



**WORK/STUDY AGENDA
SPRINGVILLE CITY COUNCIL MEETING
AUGUST 16, 2016 AT 5:15 P.M.**

City Council Chambers
110 South Main Street
Springville, Utah 84663

**CALL TO ORDER- 5:15 P.M.
COUNCIL BUSINESS**

1. Calendar
 - August 27 – City Wide Disaster Drill
 - September 5 – Labor Day (City Offices Closed)
 - September 06 – Work/Study Meeting 5:15 p.m., City Council Meeting 7:00 p.m.
 - September 13 – Work/Study Meeting 5:15 p.m.
2. **DISCUSSION ON THIS EVENING’S REGULAR MEETING AGENDA ITEMS**
 - a) Invocation – Councilmember Sorensen
 - b) Pledge of Allegiance – Councilmember Conover
 - c) Consent Agenda
 1. Approval of City purchase orders required to be signed per Springville City Purchasing Code.
 2. Approval of the minutes for May 17, 2016 regular City Council meeting
 3. Approval of equipment disposal according to the Surplus Property Policy – Leon Fredrickson
3. **DISCUSSIONS/PRESENTATIONS**
 - a) Discussion of data services for the City
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 Section 52-4-205

ADJOURNMENT

CERTIFICATE OF POSTING

This meeting was noticed in compliance with Utah Code 52-4-202 on August 11, 2016. 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/pmnn/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.

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

s/s - Kim Rayburn, CMC, City Recorder



**REGULAR AGENDA
SPRINGVILLE CITY COUNCIL MEETING
AUGUST 16, 2016 AT 7:00 P.M.**

City Council Chambers
110 South Main Street
Springville, Utah 84663

CALL TO ORDER

INVOCATION AND PLEDGE

APPROVAL OF THE MEETING'S AGENDA

MAYOR'S COMMENTS

PUBLIC COMMENT

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

CONSENT AGENDA

The Consent Agenda consists of items 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.

1. Approval of City purchase orders required to be signed per Springville City Purchasing Code.
2. Approval of the minutes for May 17, 2016 regular City Council meeting
3. Approval of equipment disposal according to the Surplus Property Policy – Leon Fredrickson, Power Director

PUBLIC HEARING (CONTINUED FROM AUGUST 02, 2016)

4. Public Hearing to consider a proposed amendment to the Land Use Map of the General Plan from Commercial/Residential Option 1-3 to Medium and Medium-High Density Residential; and an amendment to the Official Zone Map from HC-Highway Commercial and L-IM – Light Industrial Manufacturing to the RMF-2, RMF-1 and R1-5 Multi- and Single-Family zones, for 45.5 acres of property in the area of 750 North 1750 West – Jason Van Ausdal, Building Official

REGULAR AGENDA

5. Consideration of a speed limit change on 950 West between 400 South and 1350 South, and intersection stop control at 950 West and 900 South – Brad Stapley, Public Works Director
6. Consideration of an agreement between Sunroc Corporation and Springville City for work on Community Park and leasing of the Suntana Property – John Penrod, Assistant City Administrator/City Attorney

MAYOR, COUNCIL AND ADMINISTRATIVE REPORTS

CLOSED SESSION

- 7. 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 Section 52-4-205*

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s/s - Kim Rayburn, CMC, City Recorder



MINUTES
Springville City Council Regular Meeting – May 17, 2016

MINUTES OF THE REGULAR MEETING OF THE SPRINGVILLE CITY COUNCIL HELD ON
TUESDAY, MAY 17, 2016, AT 7:00 P.M. AT THE CIVIC CENTER, 110 SOUTH MAIN STREET,
SPRINGVILLE, UTAH.

Mayor Wilford W. Clyde presided. In addition to Mayor Clyde, the following were present:
Councilmember Rick Child, Councilmember Craig Conover, Councilmember Jason Miller,
Councilmember Chris Sorensen, City Administrator Troy Fitzgerald, Assistant City Administrator/City
Attorney John Penrod, Assistant City Administrator/Finance Director Bruce Riddle and City Recorder
Kim Rayburn.

Also present were: Public Safety Director Scott Finlayson, Buildings and Grounds Director Alex
Royslance, Public Works Director Brad Stapley, Recreation Director Corey Merideth, Power Director
Leon Fredrickson, Library Director Pam Vaughn, Operations Manager Rod Oldroyd and Museum of Art
Director Dr. Rita Wright. Excused from the meeting Councilmember Christopher Creer.

CALL TO ORDER

Mayor Clyde welcomed everyone and called the meeting to order at 7:03 p.m.

INVOCATION AND PLEDGE

Councilmember Child offered the invocation, and Councilmember Sorensen led the Pledge of
Allegiance.

APPROVAL OF THE MEETING'S AGENDA

COUNCILMEMBER CHILD MOVED TO APPROVE THE MEETING'S AGENDA AS
WRITTEN. COUNCILMEMBER SORENSEN SECONDED THE MOTION, AND ALL VOTED
AYE.

MAYOR'S COMMENTS

Mayor Clyde welcomed the Council, staff and audience. He asked if there were scouts or
students in the audience and asked them to stand and introduce themselves. There were none in
attendance.

PUBLIC COMMENT

Mayor Clyde introduced the Public Comment section of the agenda. He asked if there were any
requests.

Tom Hawks; Mr. Hawks stated he is a small time builder and recently had some items stolen. He
asked for more police patrolling during the night. He stated he would like to see more prevention of theft
and expressed the need for more officers on duty during the night.

April Clausen; Ms. Clausen reported she has been contracted to do the Springville Arcadia Series
and explained it would be a photographic history of Springville. She asked if there was anything the

42 Council would want to add. Mayor Clyde asked who sponsors the book. Ms. Clausen replied Arcadia
44 does historical books about different areas of the state, creates a photographic history and is done by a
private company.

CEREMONIAL AGENDA

46 1. Presentation of the Mayor’s Awards – Shannon Acor, CTC Coordinator

48 Mayor Clyde turned the time over to Ms. Shannon Acor to conduct the Mayor’s Award
presentation. Ms. Acor announced that the young woman here tonight was nominated by her school
Principal for exemplifying high standards. Councilman Miller assisted Ms. Acor with the awards. Ms.
50 Acor asked Ms. Katie Blades to come forward and she read Katie was nominated by her Springville
Junior High Principal, Ryan McGuire. Mr. McGuire wrote, “Katie was featured on KSL for her idea of
52 buddy benches to help stop bullying and to be a positive influence at playgrounds for students. Her
leadership and kindness are impressive to me. She represents what it means to be a Knight. We are
54 proud to have her as a student!” Ms. Blades explained the benches are on playgrounds and are for kids
who are feeling down to sit on and encourages others to sit with them.

56 2. Presentation of service awards for outgoing Power Board Members: Darren Wolz, Tom 58 Hawks and Jason Miller

Mayor Clyde recognized the following outgoing Power Board members. Darren Wolz served for
60 eight years on the Power Board from December 2008 – April 2016. Tom Hawks served for eight years
on the Power Board from December 2008 - April 2016 and Jason Miller served for four years on the
62 Power Board from April 2012 - January 2016 until he was elected as a City Councilman.

64 3. Presentation of service awards for outgoing Arts Commission Board members. MariLee Allred, Sandy Allison and Donna Breckenridge

66 Mayor Clyde recognized the following outgoing Arts Commission Board members. MariLee
Allred served for four years on the Arts Commission Board from February 2012 - April 2016. Sandy
68 Allison served for four years on the Arts Commission Board from April 2012 - April 2016 and Donna
Breckenridge served for ten years from September 2006 - April 2016.

70 4. Presentation of the Art City Days Dignitaries

72 Recreation Director Merideth introduced the following 2016 Art City Days dignitaries. Patrick
and Heidi Monney, Chairs for a third year on the Art City Days Committee; Lance (Poet Lauriat) and
74 Jacquie (painter, mixed media) Larsen, as Resident Artists; Brent Wiggel with Wiggy Wash the
Business of the Year; Richard Drollinger (Mr. D) as Citizen of the Year and Gordon and Roberta Smith
76 as the 2016 Grand Marshalls.

78 5. Presentation of the Art City Days Rodeo Royalty.

Mayor Clyde welcomed the Art City Days Royalty; Queen Emma Howell, with attendants Elena
80 Betteridge, Addison Urmston, and Oaklee Wilson, Princess. Ms. Howell invited the Mayor and Council
to the Art City Days rodeo on June 04, 2016 at 6:30 p.m.

82 CONSENT AGENDA

84 6. Approval of City purchase orders required to be signed per Springville City Purchasing Code.

7. Approval of the minutes for the March 15, 2015 Work/Study and Regular City Council meetings.
- 86 8. Approval of the fireworks ban for the wildland interface areas – Scott Finlayson, Public Safety Director
- 88 9. Approval of a 12-month extension for the installation of improvements for the Miner’s Grove Subdivision, Plat C – Fred Aegerter, Community Development Director
- 90 10. Approval of Task Order K with Armstrong Consultants for an Automated Weather Observing Station (AWOS) for the Spanish Fork/Springville Airport – Bruce Riddle, Assistant City Administrator/Finance Director
- 92

94 COUNCILMEMBER CONOVER MOVED TO APPROVE THE CONSENT AGENDA AS WRITTEN.

96 COUNCILMEMBER CHILD SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR OF THE MOTION. THE MOTION PASSED UNANIMOUSLY.

98

PUBLIC HEARING

- 100 11. **Consideration of a proposed amendment to the General Plan Land Use Map and the Official Zone Map from Medium Density Residential to Commercial for the property at 341 South 300 East – Fred Aegerter, Community Development Director**
- 102

Director Aegerter explained the amendment is for the General Plan Land Use Map as well as the Zoning Map for the location of 341 South 300 East. He reported in the staff report there is reference to a building south of the property as the Hobble Creek Learning Center, however it is now an IHC office building and Corn Wagon Quilt Company. The applicant would like to expand the parking lot for the two existing buildings and construct an additional building.

Director Aegerter explained the parcel falls within the R1-5 Single-Family Residential Zone, which is also in the Historic District Overlay Zone and currently has an existing home on the parcel. Director Aegerter gave a brief history of the property in question. He stated in 2004 the applicant had started using the house located on the parcel where the Hobble Creek Learning Center is for a commercial use. As the property was in a residential zone, he was asked to conform and he proposed amending the General Plan and rezoning the property to commercial use to create additional parking for the Corn Wagon business, which had expanded commercial use into the basement and to create parking for a new building that was to serve as a guest house for women to come and do quilting on the property proposed for rezoning. This resulted in the need for additional parking. The proposed guest house use never occurred and the Hobble Creek Learning Center was proposed for the building. At the time of the rezoning in 2004 the property was included and there were twenty four parking stalls which met the requirement of the two buildings based on the zoning ordinance. At that time staff recommended a more definitive edge be established between the commercial and residential areas with fencing and a landscape buffer; and the opportunity to utilize existing ordinances to remedy shortcomings associated with the existing commercial property, including concerns such as on-site parking and landscape screening. Based on the current standards, parking requirements are met on-site for the two buildings.

Director Aegerter referred to the Historic Center Community Plan as a means to maintain balance between commercial and residential where neighborhoods should remain as cohesive communities in order to remain vibrant and safe. Where possible, properties that face each other across a street will be the same or similar zone. Director Aegerter then reviewed the Planning Commission meeting overview for the April 26, 2016 meeting.

130 Director Aegerter acknowledged the applicant was concerned about losing four parking stalls in
the front of the Corn Wagon Quilt Shop due to the proposed 400 South road expansion. He pointed out
when the building to the back was added there was sufficient on-site parking and met the requirements.
132 The parking on 400 south was a bonus to the property.

134 Director Aegerter recounted tonight the item is for the Council to approve a zoning amendment
not a site plan. He reported the Planning Commission in their review discussed the balance between
meeting the commercial needs of an expanding business and the needs of a residential area while
136 maintaining the residential integrity of the area.

138 Director Aegerter informed the Council if they feel that the proposed expansion is in keeping
with the General Plan and the public trust concerning this area, and does not affect the residential
integrity of the area, the Council should approve the proposed General Plan Map Amendment and
140 Zoning Map Amendment. If the Council feels that the proposed expansion is not in keeping with the
General Plan and not in keeping with the public trust concerning this area and affects the residential
142 integrity of the area, the Council should deny the proposed General Plan Map Amendment and Zoning
Map Amendment. The Planning Commission recommended approval of the proposed General Plan Map
144 amendment and the Zoning Map amendment by three to one.

146 Mayor Clyde opened the public hearing:

148 Von Alleman; Mr. Alleman stated he loves Plat A, and is worried about a third or fourth home
being lost in Plat A. He expressed homes will contribute or not contribute to the historic district. As
150 homes are lost the State may eventually say it is not an historic center. He stated there needs to be a fine
balance between residential and commercial.

152 Curtis Epley; Mr. Epley explained he has served on Ad Hoc Planning Committee for Plat A and
agrees it is important for Plat A to maintain as many historic homes as possible. He currently lives in a
154 home built in the 1800's in Plat A. He expressed he would like to keep the old town feel and keep
encroachment out.

156 Kathryn Lynn, 362 South 300 East; Ms. Lynn stated she is concerned about parking in the area
and another home being torn down. She expressed her concern about the "Miller" home being torn down
158 and if it will be taken care of like it has been discussed. She witnessed twenty eight people work at the
business and only fourteen parking spots. She would like to see it stay a residence and a residential
160 neighborhood. She expressed if the property is zoned commercial they can do anything with it, anything
can be built there.

162 Bonnie Palmer; Ms. Palmer thanked the Council for the traffic light at 800 East and 400 South.
She stated she has four grandchildren living in this area and worries about the traffic. She expressed that
164 a zoning change may set precedence for commercial to creep in. She expressed she appreciates the
Harward's and their entrepreneurial spirit and hopes they will weigh the needs of the families in this
166 traditional neighborhood and perhaps there are other properties on 400 south that will meet the needs for
parking.

168 Betsy McGee, 336 South 300 East; Ms. McGee remarked if fundamental neighborhoods are
destroyed for the soul purpose of making money it will lose the integrity of the wonderful town we live
170 in. She wants her family and neighbors to feel safe and secure and enjoy the many wonderful aspects of
Springville. She expressed they purchased their home for the quiet street and do not want to live next to
172 a business that invites strangers on a daily basis. She stated the Learning Center has not been there for

174 over a year, the current IHC Billing Center that is now there is beyond what parking is provided. She
176 fears if approved the parking will only push more parking issues and her children are already having
issues playing in the yard. She stated there are better options and other lots available that are zoned for
this, the Corn Wagon does not need more parking, please stop this from happening.

178 Owen Whitesman; Mr. Whitesman commented just last night his daughter and friends were
riding their bikes in front of the property in question. He stated, they moved to Springville eight years
ago and wanted to live in an historic district, their home is listed on historic registries and they did not
180 want to move into a commercially zoned area. He expressed one of the main goals of the General Plan is
to keep neighborhoods safe; this zoning will not keep the neighborhood safe. Once zoned commercial it
182 will turn into a business that needs more parking. He stated trust was brought up, if the property is zoned
commercial, trust will have been violated. He stated his wife Eva was not able to attend the meeting and
184 wrote a letter for the Council. Due to time limits he presented the letter to the Council to read.

186 Richard S. Beach; Mr. Beach asked if he could read aloud Eva's letter. Mayor Clyde agreed. Mr.
Beach stated he lives around the corner and is concerned about the trust issue. Mr. Beach then read Ms.
Whitesman's letter aloud.

188 Amy Palmer, 280 East 300 South; Ms. Palmer stated no matter how you vote, I am impressed
with the turn out and it means a lot. She expressed she is representing her husband and four kids and
190 they live in the historic district. She stated she can see the property from her kitchen window; her kids
ride their bikes up and down the sidewalk every day. If the property is used as a parking lot or other
192 commercial use it will negatively impact their neighborhood. We have great respect for those serving
our community and know the Mayor and Council value the historic district. We hope they will vote no
194 and use their best judgment.

196 Dan Workman; Mr. Workman stated he has served on the Springville Historic Ad Hoc
Committee, and has been a part of talks regarding what would be best for the Plat A and R15 Zone area
and planning for the City over the next 30 years, as a part of Springville's Master Plan. He expressed
198 communities and neighbors should be facing each other and shouldn't be looking at a parking lot as it
would degrade the area. The plan encourages increased green space not gray space. He stated he lives in
200 an historic home and people look at Springville for this area. With every house lost it will degrade the
historic district. He asked the Council to look at the very plan that packed the council room when it was
202 voted upon, if the plan is not honored and the community betrayed whose input was put into the plan,
then why have a plan made if they are not going to be used. He asked that the plan continue to be upheld
204 and continue to be a place where people want to live.

206 Genevieve Baker; Ms. Baker stated she was on the ad hoc committee and spent about a year
working on the historic community plan. The plan set forth a policy to follow. She was the one against
the zone change on the Planning Commission. The strategy is to adopt a policy and she read the policy
208 to the Council. She stated there have been significant differences from other instances, there was no off
street parking, she gave examples of other streets able to handle more traffic. All instances were to
210 accommodate businesses on 400 south. She expressed the issue is not the Corn Wagon Company but for
another use. The other instances bordered on commercial on multiple sides. She expressed it is
212 important that we protect and think of residence and be business friendly. It is the citizens that make the
businesses sustainable.

214 Mathew Baker; Mr. Baker stated the owner had to know when they moved into the building
there was not enough parking. It could be anything if zoned commercial. He stated he loves living in
216 Springville and would hate to lose the integrity of neighborhood to businesses.

218 Wayne Butler; Mr. Butler commented is home was built in 1904, and his back yard is his front
yard. He expressed he is proud of his home and where he lives. He asked what happens to my privacy.
220 In the past fencing was taken out and he was told it was a civil matter. How do I protect myself, would
anyone want this in their backyard? He stated he would like to have grandchildren in his backyard. He
222 stated he asked if he would be notified of any changes and was told it would not happen again that it
would stay residential. If it does go through, how will he be accommodated and not have his property
224 violated again. He commented it was not fair how things are done, I asked questions and nobody would
tell me. I should have been notified and asked, I need to know my property is not going to be violated
226 again like last time, what is the barrier between the properties? He remarked it is a good neighborhood
to live in, his kids enjoyed it and he wants his grandkids to enjoy neighborhood. How do I get questions
answered? Mayor Clyde thanked Mr. Butler for his comments and noted time his time was up and he
228 needed to allow others to make comments.

230 Danny Clay; Mr. Clay stated he owned the property in question and has lived there for thirteen
years. He said seven years ago they had the same discussion. He stated he didn't get any help in the past,
and the property has been sold, I don't have anything to loose. The neighbors need parking; I defend
232 Judd Harward for the parking, he said he has to park on the grass at his home. He expressed potentially
Mr. Harward plans to put another building and some parking on the property, I do not agree with this.
234 Mr. Clay stated that Mr. Butler will get a beautiful fence and will not have to look at the parking lot. He
asked if they will have security lights shining in his windows or noise from dumpsters being emptied,
236 also problems with snow. Mr. Clay commented he sold it because it would be good to have a parking
lot. If it was anything else it would not be good.

238 Daren Hardy; Mr. Hardy stated he has lived in the neighborhood for twenty years. The best
feature is low traffic. His kids have grown up in the neighborhood and it is a nice neighborhood. He
240 expressed 400 south is a block away and he would like to keep the traffic out of neighborhood. He said
it is a nice quiet street and he would not like it to change.

242 Sam Davenport, 200 South 300 East; Mr. Davenport commented that trying to turn east onto 300
East from 400 South is almost impossible because of the traffic. He is concerned if this change is
244 approved it will force more traffic onto 300 south and will cause more problems with parking. He stated
a building on the property would result in even more people and traffic. He stated the average citizen
246 without much money would not be able to do what has been requested and thinks the public trust has
been violated.

248 Marilee Liddiard; Ms. Liddiard stated she lives on 292 East cattycorner from the lot in question.
She stated they moved there about a year and half ago and loves Springville. They have a lot of pride in
250 Springville and live in an 1890's home and she loves the quiet neighborhood. Her kids walk to and from
school and if commercial is added it would be compromising the safety of the neighborhood and a
252 parking lot would be an eyesore. Her son Atticus said not riding a scooter and not being able to ride it
safely to school makes me feel sad and I love my scooter.

254 Nancy Caulkins; Ms. Caulkins remarked she has served on the Landmark Commission. She
asked that the historic integrity be preserved and that she loves the nature of a historic neighborhood.
256 She expressed Ordinances do for us what covenants do for a home. She is concerned about
encroachment on the historic district and there needs to be some protection for what we value as well.

258 James Erickson; Mr. Erickson reported he does not live in the community; he lives a mile away
north and does know those that do live in the area. He stated it should be important to make sure it is not
260 just this small stretch of land that is affected. The area is safe and not a lot of traffic. He is concerned

262 about traffic by changing this it will cause more traffic and affect more than just the historical area. Kids
go through the neighborhood to school and feel it is safer and not as much traffic. He believes there are
other places they can move to and find parking.

264 Erica Green; Ms. Green stated she has lived in Springville for two years at 362 South in the
basement. She likes the small town feel and building a parking lot will lose that small town feel. She
266 grew up in Santaquin and loves the small home town feel. She expressed it will be a loss and a sad day
for Springville if this passes.

268 Adam McGee, 336 South 300 East; Mr. McGee stated he echo's what has already been said. He
sent an email to the Council with a video showing kids riding their bikes in area. If it were to turn into a
270 parking lot or business it would endanger our kids. His son Daniel said, if they build a building I won't
be able to ride my bike with my friends.

272 Jud Harward; Mayor Clyde stated he would give Mr. Harward some additional time as he is the
petitioner. Mr. Harward stated he appreciates the opposition and words that have been said and in
274 general agrees with them. I don't like change, but I accept them in order to move society forward. The
Council and City is moving forward. He expressed Plat A will not remain the same, and cannot stop the
276 progress. He said it was not my idea to create new parking it is the widening of 400 South. He reported
it has been in the planning for about six years to take the parking on 400 South which has been there
278 since the 1950's. Mr. Harward commented in 2010 the City proposed to take parking away on 400
South, he was in agreement then, and it was the same time the 400 South 400 East intersections was
280 being constructed. They made an agreement with the City and he asked John Penrod to give them a five
to six year reprieve before taking the parking away. This spring the Public Works Department
282 announced they would be widening 400 South and making it into a five lane road, taking away all on
street parking on both sides. He said this creates a problem taking off all of the parking on 400 South
284 from 100 West to 400 East. He noticed there were 16 cars parked on the street yesterday. They will
need to go to a side street. He has been working with other businesses to not encroach on the
286 neighborhood. He said he is trying to solve the problem by creating a parking lot. He has also tried to
buy other properties, but they are not for sale. He stated if he had the power of eminent domain he would
288 allow the City to buy the property and add parking. Mr. Harward stated instead of parking on the street,
he would like to create parking off the street in parking lot.

290 Tom Hawks; Mr. Hawks expressed a lot of things are happening with parking and it would be
nice to inform those in the neighborhood. He suggested using door knockers to inform the neighbors.
292 Mr. Hawks commented 400 South is being used for what may not be necessary. Mapleton traffic uses
this because they always have. He knows things do have to get bigger and expand. He would like to see
294 better communication from the City.

296 COUNCILMEMBER CONOVER MOVED TO CLOSE THE PUBLIC HEARING.
COUNCILMEMBER CHILD SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR OF
298 THE MOTION. THE MOTION PASSED UNANIMOUSLY.

300 Mayor Clyde asked Mr. Harward to explain further. Mr. Harward said he is proposing to put
parking on the ole Danny Clay property that he has purchased. He provided a site drawing for 20
302 parking stalls. He thought there would be enough room for a building on the property, but there is not, so
put in more parking spaces. He explained they would be putting in a buffer and fence and would use the
304 existing pine trees on the property. He said all requirements meet the City Code. Mr. Harward

306 commented with the zone change he is not free to do what he wants to do; he has to meet the
requirements of the City. He said it went in front of the Planning and Zoning Department and a public
308 hearing sign was listed on the property. He expressed four on the Planning and Zoning Commission
voted three to one. The one is hear tonight with a vigilante crew to get what they want.

310 Mayor Clyde allowed Genevieve Baker to speak. Ms. Baker commented Mr. Harward said it was
initiated to the loss of parking on 400 south. It is known they have 27 employees and only 18 parking
312 spaces. She reviewed a list of parking over the last few days and explained the number of parking stalls
in front of the Corn Wagon business is not needed. She said he wants parking for a business that has
314 more employees. She expressed an individual was willing to sell and she lives in a neighborhood that
cares deeply about the neighborhood and she has informed her neighbors.

316 Councilmember Sorensen had a question about the procedure for advertising a public hearing.
Director Aegerter replied a yellow sign is posted at the site a notice is added to the State website and
318 newspaper. Mailing notices to residents within 300 feet of the property was discontinued a few years
ago.

320 Mayor Clyde commented the sign may not be easily seen by neighbors and it is important
citizens are made aware. Mayor Clyde addressed Mr. Butler and noted his concerns can be addressed
and he can come into the City offices and have his questions answered.

322 Mayor commented 400 south does have a large amount of traffic and the state will be widening
the road to help accommodate the traffic, there will also be more cars parking on City side streets.

324 Councilmember Sorensen, asked Director Aegerter when the school transitioned over to the
billing center, is there a policy in place to deny the business license if the parking requirement is not
326 met? Director Aegerter said there is and in this situation the requirement for that by square feet did meet
the ordinance, sometimes there are ranges where you may have more employees.

328 Mayor Clyde stated there have been other businesses that have had a hard time to meet the
parking requirements. He appreciates all of the input and it does matter to the Council.

330 Councilmember Child commented it is important to note there was an extensive amount of time
spent in ad hoc committees on the historical area and zoning, there were guidelines put in place and if
332 you start encroaching in those areas where do you start and stop. Councilmember Child expressed Mr.
Harward has done a good job with his developments in the City and they are a nice addition.

334 Administrator Fitzgerald stated both on the City website and the City Engineer there has been a
policy in place dealing with the interface of residential and commercial concerning parking in order to
336 help prevent the leaking of commercial into residential. If citizens are interested about on street parking
in neighborhoods, they can talk with City personnel.

338 Mayor Clyde asked for clarification from Director Aegerter that tonight's public hearing is not
about a site plan approval or approving a parking lot or building. Director Aegerter replied it is not a
340 site plan approval and they are meeting the parking requirement.

342 Mayor Clyde asked Director Aegerter if they are required to put a fence up, so there is a buffer.
Director Aegerter replied yes and explained the buffer requirement.

344 Councilmember Miller asked about the street side parking. Director Aegerter explained there are
requirements no matter what is built.

346 Councilmember Sorensen commented Mr. Harward has been told the other property is not for
sale. Others think that it could be for sale. This is a critical answer if I vote for or against and it could
possibly help solve the problem. Mr. Harward replied he checked with the owner of the other home and
348 it is not for sale.

350 Councilmember Miller asked if it is possible to use as an overflow parking. Councilmember
Child reminded the Council the question is for the change in zoning. Attorney Penrod stated whatever
the zone is must meet the requirements of that zone.

352 Councilmember Sorensen commented this is not a done deal. This is the first we have heard
about this. I personally would let this die at this point for lack of a motion and discuss it at a study
354 session. This doesn't help Mr. Harward, but there are good comments about the historical district and
the plan. On the other hand the traffic will be worse if we don't approve it and I am not ready to say no
356 or yes until I have time to think about it.

358 COUNCILMEMBER SORENSEN MOVED TO CONTINUE ITEM #11 UNTIL FURTHER
POSTING.

360 COUNCILMEMBER CHILD SECONDED THE MOTION. THE VOTE IS RECORDED AS
THREE IN FAVOR AND ONE NAY

362

REGULAR AGENDA

364 **12. Consideration of approving the New At-Grade Railroad Crossing Agreement for 950 West
and 1350 South between UTA and Springville City – Brad Stapley, Public Works Director**

366 Director Stapley reported he recently received an agreement from UTA (Utah Transit Authority).
Attorney Penrod has been reviewing the agreement and explained the insurance provisions will need to
368 be approved by the City's insurance company and if approved tonight will need to make sure it is
approved by the insurance company.

370 Director Stapley explained a new at-grade Crossing Agreement between UTA and Springville
City will allow the construction of an at-grade vehicle railroad crossing of the Tintic Industrial Lead
372 railroad tracks on 950 West at approximately 1350 South in Springville. By executing the agreement the
City can move forward with construction of the railroad crossing with certain stipulations. Director
374 Stapley explained in the agreement it states two crossings will be closed. First is an undocumented
crossing, one property owner will be affected and contact has been made with the property owner. They
376 will access from Shavey Lane. Closure of a second crossing north of Kelvin Grove involves a private
crossing with no property owners affected.

378 Director Stapley explained about a year ago the design was presented to the Council for
approximately \$150,000. The new design when completed will cost approximately \$180,000.

380 Director Stapley explained by signing the agreement the City agrees to within five years to
construct the 950 West Railroad Crossing and acquiring the 45-foot width right-of-way for the
382 Springville Sharp/Tintic Railroad Connection project or it will revert back to lights and gates. Director
Stapley stated he is confident they will be able to get the right of way. The Springville Sharp/Tintic
384 Railroad Connection project is ranked #2 on the current Mountain Land Association of Governments
(MAG) Transportation Improvement Program (TIP). The TIP ranking was approved on May 5, 2016 by
386 the Metropolitan Planning Organization (MPO). On June 2, 2016, the MPO will vote to officially
approve funding of the qualifying projects. It appears that projects ranked #1 through #18 will be
388 funded. Final approval of the TIP by the MPO will be August 4, 2016.

Councilmember Miller asked if this would increase the City liability. Attorney Penrod replied if
390 the City is negligent in how it is operated it would be, the City will from UDOT what is needed to have
a safe crossing.

392

394 COUNCILMEMBER MILLER MOVED TO APPROVE A NEW AT-GRADE CROSSING
AGREEMENT (CONTRACT #TI/U/6045/G) BETWEEN THE UTAH TRANSIT AUTHORITY
396 (UTA) AND SPRINGVILLE CITY FOR THE PURPOSE OF RECEIVING A LICENSE TO
CONSTRUCT A VEHICLE RAILROAD CROSSING OVER THE TINTIC INDUSTRIAL LEAD
398 RAILROAD TRACKS ON 950 WEST AT APPROXIMATELY 1350 SOUTH IN SPRINGVILLE
UTAH.

COUNCILMEMBER CONOVER SECONDED THE MOTION

400 COUNCILMEMBER CONOVER AMENDED THE MOTION TO STATE PROVISIONAL
UPON THE CITY ATTORNEY APPROVING THE INSURANCE.

402 COUNCILMEMBER CHILD SECONDED THE AMENDED MOTION. THE VOTE IS
RECORDED AS FOLLOWS:

404	COUNCILMEMBER CHILD	AYE
	COUNCILMEMBER CONOVER	AYE
406	COUNCILMEMBER CREER	ABSENT
	COUNCILMEMBER MILLER	AYE
408	COUNCILMEMBER SORENSEN	AYE

410 Director Stapley explained to the Council that an award for the 950 West railroad crossing was
canceled because staff will be able to do most of the work in house and it will save on funding. Director
412 Stapley stated they do plan to have it completed before school starts.

414 **13. Consideration of a Resolution approving the an Interlocal Cooperation Agreement**
between cities within Utah County and Utah County for the Community Development
416 **Block Grant Program – John Penrod, Assistant City Administrator/City Attorney**
CONTINUED FROM MAY 3, 2016

418 Attorney Penrod reported the item was continued from May 3, 2016 in order to make some
minor changes. He explained the interlocal agreement before the Council is between several Utah
420 County cities and Utah County and is very similar to an interlocal agreement the City Council approved
back in 2009. The proposed interlocal agreement has very little revisions from the 2009 agreement. The
422 main revision provides that the County must notify the City after three years of the City's right not to
participate in the CDBG block grant program, which right may be exercised by the City providing a
424 written notice.

426 COUNCILMEMBER CONOVER MOVED TO *APPROVE* **RESOLUTION #2016-10**
APPROVING THE EXECUTION OF THE INTERLOCAL COOPERATION AGREEMENT
428 BETWEEN UTAH COUNTY AND THE CITIES WITHIN UTAH COUNTY WHEREIN THE
PARTIES AGREE TO BE A PART OF AN URBAN COUNTY UNDER THE COMMUNITY
430 DEVELOPMENT BLOCK GRANT PROGRAM.

COUNCILMEMBER MILLER SECONDED THE MOTION. THE VOTE IS RECORDED AS
432 FOLLOWS:

	COUNCILMEMBER CHILD	AYE
434	COUNCILMEMBER CONOVER	AYE
	COUNCILMEMBER CREER	ABSENT
436	COUNCILMEMBER MILLER	AYE

438 **RESOLUTION #2016-10 APPROVED**

440 **MAYOR, COUNCIL AND ADMINISTRATIVE REPORTS**

442 Councilmember Miller asked about the continuance of item #11 on the rezoning and what will be
444 done in the interim. Councilmember Child commented in all fairness at the Planning Commission
meeting regarding the item, two commissioners of the four were new to the position and it was their first
meeting its possible they may have voted differently with more information. Attorney Penrod explained
with the continuation we should discuss in a future open meeting.

446 Mayor Clyde suggested neighbors should be notified when items come up for discussion.
Administrator Fitzgerald explained the state requirements for noticing are being met.

448 Attorney Penrod reported on the rodeo for Art City Days. He stated he was informed recently that
the Hobble Creek Riding Club is unable to fulfill the contract and could possibly have them be
450 volunteers for the rodeo and the City would contract with a stock company that could provide insurance.

452 Councilmember Sorensen asked if a discussion on agenda continuations could be discussed in a
work session meeting. Attorney Penrod replied he would schedule a meeting to discuss continuations.
The Council agreed to discuss tonight’s item #11 at the regular meeting on June 07, 2016 with proper
454 noticing.

456 **CLOSED SESSION**

458 *14. 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*

460 There was no closed session.

462 **ADJOURNMENT**

COUNCILMEMBER MILLER MOVED TO ADJOURN THE CITY COUNCIL MEETING AT
464 9:46 P.M. COUNCILMEMBER CHILD SECONDED THE MOTION, AND ALL VOTED AYE.

466

468

470 *This document constitutes the official minutes for the Springville City Council Regular meeting held on Tuesday,
May 17, 2016.*

472 *I, Kim Rayburn, do hereby certify that I am the duly appointed, qualified, and acting City Recorder for Springville
City, of Utah County, State of Utah. I do hereby certify that the foregoing minutes represent a true and accurate, and
474 complete record of this meeting held on Tuesday, May 17, 2016.*

476

478

Kim Rayburn, CMC
City Recorder



STAFF REPORT

DATE: August 8, 2016
TO: Honorable Mayor and City Council
FROM: Leon Fredrickson, Power Director
SUBJECT: **Declaration of Surplus Property**

RECOMMENDED STAFF MOTION:

Approve a motion declaring the equipment listed in the attached Exhibit A to be surplus property and authorizing its disposal according to the Surplus Property Policy.

SUMMARY OF ISSUES/FOCUS OF ACTION:

From time to time as vehicles, equipment and other personal property of the city reach the end of their useful lives, the property is removed from service and disposed of according to the Surplus Property Policy, which requires Council approval for items with an estimated salvage value of over \$5,000.

BACKGROUND:

The item in the attached Exhibit A was replaced after meeting its useful service to the Substation crew.

DISCUSSION

The truck had been evaluated by the Central Shop and recommended for replacement according to replacement policies or surplus, according to city surplus procedures, and as approved in the budget. The equipment has been removed from service and is recommended to be disposed of through public auction.

ALTERNATIVES

There are none that meet the replacement and surplus policies.

FISCAL IMPACT

Proceeds from the trade in of the surplus equipment will be credited to the Power Department's Vehicle and equipment reserve fund.

CITY COUNCIL AGENDA

August 16, 2016

Exhibit A - Springville City Surplus Property Form

This form is to be used to notify the City Administrator whenever there is a permanent change in the location of City-owned personal property or whenever an item is lost, stolen, or proposed to be placed on the surplus property list for disposal.

Date 8-5-16	Department Central Shop	Contact Steven Healey	Phone 491-2762
-----------------------	-------------------------	-----------------------	----------------

Items to be transferred to Surplus Property List

	Qty.	Description	Condition	Ta2 #	Location	Estimated Value	Proposed Method of Disposal (e.g. auction, scrap, etc.)
1	1	2005 Chevy Silverado 2500HD	Poor	450	WHPP	5500.00	Auction
2							
3							
4							
5							
6							
7							
8							



Authorizations

Department Director Signature Leon Fredrickson	City Administrator Signature
Printed Name _____ Date 8-8-16	Printed Name _____ Date _____



STAFF REPORT

DATE: July 27, 2016

TO: Honorable Mayor and City Council

FROM: J. Fred Aegerter, Community Development Director

SUBJECT: **RD DEVELOPMENT GROUP SEEKING AN AMENDMENT TO THE LAND USE MAP OF THE GENERAL PLAN FROM COMMERCIAL/RESIDENTIAL OPTION 1-3 TO MEDIUM-HIGH DENSITY RESIDENTIAL AND FROM INDUSTRIAL MANUFACTURING TO MEDIUM DENSITY RESIDENTIAL AND AN AMENDMENT TO THE OFFICIAL ZONE MAP FROM HC-HIGHWAY COMMERCIAL AND L-IM – LIGHT INDUSTRIAL MANUFACTURING TO THE R1-5 SINGLE-FAMILY AND RMF-1 AND RMF-2 MULTI-FAMILY RESIDENTIAL ZONE FOR 45.5 ACRES OF PROPERTY IN THE AREA OF 750 NORTH 1750 WEST.**

RECOMMENDED MOTION

Motion #1 – General Plan Land Use Map Amendment

Move to DENY the request to amend the Land Use Map element of the General Plan from the Commercial/Residential Option 1-3 to Medium-High Density Residential and from Industrial Manufacturing to Medium Density Residential for 45.5 acres of property in the area of 750 North 1750 West.

Motion #2 – Official Zone Map Amendment

Move to DENY the request to amend the Official Zone Map from the HC-Highway Commercial Zone to the RMF-2 Multi-Family Residential and from L-IM Light-Industrial Manufacturing to the RMF-1 Multi-Family Residential and R1-5 Single-Family Residential Zones for 45.5 acres of property in the area of 750 North 1750 West.

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?
4. Is the proposal in the best interest of Springville City?

CITY COUNCIL AGENDA

August 2, 2016

BACKGROUND

The RD Development Group is interested in rezoning the 45.5 acre parcel of land to residential. The property lies east of I-15 with Hobble Creek running adjacent the property to the north. To the east is the Provo Canyon School and the Overland Industrial Park is adjacent to the south. The only access currently to the property is from an unfinished segment of 1750 West via 500 North through the Overland Industrial Park.



Currently the property is zoned Highway Commercial and Light Industrial-Manufacturing. The General Plan includes three option maps covering this area and on all three maps, this area is identified with a commercial or residential option. This identification is an effort to help find ways to lessen the amount of land zoned commercially and create a better balance between the amount of commercial and residential land in the City.

The General Plan also includes an objective (Land Use and Population Element, Objective 2) Strategy 2-E that points to the need of creating cohesive residential neighborhoods with a variety of housing types and densities which includes services and amenities that contribute to desirable, stable neighborhoods. Strategy 2E identifies a minimum population of 3,500 for the neighborhood at the time the area is built-out. This has been an important strategy to help ensure there is



enough critical population mass for parks, churches and other types of neighborhood services. Isolated neighborhoods tend to create a number of issues for residents residing in them and the City. We have experienced those concerns with the Five Star/Brookline development.

The objective and strategy referred to above can be achieved in this area, but it will take the efforts of property owners coming together to decide the future of that area and being able to achieve a mix of housing types and sufficient area to achieve the minimum cohesive population identified. While the applicant has proposed a residential mix, which is in keeping with the Plan, the current proposal does not meet the criteria for establishing the minimum neighborhood size. The applicant has talked with property owners in the area, but none are currently willing to commit to rezoning property residentially.

While there is potential for residential in this area, Staff would recommend denial of the request until property owners work together to determine their recommendation for this area and act on that decision by either petitioning to rezone the property to residential or retain the commercial. While rezoning to residential may occur, more work needs to be done with buy-in and commitment to residential zoning from property owners in the area.

DISCUSSION

DEVELOPMENT REVIEW COMMITTEE (DRC)

The Development Review Committee reviewed the proposed amendments on March 3, 2016 and had the following comments/concerns for the applicant:

- Property falls entirely within the new FEMA floodplain maps;
- There is a past history of this area flooding;
- Area is isolated from any other residential properties;
- Will cause a strain on public services, such as, safety, garbage and snow removal, etc.

PLANNING COMMISSION CONSIDERATION AND RECOMMENDATION

The Planning Commission reviewed the request at the July 12, 2016 meeting, in which a public hearing was held. The minutes from that discussion are below:

Director Aegerter explained the area included in the request and mentioned that the only access to the property currently is via 1750 West and 500 North. Comments from the Development Review Committee (DRC) were reviewed, which included, the property falls entirely within the new FEMA floodplain maps; there is a past history of this area flooding; the area is isolated from any other residential properties; and residential development will cause a strain on public services, such as, safety, garbage and snow removal, etc..

Director Aegerter mentioned the General Plan includes three option maps covering this area and on all three maps, this area is identified with a commercial or residential option. The Land Use

and Population Element of the General Plan includes the strategy that points to the need of creating cohesive residential neighborhoods and identifies a minimum population of 3,500 for the neighborhood at the time the area is built-out. Director Aegerter also pointed out that the Lakeside Community has 350 plus acres available for residential development and the Westfields Community has an additional 500 plus acres of undeveloped land available for residential use. Director Aegerter stated that staff's recommendation is to deny the request based on the policies in the General Plan and concerns with creating an isolated neighborhood based on timing due to not having all the property owners in the area willing to buy in at the time to create the needed population.

Dave Morton with RD Development Group thanked Director Aegerter for his efforts, even though they might not agree with staff's recommendation. Mr. Morton explained that he hopefully can shed additional light on their proposal. The approximate depth of the area is approximately one-half mile deep and in their opinion will make developing the entire commercial area very difficult, which is probably why development hasn't already occurred. Mr. Morton explained they believe what they are proposing supports Springville City's General Plan and will provide for a better balance between commercial and residential land. They feel the proposal also supports Springville's economic corridor focus by incenting commercial development in the area. They feel the development will continue the building of 1750 West and provide a catalyst for its completion. They also feel the proposal is consistent with other developments in Springville City.

Mr. Morton mentioned that in the economic plan for Springville City, there were five initiatives specific to the North Interchange District. The first initiative was connecting 1750 West to 400 South to encourage development and in addition it states in the fourth initiative that residential housing may be an option on the south side of this district as 1750 West approaches the creek. Mr. Morton briefly addressed the comments from DRC. As far as the property falling entirely within the new FEMA floodplain maps and having a past history of flooding, they feel that is mostly in part because of UDOT and some of the things they have done there and they would work with UDOT to focus on that area and mitigate any problem and regardless of what you put there, whether commercial or industrial you will still have the flooding issues, so it will have to be resolved no matter what uses are allowed to go there. He also mentioned they have also been working with the Division of Wildlife Resources to provide a trail or berm along Hobble Creek.

Mr. Morton stated that in regards to the next two concerns from DRC that the area is isolated from any other residential properties and will cause a strain on public services. He commented that the proposed project is less than 400-feet from the closest Westfield's subdivision and would not look at that as being isolated and is 4000-feet closer than the Brookline development is to any other subdivision and felt that what they are proposing is consistent with what the City has already allowed.

Mr. Morton addressed staff's recommendation in regards to the property owners' in the overall area needing to work together to determine their recommendation for this area. He mentioned that as we have met with staff over the last 6 months, we were asked to show a plan how the

desired 3,500 population could be achieved. As we proposed the plan to the adjoining property owners, one of which is PRI and cannot consider any land acquisitions for 5 years because of the Smith's development. The other property belongs to Harward Farms who is not interested in developing at this time. In review if we are held to the 3,500 population, that we are somewhat held hostage to the surrounding property owners.

Ryan Anderson also representing RD Development Group, showed a sketch up version of a possible residential development that could occur on the property, showing both multi-family and single-family housing. The proposal shows a connection into 1650 West via property currently owned by IPA, which they are in negotiations with on obtaining the property so they do not have to solely utilize the road extending through the adjacent industrial area. Mr. Anderson feels that this development will generate the completion of 1750 West sooner than later and do not feel it's isolated and see it as an extension of Westfields but with a railroad track between them.

CM Farrer asked when they would know more on obtaining the property from IPA and felt the proposed access would be critical to this proposal. Mr. Anderson he was meeting with them the following day and is confident they can get it, where it's just surplus property.

CM Young opened public hearing:

Karen Ifediba – 450 South 100 East, Springville, stated it looks to her this property is isolated and does not look like it would be linked to anything else. The railroad track isolates people and does not think that just because there may be residential east of the tracks connects this property. She mentioned she did not understand why the developers have to find random pieces of land and feel they have to develop them immediately. She recalled when the Utah County Housing Authority attempted to develop a piece of property that was on the far north end of Springville by Banner Bank and was denied because it wasn't a good place to put elderly residents because of the lack of services for residents in that area. She concurred with what was said by the DRC where they indicated they do not feel this is the time to do this. In Springville we want to have people feel like they are part of the overall community. She stated she doesn't think a developer is there to be gratuitous to make sure 1750 West gets all the way constructed and they are just there to make money.

CM Baker moved to close public hearing. CM Clyde seconded the motion. The vote to close the public hearing was unanimous.

Ryan Anderson wanted to address Ms. Ifediba's comment about the property being isolated. He stated that if we are calling this isolated that we are calling the Camelot development isolated that has a population of about 1,500. Another clarification we did not say we were going to develop 1750 West, but just our portion.

Consideration:

CM Baker asked about how the Camelot area was created. Director Aegerter explained that development occurred prior to the policy that is in place and the policy was mainly created because of many of the complaints received from the residents stating they don't feel a part of the community. He also mentioned there is a proposal for a railroad crossing at 900 South that will provide for connectivity for those residents. CM Baker mentioned she drove through the proposed area and felt it is definitely isolated because of the railroad tracks. She also agreed with the need to have all the property owners working together, otherwise we could end up with a small pocket of isolated residential.

COMMISSION ACTION: CM Baker moved to recommend *denial* of approval, as the proposal doesn't meet the intent of the General Plan and would not be in the best interest of Springville City. CM Ellingson seconded the motion. All members voted aye.

Commission Vote

<u>Commissioner</u>	<u>Yes</u>	<u>No</u>
Michael Farrer	X	
Frank Young	X	
Genevieve Baker	X	
Karen Ellingson	X	
Michael Clay	Excused	
Brad Mertz	Excused	
Carl Clyde	X	

ALTERNATIVES

1. Adopt the General Plan Map and Official Zone Map amendment(s) as proposed;
2. Amend and adopt the proposed amendment(s);
3. Reject the proposed amendment(s).

Laura Thompson
Planner II

cc: Dave Morton
Ryan Anderson



STAFF REPORT

DATE: August 11, 2016

TO: Mayor and City Council

FROM: Bradley D. Stapley, Director of Public Works

SUBJECT: 950 WEST SPEED LIMIT CHANGES BETWEEN 400 SOUTH & 1350 SOUTH, AND INTERSECTION STOP CONTROL AT 950 WEST & 900 SOUTH

RECOMMENDED ACTION

Motion to approve the speed limit and intersection changes proposed in this report in response to traffic speed data collected, the functional classification listed in the City's Master Transportation Plan, and recommendations from Public Works and Engineering staff.

GOALS, OBJECTIVES AND STRATEGIES AT ISSUE

The Springville City General Plan's Transportation and Circulation section lists the following goal:

To provide and maintain a vibrant multi-modal transportation network that encourages flow, safety, and a consideration for the aesthetics of the community.

SUMMARY OF ISSUES/FOCUS OF ACTION

The City operates and maintains 136 miles of roadways within the boundaries of Springville City. 950 West, between 400 South and 1350 South has a posted speed limit that is too low given the current traffic volumes, existing speed and flow of traffic, and the existing street classification shown in the City's Master Transportation Plan.

A traffic speed analysis was completed for 950 West between 400 South and 1350 South to determine the validity of the current posted speed limit. The current speed limit is 25 mph. It is proposed to increase the speed limit to 30 mph.

Additionally, it is proposed to add a 3-way stop at the intersection of 900 South and 950 West.

DISCUSSION

In October 2005 the City adopted the Springville City Master Transportation Plan prepared by the Community Development Department and InterPlan Company. Within this master transportation plan, a *Functional Classification* and *Speed* was discussed.

Functional Classification:

“A functional classification of streets provides for the concept that some streets will be designed to serve high volumes of traffic at higher speeds while other streets will be designed to facilitate land access at the expense of high speeds or high traffic volumes (Springville City Master Transportation Plan, June 2005, page 4-8).”

The functional classification of 950 West is a Minor Collector.

Speed:

The speed limit on roadways should correspond to the functional classification of the road. As an example, 400 South between Main Street and Canyon Road is designated as a Major Collector and has a speed limit of 35 mph. This speed limit allows high volumes of traffic to move through the community in a safe and efficient manner.

Present speed limits in the City are often related to the adjacent land uses of the roadway and the “activism” of adjacent residents. It is the goal of Springville City to establish speed limits based on engineering standards and study. A typical practice is to establish speeds based on the 85th percentile speed, or the speed under which 85 percent of the drivers observe. This practice is substantiated by the guidelines established by the **Manual on Uniform Traffic Control Devices for Streets and Highways** used by City and State agencies throughout the State of Utah.

The **Manual on Uniform Traffic Control Devices for Streets and Highways** states the following:

When a speed limit is to be posted, it should be within 5 mph of the 85th-percentile speed of free flowing traffic.

85th-percentile speed – The speed at or below which 85 percent of the motor vehicles travel.

Other factors that may be considered when establishing speed limits are the following:

- *Road characteristics*
- *shoulder condition*
- *grade*
- *alignment, and*
- *sight distance*

Speed Data Collected

Speed data collected on 950 West at 650 South indicates the majority of the traffic is moving at speeds varying from 27 mph to 40 mph (see below). The 85th percentile speed was 38 mph.

Site Code: 0000001
 Station ID: 950 West 650 South
 950 West 650 South

Latitude: 0' 0.0000 Undefined

Volume Sorted By Speed for 16-May-14 to 30-May-14

Direction: Combined

Speed	Volume
8	9
9	10
10	24
11	20
12	28
13	24
14	43
15	36
16	30
17	35
18	44
19	50
20	97
21	93
22	133
23	177
24	238
25	325
26	471
27	623
28	715
29	874
30	1033
31	1125
32	1216
33	1291
34	1258
35	1098
36	1086
37	824
38	715
39	596
40	442
41	336
42	291
43	175
44	172
45	111
46	80
47	56
48	38
49	29
50	31
51	13
52	13
53	11
54	9
55	6
56	0
57	3
58	3
59	1
60	1
61	4
62	2
63	1
64	1
65	0
66	0
67	0
68	0
69	0
70	0
71	0
72	1
73	0
74	0
75	0
76	0
77	0
78	0

Proposed Speed Limit

It is proposed that the speed limit on 950 West between 400 South and 1350 South be increased from 25 mph to 30 mph as shown below:



This proposed speed is consistent with 950 West’s functional classification as a Minor Collector and the 85th percentile speed demonstrated in the data collected.

Part 7 of the Utah Manual On Uniform Traffic Control Devices, “Traffic Controls for School Zones” gives the following option:

Option:

16a A warranted School Crosswalk Zone (see Paragraphs 06 through 12) for use by an elementary school may be warranted as Reduced Speed School Zone if the vehicle traffic is not controlled by a traffic signal, stop sign, or roundabout, and the posted speed is greater than or equal to 30 mph without completing the warrant in Appendix C (See Process for Warranting a Reduced Speed School Zone, Appendix B2).

Using this option will allow for the use of flashing “School Zone” signs in front of the school.

3-Way Stop Control at the Intersection of 950 West and 900 South

The new Meadow Brook elementary school is scheduled to open on August 23, 2016. In the area of the intersection of 950 West and 900 South, the Safe School Walking Route has been established on the west side of 950 West as the sidewalk makes its way north to the new school.

At the intersection of 950 West and 900 South, the roadway has a significant jog in its alignment as shown below.



The City Engineer recommends a 3-way stop at this intersection to accomplish the following:

- Stop controls will increase pedestrian safety as all vehicles will have to stop as they pass through the intersection.
- Stop controls at this intersection will reduce the length of “open uncontrolled” roadway that currently exists on 950 West between 400 South and 1325 South.
- The current intersection geometry of 950 West at this location warrants reduced speeds (below 30 mph) to safely pass through the intersection.

The 3-way stop would be situated as shown below:



FISCAL IMPACT

The cost of traffic signs, speed limit signs, and flashing school signs will be funded through the Streets Maintenance fund.



STAFF REPORT

DATE: August 11, 2016

TO: Honorable Mayor and City Council

FROM: Alex Roylance, Director of Buildings and Grounds

**SUBJECT: AGREEMENT BETWEEN SUNROC AND CITY FOR WORK ON
COMMUNITY PARK AND LEASING THE SUNTANA PROPERTY**

RECOMMENDED MOTION

Recommend a motion to approve an agreement between the City and Sunroc Corporation regarding work to be done on Community Park in exchange for use of 15 acres of the Suntana property and to allow the City Administrator to sign same agreement

GOALS, OBJECTIVES AND STRATEGIES AT ISSUE

The Community Park is a part of the City's master plan and impact fees facilities plan for development of parks. The master plan and impact fees facilities plan would require us to complete the development of Community Park, using park impact fees and other funding sources, prior to buildout of the City. The completion of Community Park, along with the completion of Wayne Bartholomew Family Park will fill the City's need for community size parks. The end result of this agreement would move us closer to the development of Community Park at very little cost to the City.

BACKGROUND

The property for Community Park was purchased in 2006. The park has been conceptually designed as a sports park as well as a community gathering place for Springville. Development of the park began in 2010 with the development of open field space, parking, a restroom, and a playground. Phase II of the park was completed in 2013. Phase II included additional open field space, another parking lot, and base work on 1200 West. So far, the City has spent around \$1.4 million on development of the park.

The original concept design for the park included a baseball/softball complex along with additional open field space and other amenities to complete the park development. In 2014, a new concept idea for the park was presented to the Parks and Recreation Board, the Mayor, and City Council for their approval. The new plan included only open field play area, restrooms, playgrounds, pavilions, parking, and other amenities that would fit the growing need for areas to play sports such as soccer, lacrosse, rugby, football, flag football, field hockey, etc. This same plan was also presented to Utah County in regards to acquiring possible grant monies to aid in park development.

After the completion of phase II of the park, there are many piles of fill dirt that remain in the non-developed areas of the park. The piles of fill dirt are not in a condition where they can be mowed and maintained for a better park appearance. This has been a concern of the Mayor, City Council, City staff, and Springville residents. So far, budget monies have not been available to properly address this problem.

In the fall of 2015, a representative of Sunroc Corporation approached City staff and offered to help the City address the concern of the piles of fill dirt.

DISCUSSION

Sunroc Corporation has offered to help the City address the problem of the plies of fill dirt at Community Park. City staff has negotiated with Sunroc Corporation and have developed the attached proposed agreement. The agreement includes the following:

- Sunroc will provide grading and leveling services on Community Park.
- The wetland areas of the park will be protecting during this operation.
- In exchange for the work done on Community Park, the City will allow Sunroc to utilize 15 acres of the Suntana property for up to five years.
- Sunroc will be able to store soils and non-reinforced materials on the site. Sunroc will be able to screen soils and crush the concrete as needed.
- Sunroc will follow all guidelines required by Utah County to perform their operations on the site. The Suntana site is owned by the City but is within Utah County jurisdiction.
- At the end of the agreement, Sunroc will return the Suntana site to its present contours and conditions.

The work done under the terms of the proposed agreement will allow the City to further develop Community Park, to address future weed and grass concerns as necessary until the park is developed, and to not need to do work to maintain the weeds and grasses on the Suntana property.

ALTERNATIVES

- Not enter into an agreement with Sunroc.
- Change the terms of the agreement.

FISCAL IMPACT

Entering into this agreement with Sunroc will save the City costs associated with future park improvements. The agreement will also save monies that the City would need to spend on weed and grass control in both locations.

Alex Roylance
Director of Buildings and Grounds

Attachments: Proposed agreement