



WORK/STUDY AGENDA
SPRINGVILLE CITY COUNCIL MEETING
MARCH 19, 2019 AT 5:30 P.M.
City Council Chambers
110 South Main Street
Springville, Utah 84663

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

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

CALL TO ORDER- 5:30 P.M.

COUNCIL BUSINESS

1. Calendar

- Apr 02 - Work/Study meeting 5:30 p.m., City Council meeting 7:00 p.m.
- Apr 09 - Work/Study meeting 5:30 p.m.
- Apr 16 - Work/Study meeting 5:30 p.m., City Council meeting 7:00 p.m.

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

- a) Invocation - Councilmember Snelson
- b) Pledge of Allegiance - Councilmember Jensen
- c) Ceremonial Presentation of the Mayor's Awards - Shannon Acor, CTC Coordinator
- d) Consent Agenda
 - 1. Approval of the minutes for the February 19, 2019 Regular and Work/Study City Council Meetings
 - 2. Approval of a Resolution and Amendment to the Fee Schedule - Corey Merideth, Recreation Director
 - 3. Approval of the Final Condie Farms Plat and Provisions for a Development Agreement for Phase I - Glen Goins, Community Development Director
 - 4. Approval of a Resolution and Amendment to the Approved Positions List - Jeff Anderson, City Engineer
- e) Regular Agenda
 - 5. Consideration of the Sharp Tintic RR Crossing Connection Project Interlocal Agreement - Brad Stapley, Public Works Director
 - 6. Consideration of a PI Water Use Agreement with Jake Harward - Shawn Barker, Water Superintendent
 - 7. Consideration of a natural gas hedge - Shawn Black, Power Generation Superintendent
 - 8. Consideration of Springville City seeking an amendment to Springville City Code Sections 11-6-204 Landscape Requirements; 11-6-205 Completion of Landscape Improvements and Guarantees; 11-6-207 Right-of-Way Park Strip Improvements; 11-6-208 Street Frontage Landscape Border; 11-6-209 Parking Lot Interior Landscaping; and 11-7-410 Issuance of Certificate of Occupancy.

3. DISCUSSIONS/PRESENTATIONS

- a) Traffic Calming Options - Jeff Anderson, City Engineer
- b) Firearms Ordinance - Cari Thomsen, Paralegal

CERTIFICATE OF POSTING - THIS AGENDA IS SUBJECT TO CHANGE WITH A MINIMUM OF 24-HOURS NOTICE - POSTED 03/14/2019

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

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



- c) Discussion on ADU's - Jacob Gunderson, Legal Intern
- d) Base Floor Elevations - Jason Van Ausdal, Building Official

4. MAYOR, COUNCIL, AND ADMINISTRATIVE REPORTS

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

The Springville City Council may temporarily recess the regular meeting and convene in a closed session to discuss the character, professional competence, or physical or mental health of an individual, pending or reasonably imminent litigation, and the purchase, exchange, or lease of real property, as provided by UCA 52-4-205.

6. ADJOURNMENT

CERTIFICATE OF POSTING - THIS AGENDA IS SUBJECT TO CHANGE WITH A MINIMUM OF 24-HOURS NOTICE - POSTED 12/14/2018

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**REGULAR AGENDA
SPRINGVILLE CITY COUNCIL MEETING
MARCH 19, 2019 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

CEREMONIAL

Presentation of the Mayor's Awards - Shannon Acor, CTC Coordinator

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.

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3. Approval of the Final Condie Farms Plat and Provisions for a Development Agreement for Phase I - Glen Goins, Community Development Director
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REGULAR AGENDA

5. Consideration of the Sharp Tintic RR Crossing Connection Project Interlocal Agreement - Brad Stapley, Public Works Director
6. Consideration of a PI Water Use Agreement with Jake Harward - Shawn Barker, Water Superintendent
7. Consideration of a natural gas hedge - Shawn Black, Power Generation Superintendent
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MAYOR, COUNCIL AND ADMINISTRATIVE REPORTS

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CLOSED SESSION, IF NEEDED - TO BE ANNOUNCED IN MOTION

9. *The Springville City Council may temporarily recess the regular meeting and convene in a closed session to discuss the character, professional competence, or physical or mental health of an individual, pending or reasonably imminent litigation, and the purchase, exchange, or lease of real property, as provided by UCA 52-4-205.*

ADJOURNMENT

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s/s - Kim Crane, CMC, City Recorder



MINUTES OF THE REGULAR MEETING OF THE SPRINGVILLE CITY COUNCIL HELD ON TUESDAY, FEBRUARY 19, 2019, AT 7:00 P.M. AT THE CIVIC CENTER, 110 SOUTH MAIN STREET, SPRINGVILLE, UTAH.

Mayor Richard J. Child presided. In addition to Mayor Child, the following were present: Councilmember Christopher Creer, Councilmember Jason Miller, Councilmember Brett Nelson, Councilmember Michael Snelson, City Administrator Troy Fitzgerald, Assistant City Administrator/City Attorney John Penrod, Assistant City Administrator/Finance Director Bruce Riddle and City Recorder Kim Crane.

Also, present were: Public Safety Director Scott Finlayson, Public Works Director Brad Stapley, Water Superintendent Shawn Barker, Building and Grounds Director Bradley Neel, Operations Manager Rod Oldroyd, Power Department Director Leon Fredrickson, Library Director Dan Mickelson, and Community Development Director Glen Goins. Excused from the meeting Councilmember Craig Jensen.

CALL TO ORDER

Mayor Child welcomed everyone and called the meeting to order at 7:00 p.m.

INVOCATION AND PLEDGE

Councilmember Miller offered the invocation, and Councilmember Nelson led the Pledge of Allegiance.

APPROVAL OF THE MEETING'S AGENDA

COUNCILMEMBER SNELSON MOVED TO APPROVE THE MEETING'S AGENDA AS WRITTEN. COUNCILMEMBER CREER SECONDED THE MOTION, AND ALL PRESENT VOTED AYE.

MAYOR'S COMMENTS

Mayor Child welcomed the Council, staff and audience. He asked for any scouts or students on assignment to please stand and be recognized.

PUBLIC COMMENT

Mayor Child introduced the Public Comment section of the agenda. He asked if there were any requests. Craig Conover, Springville resident; addressed city code 10-1-105, on base floor elevations. He is currently building a house and would like a crawl space for duct work and piping. He would like a conversation on the requirements in the Westfield overlay for the allowance of crawl spaces. Administrator Fitzgerald gave a background of the process when the council came to the decision on the ordinance and said he would bring back more information to the Council. Council asked to have a work session with information on the base floor elevations.

CEREMONIAL

1. Presentation of the Mayor's Awards - Shannon Acor, CTC Coordinator
Coordinator Acor along with Mayor Child presented Brinnley Leaven with this month's Mayors Award.

2. Presentation Youth City Council Awards - Annette Sorensen, Youth City Council Coordinator
Coordinator Sorensen presented the 2018/2019 Youth City Council Awards. She reported they worked hundreds of hours in fifteen different city service events. The recipients were Emma Ashton, Ashlynn Christensen, Lexi Christensen, Caroline Elliott, Kaidon Exon, Koryanne Exon, Paige Jacobson, Gavin Jones, Autumn Lord, Greg Payne, Eliza Sorensen, Colby Seeley, Justus Seeley, Mariane Rizzuto, and Kinley Walker.

CONSENT AGENDA

3. Approval of the minutes for the Work/Study meeting and Regular meeting held on February 05, 2019.
4. Approval of a Resolution approving the hourly fees for the Springville Field House - Corey Merideth, Recreation Director

COUNCILMEMBER CREER MOVED TO APPROVE THE CONSENT AGENDA AS WRITTEN ALONG WITH **RESOLUTION #2019-04**; ESTABLISHING SPRINGVILLE FIELD HOUSE FEES.

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

COUNCILMEMBER CREER	AYE
COUNCILMEMBER JENSEN	ABSENT
COUNCILMEMBER MILLER	AYE
COUNCILMEMBER NELSON	AYE
COUNCILMEMBER SNELSON	AYE

RESOLUTION #2019-04 APPROVED

REGULAR AGENDA

5. **Consideration of an Ordinance amending the Springville City Code Sections 11-3-402, Definitions; and 11-4-302, Land Use Matrix - Glen Goins, Community Development Director**

Director Goins explained the proposed amendments reflect the experience and observation of staff involved with the administration of land uses. The proposed changes would simplify development processes, leave those uses as Conditional which staff finds it warranted, and eliminates some potentially problematic uses. The proposed amendments meet the requirements for amendment to the Title and staff finds that the intent of the General Plan is better fulfilled as proposed. The Planning Commission reviewed the amendment and provided some recommended changes.

Councilmember Snelson asked about accessory apartments and the permitted use in R1-5 in the middle of town and not in 15, 10, or 8. Director Goins asked to come back and have a discussion on this with the Council. It may be up to what the legislature passes regarding accessory dwellings.

Attorney Penrod commented back in 2012 the Planning Commission recommended changing it throughout the city and it was not passed. Staff will be looking to bring it back.

Councilmember Snelson asked about dance studios and batting cages with zoning discrepancies. He would like to have further discussion at another meeting.

Attorney Penrod proposed there be some corrections on residential dwellings permitted use and use what it shown in the handout.

COUNCILMEMBER CREER MOVED TO APPROVE **ORDINANCE #02-2019** AMENDING TITLE 11, SECTIONS 11-3-402, DEFINITIONS; AND 11-4-301, LAND USE MATRIX OF THE SPRINGVILLE CITY CODE. WITH THE NOTATION OF SINGLE OR MUTLI FAMILY ABOVE THE FIRST FLOOR REMAIN AS IN CODE.

COUNCILMEMBER NELSON SECONDED THE MOTION. THE VOTE IS RECORDED AS FOLLOWS:

COUNCILMEMBER CREER	AYE
COUNCILMEMBER JENSEN	ABSENT
COUNCILMEMBER MILLER	AYE
COUNCILMEMBER NELSON	AYE
COUNCILMEMBER SNELSON	AYE

ORDINANCE #02-2019 APPROVED

6. **Consideration of an Ordinance amending Title 4, Chapter 10, which involves "Drinking Water Source Protection - Brad Stapley, Public Works Director**

Director Stapley introduced Water Superintendent Shawn Barker. Superintendent Barker explained the purpose of the action was to provide long-term groundwater source protection from the effects of Class V Injection Wells (storm water sumps) used in both Springville City and Mapleton City. The purpose of the proposed Code changes is to protect Springville City's groundwater sources from possible contamination by storm water sumps

(Class V Injection Wells) located within Springville City's Groundwater Source Protection Zones. Currently the city has a Drinking Water Source Protection plan in place.

Councilmember Nelson asked if there had been discussions with Mapleton City. Superintendent Barker replied there has and currently they have no plan to change.

COUNCILMEMBER MILLER MOVED TO APPROVE **ORDINANCE #03-2019** AMENDING TITLE 4, CHAPTER 10 OF THE SPRINGVILLE CITY CODE, WATER DIVISION OF PUBLIC WORKS, BY ADDING REFERENCES ALLOWING CLASS V INJECTION WELLS WITHIN DRINKING WATER SOURCE PROTECTION ZONES 3 AND 4 OF THE SPRINGVILLE CITY DRINKING WATER SOURCE PROTECTION PLAN, UPDATE 2017.

COUNCILMEMBER NELSON SECONDED THE MOTION. THE VOTE IS RECORDED AS FOLLOWS:

COUNCILMEMBER CREER	AYE
COUNCILMEMBER JENSEN	ABSENT
COUNCILMEMBER MILLER	AYE
COUNCILMEMBER NELSON	AYE
COUNCILMEMBER SNELSON	AYE

ORDINANCE #03-2019 APPROVED

7. Consideration of an amendment to the FY2018-2019 Budget - Bruce Riddle, Assistant City Administrator/Finance Director

Director Riddle reported in response to new developments and after reviewing the various fund budgets the Finance Department recommended a number of budget appropriations.

The General CIP Fund (Streets) as a result of unanticipated development, construction of Phase 1 of the 1200 West roadway project needs to begin in the current budget year. MAG funding is planned for this project.

The Water Fund amendments for projects due to bids being higher than the engineer's estimate and existing funds for the Flowserve and Spring Creek Place Pipeline Replacement project and unanticipated development along the 1200 West corridor, there is now a need for funding water pipelines in 1200 West for the Bach homes section at approximately 1150 South to 1350 South and 700 South to 900 South.

The Sewer Fund amendments for the Spring Pointe Lift Station have been in the planning stages for some time and is now ready for construction and associated with the unanticipated development along the 1200 West corridor, and required sewer line improvements.

COUNCILMEMBER NELSON MOVED TO APPROVE **RESOLUTION #2019-05** TO OPEN AND AMEND THE GENERAL CIP FUND, WATER FUND, SEWER FUND AND STORM WATER FUND BUDGETS FOR CAPITAL EXPENSES APPLYING TO THE FISCAL YEAR ENDING JUNE 30, 2019 AS OUTLINED IN EXHIBIT A

COUNCILMEMBER SNELSON SECONDED THE MOTION. THE VOTE IS RECORDED AS FOLLOWS:

COUNCILMEMBER CREER	AYE
COUNCILMEMBER JENSEN	ABSENT
COUNCILMEMBER MILLER	AYE
COUNCILMEMBER NELSON	AYE
COUNCILMEMBER SNELSON	AYE

RESOLUTION #2019-05 APPROVED

MAYOR, COUNCIL REPORTS

Mayor Child asked if there were any comments. There was none.

8. CLOSED SESSION

The Springville City Council may temporarily recess the regular meeting and convene in a closed session to discuss the character, professional competence, or physical or mental health of an individual, pending or

152 *reasonably imminent litigation, and the purchase, exchange, or lease of real property, as provided by Utah Code*
154 *Annotated Section 52-4-205.*

156 There was none.

158 **ADJOURNMENT**

158 COUNCILMEMBER CREER MOVED TO ADJOURN THE CITY COUNCIL MEETING AT 7:56 P.M.
160 COUNCILMEMBER SNELSON SECONDED THE MOTION, AND ALL PRESENT VOTED AYE.

162
164 *This document constitutes the official minutes for the Springville City Council Regular meeting held on Tuesday, February 19, 2019.*
166 *I, Kim Crane, do hereby certify that I am the duly appointed, qualified, and acting City Recorder for Springville City, of Utah County,*
168 *State of Utah. I do hereby certify that the foregoing minutes represent a true and accurate, and complete record of this meeting held on*
Tuesday, February 19, 2019.

170 _____
172 Kim Crane, CMC
City Recorder



MINUTES

Springville City Council Work/Study Meeting - FEBRUARY 19, 2019

MINUTES OF THE WORK/STUDY MEETING OF THE SPRINGVILLE CITY COUNCIL HELD ON TUESDAY, FEBRUARY 19, 2019 AT 5:30 P.M. AT THE CIVIC CENTER, 110 SOUTH MAIN STREET, SPRINGVILLE, UTAH.

Mayor Richard J. Child presided. In addition to Mayor Child, the following were present: Councilmember Christopher Creer, Councilmember Jason Miller, Councilmember Brett Nelson Councilmember Michael Snelson, City Administrator Troy Fitzgerald, Assistant City Administrator/City Attorney John Penrod, Assistant City Administrator/Finance Director Bruce Riddle and City Recorder Kim Crane.

Also, present were: Public Safety Director Scott Finlayson, Operations Manager Rod Oldroyd, Building and Grounds Director Bradley Neel, Public Works Director Brad Stapley, Community Development Director Glen Goins, Power Director Leon Fredrickson, Recreation Director Corey Merideth, and Golf Pro Craig Norman. Excused from the meeting Councilmember Craig Jensen.

CALL TO ORDER

Mayor Child welcomed everyone and called the Work/Study meeting to order at 5:30 p.m.

COUNCIL BUSINESS

1) Calendar

- Mar 05 - Work/Study meeting 5:30 p.m., City Council meeting 7:00 p.m.
- Mar 10 - Daylight Savings (clocks ahead one hour)
- Mar 12 - Work/Study meeting 5:30 p.m.
- Mar 19 - Work/Study meeting 5:30 p.m., City Council meeting 7:00 p.m.

Mayor Child asked if there were any questions or additions to the calendar.

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

- Invocation - Councilmember Miller
 - Pledge of Allegiance - Councilmember Nelson
 - Consent Agenda
- Approval of the minutes for the Work/Study meeting and Regular meeting held on February 05, 2019.
 - Approval of a Resolution approving the hourly fees for the Springville Field House - Corey Merideth, Recreation Director

Mayor Child asked if there was any discussion on tonight's consent agenda. There were none.

DISCUSSIONS/PRESENTATIONS

a) **Public Safety Dispatch and Fire Discussion - Scott Finlayson, Public Safety Director**
Presentation was postponed.

b) **Speed Limit Study Results and Recommendations - Brad Stapley, Public Works Director**
Presentation was postponed.

c) **RAP Tax Discussion - Bruce Riddle, Assistant City Administrator/Finance Director**
Director Riddle reported on a Recreation, Arts and Parks (RAP) Tax as requested for review by the Council in the last budget meeting. Those that shop in Springville whether a resident or not will contribute to the revenue. The tax can only be enacted with a majority vote on a question placed on the ballot in a regular general election or municipal general election. If passed the tax would be effective for ten years and would need to be

voted on again after that time. Director Riddle reviewed the requirements for placing the RAP Tax question on a ballot. A letter of intent would need to be sent to Utah County no later than June 24, 2019.

Councilmember Snelson asked what negatives would come from a RAP tax. Director Riddle stated there could be some competition for funding between the different groups; parks, recreation and arts. Councilmember Snelson suggested putting it on the ballot and let the citizens decide.

Councilmember Nelson said it should be explained to the voters where the money is going and the Council should have a proposal of specific information regarding the RAP tax and have a proposal. Councilmember Snelson agreed, and suggested go out to the community for more information.

Director Riddle the RAP tax question was asked in 2011 along with the General Obligation bond for a recreation center and it failed. The public seemed to think it was tied to the Recreation Center. He suggested more information be given to the community about the areas where the funds could be used.

MAYOR, COUNCIL, AND ADMINISTRATIVE REPORTS

Mayor Child commented on the problems Sandy City had recently with their water system and asked Public Works Director Stapley to comment on the City's water system.

Director Stapley reported on the various inspections the city does of the water system.

Administrator Fitzgerald a communication group with a representative from each department is in the works and will assist with the citywide emergency notification system,

4) CLOSED SESSION

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COUNCILMEMBER SNELSON MOVED TO ADJOURN THE REGULAR MEETING AT 6:05 P.M. AND CONVEIN IN A CLOSED SESSION REGARDING PROPERTY.

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

COUNCILMEMBER CREER	AYE
COUNCILMEMBER JENSEN	ABSENT
COUNCILMEMBER MILLER	AYE
COUNCILMEMBER NELSON	AYE
COUNCILMEMBER SNELSON	AYE

ADJOURNMENT

COUNCILMEMBER CREER MOVED TO ADJOURN THE WORK/STUDY MEETING OF THE SPRINGVILLE CITY COUNCIL AT 6:49 P.M COUNCILMEMBER NELSON ABSENT FOR ADJOURNMENT.

COUNCILMEMBER SNELSON SECONDED THE MOTION, ALL VOTED AYE.

This document constitutes the official minutes for the Springville City Council Work/Study meeting held on Tuesday, February 19, 2019.

I, Kim Crane, do hereby certify that I am the duly appointed, qualified, and acting City Recorder for Springville City, of Utah County, State of Utah. I do hereby certify that the foregoing minutes represent a true and accurate, and complete record of this meeting held on Tuesday, February 19, 2019.

Kim Crane, CMC
City Recorder



STAFF REPORT

DATE: March 19, 2019

TO: The Honorable Mayor and City Council

FROM: Corey Merideth, Recreation Director

SUBJECT: CONSIDERATION OF APPROVING NEW FEES FOR USE OF SPRINGVILLE FIELDHOUSE.

RECOMMENDED ACTION

Motion to Approve the new fees for hourly use of Springville Fieldhouse.

GOALS, OBJECTIVES AND STRATEGIES AT ISSUE

General Plan Goal - . . . to provide a wide range of opportunities and healthy experiences.

Objective 6 - To provide recreation that creates lasting memories, provides diverse opportunities, builds unity, and provides safe and fun experiences for all age abilities and interest.

BACKGROUND

In February 2019 City Council approved fees for new Fieldhouse based upon staff recommendation. Staff did market search of what surrounding neighbors who had a turf fieldhouse was charging, Provo and Spanish Fork. We thought we had a price point lower than our neighbors, however we did not know how it was used and rented. Spanish Fork, which is a privately owned facility is 3 times the size of ours and Provo is 2 times the size. We now know that individual teams and clubs usually only rent half or a third and split costs, which puts our cost out of range of what people will pay.

FISCAL IMPACT

Springville Recreation is proposing \$55 per hour full facility rental. This will be the same price with cages or without cages. Our thoughts behind this, we would rather have it rented out to the max at \$55 per hour rather than leaving it priced high and only having it rented minimally.

Attachments:

RESOLUTION #2019-XX

A RESOLUTION AUTHORIZING NEW FEES FOR HOURLY USE OF SPRINGVILLE FIELDHOUSE.

WHEREAS, Springville Recreation is providing an indoor turf fieldhouse for rent;

WHEREAS, the City is operating the fieldhouse;

WHEREAS, it is the benefit of Springville City to set fees for the hourly use of the indoor turf fieldhouse, and;

WHEREAS, an Amendment to the Fee Schedule adopted by Springville City Council.

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

1. To amend the Fee Schedule as approved.
2. The Mayor is hereby authorized to execute the Amendment to the Fee Schedule

This resolution shall take effect immediately, as allowed by law.

PASSED AND APPROVED this 19th day of March, 2019.

Richard J. Child, Mayor

ATTEST:

Kim Crane, City Recorder

RESOLUTION #2019-XX

A RESOLUTION AUTHORIZING NEW FEES FOR HOURLY USE OF SPRINGVILLE FIELDHOUSE.

WHEREAS, Springville Recreation is providing an indoor turf fieldhouse for rent;

WHEREAS, the City is operating the fieldhouse;

WHEREAS, it is the benefit of Springville City to set fees for the hourly use of the indoor turf fieldhouse, and;

WHEREAS, an Amendment to the Fee Schedule adopted by Springville City Council.

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

1. To amend the Fee Schedule as approved.
2. The Mayor is hereby authorized to execute the Amendment to the Fee Schedule

This resolution shall take effect immediately, as allowed by law.

PASSED AND APPROVED this 19th day of March, 2019.

Richard J. Child, Mayor

ATTEST:

Kim Crane, City Recorder

Indoor Turf Fieldhouse		Proposed Change		
Full Facility	~~150.00~~	\$55	per hour	Resolution 2019-04
Batting Cages	25.00		per hour	Resolution 2019-04
~~Open Space~~	~~100.00~~		~~per hour~~	~~Resolution 2019-04~~
Toddler Play Time	1.00		per child	Resolution 2019-04

March 5, 2019

UPDATED
03/11/2019
*(Updated language
in italics)*

TO: Planning Commission Members

FROM: Laura Thompson, City Planner

RE: **Recommendation for final approval for the Condie Farms Subdivision located in the area of 400 North 1325 West in the R1-10 Single-Family Residential and WF-1 Westfields Overlay Zones.**

Petitioner: Ken Condie
53 North 1650 West
Springville, UT 84663

Summary of Issues

Does the proposed final plan meet the requirements of Springville City Code and the intent of the General Plan and Westfields Community Plan?

Background

The proposed residential subdivision is located in the area of 1500 West and 550 North. The property falls within the R1-10 and R1-8 single-family residential zones and is within the Westfields Overlay, which allows a developer to participate in the density bonus program. The Planning Commission approved the preliminary plans on November 13, 2018 and the City Council approved them on December 4, 2018.

The development will *be completed in two phases and contain 55 single-family lots and 16 townhome lots for a total of 71 units.* The development also includes 2.38 acres of linear parkway dedicated to Springville City as part of the 1200 West powerline corridor. *Final approval is for both phases.*



Analysis

The intent of the Westfields Overlay Zone is to help create attractive, diverse neighborhoods that include a wide variety of attached and detached quality housing. Densities in excess of the baseline density for the underlying zone may be considered for developments which comply with the density bonus program requirements up to a maximum of 40%. The Condie Farms development is requesting an 11% density bonus, which equates to an additional seven (7) units above the allowed base density (64 units) and the utilization of a mix of housing types/development standards.

Density Bonus Requirements

Developers requesting densities greater than the baseline density, must comply with two (2) or more of the bonus density requirements which are; at least one of the requirements of the “Parks, Open Space and Other Public Lands” and the “Building Materials” categories with a minimum participation of at least 3% in each category.

Density Bonus Category	Density Bonus Improvement	Bonus %
Parks and Open Space (Minimum 3%) Linear open space $2.38 \text{ (linear park acres)} \div 20.3 \text{ (total acres)} = 12\% \text{ of land donated}$ $0.7\% \times 12 \text{ (\% of land donated)} = 8\% \text{ density bonus (7\% max allowed)}$	A 0.7% density bonus for each 1% of land developed for a linear trail system within the development up to 7% density bonus. The trail system shall become property of Springville City. Improvements shall include: grading improvements, 10-foot-wide hard-surfaced trail, benches every 1/8 mile and landscaping, including at least 3 trees per 100 linear feet. Other types of improvements may include trail heads. Parks shall include improvements totaling no less than the amount per acre established by resolution and approved by the City Council (\$74,000.)	7%
Building Materials (Minimum 3%)	a. A density bonus of 5% shall be given where 25% of the gross facade elevation includes brick or stone on detached single-family and attached two-family dwellings. Multi-family dwellings at a minimum must include 50% of the net façade in brick or stone with 50% of the remainder in stucco, wood or fiber cement siding.	4%
TOTAL DENSITY BONUS		11%

In addition to any density bonus criteria, every development in the Westfields Overlay must meet the minimum performance standards listed in Section 11-5-404 of Springville City Code.

Housing Mix Requirements

A range of housing densities and types is an objective of Springville City for the Westfields. In order to help insure this mix occurs, developers participating in the density bonus program are required to meet the following requirements listed on the table below.

Zone	The % of *land that must be developed at Base Zoning Designation	Additional % of land that must be developed as single-family detached dwellings	Maximum % of land that may be developed as duplexes or twin homes	Maximum % of land that may be developed under RMF-1 Development Standards	Maximum % of land that may be developed under RMF-2 Development Standards
R1-10 12.65 acres	25% = 9 units 12 provided	45% 37 provided	15% - n/a	30% = 29 units 16 provided	
R1-8 5 acres	25% = 5 units 6 provided		15%		30%

Linear Park Dedication

The 1250 West corridor follows the power lines and is master planned as a major arterial with a trail. The roadway will be split with the linear park running between the two sections. The westerly section will be one-way headed south with the east running one-way north. This development will be dedicating 2.38 acres of linear park, which will be improved with a trail and benches along with landscaping.

DEVELOPMENT REVIEW COMMITTEE (DRC)

The Development Review Committee reviewed the preliminary plan on January 24, 2019 and provided the applicant with a copy of redlined comments on the submitted plans and checklist. Any items not addressed or any additional revisions needed are listed below in the "POST DRC COMMENTS" section.

POST DRC COMMENTS

1. Address redline engineering comments from the plans dated 03/04/19 to the satisfaction of the City Engineer.

Staff Recommendation

Staff finds the final plan meets the intent of the General Plan and requirements of City Code and recommends approval contingent upon addressing the items listed in the "Post DRC Comments."

Recommended Motion

Move to recommend final approval and amending the preliminary phasing plan for the Condie Farms Subdivision located in the area of 400 North 1325 West in the R1-10 Single-Family Residential and WF-1 Westfields Overlay Zones, contingent upon addressing the items listed in the "Post DRC Comments."



STAFF REPORT

DATE: March 12, 2019

TO: The Honorable Mayor and City Council

FROM: Jeffrey L. Anderson, City Engineer

SUBJECT: CONSIDERATION OF AMMENDING THE APPROVED POSITIONS LIST TO REPLACE THE CITY SURVEYOR POSITION WITH THE ENGINEERING PROJECT MANAGER AND THE CIVIL ENGINEER POSITION WITH THE CIVIL ENGINEER IN TRAINING POSITION.

RECOMMENDED ACTION

Motion to approve Resolution No. ___ that adopts and approves the change to Exhibit B of the adopted budget (Authorized Position List).

GOALS, OBJECTIVES AND STRATEGIES AT ISSUE

General Plan Goals:

Chapter 2 -LAND USE and POPULATION

GOAL - 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.

Chapter 7 - FACILITIES and SERVICES

GOAL - To provide functionally effective community facilities and services to support a safe, healthy, and vibrant community life.

Engineering Division Goals:

- **Goal** - Design and manage CIP, in-house projects, and projects for sponsoring departments to ensure they are completed on schedule and within budget.
- **Goal** - Provide development engineering review services and assistance to the applicants so that the City can have an efficient and effective development process.

BACKGROUND

Springville Engineering recently had a staff engineer, Byron Haslam, leave for a career advancing job opportunity. With the loss of this position Engineering has had a difficult time replacing the position with a qualified applicant due to vibrant engineering market conditions. In short it's a good time to be an engineer. As a result of the difficulty, the City Engineer, working

with City Administration, has re-distributed responsibilities within the division and redefined job descriptions for two (2) of the existing approved positions in an effort to better utilize existing personnel and their talents and better attract new hires. The proposed changes are shown below:

Existing Position	Exist Grade	Proposed Position	Proposed Grade
City Surveyor	18	Engineering Project Manager	20
Civil Engineer	22	Civil Engineer in Training	17

The City Surveyor position has been morphed into the Engineering Project Manager. The new position includes all the responsibilities of the City Surveyor in addition to taking on the in-house design and management of the construction of the Public Works capital improvement projects. Our current City Surveyor, Travis Anderson, is very capable and experienced to take on these responsibilities and I am confident he will be successful in doing so. This position helps meet the division goal to “**Design and manage CIP, in-house projects, and projects for sponsoring departments to ensure they are completed on schedule and within budget.**” This new position will be primarily focused on the in-house CIP projects which includes survey, design and construction management responsibilities for each of the projects. With keeping the design and construction management for these projects in-house the City saves approx. 20% (of the cost of construction) in consulting fees per project. For projects that cost hundreds of thousands of dollars that is a significant savings over the years.

With the CIP projects being designed and managed we now are able to hire a younger new engineer right out of college to assist with the other responsibilities. Civil Engineers upon graduation from college take a Fundamentals of Engineering exam (FE) and upon passing the exam receive a title of Engineer in Training (EIT). An EIT works under the direction of a Professional Engineer (PE) for four (4) years and then is able to take the Professional Engineering exam and become a licensed professional engineer. The proposal is to have the EIT focus on the design review process, making sure to work with applicants and engineers to get plans reviewed and approved in an efficient and timely manner and ensure that City policies and requirements are being met. Reviewing plans, studies and checking design calculations will give the EIT valuable experience for his/her career. He/she will also assist the Engineering Project Manager in the CIP design as needed. Having a dedicated employee focused on the design review process will help achieve the division goal to “**Provide development engineering review services and assistance to the applicants so that the City can have an efficient and effective development process.**” We strive to have reviews completed in 10 or less days.

FISCAL IMPACT

We are proposing replacing two (2) existing positions with two (2) new positions so there will be no added personnel to the net total. This proposal will actually lower the overall Engineering Division budget. The two new positions are a grade 20 and 17 compared to the existing positions grades of 22 and 18.



SPRINGVILLE CITY JOB OPENING

Civil Engineer In Training

JOB SUMMARY

Springville City seeks a civil engineer in training. Under the direction of the City Engineer, provides technical assistance to the City Engineer and Public Works staff, including performance of complex professional and technical engineering work such as review of private development plans, CAD drafting and design, maintenance of the City infrastructure computer models, and assistance with roadway and utility design for Public Works projects and programs ensuring technical competence and compliance with all current codes and criteria. This is an exempt position, Grade 17 with full benefits.

ESSENTIAL FUNCTIONS

- Reviews private project development plans for compliance with codes, regulations, master plans, and standards, adequacy of applications for permits and compliance with approved plans.
- Coordinates and/or undertakes the development or update of all plans involving the municipal infrastructure (Water, Sewer, Capital Improvements, Traffic, etc.)
- Completes modeling and calculations for projects
- Determines applicable codes, regulations, and requirements for assigned projects.
- Assists as needed with design and plan production of "in-house" municipal public works engineering projects.
- Assists in the preparation of, or development of, engineering plans and specifications,
- Assists as needed with the project management for the construction of the municipal public works projects. Oversees assigned projects to ensure contractor compliance with time and budget parameters for the project.
- Coordinates the preparation of, or develops reviews and updates the sanitary sewer, water, storm drainage, and street system maps, data base, and comprehensive plans.
- Assists with the periodic updates to the utility master plans.
- Maintains the engineering library and infrastructure records.
- Maintains and updates the City infrastructure computer models, including sanitary sewer, storm sewer, culinary water and pressurized irrigation.
- Responds to public or other inquiries relative to engineering policies and procedures on specific projects and other information.
- Reviews utility permits, street use permits, franchise utility permits, etc.
- Maintains regular contact with consulting engineers, construction project engineers, City, County, State and Federal agencies, professional and technical groups and the general public regarding division activities and services.
- Assists in the evaluation of transportation and traffic impacts of development proposals, permits, rezones, plats, etc. Prepares traffic, utility and other studies and reports.
- Performs other duties, as assigned.

EDUCATION AND EXPERIENCE

- Minimum of Bachelor's degree (B. A.) in civil engineering from four-year college or university
- Certification as Engineer-in-Training (passed Fundamentals of Engineering Exam), or will have passed it within 6 months of hire.
- Must possess a valid driver's license

SKILLS, KNOWLEDGE AND ABILITIES

- Thorough knowledge of civil engineering principles, practices and methods as applicable to a municipal setting and of City policies, laws, and regulations affecting Division activities.
- Must have ability to prepare cost estimates on complex projects.
- Working knowledge/experience in word processing, spreadsheet and database and computer-aided-design (CAD) software (Civil 3D preferred) and gravity pipe systems and pressure pipe system modeling software desired.
- Must be a self-motivator who can perform and complete tasks with minimal oversight and have the ability to consistently meet deadlines.
- Must be able to work well individually and with others in a team environment.
- Must have ability to communicate effectively both orally and in writing with employees, consultants, governmental agency representatives, City officials and the general public.
- Must be able to conduct necessary engineering research and compile comprehensive reports.

WORKING ENVIRONMENT

- Tasks require a variety of physical activities, not generally involving muscular strain. Ability to lift or move medium to heavy weights up to 25 pounds.
- Physical demands may occur in activities related to walking on uneven ground (in potentially harsh weather conditions), standing, stooping, sitting, reaching, etc.
- Work is performed mostly in office settings.
- Some outdoor work required in various weather conditions during construction projects, site inspections, collection of utility information, etc.
- Talking, hearing and seeing required in the daily performance of duties.
- Mental application utilizing memory and attention to details, emotional stability and discriminating thinking and creative problem solving.
- Exposure to stress as a result of human behavior and work required to complete work within required time constraints and deadlines.
- Must be able to work well individually and with others in a team environment. Must be a self-motivator who can perform and complete tasks with minimal oversight.
- Periodic local travel required in course of performing job functions.



SPRINGVILLE CITY JOB OPENING

Engineering Project Manager

JOB SUMMARY

Springville City seeks an Engineering Project Manager. Under the general direction of the City Engineer, performs complex functions associated with surveying, engineering design, CAD drafting, preparation of construction plans, specifications and contract documents, and construction management and field engineering support for environmental, water, secondary water, sewer, storm sewer, roadway, and other Public Works projects and programs ensuring technical competence and compliance with all current codes and criteria. This is an exempt position, Grade 20 with full benefits.

ESSENTIAL FUNCTIONS

- Direct and perform the design and plan production of “in-house” engineering projects.
- Coordinates the preparation of, or develops, engineering plans and specifications, coordinates required advertising for bids, reviews construction bids and makes necessary recommendations based on lowest and best bids, competency of vendors and consultants, and the selection criteria.
- Provides project management for the construction of the municipal public works projects. Oversees assigned projects to ensure contractor compliance with time and budget parameters for the project.
- Provides principles and theories of cost estimating
- Coordinates the preparation of, or develops reviews and updates the sanitary sewer, water, storm drainage, and street system maps, data base, and comprehensive plans.
- Determines applicable codes, regulations, and requirements for assigned projects.
- Maintains and updates city public works standards.
- Responds to public or other inquiries relative to engineering policies and procedures on specific projects and other information. Evaluates issues and options regarding municipal public works projects and makes recommendations.
- Maintains regular contact with consulting engineers/surveyors, construction project engineers/surveyors, City, County, State and Federal agencies, professional and technical groups and the general public regarding division activities and services.
- Assists in the training of other city personnel in public works design and construction techniques.
- Advanced research of city property, easements and right-of-way.
- Understanding of property issues associated with appraisals, legal descriptions, owner rights and contract preparation
- Make budget recommendations regarding staff and equipment
- Directs and performs as-built records of public and private projects, and documents necessary changes for the operation and maintenance of programs
- Researches, recommends, and implements new techniques and technologies in the practice of land and construction surveys
- Conduct and oversee skilled survey work including: GPS, EDMs and leveling
- Performs and checks calculations for construction staking, traverses and adjustments
- Provide and oversee work to draft legal descriptions for deeds, easements, boundary line agreements and right-of-ways and for other documents as needed

- Ensure that necessary documents and plats are filed with the county
- Provide professional advisement regarding surveying, platting and documents requiring legal descriptions
- Review and stamp survey work conducted by city staff under his/her direction
- Provides GPS training to inspectors, field crew members, utility locators, interns and all other departments as needed
- Be responsible to maintain and keep up to date the current surveying systems including: GPS base stations, rovers, data collectors, lasers, levels, staking equipment, etc
- Must be able to meet attendance and punctuality requirements for this position
- Performs other duties, as assigned.

EDUCATION AND EXPERIENCE

- Bachelor's Degree or higher in civil engineering, land surveying, or closely related field and eight (8) years of experience of full time civil engineering work experience, full time professional land surveying experience, construction management experience or a combination of all.
 - o NOTE- Candidates that have significant knowledge, ability and/or skills in the desired areas outlined herein and who have significant relative experience performing work similar to those listed under "Essential Functions" may also be considered.

LICENSES

- Must be a licensed Professional Engineer or Professional Land Surveyor (or both) registered in the State of Utah. **Preference will be given to candidates with a PLS License or can obtain one within 6 months of hire date.**
- Must have a valid State of Utah Driver License with no significant violations or restrictions that prohibit ability to perform essential job duties

SKILLS, KNOWLEDGE AND ABILITIES

- Must have thorough knowledge of surveying, engineering, and CAD drafting/design principles, practices and methods as applicable to a municipal setting and of City policies, laws, and regulations affecting Division activities.
- Must have considerable skill in developing accurate cost estimates on complex projects.
- Must be capable of designing, preparing and administering construction plans and documents for Public Works municipal projects.
- Read, review, and interpret various engineering plans, designs and specifications and ensure conformance with City, State and Federal standards
- Thorough knowledge and experience in using Auto CAD Civil 3D for engineering design and construction plan prep.
- Must be able to use and run GPS Surveying System, Trimble, RTK Equipment, TSC2 and TSCE Data Collectors, Auto CAD Civil 3D, Esri ARC GIS, word processing and spreadsheet programs.
- Must have ability to communicate effectively both orally and in writing with employees, consultants, governmental agency representatives, City officials and the general public.
- Must be able to conduct necessary property research and compile comprehensive reports.

WORKING ENVIRONMENT

- Tasks require a variety of physical activities, not generally involving muscular strain. Ability to lift or move medium to heavy weights up to 100 pounds.
- Physical demands may occur in activities related to walking on uneven ground (in potentially harsh weather conditions), standing, stooping, sitting, reaching, etc.
- Normal office setting for reports / record keeping, etc.

- Outdoor work required in various weather conditions during construction projects, site inspections, collection of utility information, etc.
- Talking, hearing and seeing required in the daily performance of duties.
- Mental application utilizing memory and attention to details, emotional stability and discriminating thinking and creative problem solving.
- Exposure to stress as a result of human behavior and work required to complete work within required time constraints and deadlines.
- Must be able to work well individually and with others in a team environment. Must be a self-motivator who can perform and complete tasks with minimal oversight.
- Periodic local travel required in course of performing job functions.
- Will be required to safely operate a city-issued vehicle.

RESOLUTION #2019-XX

A RESOLUTION AMENDING APPENDIX B - *THE APPROVED POSITIONS LIST* OF THE FY 2019 SPRINGVILLE CITY FINAL BUDGET FOR THE CITY OF SPRINGVILLE, UTAH TO REPLACE THE CITY SURVEYOR POSITION WITH THE ENGINEERING PROJECT MANAGER AND THE CIVIL ENGINEER POSITION WITH THE CIVIL ENGINEER IN TRAINING POSITION.

WHEREAS, Springville Engineering is providing engineering services;

WHEREAS, the City is operating the Engineering Division;

WHEREAS, it is the benefit of Springville City to restructure the Engineering Division job descriptions, and;

WHEREAS, an Amendment to the approved positions adopted by Springville City Council is required.

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

1. The Amendment to the approved positions list.
2. The Mayor is hereby authorized to execute the Amendment to the approved Position list

This resolution shall take effect immediately, as allowed by law.

END OF RESOLUTION.

PASSED AND APPROVED this 12th day of March, 2019.

Richard J. Child, Mayor

ATTEST:

Kim Crane, City Recorder

springville
PUBLIC WORKS
STAFF REPORT

DATE: March 12, 2019

TO: Honorable Mayor and City Council

FROM: Bradley D. Stapley, Director of Public Works

SUBJECT: SHARP/TINTIC RR CONNECTION PROJECT INTERLOCAL AGREEMENT

RECOMMENDED MOTION

The Public Works Department recommends approving the Sharp/Tintic RR Connection Project Interlocal Agreement between the Utah Transit Authority (UTA), Spanish Fork City (Spanish Fork) and Springville City, which will allow UTA to proceed with executing a federal funding agreement with the Utah Department of Transportation (UDOT) to receive federal funds through the Mountainland Association of Governments (MAG) for the Sharp/Tintic RR Connection project.

GOALS, OBJECTIVES AND STRATEGIES AT ISSUE

Springville General Plan's Goals, Objectives, and Strategies include the following:

- Chapter 4 - Goal, *"To provide and maintain a vibrant, multi-modal transportation network that encourages flow, **safety** and a consideration for the aesthetics of the community."*
 - Section 3, Alternative Transportation states, *"It is in the City's interest to provide a **safe**, inviting, accessible, and **comfortable environment** for pedestrians and those who use transportation other than a personal motor vehicle."*
 - Paragraph 5, Rail Transportation states, *"There are three sets of rails running through the City, all important to Springville for freight transit and limited multi-state passenger service. **The consolidation of all three rails is something Springville should encourage to help eliminate so many divisive edges in the City.**"*
- Chapter 4 - Objective 2, *"Provide a circulation system for non-motorized vehicles and pedestrians, using street rights-of-way, trails and paths."*
 - Strategy 2D states, *Consider utilizing existing corridors. (e.g., **abandoned railroad tracks or corridors**) for trails and paths as opportunities become available or policy changes occur which may facilitate trail and path use."*

SUMMARY OF ISSUES/FOCUS OF ACTION

The Sharp/Tintic Railroad Connection Project will connect the existing Union Pacific Railroad (UPRR) Sharp railroad mainline track with the UTA Tintic Industrial Lead near the border of Springville City and Spanish Fork, with the purpose of abandoning approximately 12,000 feet of railroad track in Springville.

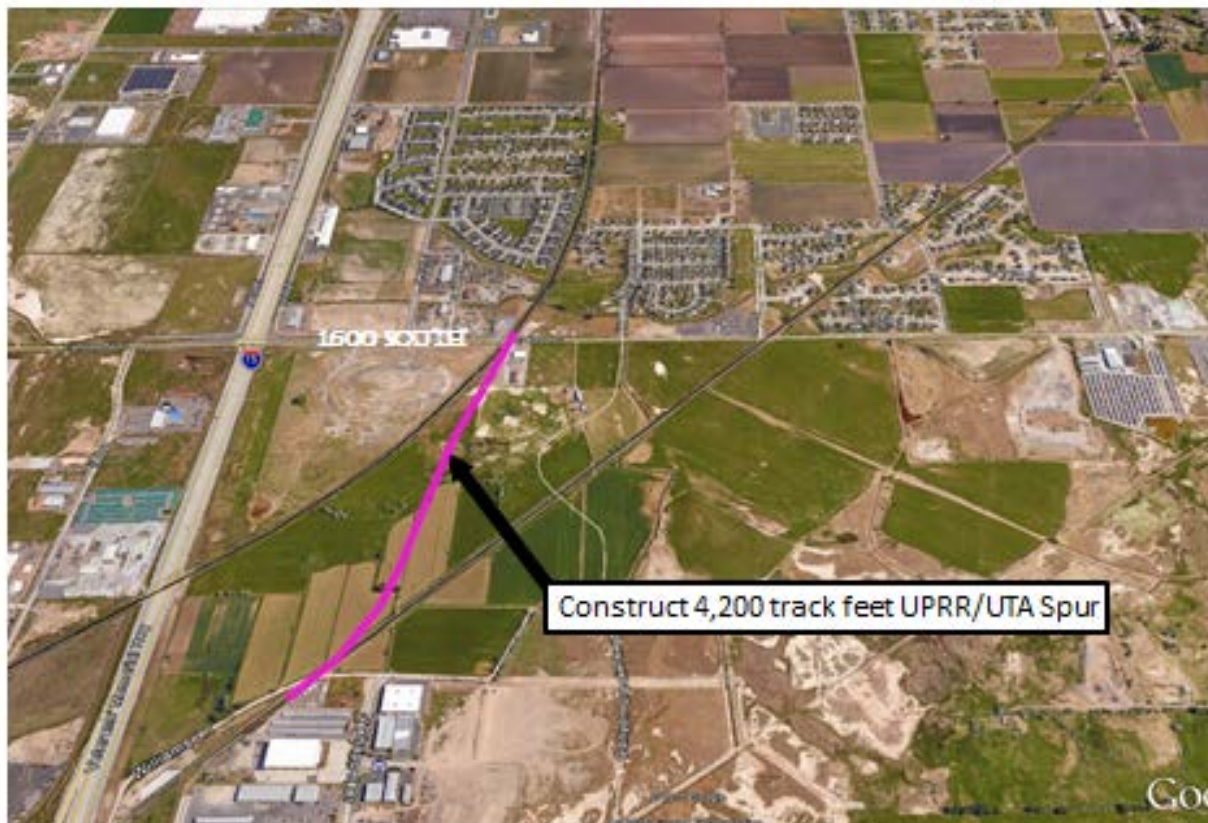
Springville City's ultimate goal is to use the abandoned railroad right-of-way for a "rails to trails" project.

Approving the proposed interlocal agreement is the first step in authorizing the use of secured local, State and Federal funding for this project.

BACKGROUND

In 2016, Springville City Public Works staff secured \$4.4M in MAG Congestion Management, Air Quality funding for the Sharp/Tintic Connection project. This project involves the connection of the UPRR Sharp mainline track and the UTA Tintic Industrial Lead track near the border of Springville and Spanish Fork (see below).

UPRR/UTA Spur – Tintic Industrial Lead Realignment

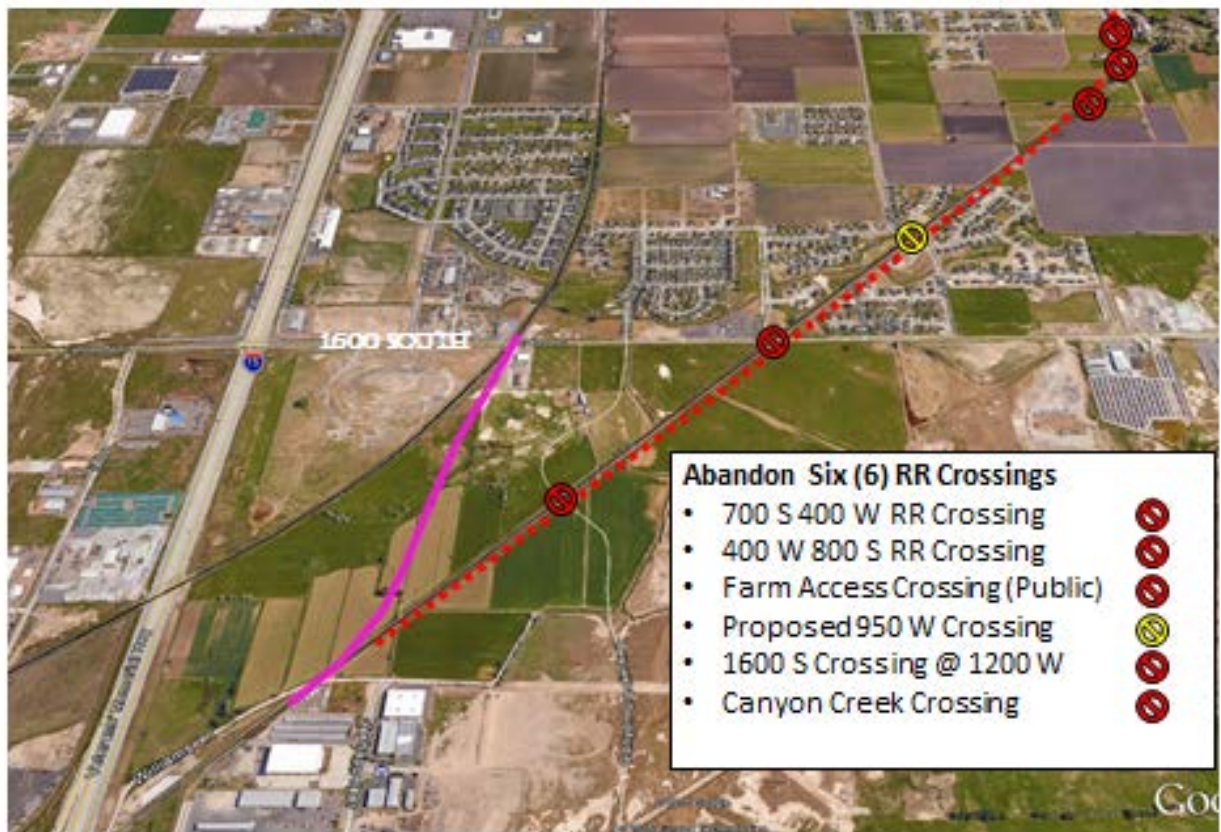


The connection of the Sharp mainline and the Tintic Industrial Lead is the precursor for the UTA Frontrunner route when service is extended southward from the Provo Frontrunner station.

Springville City's purpose for pursuing this project is to:

- Consolidate the northerly portion of the Tintic Industrial Lead with the existing UPRR Sharp mainline railroad track. This will remove regular rail traffic from a significant portion of the southerly West Fields.
- Abandon the 12,000 feet of Tintic Industrial Lead tracks **AND** six (6) railroad crossings.
- Eventually use the abandoned rail corridor as a “rails to trails” pedestrian/bicycle trail, linking with Springville and Spanish Fork trail systems.

UPRR/UTA Spur – Tintic Industrial Lead Realignment



Additional funding has also been secured from UDOT Railroad Safety funds in the amount of \$720,000.



DISCUSSION

The proposed interlocal agreement is the first step in *authorizing* the use of secured local, State and Federal funding for this project.

When the Sharp/Tintic Connection project submitted by Springville received such high rankings, and MAG assigned \$4.4M to fund the project, Springville City was requested to sign the Federal Aid agreement with UDOT. This would place all risks associated with managing and completing the project on Springville City's shoulders, including all cost overruns should there be any. Springville City thought it best that UTA be the project lead since they regularly manage railroad projects.

UTA has graciously agreed to take over as the lead agency for this project and will sign the Federal Aid agreement with UDOT to receive the secured funds and administer the project.

Within the Federal Aid agreement, all risks associated with the project now fall on UTA. In order to lessen the risk for UTA, and spread that risk among the benefactors of this project, the proposed Sharp/Tintic RR Connection Project Interlocal Agreement was drafted and submitted to Spanish Fork and Springville for approval.

As written, Spanish Fork, Springville City and UTA will enter into the proposed Sharp/Tintic RR Connection Project Interlocal Agreement and agree to the following:

1. UTA, Spanish Fork and Springville City shall be responsible to contribute 6.77% to match the federal CMAQ Funds equaling \$321,778 of local funds. The responsibility for the matching funds will be distributed as follows:

Springville City	\$107,259
Spanish Fork City	\$107,259
UTA	\$107,259
2. UTA will coordinate the management of the Project with UDOT and the Local Stakeholders. In the event that funds are expended on the Project, and the Project is subsequently terminated the Parties will be required to reimburse all federal funds previously expended. The responsibility for reimbursing the federal funds shall be distributed as follows:

Springville City	- One-third of the total reimbursement;
Spanish Fork City	- One-third of the total reimbursement; and
UTA	- One-third of the total reimbursement

The parties shall deliver their respective shares of the federal reimbursement to UDOT within 30 days after the time the parties mutually agree to terminate the Project.



3. Any overages that are related directly to the cost of the project are the responsibility of UTA and the Local Jurisdictions. The responsibility for overages shall be distributed as follows:

- Springville City - One-third of the total overages;
- Spanish Fork City - One-third of the total overages;
- UTA - One-third of the total overages

It should be noted that if the project does go over budget, the first additional funding source will be MAG "Contingency" funding in the amount of 10% of the \$4.4M initial funded amount (approximately \$443,000).

BUDGET

Funding for this project is NOT in the current 2018-19 Budget. Public Works staff have worked with UTA and City Administration wherein funding is not required until July 15, 2019.

Execution of this agreement will **require** funding be placed in the upcoming 2019-20 Budget year.

FISCAL IMPACT

This project can be funded through General Funds in the amount of approximately \$125,000 (15% contingency included) in the upcoming 2019-20 Budget Year.





STAFF REPORT

DATE: March 13, 2019

TO: Honorable Mayor and City Council

FROM: Shawn Barker, Water Superintendent

SUBJECT: JAKE HARWARD PRESSURIZED IRRIGATION AGREEMENT

RECOMMENDED MOTION

Motion to approve an agreement with Jake Harward to provide secondary water via Springville City's pressurized irrigation system.

GOALS, OBJECTIVES AND STRATEGIES AT ISSUE

Springville General Plan's Goals, Objectives, and Strategies are as follows:

- Goal: To provide . . .
 - Objective 5 is to *"Provide a water system that is safe, economical, and meets the needs of Springville City now and in the future;"*
 - Strategy 5F, "Continue work to establish a secondary water system as defined in the current Master Plan"
 - Strategy 5G, "Continue to encourage water conservation through education and pricing policies for both culinary and secondary water systems"
 - Strategy 5H, "Continue to retain and pursue water resources in which the city has an interest"

Springville City desires to conserve and use water wisely.

SUMMARY OF ISSUES/FOCUS OF ACTION

The purpose of this agreement between Mr. Harward and the City is to more efficiently use the surface water rights held by the Springville Irrigation Company (SIC). Both the City and Mr. Harward have irrigation water shares in SIC.

It is proposed that Mr. Harward be allowed to use the City's pressurized irrigation distribution system for irrigation water delivery. Mr. Harward in turn will pay the City

JAKE HARWARD IRRIGATION AGREEMENT

City Council

March 19th 2019

\$0.20 per thousand gallons of water transmitted through the City's PI distribution system.

Switching Mr. Harward's irrigation methods to a pressurized "drip" system will significantly reduce the needed volumes of water to irrigate his crops. This water savings can be retained or "banked" for future use.

DISCUSSION

Jake Harward irrigates approximately 255 acres in the west fields area. He currently receives water through Springville Irrigation Company's ditch system. Due to the nature of flood irrigation systems there is a lot of water loss that occurs. Allowing Mr. Harward to connect to Springville City's pressurized irrigation system will significantly lessen water losses, and potentially allow that water to be banked for future use.

The current method of flood irrigation used by Mr. Harward is prone to large water losses through Central Utah Project "slug" delivery requirements, transmission ditch losses and/or inefficient flood irrigation methods.

The proposed action places in effect a three (3) year agreement in which:

- Mr. Harward can receive pressurized irrigation water through the City's PI distribution system for use on specific fields in the West Fields at an appropriate rate determined by the City.
- The City receives minimal revenues from the sale of PI water to Mr. Harward.
- Springville City, through the Springville Irrigation Company can receive the benefit of unused irrigation water (specifically the Strawberry Water component of the SIC water shares) that can be "banked" in Strawberry Reservoir for use in drought years when Hobbie Creek water is not available.

Mr. Harward will be responsible for purchasing the needed meters and connecting to the city's pressurized irrigation system per Springville City' standards and specifications using a qualified and licensed contractor.

ALTERNATIVES

Staff recommends approving the agreement.

Alternative: Do nothing (not recommended)

FISCAL IMPACT

Financial impact will be minimal. There will be a few man hours in inspections.

City Council
March 19th 2019
Page 3

Shawn Barker
Water Superintendent

Attachments

cc:

Jake Harward Agreement
March 19, 2019

AGREEMENT

THIS AGREEMENT is entered into effective this ____ day of _____, 2019, by and between **SPRINGVILLE CITY**, a municipal corporation of the State of Utah, 110 South Main Street, Springville, Utah 84663 ("City"), and _____, a _____, located at _____ UT 84004 ("Harward").

RECITALS

- A. Harward owns and operates a farming business that does considerable work in Springville City.
- B. City owns and operates a pressurized irrigation water utility in Springville City in the area in which Harward farms.
- C. As part of its farming operations, Harward owns several irrigation water shares in the Springville Irrigation Company and desires to use City's pressurized irrigation infrastructure to convey Harward's water to his fields where Harward will use a drip system to irrigate his farming operations.
- D. City and Harward desire to enter into this agreement to formalize the agreement between the parties to have City convey Harward's water to Harward's fields.

NOW, THEREFORE, in consideration of the mutual covenants, conditions and terms as more fully set forth below, Harward and City agree to the following:

- 1. **Recitals Affirmed.** The parties each certify the correctness and accuracy of the facts recited above and adopt the same as a statement of their principal reasons for entering this Agreement.
- 2. **Term.** The term of this agreement shall be for a period of three years, commencing on the date of this agreement. After a period of three years, the parties may mutually agree to extend this agreement. At any time, either party may terminate this agreement for any or no reason by providing a written notice of termination to the other party. Any termination notice under this agreement provided during the farming season will not take effect until the end of September. Harward shall still be responsible to pay for any outstanding bills should this agreement be terminated.

3. **Water.**

A. **Water Shares.** Harward shall only use water Harward has a right to use pursuant to water shares and/or rights owned or leased by Harward (the "Water Shares"). Harward is responsible to ensure that the Water Shares are suitable and lawful for use as described in this agreement. Harward agrees to indemnify, defend and hold City, City's employees, officers, and agents harmless from any costs, expenses, damages, causes of action, penalties, fines, and liabilities of any and all kinds

whatsoever (including, without limitation, reasonable attorney's fees and costs) that arise out of or are a result of this agreement and/or the water used in this agreement, including, without limitation, any actions by the State Engineer or the State Engineer's employees, contractors, officers and agents. In the event that City knows or believes that Harward does not have the quantity of water under the Water Shares or the Water Shares have some legal defect or other flaw for Harward to use water pursuant to the Water Shares, City shall have the right to immediately terminate this agreement and stop providing Harward with any and all water. In the event City terminates providing water under this Section 2A, Harward shall release and waive any and all damages against City.

B. Water Meters. Before any connection is made to the City's pressurized irrigation system and a water meter is installed to service Harward's farming operations, the parties must mutually agree to the connection point location for each field to be serviced. In the event either party disagrees on a location, a meter will not be installed and the connection not allowed. The parties have already agreed to the location of three meters for the 2019 water season (as shown on areas 1, 2, 4 & 6 on Exhibit A), and two additional locations when new infrastructure is installed to support the additional flows. All locations are shown on Exhibit A. Harward shall not take or use any water conveyed through the City's pressurized water infrastructure until City has inspected and approved Harward's connections.

C. Cost of Meters and Connection. Harward shall purchase and install each meter at each location at Harward's own expense. Harward will be responsible for making the connections at the sites shown in Exhibit A using a licensed and qualified contractor following Springville City standards and specifications. All valves and pipe fittings and connections shall meet Springville City standards and specifications. Springville City shall not be required to install any infrastructure.

D. Water Use. Harward shall have the right to use a total of 500 gallons per minute from 9:00 am to 6:00 pm. In the event that City agrees in writing to allow Harward to use more water than 500 gallons per minute, Harward will be allowed the extra amount of water. Harward and City's water superintendent, Shawn Barker, will make a water schedule in writing for Harward's water use that is acceptable to City. Harward shall not use any water through City's pressurized irrigation system between the hours of 6:00 pm to 9:00 am, unless the parties mutually agree in writing to such use.

E. Water Delivery Cost. Harward shall pay City twenty cents (\$0.20) per every 1,000 gallons of water delivered by City through any meter installed pursuant to this agreement. City will bill Harward for his use on a monthly basis through City's utility billing services. Harward shall pay City the full amount of any bill or invoice City provides to Harward within 30 days of receiving the bill or invoice. Harward's failure to pay any bill or invoice from City will constitute a breach of this agreement, and City shall have the right to immediately stop delivering water and use any and all available legal remedies to collect past due bills.

F. Release, Indemnification and Insurance.

A. Waiver and Release. Harward understands that water systems do not always function correctly and water is not always available for use, including, without limitation, water infrastructure breaks and water shortages. Harward hereby waives, releases and forever discharges City and City's officers, employees, agents, representatives and all others acting on City's behalf from any and all claims or causes of action known or unknown for any and all injury, illness, damage or loss, including, but not limited to, loss of profit or death, that may occur to Harward or Harward's employees, representatives, agents, owners, customers or any other person associated with Harward as a result of City's deliverance or non-deliverance of water or anything related to this agreement.

B. Indemnification. Harward shall indemnify, release and defend, with counsel of City's choice, and hold City and its elected officials, appointed officers, employees, agents, representatives, and volunteers harmless from and against any and all loss, damage, injury, death, accident, fire, or other casualty, liability, claim, lawsuit, cost, or expense (including, but not limited to, reasonable attorneys' fees) of any kind or character to any person or property, including City's property, from or by any person, entity, claimant, third party, Harward and/or Harward's employees, subcontractors, volunteers, invitees, agents, customers or any other person or entity that is part of or associated with Harward's business, arising from or relating to (1) Harward's farming operations; (2) any use of water delivered or water not delivered to Harward by City; (3) any act or omission of Harward; (5) any bodily injury, property damage, illness, accident, or other casualty to or involving Harward or Harward's employees, subcontractors, volunteers, invitees, agents, customers or any other person or entity related to the Harward; (4) any violation by Harward of any law or regulation now or hereafter enacted; (5) any loss resulting from the failure of Harward to maintain Harward's properties and/or operations in a safe condition, and (6) any breach by Harward of its obligations under this agreement. The terms and conditions of this indemnification provision shall remain effective, notwithstanding the expiration or termination of this agreement.

C. Insurance. Harward agrees to obtain and maintain general public liability insurance and property damage insurance with City named as an additional insured, at the rate of One Million Dollars (\$1,000,000) for each occurrence and Two Million Dollars (\$2,000,000) aggregate during the term of this agreement.

5. Miscellaneous.

- Notices. Any notice which is required or which may be given pursuant to this Agreement is sufficient if in writing and given by hand-delivery or sent to a party by (i) certified or registered mail, postage prepaid, or (ii) nationally recognized overnight carrier (*e.g.* FEDEX), addressed as first set forth above. A party may change the address for notice to it by giving a notice pursuant to this Section.

- **Assignment.** Neither this agreement nor any of the provisions, terms or conditions hereof can be assigned to any other party, individual or entity without assigning the rights as well as the responsibilities under this agreement and without the prior written consent of City.
- **Attorney Fees.** In the event this agreement or any of the exhibits hereto are breached, the party at fault agrees to pay the attorney fees and all costs of enforcement of the non-breaching party.
- **Severability.** Should any portion or paragraph of this agreement be declared invalid or unenforceable, the remaining portions or paragraphs of the agreement shall remain valid and enforceable.
- **Modification.** Modification of this agreement shall only be effective if agreed upon, in writing, and approved by both parties.

IN WITNESS WHEREOF, the parties have caused this agreement to be executed by their duly authorized officers.

SPRINGVILLE CITY

Attest:

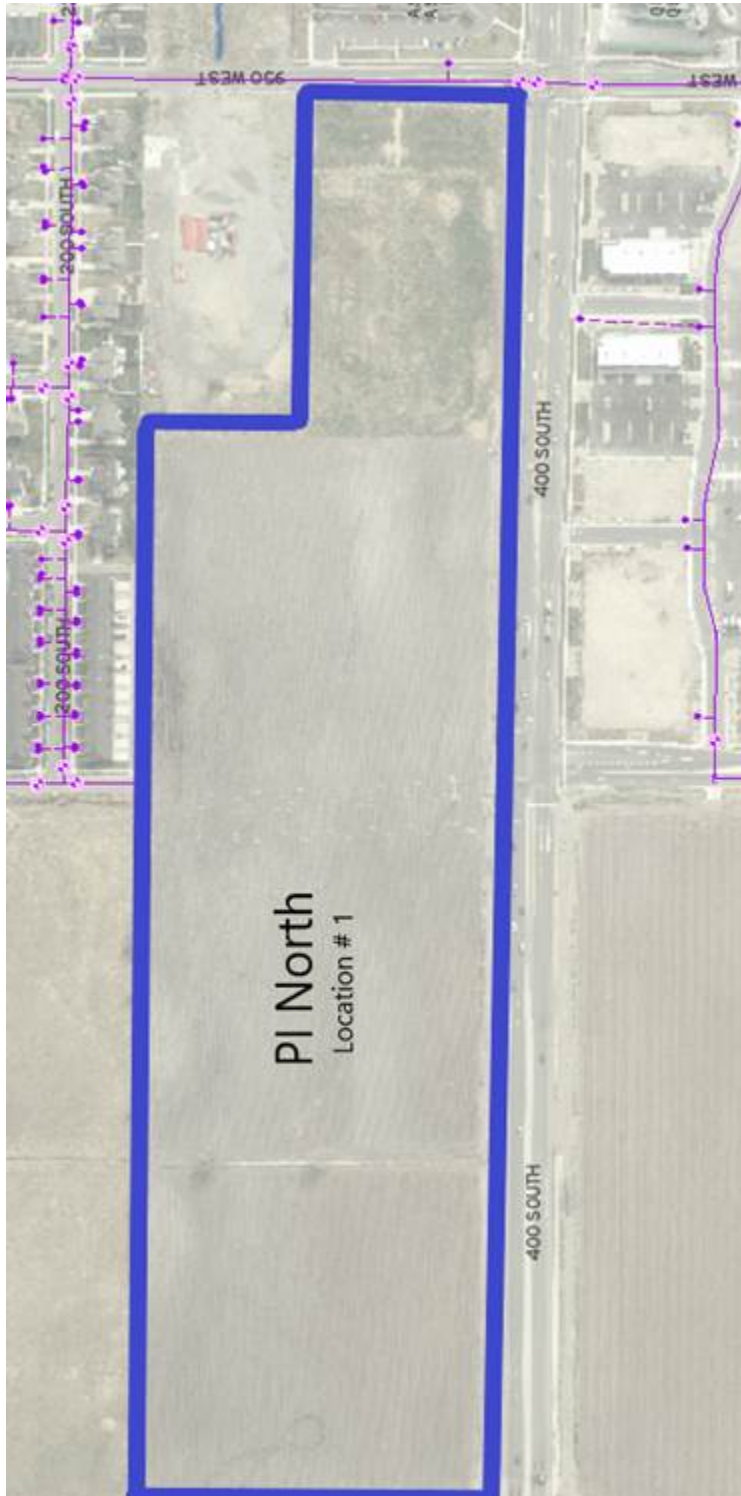
By: _____
Richard J. Child, Mayor

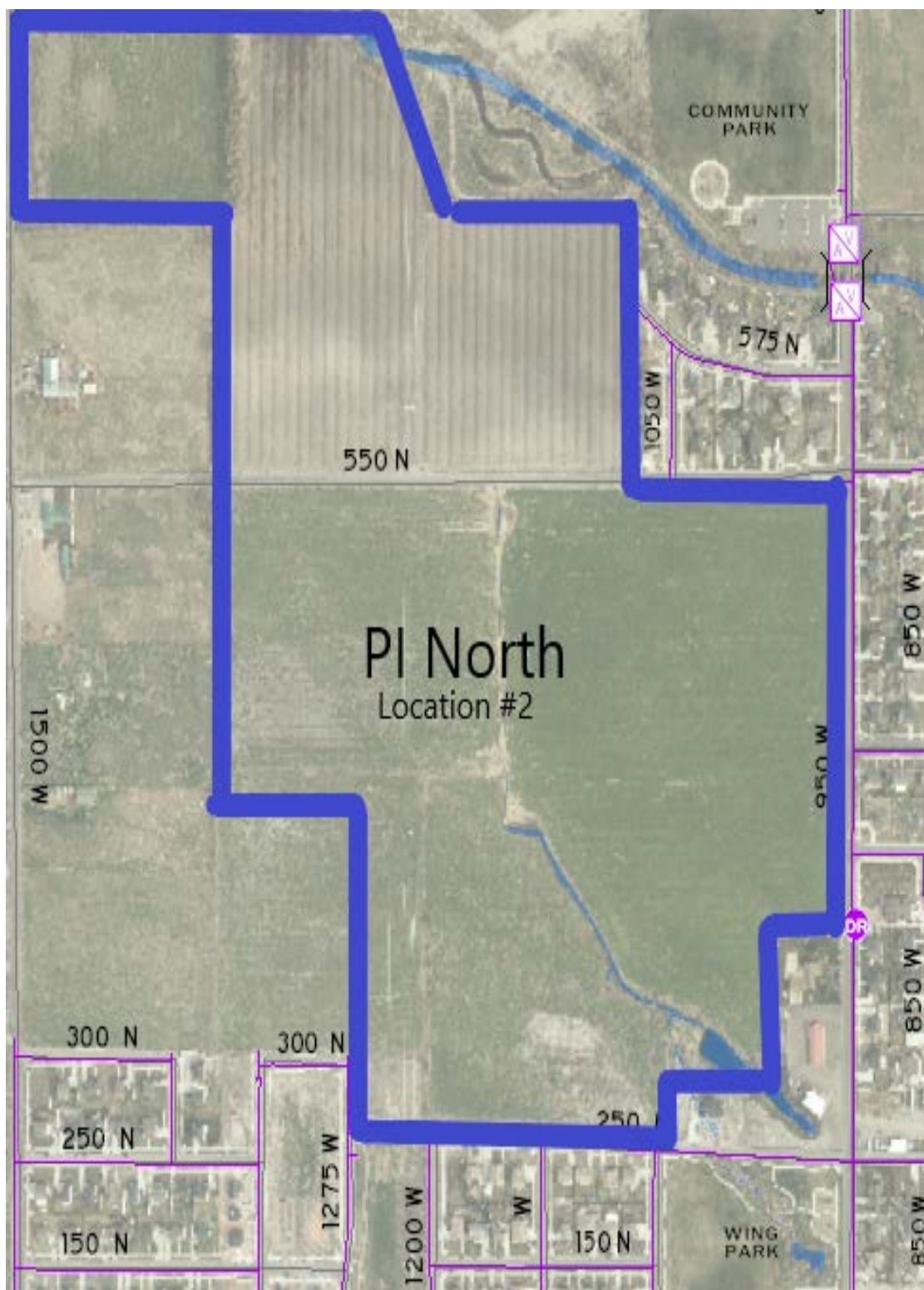
CITY RECORDER

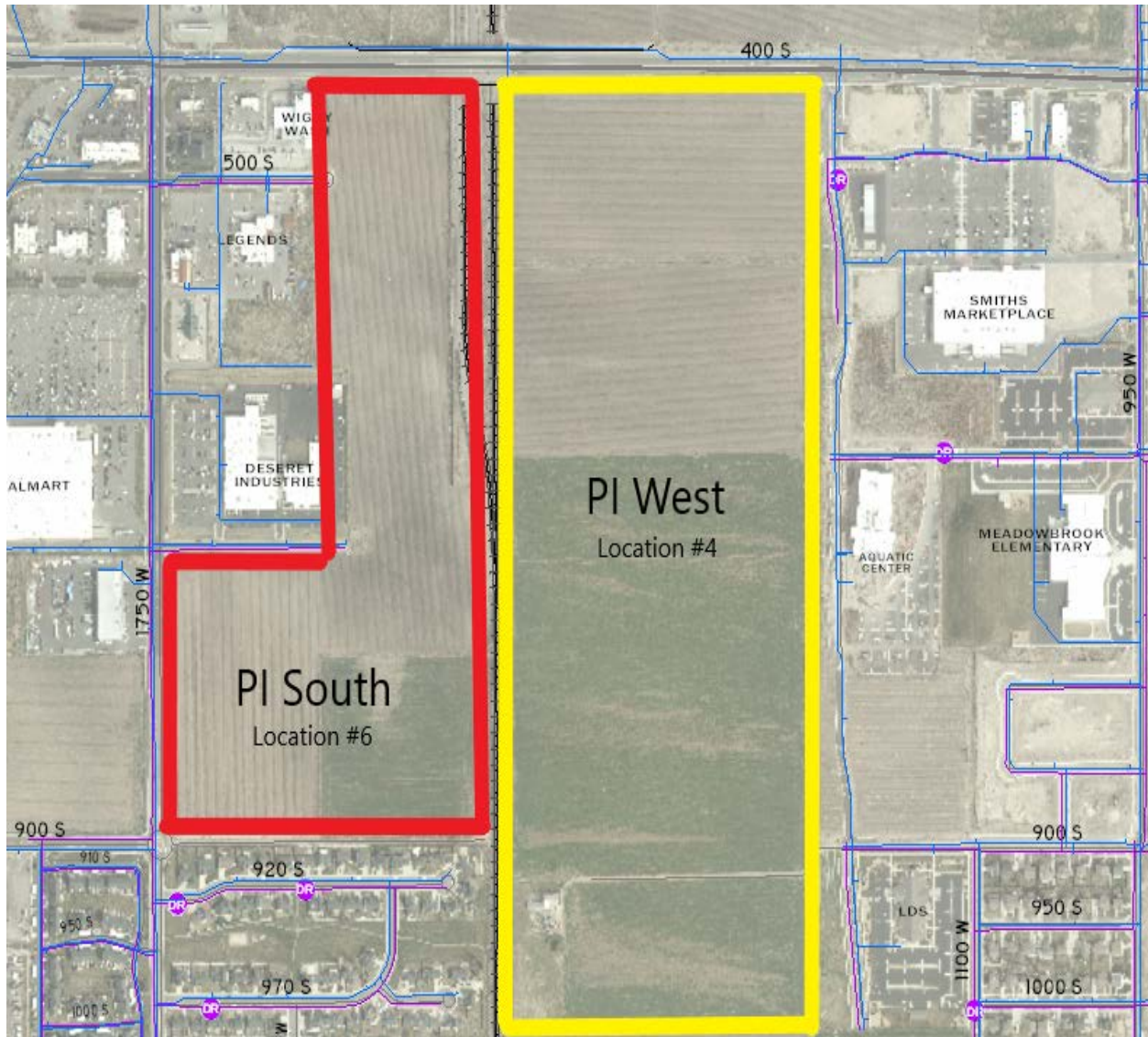
HARWARD

By: _____

Exhibit "A"







RESOLUTION #2019-??

A RESOLUTION APPROVING AN AGREEMENT BETWEEN JAKE HARWARD AND SPRINGVILLE CITY TO ALLOW THE USE OF PRESSURIZED IRRIGATION WATER ON DESIGNATED PARCELS IN THE WEST FIELDS AREA

WHEREAS, the Springville General Plan’s Goals, Objectives, and Strategies, Objective 5 is to “*Provide a water system that is safe, economical, and meets the needs of Springville City now and in the future;*” and

WHEREAS, Strategy 5F, is to “Continue work to establish a secondary water system as defined in the current Master Plan”

WHEREAS, Strategy 5G, is to “Continue to encourage water conservation through education and pricing policies for both culinary and secondary water systems”

WHEREAS, Strategy 5H, is to “Continue to retain and pursue water resources in which the city has an interest”

WHEREAS, the Springville City Council finds that the attached Agreement is in the best interest of the City

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

SECTION 1: The agreement, in substantially the same form as attached, is approved and shall be executed by Springville City.

SECTION 2: This resolution shall become effective immediately upon its execution.

Adopted this 19th day of March 2019.

Richard , Mayor

Attest:

Kim Rayburn, City Recorder



STAFF REPORT

DATE: March 19, 2019
TO: Honorable Mayor and City Council
FROM: Shawn Black, Power Generation Superintendent
SUBJECT: 3 YEAR SUMMER GAS HEDGE FOR NEBO POWERPLANT

RECOMMENDED MOTION

The Electric Department recommends a motion approving a hedge natural gas, supplying the Nebo Powerplant for September of 2023 and also for the summer months of 2024-2026 at a price not to exceed \$2.65 per MMBtu.

SUMMARY OF ISSUES/FOCUS OF ACTION

Staff has pursued the goal of removing volatility out of future energy prices and maintaining a predictable budget. Springville City has previously hedged about 2/3rds of the natural gas needed to fulfill Springville's ownership allocation at the Nebo Powerplant during the summer months of 2019-2023. An identical allocation was extended through the years of 2024-2026. The recommended motion would solidify the price of power that the City pays for the remaining allocation available to use during the summers of 2024-2026.

BACKGROUND

In February of 2014 Springville City hedged natural gas for \$4.76 per MMBtu. This tranche represented about 1/3 of the fuel needed for Nebo summer allocations from 2016-2018, but did not supply fuel for the off-season needs in the same time period. Another transaction was modeled to later supply the majority needed for Nebo during the off-season months of 2019-2023. The same hedge fulfilled about 2/3rds of fuel needed to supply Nebo during the summers. UAMPS is currently entering into a prepay agreement that extends these identical monthly allocations through the end of 2026.

DISCUSSION

The Electric Department has been assessing the natural gas markets for the last year with the intentions of completing the hedge portfolio needed to assure power pricing at Nebo. In the fall of 2018 UAMPS started to explore a prepay agreement, with the intention to blend and extend all Nebo participants hedges for the years covering 2019-2026.

The structure was first proposed as an index priced deal. Springville's staff protested and then explored alternative ways to create protection from market driven pricing. Other members started to realize what they had voted for and the prepay is now changed into a fixed priced product structure. The prepay will be consummated in a few weeks.

The prepay will put the majority of our fuel for Nebo at approximately \$2.90 per MMBtu for the period of 2024-2026. The additional summer allotment for Nebo that we are currently recommending will be priced at about \$2.61 per MMBtu.

CITY COUNCIL AGENDA

Meeting Date - March 19, 2019

The financial liability for this transaction is \$271,440 per summer with the overall cost of \$858,690.

ALTERNATIVES

Waiting to hedge at a different time, or supplying the fuel needed to fulfill Springville's Nebo needs with market available fuel as the time arrives.

FISCAL IMPACT

Approving the motion to hedge the remaining fuel needed to supply the Nebo Powerplant during the summer months of 2024-2026 will lower the costs from previous years, remaining under budget.



STAFF REPORT

DATE: March 13, 2019

TO: The Honorable Mayor and City Council

FROM: Bradley Neel, Director of Buildings and Grounds

SUBJECT: CONSIDERATION OF APPROVING STREET TREES AND LANDSCAPING REQUIREMENTS ORDINANCES CHANGES

RECOMMENDED ACTION:

Motion to approve the recommend ordinance changes per attached document that outlines specific changes. The Planning Commission unanimously voted for the proposed changes on March 12, 2019.

GOALS AND OBJECTIVES:

Time and work opportunity savings for City staff along with working to be a more developer/contractor friendly community; while still holding developers/contractors accountable to certain City standards for street trees and landscaping requirements that will benefit our community.

BACKGROUND:

February 5, 2019, Director Bradley Neel presented the need for these ordinance changes during a work session meeting with the Mayor and City Council. The process has been followed to make the proposed changes and action is being brought back to the Mayor and City Council for final approval.

ALTERNATIVES:

Not approve the recommended changes and leave ordinances as currently written.

FISCAL IMPACT:

Hourly time savings to Buildings and Grounds department “designee” not having to perform all the commercial property landscaping inspections. The savings will not be in the form of dollars but of allowing “designee” to focus on actual City projects within the Buildings and Grounds department that will in turn add value to our day to day operations as we work to accomplish our department mission statement for the Grounds division: *“Working together to provide safe places of beauty, distinction, and happiness for the enjoyment of all.”*

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CITY COUNCIL AGENDA

ORDINANCE NO. XX-2019

AN ORDINANCE AMENDING THE SPRINGVILLE STREET TREES AND LANDSCAPING REQUIREMENTS CODE SECTIONS AS NOTED IN THIS ORDINANCE CHANGE.

WHEREAS, the Springville City Code governs street trees and landscaping requirements within Springville City in fulfillment of the recommendations of the General Plan as well as the future vision of the City as established by the Mayor and Council; and

WHEREAS, Springville City may, from time to time, examine the uses allowed in the Code and amend its Code to reflect its commitment to maintaining the vision established in the General Plan and as established by the Mayor and Council; and

WHEREAS, city staff examine uses with the Code to ensure viability, compatibility and desirability and have completed an examination of those uses in the current City Code and have recommended amendments to the Code; and

WHEREAS, the Planning Commission did conduct a public hearing on March 12, 2019 and reviewed a proposed text amendments and has unanimously recommended favorably of the amendments;

NOW, THEREFORE, BE IT ORDAINED by the City Council of Springville, Utah that the following sections be amended:

SECTION 1: Section 4-11-106, "Other Plantings" of the Springville City Code is hereby amended:

4-11-106 Other Plantings.

(1) Responsibility for Other Plantings. The person owning or occupying the adjacent property shall be responsible for planting and maintenance and care of any other plantings other than approved street trees in any area in the street between the curb and right-of-way or easement (including, but not limited to, weeding, trimming, spraying and watering). Any damage to the

City street trees while installing or maintenance of the other plantings shall be at the cost of the person responsible for the damages.

(2) Exception. The City shall maintain those planting areas within the street which are developed and landscaped as a public improvement.

(3) Regulations for Other Plantings. The property owner may plant in planting strips and easements various plantings such as lawn, ivy ground cover, various perennials or annuals, or shrubs ~~not to exceed two feet (2') in height and which will not interfere with the functioning of any curb, gutter, sidewalk, water meter, fire hydrant, or other public facility, and will~~ shall not interfere with Clearview or impair the growth of any approved street tree, and will not constitute a public nuisance. (Adopted by Ordinance No. 3-06; Ord. No. 03-2012, 03/06/2012)

SECTION 2: Section 4-11-107, "Street Trees in New Development" of the Springville City Code is hereby amended:

4-11-107 Street Trees in New Development.

(1) Where right-of-way park strip improvements require trees in accordance with Section 11-6-207, City crews will install all street trees in single-family and two (2) family developments. Developers of commercial, industrial and multi-family developments ~~may opt to have the City install street trees. Developers who choose to install street trees shall become responsible developers. shall install street trees in accordance with city ordinances and regulations.~~

(2) All street trees will be planted in accordance with the ~~Street Tree Program planting detail adopted by the City~~. Plantings will be inspected by the Director of Buildings and Grounds or ~~his~~ designee.

(3) ~~Responsible-Commercial responsible~~ developers ~~choosing to~~ must ~~shall~~ install their own street trees ~~will bond with the City for street tree improvements. The bond will be sufficient to cover installation, maintenance and warranty of the tree for two (2) years after planting. and shall provide an improvement completion assurance to the City for improvements until the one-year inspection has been completed by the City.~~

(4) ~~Street trees will not be planted in planter strips until development of homes along any street in a new development is at least eighty percent (80%) complete and those homes are occupied and the planter strip landscape and sprinkling system are installed at homes where trees are to be planted. In residential developments, street trees may generally will not be planted in planterpark strips until the development homes that are constructed on the block are is at least eighty percent (80%) complete, those homes are occupied, and the planterpark strip landscape and sprinkling system are installed at homes where trees are to be planted.~~

(5) ~~It will be the responsibility of the City or a responsible developer to water street trees for the first two (2) years after planting if the home is not occupied and the front yard and planted strip landscape and sprinkling system installed. After which time, the property owner, or their agent, will be responsible.~~ (Adopted by Ordinance No. 3-06; Ord. No. 03-2012, 03/06/2012)

SECTION 3: Section 4-11-108, "Street Tree Planting in Previously Developed Areas" of the Springville City Code is hereby amended:

4-11-108 Street Tree Planting in Previously Developed Areas.

- (1) Planting. Planting of street trees in previously developed areas will be approved and supervised by the Director of Buildings and Grounds, or designee. Trees planted in these areas will be of approved species and a sense of uniformity will be maintained where possible. Private citizens may only plant street trees in these areas with the approval of the Director of Buildings and Grounds, or designee. Unapproved plantings may be removed by the City.
- (2) Restrictions. Planting of street trees in previously developed areas will generally only occur in planterpark strips that are ~~seventy-two inches~~six feet (72"6 ft.) wide or wider or as part of a trail system. Areas with narrow planterpark strips may not receive new street trees, even if existing trees are removed. Street trees may be removed from areas with narrow planterpark strips in the interest of public safety. (Ord. No. 03-2012, 03/06/2012)

SECTION 4: Section 11-6-204, "Landscaping Requirements" of the Springville City Code is hereby amended:

11-6-204 Landscaping Requirements.

- (1) All residential detached single-family houses, twin homes and duplexes shall be landscaped in the required front yard and side yard adjacent to a street within eighteen (18) months from the date of occupancy. Any portion of the required front or side yard adjacent to a street that is not covered by structures, driveways or pedestrian paths shall be landscaped.
- (2) General Requirements for ~~a~~All o~~Other d~~Development not listed in subsection (1):
 - (a) When shrubs or ground cover other than grass are used for landscaping, the spacing, type and size of plants used shall be such that seventy-five percent (75%) of all landscaped areas shall be covered with living plant material within three (3) years of planting.
 - (b) Planting beds shall be covered with rock or wood mulch to a minimum depth of three inches (3").
 - (c) Plant materials shall be species that are regionally appropriate and suitable for the site-specific conditions, including availability of moisture, shade, salt tolerance, wind exposure, and soil pH.
 - (d) Paving materials, water features and sculpture may be included as landscape design materials, provided such create useful open space, add color and texture to the design and create visual interest. Such materials may not cover more than ten percent (10%) of the required landscaped area.
 - (e) The maximum allowable cut or fill slope is three feet (3') horizontal distance for one foot (1') of rise. Slopes steeper than (3:1) will require retaining walls or other types of approved slope stabilization methods on the interior-facing side of the lot.
 - (f) At the time of planting, ~~deciduous~~deciduous trees on private property shall be a minimum of one and three-quarters inch (1.75") and a maximum of two and one-half inches (2.5") in caliper. Caliper will be measured in accordance with current nursery growers' standards. ~~All deciduous trees shall be ball and burlap stock and of Springville approved species. Deciduous trees must be planted between September 1st and May 31st and must be planted in accordance to Springville City planting details. Any tree planted in the public right-of-way shall be inspected by the~~

~~Director of Buildings and Grounds, or his designee, prior to planting. All street trees shall be planted in accordance with Title 4.~~

(g) All evergreen trees shall be a minimum of six feet (6') and a maximum of eight feet (8') in height. Height will be measured from the top of the root ball to the top of the tree. ~~All evergreen trees shall be ball and burlap stock. All evergreen trees must be of Springville approved species and appropriate for the site. Evergreen trees must be planted between September 1st and May 31st and planted according to Springville City planting details. Any tree planted in the public right-of-way shall be inspected by the Director of Buildings and Grounds, or his designee, prior to planting.~~

(h) For all non-residential developments, all on-site landscape areas shall be planted with a minimum of one (1) live tree per one thousand (1,000) square feet of landscaped area.

(i) No artificial plant materials may be utilized in meeting landscaping requirements.

(j) Underground automatic irrigation systems are required for landscaping which cannot survive on natural precipitation. The use of drip, trickle or other water-conserving irrigation methods is encouraged. The overall irrigation system design should emphasize efficient water use and conservation.

(k) Landscaped areas on the site ~~must~~shall be delineated with raised curbing to protect plant materials from vehicular damage.

(l) No greater than thirty-three percent (33%) of trees of the same genus or twenty percent (20%) of the same species.

~~(m3)~~ All trees and shrubs shall be planted in accordance with ~~Springville planting details~~ International Society of Arboriculture (ISA) Standards adopted by Springville City. All other landscaping shall be installed in accordance with accepted industry standards.

(4) All landscaping and fencing shall meet the requirements of clear view and sight triangle as defined in this Title.

(Ord. No. 13-2008, 06/17/2008)

SECTION 5: Section 11-6-205, "Completion of Landscape Improvements and Guarantees" of the Springville City Code is hereby amended:

11-6-205 Completion of Landscape Improvements and Guarantees.

(1) ~~All landscaping and fencing improvements shall be inspected and approved by the Buildings and Grounds Director, or his designee, prior to receiving the certificate of occupancy, unless the requirements of subsection (2) of this section are met. A time schedule for the completion of landscaping and fencing improvements shall be provided by the developer. Commercial, non-residential and multi-family required structures with landscaping and fencing improvements other than street trees, shall be inspected and approved by a landscape architect licensed by the State of Utah arranged for by the developer. Residential s~~ Street trees shall be inspected and approved by the Buildings and Grounds Director or designee.

(2) In the event that a building is ready to occupy but landscaping and/or fencing improvements have not been completed, the applicant may, pursuant to Section 11-7-410,

temporarily post an improvement completion assurance for ~~the~~ all landscaping and/or fencing improvements not yet installed.

(3) Prior to the approval of the landscaping improvements, the developer shall follow the improvement warranty requirements of Section 14-5-205. (Ord. No. 13-2008, 06/17/2008; Ord. No. 05-2014 § 1, 02/18/2014)

SECTION 6: Section 11-6-207, "Right-of-Way Park Strip Improvements" of the Springville City Code is hereby amended:

11-6-207 Right-of-Way Park Strip Improvements.

The intent of the landscaped park strip is to provide an attractive edge between pedestrian and vehicular traffic and the requirements of this Section apply to all zoning districts, excepting those areas included in a City-approved, specialized streetscape plan. Where park strips are of sufficient width to support a street tree as defined below, trees are to be provided to shade sidewalks for pedestrians and to shade the street surface and help protect it from the detrimental effects of direct sun and to create a comfortable microclimate in the right-of-way.

(1) The park strip located between the back of curb and sidewalk shall be landscaped to meet the following City specifications:

(a) Park strips of less than ~~six feet~~ seventy-two inches ~~six feet~~ (6'72"6 ft.) in width may be either hardscaped with concrete, pavers or rock groundcover or may be landscaped with low-profile plant material or sod; however, new trees are not allowed. ~~Rocks used as groundcover must be between one and one-half inches (1.5") and four inches (4") in size or over one foot (1') in size.~~ Rocks of over one foot (1') in size mustshall be located at least one and one-half feet (1.5') from the back of curb and the edge of the sidewalk.

(b) Park strips of seventy-two inches ~~six feet~~ (72"6 ft.) ~~six feet (6')~~ or wider shall be landscaped with groundcover, shrubs and other plantings and City-approved shade trees, located every forty feet (40') on center. Rocks used as groundcover mustshall be between one and one-half inches (1.5") and four inches (4") in size or over one foot (1') in size. Rocks of over one foot (1') in size must be located at least one and one-half feet (1.5') from the back of curb and the edge of the sidewalk. In nonresidential areas where street trees are required for park strips and street frontage landscape borders, trees may be alternated forty feet (40') on center between the park strip and street frontage landscape border. All deciduous trees shall be ball and burlap stock, shall be a Springville approved species and mustshall be planted in accordance with Springville City planting details. Evergreens are not allowed in the right-of-way park strip.

(2) The installation and maintenance of park strip improvements shall be the responsibility of the abutting property owner in all areas of the City, unless otherwise determined by the City. Required groundcover landscape plantings in park strips of seventy-two inches ~~six feet~~ (72"6 ft.) ~~six feet (6')~~ or greater shall cover at least fifty percent (50%) of the park strip area within three (3) years of planting. In those areas requiring landscaping percentages, the park strip shall not be counted towards the required landscape percentage. (Ord. No. 13-2008, 06/17/2008; Ord. No. 22-2014 § 1, 11/04/2014)

SECTION 7: Section 11-6-208, "Street Frontage Landscape Border" of the Springville City Code is hereby amended:

11-6-208 Street Frontage Landscape Border.

The intent of the street frontage landscape border is to provide unfenced open green space, a visual separation and screening of parking areas from public rights-of-way, along with reducing the visual impact of glare, headlights, parking lot lights and other light intrusions from the public right-of-way.

(1) Where Applicable - All properties in multi-family, professional office, commercial or manufacturing zones shall provide a landscape area along the entire frontage of the property bordering all public streets, with the exception of necessary pedestrian and vehicular access points. Also exempt are buildings constructed to the right-of-way property line(s), as allowed by setback requirements, which shall include a front entry from the sidewalk.

(2) Location of Landscaped Border - This strip shall be located between the edge of the sidewalk, or public street right-of-way line where there is no sidewalk, and the parking lot or building, if the building is set back from the street.

(3) Grass and Tree Plantings - There shall be one (1) shade tree for forty feet (40') of frontage or portion thereof greater than twenty feet (20'). Trees should be spaced evenly, not to exceed forty feet (40') on center. ~~Where street trees are required for the parkstrip and street frontage landscape border, they may be alternated forty feet (40') on center between the parkstrip and street frontage landscape border.~~

(4) Screening for Parking - Methods for screening parking may include berms, hedges or walls. Walls shall be of masonry and generally be limited to the village or town centers or the retrofitting of existing developments. The screening height shall be measured from the higher elevation of either edge of the landscape border.

(5) Border Depth Requirements - For those portions of properties where the building is allowed to be constructed within five feet (5') of the front or street-side property line, the landscaped border is not required for the property frontage where the building is located. The landscape border shall be twenty feet (20') wide for those properties adjacent to 400 South which are located west of 400 West Street, along with those properties adjacent to State Road 75 located west of Main Street, along with all properties abutting the I-15 corridor. For all other areas, the landscaped border depth shall be based on the average lot depth from the street(s) and shall be as follows (Table 1) for all areas excepting those described above.

SECTION 8: Section 11-6-209, "Parking Lot Interior Landscaping" of the Springville City Code is hereby amended:

11-6-209 Parking Lot Interior Landscaping.

(1) The intent of parking lot landscaping is to help guide the circulation of vehicles and pedestrians while providing a safe pedestrian environment. This is especially important in larger parking lots. It should also provide shade to help mitigate heat and exposure on paved surfaces and help conserve energy. (Amended by Ord. No. 36-2006, 12/05/2006)

(2) Where required, as set forth below, parking islands shall be installed within parking lots. Whenever a landscaped island is required, it shall be a minimum of eight feet (8') wide and fifteen feet (15') long. (Amended by Ord. No. 36-2006, 12/05/2006)

- (3) There shall be one (1) tree for every three hundred (300) square feet of landscape island area or portion thereof. Trees shall be spaced at intervals of no less than twenty-five feet (25'). Trees shall be placed throughout the parking lot with the intent of providing a shade canopy for as many parking stalls as possible. All trees ~~must~~shall be Springville-approved deciduous species of the proper caliper and stock. (Amended by Ord. No. 360-2006, 12/05/2006)
- (4) Landscaped islands of at least fifteen feet (15') per parking stall depth and eight feet (8') in width shall be provided for each of the following conditions:
- (a) To delineate driveway entrances into parking lots;
 - (b) To provide endcaps or end islands for interior rows exceeding ten (10) parking stalls in length. Parking lots with no more than two (2) interior rows of parking stalls may be exempt from this requirement, provided a landscape island runs at least eighty percent (80%) of the length of the row.
 - (c) To delineate the main interior circulation road patterns and pedestrian access.
 - (d) To provide backing space for turn-out in single-access parking lot areas.
- (5) Landscape minimum percentage requirements within the parking lot. The minimum percentage of parking lot area required to include landscaping shall be as follows: (Amended by Ord. No. 36-2006, 12/05/2006)
- (6) The required parking lot landscaped area may be counted towards the overall required site percentage for landscaping. (Amended by Ord. No. 36-2006, 12/05/2006; Ord. No. 13-2008, 06/17/2008)

SECTION 9: Section 11-7-410, "Issuance of Certificate of Occupancy" of the Springville City Code is hereby amended:

11-7-410 Issuance of Certificate of Occupancy.

All site improvements shall be completed prior to issuance of a certificate of occupancy. If certain improvements, which do not affect life safety, are not completed at the time the building is ready to occupy, the applicant may ~~and~~ provide improvement completion assurance for the remaining improvements for a period not to exceed six months from the date of the certificate of occupancy.

SECTION 10: This ordinance will become effective one day after publication hereof in the manner required by law.

SECTION 11: 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 ____ day of _____,
2019.

Richard J. Child, Mayor

ATTEST:

Kim Rayburn, City Recorder

|