element of the General Plan from Commercial to Medium High Density Residential on the property located at 103 East 700 North. Commissioner Nolte seconded the motion. The vote to recommend approval to amend the General Plan was as follows:

Commission Vote

<u>Commissioner</u>	<u>Yes</u>	<u>No</u>
Huff	Excused	
Young	Excused	
Baker	X	
Nolte	X	
Clay	X	
Mertz	X	
Clyde	X	

Motion #2 – Official Zone Map Amendment

Commissioner Nolte moved to recommend approval to amend the Official Zone Map from CC – Community Commercial to RMF-2, Multi-Family Residential on the property located at 103 East 700 North. Commissioner Baker seconded the motion. The vote to recommend approval was as follows:

Commission Vote

<u>Commissioner</u>	<u>Yes</u>	<u>No</u>
Huff	Excused	
Young	Excused	
Baker	X	
Nolte	X	
Clay	X	
Mertz	X	
Clyde	X	

ALTERNATIVES

1. Adopt the general plan/zoning amendment/ordinances as proposed;
2. Amend and adopt the proposed general plan/zoning amendment/ordinances;
3. Reject the proposed general plan/zoning amendment/ordinances.

Laura Thompson
Planner

Attachments

cc: Susan Palmer with Desert Peak Management Group, LLC



Springville City Planning Commission

Letter of Recommendation to City Council

Applicant: Susan Palmer, with Desert Peak Management Group LLC 947 South 500 East Suite 100 American Fork UT 84003	Request: Representing Central Bank and Trust, seeking to amend the General Plan from Commercial to Medium High Density Residential for the property located at 103 East 700 North.	Date of Meeting: July 22, 2014	
Zone Classification:	Total Acreage of Site:	Number of Lots/Units:	
General Plan – Land Use Designation:	Previous Use of Property:	Administrative Action	<input checked="" type="checkbox"/>
		Legislative Action	<input checked="" type="checkbox"/>
		Public Hearing Required	→ <input checked="" type="checkbox"/> Planning Commission <input checked="" type="checkbox"/> City Council

Motion by: <i>Michael Clay</i>	Second by: <i>Joyce Holte</i>
PC RECOMMENDATION <input checked="" type="checkbox"/> APPROVE	DISAPPROVE <input type="checkbox"/> OTHER: <input type="checkbox"/>

CONDITIONS OF APPROVAL:

Move to recommend approval to amend the Land Use Map element of the General Plan from Commercial to Medium High Density Residential on the property located at 103 East 700 North.

Planning Commission Signatures:

	YES	NO	ABSTAIN
<i>excused</i> Craig Huff			
<i>Carl Clyde</i> Carl Clyde	✓		
<i>Genevieve Baker</i> Genevieve Baker	✓		
<i>Joyce Nolte</i> Joyce Nolte	✓		
<i>Brad Mertz</i> Brad Mertz	✓		
<i>Michael Clay</i> Michael Clay	✓		
<i>excused</i> Frank Young			

APPROVE 5 DENY _____ ABSTAIN _____

Carolene Gray
Planning Commission Secretary

July 22, 2014
Date



Springville City Planning Commission

Letter of Recommendation to City Council

Applicant: Susan Palmer, with Desert Peak Management Group LLC 947 South 500 East Suite 100 American Fork UT 84003	Request: Representing Central Bank and Trust, seeking to amend the Official Zone Map from CC – Community Commercial to RMF-2, Multi-Family Residential for the property located at 103 East 700 North.	Date of Meeting: July 22, 2014		
Zone Classification:	Total Acreage of Site:	Number of Lots/Units:		
General Plan – Land Use Designation:	Previous Use of Property:	Administrative Action	<input checked="" type="checkbox"/>	Legislative Action
		Public Hearing Required	→ <input checked="" type="checkbox"/>	Planning Commission
			<input checked="" type="checkbox"/>	City Council

Motion by: <i>Joyce Nolte</i>	Second by: <i>Genevieve Baker</i>		
PC RECOMMENDATION	<input checked="" type="checkbox"/> APPROVE	<input type="checkbox"/> DISAPPROVE	<input type="checkbox"/> OTHER:

CONDITIONS OF APPROVAL:

Move to recommend approval to amend the Official Zone Map from CC – Community Commercial to RMF-2, Multi-Family Residential on the property located at 103 East 700 North.

Planning Commission Signatures:

	YES	NO	ABSTAIN
<i>excused</i> Craig Huff			
<i>Carl Clyde</i> Carl Clyde	✓		
<i>Genevieve Baker</i> Genevieve Baker	✓		
<i>Joyce Nolte</i> Joyce Nolte	✓		
<i>Brad Mertz</i> Brad Mertz	✓		
<i>Michael Clay</i> Michael Clay	✓		
<i>excused</i> Frank Young			

APPROVE 5 DENY _____ ABSTAIN _____

Darlene Gray
Planning Commission Secretary

July 22, 2014
Date

ORDINANCE NO. _____

AN AMENDMENT TO THE LAND USE ELEMENT OF THE GENERAL PLAN THAT RECLASSIFIES THE PARCEL LOCATED AT 103 EAST 700 NORTH FROM COMMERCIAL TO MEDIUM HIGH DENSITY RESIDENTIAL.

Be it ordained by the City Council of Springville, Utah:

Section 1: The following described area, as shown on the Generalized Future Land Use Map of the Springville City General Plan and shown on the attached Exhibit A, shall be changed to the following respective land use classifications as shown on Exhibit A (attached).

Section 2: The Zoning Administrator shall cause the Generalized Future Land Use Map of the General Plan to be amended to show the change made by Section 1 above.

Section 3: The foregoing amendment was submitted to and considered by the Planning Commission after which a public hearing was held by the Planning Commission on July 22, 2014 which was noticed as required by law and which gave all interested parties an opportunity to be heard. The Planning Commission thereafter submitted the same to the City Council with its recommendation that the amendment be made. The City Council held a public hearing on August 5, 2014, notice of which was given as required by law. At said hearing all interested parties were given an opportunity to be heard.

Section 4: This amendment shall become effective with the signature of the Mayor.

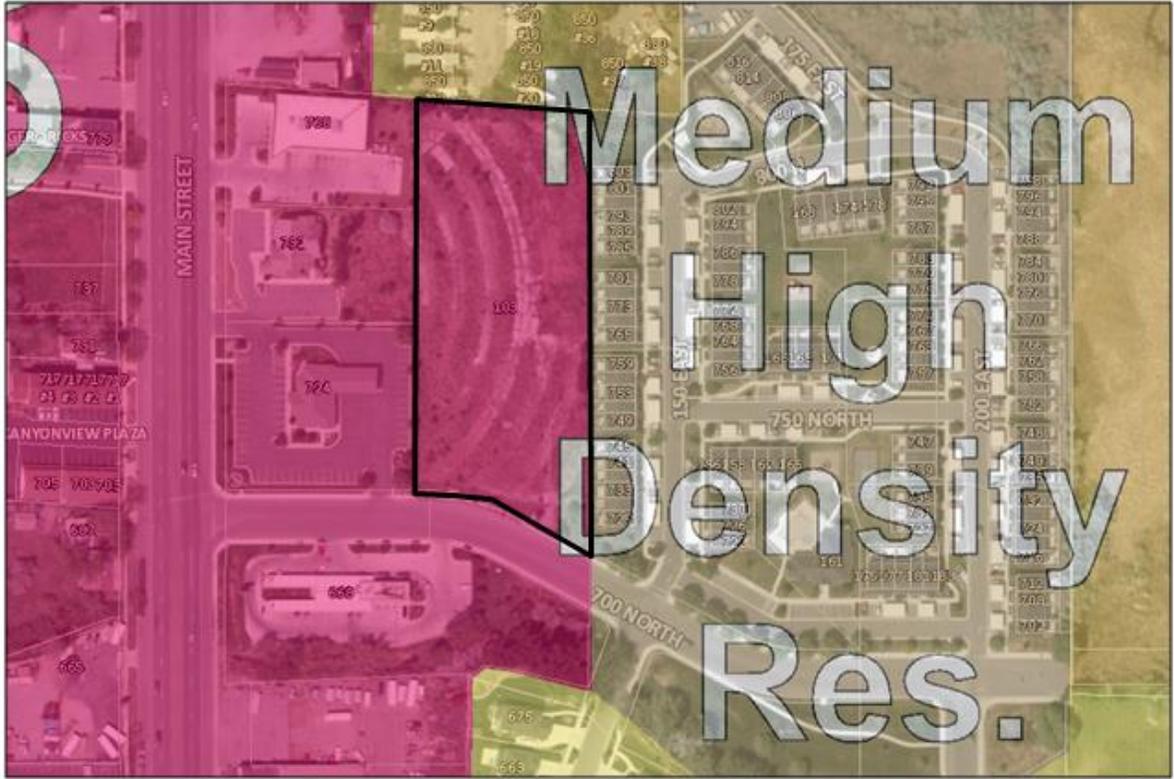
Approved by the City Council of Springville, Utah this 5th day of August, 2014.

Wilford W. Clyde, Mayor

ATTEST:

City Recorder

EXHIBIT "A"



ORDINANCE NO. _____

AN ORDINANCE REZONING THE PROPERTY AT 103 EAST 700 NORTH FROM THE CC-COMMUNITY COMMERCIAL ZONE TO RMF-2 MULTI-FAMILY RESIDENTIAL ZONE; AND AMENDING THE OFFICIAL ZONING MAP.

Be it ordained by the City Council of Springville, Utah:

Section 1: To the extent that the following area, as shown on Exhibit "A" is in any zone other than the CC-Community Commercial Zone, the following described area is hereby rezoned from its existing zone to RMF-2 Multi-Family Residential Zone, and hereafter all rules and regulations applicable to the RMF-2 Multi-Family Residential Zone shall apply within said area.

Section 2: The Community Development Director shall cause the official Zoning Map of the City to be amended to show the rezoning made by Section 1 above.

Section 3: The foregoing zone change was submitted to and considered by the Planning Commission on July 22, 2014, after a public hearing notice of which was given as required by law. The Planning Commission thereafter submitted the same to the City Council with its recommendation that the zone change be made. The City Council held a public hearing on the matter on August 5, 2014, notice of which was given as required by law. At said hearing, all interested parties were given an opportunity to be heard.

Section 4: All ordinances, resolutions, or parts thereof, in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict.

Section 5: This ordinance shall become effective one day after publication hereof in the manner required by law.

Section 6: The City Recorder shall cause this ordinance or a short summary hereof, to be published in the *Daily Herald*, a newspaper published and of general circulation in the City.

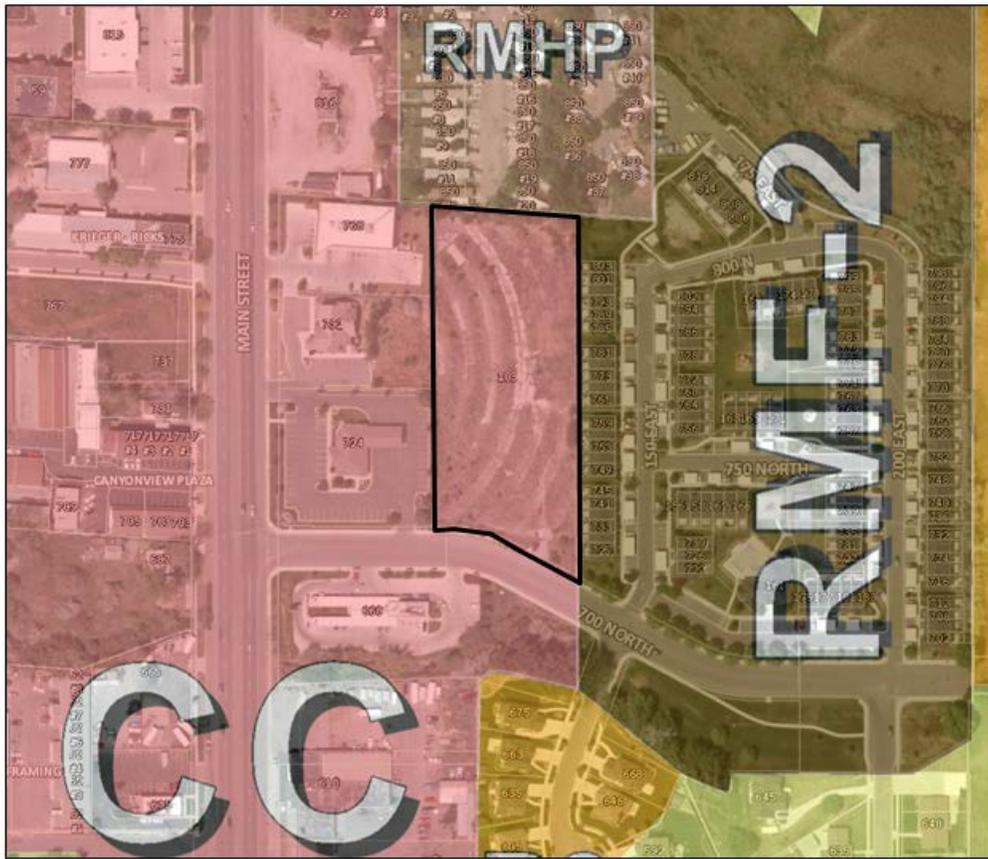
Adopted by the City Council of Springville, Utah, this 5th day of August, 2014.

Wilford W. Clyde, Mayor

ATTEST:

City Recorder

EXHIBIT "A"





STAFF REPORT

DATE: July 31, 2014

TO: Honorable Mayor and City Council

FROM: Director

SUBJECT: **CM/GC CONTRACT FOR DEVELOPMENT WAYNE BARTHOLOMEW FAMILY PARK PHASE II**

RECOMMENDED MOTION

Motion to approve entering into a contract between J. Lyne Roberts and Sons and Springville City for CM/GC services related to the development of Phase II of Wayne Bartholomew Family Park and to allow the Director of Buildings and Grounds to issue a Notice to Proceed for the project once the contract has been completed.

GOALS, OBJECTIVES AND STRATEGIES AT ISSUE

- To expedite the construction of Wayne Bartholomew Family Park.
- To have the park open for the public to enjoy as soon as possible.
- Utilizing the CM/GC process to save money through a contractor assisted design, to minimize the RFI/ASI process, and to minimize change orders that might be associated with the process.

BACKGROUND

The secondary irrigation pond construction is completed at Wayne Bartholomew Family Park. We now need to develop the park so that it can be enjoyed. To this end we have secured the services of Logan Simpson Design Inc. for architectural and design services. In order to speed up the process of constructing the park, and to save the City time and money in process, the City submitted and RFP for Construction Management/General Contractor services for the project.

DISCUSSION

Utilizing the services of a Construction Manager/ General Contractor was successful for the City in the construction of our splash pad. Using this process we were able to complete the project in a shorter amount of time, save time and money by involving the contractor during the design process of the project, greatly reduce the amount of RFI, ASI, and product submittals for review by the architect, begin construction of parts of the project while final design was being completed, eliminate change orders, and receive more value for our money.

The City sent out RFP #2014-10 for CM/GC proposals in early July. Seven contractors attended the pre-bid meeting for the project. Only two contractors submitted proposals for the project. Project bids are **J. Lyne Roberts and Sons Inc.: \$189,750** and **GEL Inc.: \$318,000**.

CITY COUNCIL AGENDA

Meeting Date

Springville City had a great experience working with J. Lyne Roberts and Sons Inc. during the construction of our splash pad. The same company has contracted to construct the Contractor's Legacy Monument. Staff feels very comfortable working with this company again and are confident that we will get a high quality product for our residents.

ALTERNATIVES

- Do not utilize a CM/GC contractor for the project.
- Re-bid the project.

FISCAL IMPACT

The total cost for CM/GC services will be \$189,750. Total project budget for Wayne Bartholomew Family Park is \$1,000,000. Monies have been approved in the FY 2015 budget.

Name

Name: Alex Roylance

Title: Director of Buildings and Grounds

Attachments:

cc:



STAFF REPORT

DATE: July 31, 2014
TO: Honorable Mayor and City Council
FROM: Director
SUBJECT: BASIS OF DESIGN AGREEMENT FOR HOBBLE CREEK AND COMMUNITY PARK

RECOMMENDED MOTION

Motion to approve entering into a Basis of Design Agreement between the City, JSRIP, the Dept. of the Interior, CUWCD, and URMCC for design work of a possible future project involving Hobble Creek and the Community Park, and to allow the Mayor to sign said agreement.

GOALS, OBJECTIVES AND STRATEGIES AT ISSUE

- Development of Community Park
- Development of the trail system along Hobble Creek.
- Increasing access and recreation opportunities along Hobble Creek
- Improving the ability to adequately deal with high water in Hobble Creek
- Mitigation of wetlands on City owned properties

BACKGROUND

The JSRIP, CUWCD, and others have proposed to the City over the past few years their interest in a project to improve flows in Hobble Creek, to widen the creek channel, to improve habitat for fish, and to make Hobble Creek a more usable asset. Part of this proposed project would occur in the area of the City's Community Park. The project would impact current, but undeveloped, park property. However, the proposed project would enhance the recreational value of the creek through the park as well as assist the City in possibly solving some potential wetland issues in the area.

The City has been agreeable to the concepts of the project and its possibilities. Both parties are now wishing to move forward with the design process.

DISCUSSION

JSRIP, et. al, and staff have presented the idea of the project to the Mayor and Council and asked for feedback and suggestions. Both teams have taken received feedback and incorporated that into an agreement that would allow design work for the project to move forward. Some of the elements that have been discussed are:

- The City would like to see as little impact on the overall concept of the park as possible. The City and JSRIP have discussed options of design that would ultimately result in little

CITY COUNCIL AGENDA

Meeting Date

or no loss of soccer fields or other amenities. Some amenities of the park would be developed in different locations of the park during future construction projects.

- Both parties would work toward mitigating wetlands into the creek widening project.
- If necessary, negotiations for compensation of City properties used for the project would be discussed prior to any construction.

The proposed basis of design agreement will be for design proposes only. The project would not move in to the construction phase until all parties agreed with the design. Designs that are produced would be reviewed and approved by City staff, the Parks and Recreation Board, the Mayor and City Council, and other associated parties before the construction phase of the project would begin.

All properties that currently belong to Springville City would remain properties of Springville City unless negotiations commenced that would change that situation.

At present time, the discussed project would not cost Springville City any money for design or construction. However, there may be aspects of the project that the City can choose to fund to upgrade that aspect.

ALTERNATIVES

- Do not support the project.

FISCAL IMPACT

There will be fiscal impact to the City related to this phase of the project. The City may choose to add funding to the construction of the project. If/when the project is constructed, the City would have additional maintenance costs. Those additional maintenance costs would need to be calculated at the end of the design process.

Name

Name: Alex Roylance

Title: Director of Buildings and Grounds

Attachments: Basis of Design Agreement

cc:

Basis of Design Agreement – Hobble Creek Restoration within Community Park

Background

The June Sucker Recovery Implementation Program (JSRIP) is proposing to initiate a stream restoration project on Hobble Creek in the reach from 400 West in Springville (City) to I-15. As an initial phase of implementation, efforts would focus on the reach of Hobble Creek adjacent to the Community Park, from approximately 950 West to 1500 West. This Basis of Design Agreement is made as a preliminary step in the development of the restoration project. It serves to establish basic expectations, responsibilities and understandings between the JSRIP Partners and the City (parties). Several meetings have been held with City staff, Parks Commission, and City Council which concern the compatibility, viability and benefits of the restoration project. Both the City and the JSRIP are supportive of the project.

The JSRIP restoration effort would focus on restoring a functional riverine ecosystem to the extent practicable while restoring channel capacity and fishery habitat within the channel. These efforts would enhance the channels flow carrying capacity through this reach, lessening (but not eliminating) the possibility of overbank events.

Channel capacity would be restored by broadening the floodplain. This would be accomplished by removing the existing berms forming the stream banks and constructing new berms farther away from the centerline of the floodplain to allow high flows to pass at much lower elevation. The design for the new channel width and other dimensions would be based on historic *natural* high flow events.

Restoration and enhancement of suitable spawning habitat in Hobble Creek would include increasing stream meanders within the newly established floodplain, developing in-stream habitat structures [if necessary], creating suitable substrates, and supplementing flows, particularly during the irrigation season. Ecologically important flood plain connections would be established. These are annual or seasonal water course connections between the main course of the river and side channels, oxbow ponds and other seasonally wet areas. Native riparian vegetation would be reestablished.

The JSRIP recognizes the City's plan for a road to cross the project area. Restoration design would recognize and accommodate this proposed road. The City recognizes that the future bridge or culvert would need to be designed to accommodate natural high runoff events.

Land Ownership

Land Ownership of Community Park would remain in the name of Springville City. The public would have full access to the restored area of Hobble Creek, subject only to whatever City or state regulations are otherwise established. The City, at its option and cost, may install non-permanent, removable facilities (e.g. picnic tables, dirt paths) within the floodplain area, recognizing the potential risk of damage due to high natural flows. The construction of hardened structures or fences within the reconstructed flood plain would be discouraged due to their incompatibility with high flow events. These structures affect stream flow patterns which could lead to increased erosion or damage to the new berms.

Parcel number 23:019:0036 has been acquired by the Utah Reclamation Mitigation and Conservation Commission (Mitigation Commission). The 4.07 acres of this parcel would be incorporated into the restoration design, and similarly be open to public access. The parties will consider the possible transfer of ownership of this property to the City in exchange for streamside property or other compensation. This parcel may be suitable for wetland mitigation. Any such land exchange or other compensation will be the subject of a future agreement.

Design Costs

All design costs of the proposed stream restoration project will be paid for by the JSRIP.

Maintenance Costs

The JSRIP would be responsible for future maintenance of any instream habitat structures and spawning substrates, although the intent of the design would be to minimize or eliminate future maintenance of these features. To accommodate future maintenance, the City should agree to provide reasonable access to these facilities. The JSRIP would also be responsible for future maintenance of any interpretive/educational signage provided by the JSRIP as part of the project.

All other future maintenance of the property, including that owned by the Mitigation Commission and incorporated into the park, would be the responsibility of the City. These maintenance activities would include but are not limited to trash removal, weed control, vandalism control and landscape grooming.

Channel Design

Generally, elements of stream channel and habitat restoration would consist of:

- Increasing the width of the floodplain or the channel meander corridor by relocating the existing berms;
- Restoration of ecologically important floodplain connections;

- Reconstructing Hobble Creek to the appropriate geometry, planform and slope (e.g. riffle pool ratio, meander length and radius of curvature, pool depth, elevation change in water surface within the restored reach, etc.);
- Removing any invasive vegetation species and replanting suitable vegetation; and
- Restoring native riverine and riparian habitats.

The effort would consist principally of restoring Hobble Creek channel and sufficient floodplain width to accommodate anticipated future natural runoff events without threatening adjacent properties. Instream habitat structures and supplemental spawning substrates would be considered, if necessary, to provide initial spawning habitat. The channel and floodplain berms would generally be designed with shallow slopes so as to provide attractive public access for fishing or other recreational activities.

A paved recreational trail may be incorporated into the berm design. The JSRIP would be willing to share in the cost of designing and building this trail on such terms and conditions as the Parties may agree to in a future construction or implementation agreement.

Opportunities to develop wetland areas and ponds compatible with the restoration effort would be pursued.

It is anticipated that upon completion of the restoration effort that this area would be compatible with use as a community fishery.

Interpretive/educational signage may be provided. Any proposed signage located on City property would require the City's permission.

Through the design phase, JSRIP and the City will coordinate to create an acceptable Hobble Creek improvements design that utilizes open space and is compatible with the Community Park thus minimizing the impacts to planned park components (e.g. soccer fields). In designing the project, JSRIP and the City shall use their best efforts towards the goal of making sure that the City is able to construct the same number and size of recreational and athletic sporting fields and facilities that are currently shown on the City's Community Park concept design. Recreational affected fields and facilities may need to be located in different areas within the Community Park than what is currently projected. The JSRIP will consult with the City on the stream restoration design, but the ultimate design decisions relating to stream restoration are retained by the JSRIP.

Water Supply

Restoration of the Hobble Creek channel would provide benefits to the City through enhanced and expanded recreational opportunities, improved aesthetics, and improved stream functionality. In addition to these principal benefits, the City would also benefit from the provision of a stable streamflow, improved stream and riparian habitat with attendant fishery benefit, wildlife viewing, hiking, etc.

The JSRIP would be responsible for providing water for both spawning and habitat maintenance during the irrigation season. Water would be provided from a supply of supplemental water acquired for the JSRIP, which is subject to shortages and some delivery constraints due to pipeline capacity and upstream diversions. Winter flows would be unaltered except during years when water would be delivered to Utah Lake via Hobble Creek to meet exchange agreements.

Summer and fall seasonal flow targets would be 10-15 cfs in the summer in dry years, ranging up to 20-25 cfs in wet years. City officials would be (and are currently) invited to coordination meetings pertaining to annual flow recommendations. Although the JSRIP reserves the right to specify flows according to program criteria and water availability, the program's intent is to mimic natural hydrologic conditions and maintain the riverine habitat. (Maximum supplemental flows are 120 cfs, well within the historic flow patterns.)

Permits

All permits and environmental clearances associated with the restoration effort (Sections 401 and 404 of the Clean Water Act, U.S. Fish and Wildlife, UPDES, etc.) would be the responsibility of the JSRIP. Also, the JSRIP will assist the City with its efforts to obtain a Clean Water Act Section 404 permit for anticipated wetland impacts within the Community Park.

Future Actions

Upon signature of this agreement, JSRIP will initiate a project design in accord with the above guidelines. Even though JSRIP and the City support the project, the parties acknowledge and agree that the project is only in its conceptual phase, and by signing this design agreement, neither party is giving its final approval for moving forward with the construction of the project. Upon completion of the design phase and if both parties agree to move forward with the construction of the project based on a completed design, the parties will enter into another agreement for the project's construction. This future agreement may include concerns identified during the design phase by either party, including but not limited: to construction funding, construction schedule, project limitations, potential land exchanges, to fairly assess adjustments for infrastructure and land values of City park, potential wetland mitigation areas, permitting issues, design costs.

Henry Maddux, JSRIP Program Coordinator

Date

Reed R. Murray, Program Director
U.S. Department of the Interior

Date

Sarah Johnson, Environmental Programs Manager
Date
Central Utah Water Conservancy District

Michael C. Weland, Executive Director
Utah Reclamation Mitigation and Conservation Commission

Date

Wilford W. Clyde, Mayor Springville City

Date