



REGULAR AGENDA
SPRINGVILLE CITY COUNCIL MEETING
NOVEMBER 17, 2020 AT 7:00 P.M.
ELECTRONIC MEETING

In light of health concerns with the COVID-19 pandemic and the recent Executive Order by Utah Governor Herbert this meeting will be held electronically. To view the meeting go to <https://www.springville.org/agendas-minutes/> and select the Zoom Meeting link.

CALL TO ORDER
COUNCIL BUSINESS
CALENDAR

- Nov 26-27 - Thanksgiving Observed (City Offices Closed - Thursday and Friday)
- Dec 01 - Work/Study Meeting 5:30 p.m., Regular City Council Meeting 7:00 p.m.
- Dec 08 - Work/Study Meeting 5:30 p.m.
- Dec 15 - Work/Study Meeting 5:30 p.m., Regular City Council Meeting 7:00 p.m.

APPROVAL OF THE MEETING'S AGENDA
MAYOR'S COMMENTS

PUBLIC COMMENT - *Public Comment may be submitted via email, comments will be read in the meeting and entered into the permanent record. Email comments to kcrane@springville.org before 5:00 p.m. on November 17, 2020*

CONSENT AGENDA - *The Consent Agenda consists of items that are administrative actions where no additional discussion is needed. When approved, the recommendations in the staff reports become the action of the Council. The Agenda provides an opportunity for public comment. If after the public comment the Council removes an item from the consent agenda for discussion, the item will keep its agenda number and will be added to the regular agenda for discussion, unless placed otherwise by the Council.*

1. Approval of minutes for the October 20, 2020 Work-Study meeting and the November 03, 2020 Work-Study and Regular City Council meetings.
2. Approval of the Spring Pointe Condominiums Lot 5 located at 2052 W 500 N, Springville, Utah in the HC Highway Commercial Zone - Josh Yost, Community Development Director [Staff Report](#)

REGULAR AGENDA

3. Consideration of an [Ordinance](#) and amendment to the Official Zone Map from the RC-Regional Commercial Zone to the HC-Highway Commercial Zone on parcel numbers 22:053:0008; 22:053:0006; 22:053:0010; 22:053:0009; 22:053:0066; and 22:053:0068 in the general area of 1650 West 1700 North, Springville, Utah - Josh Yost, Community Development Director [Staff Report](#)
4. Discussion regarding the comprehensive fee schedule - Troy Fitzgerald, City Administrator

MAYOR, COUNCIL, AND ADMINISTRATIVE REPORTS

CLOSED SESSION, IF NEEDED - TO BE ANNOUNCED IN MOTION

5. *The Springville City Council may adjourn the regular meeting and convene into a closed session as provided by UCA 52-4-205.*

ADJOURNMENT

CERTIFICATE OF POSTING - THIS AGENDA IS SUBJECT TO CHANGE WITH A MINIMUM OF 24-HOURS NOTICE- POSTED 11/13/2020

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





MINUTES
Springville City Council Work/Study Meeting - OCTOBER 20, 2020

2 MINUTES OF THE WORK/STUDY MEETING OF THE SPRINGVILLE CITY COUNCIL HELD ON
TUESDAY, OCTOBER 20, 2020 AT 5:30 P.M. AT THE CIVIC CENTER, 110 SOUTH MAIN STREET,
4 SPRINGVILLE, UTAH.

6 **Presiding and Conducting:** Mayor Richard J. Child

8 **Elected Officials in Attendance:** Liz Crandall
Craig Jensen
10 Patrick Monney
Matt Packard
12 Mike Snelson

Arrived at 5:35 p.m.

14 **City Staff in Attendance:** City Administrator Troy Fitzgerald, Assistant City Administrator/City Attorney
John Penrod, Assistant City Administrator/Finance Director Bruce Riddle, City Recorder Kim Crane,
16 Building and Grounds Director Bradley Neel, Community Development Director Josh Yost, Golf Pro Craig
Norman, Public Safety Director, Craig Martinez, Public Works Director Brad Stapley, Recreation Director
18 Corey Merideth, Operations Manager Rod Oldroyd, Library Director Dan Mickelson, and Museum of Art
Director Rita Wright.

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CALL TO ORDER

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

24 **COUNCIL BUSINESS**

1. Calendar

- 26
- Nov 01 - Daylight Savings Ends
 - Nov 03 - Work/Study Meeting 5:30 p.m., Regular Meeting 7:00 p.m.

28

 - Nov 10 - Work/Study Meeting 5:30 p.m.
 - Nov 11 - Veterans Day Observed (City Offices Closed - Wednesday)

30

 - Nov 18 - Work/Study Meeting 5:30 p.m., Regular Meeting 7:00 p.m.

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

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

- a) Invocation - Councilmember Crandall
36 b) Pledge of Allegiance - Councilmember Snelson
c) Consent Agenda

38 1. Approval of minutes for the work/study and regular meeting held on September 15, 2020.

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

42
43 **3. DISCUSSIONS/PRESENTATIONS**

44 a) **Investment Policy - Bruce Riddle, Assistant City Administrator/Finance Director**

45 Director Riddle gave a presentation on Deposit and Investments of Funds. He explained
46 Springville was one of the few cities' not investing outside of the state treasurers' pool or PTIF (Public
47 Treasurer's Investment Fund). He reviewed the State Money Management Act and the requirements of
48 Public Treasurers defined by the act. He explained the status of reserve funds for the city, given interest
49 rates had declined. Golf was expected to reach the 30% target on reserves, this has not happened for
50 some time because of economics.

51 Staff was not proposing any changes with operating procedures and to keep all targeted cash
52 reserves in the PTIF where it would be liquid and easily accessible. They would like to issue an RFP to
53 firms on the States recommended list and invest a portion outside of target reserves from the PTIF Fund
54 into an approved higher yield.

55 Councilmember Snelson voiced some concern about the volatility of the current political climate
56 and asked if changes should be made now.

57 Fitzgerald explained they wouldn't be able to move as quickly and would have staff come back to
58 the council with more information regarding the RFP. Director Riddle commented he didn't expect it
59 happening until after the first of the year.

60 Councilmember Crandall asked if it would be possible to buy more property and make what we
61 have more valuable and not have to go outside of the community. Riddle replied yes, the city has
62 reinvested in property, he cautioned intent and returns need to be kept in mind and explained the council
63 does have the ability to instruct staff on how to invest funds.

64 Council was of consensus to have staff look at other options for investments.

65 b) **Information Services Presentation - John Gleave, I.S. Manager**

66 John Gleave, IS Manager reported on what the IS Department does in support of the City from
67 cybersecurity, Wi-Fi access, data backup and recovery, network performance, end-user support with help
68 tickets, and the City website.

69 Councilmember Snelson asked about the jump in computer expenses from 2018 to 2019. Gleave
70 explained they standardized the software during that time, and the numbers should start going down.
71

72 **4. MAYOR, COUNCIL, AND ADMINISTRATIVE REPORTS**

73 Mayor Child asked for any other comments. There were none.

74 **5. CLOSED SESSION**

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

79 There was none.

80 **ADJOURNMENT**

81 COUNCILMEMBER SNELSON MOVED TO ADJOURN THE WORK/STUDY MEETING OF THE
82 SPRINGVILLE CITY COUNCIL AT 6:22 P.M.

83 COUNCILMEMBER JENSEN SECONDED THE MOTION, ALL VOTED AYE.

90

92

This document constitutes the official minutes for the Springville City Council Work/Study meeting held on Tuesday, October 20, 2020. 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, October 20, 2020.

94

96

98

DATE APPROVED: _____

Kim Crane, CMC
City Recorder

100



MINUTES
Springville City Council Work/Study Meeting - NOVEMBER 03, 2020

MINUTES OF THE WORK/STUDY MEETING OF THE SPRINGVILLE CITY COUNCIL HELD ON TUESDAY, NOVEMBER 03, 2020 AT 5:30 P.M. AT THE CIVIC CENTER, 110 SOUTH MAIN STREET, SPRINGVILLE, UTAH.

Presiding and Conducting: Mayor Richard J. Child

Elected Officials in Attendance: Liz Crandall arrived at 5:33 p.m.
Craig Jensen
Patrick Monney
Matt Packard
Mike Snelson

City Staff in Attendance: City Administrator Troy Fitzgerald, Assistant City Administrator/City Attorney John Penrod, Assistant City Administrator/Finance Director Bruce Riddle, City Recorder Kim Crane, Building and Grounds Director Bradley Neel, Community Development Director Josh Yost, Golf Pro Craig Norman, Interim Police Chief Dell Gordon, Public Works Director Brad Stapley, Recreation Director Corey Merideth, Operations Manager Rod Oldroyd, Library Director Dan Mickelson, and Museum of Art Director Rita Wright.

CALL TO ORDER

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

COUNCIL BUSINESS

1. Calendar

- Nov 10 - Work/Study Meeting 5:30 p.m.
- Nov 11 - Veterans Day Observed (City Offices Closed - Wednesday)
- Nov 18 - Work/Study Meeting 5:30 p.m., Regular Meeting 7:00 p.m.
- Nov 26-27 - Thanksgiving Observed (City Offices Closed - Thursday and Friday)

Mayor Child asked if there were any questions or additions to the calendar. There was none.

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

- a) Invocation - Councilmember Snelson
- b) Pledge of Allegiance - Councilmember Jensen
- c) Consent Agenda

2. Approval of minutes for the October 06, 2020, work study and city council meeting and the October 20, 2020, city council meeting.

3. Final approval of The Meadows at Jessie's Brook subdivision, Phases 3 and 4 located in the area of 1200 West 1100 South, Springville, Utah in the R1-10 Residential Single-Family and Westfields Overlay Zones - Josh Yost, Community Development Director

4. Approval of the Tamarack Commercial Condominiums located at 2277 West 700 South, Springville, Utah in the HC-Highway Commercial Zone - Josh Yost, Community Development Director

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

3. DISCUSSIONS/PRESENTATIONS

a) Discussion regarding stormwater and impervious surfaces - Brad Stapley, Public Works Director

Director Stapley reported on the City Stormwater Utility, which is a part of the UPDES (Utah Pollution Discharge Elimination System) program of the clean water act and regulates stormwater discharges. He explained the average single-family residence of 3800 square feet with a lot covered by an impervious surface, storm water runs off the hard surfaces in quantities or speeds greater than natural conditions. During a storm water audit over 459 commercial properties were investigated for impervious surfaces. Over time as Springville has grown, changes happen and more impervious surfaces are created. Some businesses have very little changes and some may have grown by 500 percent.

Public Works would be notifying commercial customers and give them an update on what their impervious surface is compared to what they have been billed in the past and would be making adjustments on the January 2021 billing, some billings would be reduced and more would be increased. Staff would provide customers more information about the process.

Stapley explained the fee pays for stormwater systems, additionally the city pays the irrigation company for ditches used for runoff, while the master plan would provide for taking care of the ditches and will need to be revised. He said a plan would need to be in place for any storm water event, such as parades if it should rain.

b) Presentation by the Recreation Department - Corey Merideth, Recreation Director

Director Merideth reported on the Senior Center and how it has been affected by COVID. He explained all programs, trips, and events were canceled, the only program they were able to provide was free lunches to seniors with the help of MAG (Mountainland Association of Governments). In March seniors were provided with a drive-up lunch and go program, they have currently served over 26,000 lunches and continue to provide them. Now the public health order allows for a public event as long as there is an operating plan. They would like to offer some classes and programs by following public health guidelines.

In an update, Director Merideth provided a drawing of the pickle ball site plan at the Clyde Recreation Center. They are working with the Nebo School District for property next to the recreation center at Meadow Brook Elementary and a contract to proceed with construction. Construction was projected to start soon with the surface expected to be completed by spring.

4. MAYOR, COUNCIL, AND ADMINISTRATIVE REPORTS

Mayor Child asked for any other comments.

Councilmember Snelson stated he had a few questions. He asked if UDOT (Utah Department of Transportation) had commented about them acquiring the 1600 south road. Fitzgerald replied there had been no word from UDOT at this point. He and Director Stapley have attempted conversations with UDOT with no avail.

Councilmember Snelson asked if any information had come back regarding the Allen's property. Fitzgerald commented the developers were working on a plan, and an application was expected soon.

Councilmember Snelson asked about applications for a new police chief, and how long the position would be open. Fitzgerald stated the position closed on November 10, and currently 30

90 applications had been received. They are hopeful to move quickly to fill the position and will work with the Mayor.

92 Councilmember Monney stated he appreciated the updates and having the staff communicate with the council. He valued being able to help with serving meals to the seniors.

94 Councilmember Snelson asked about the urban deer contract and asked for a report. Interim Chief Gordon commented it had been very active, he will have Lieutenant Foster gather information and report back to the council. Fitzgerald stated the contract would be ending and the council will want to review whether to proceed with another contract.

98 Councilmember Packard asked for an update on the COVID19 virus and where the city stood. Fitzgerald explained the State guidelines and Utah County guidelines had evolved. Departments are working on operating, events and program plans. There may be some changes this winter, with people sick with the common cold they may be asked to stay home, also quarantine may be more common.

102 Penrod reported the November 5, 2020 meeting regarding water adjudication was changed from in person to an electronic meeting. He will provide information to the council for the meeting.

104 Penrod commented on the electrical power at the Jolley's Campground, some employees with the Power Department investigated the problem and may be able to fix the problem at a lesser amount.

106 Director Stapley reported the Fox Ridge Development would soon have the 700 south road closed and residence would need to start using 600 south road, they will coordinate with UDOT and the developer. The SR75/1400 North road is set to open the middle of November and then close again in spring.

110 5. CLOSED SESSION

112 *The Springville City Council may temporarily recess the regular meeting and convene in a closed session as provided by Utah Code Annotated Section 52-4-205*

114 There was none.

116 ADJOURNMENT

118 COUNCILMEMBER PACKARD MOVED TO ADJOURN THE WORK/STUDY MEETING OF THE SPRINGVILLE CITY COUNCIL AT 6:40 P.M.

120 COUNCILMEMBER SNELSON SECONDED THE MOTION, ALL VOTED AYE.

124 *This document constitutes the official minutes for the Springville City Council Work/Study meeting held on Tuesday, November 03, 2020.*

126 *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, November 03, 2020.*

130 DATE APPROVED: _____

132 _____
Kim Crane, CMC
City Recorder

MINUTES OF THE REGULAR MEETING OF THE SPRINGVILLE CITY COUNCIL HELD ON TUESDAY, NOVEMBER 03, 2020, AT 7:00 P.M. AT THE CIVIC CENTER, 110 SOUTH MAIN STREET, SPRINGVILLE, UTAH.

Presiding and Conducting: Mayor Richard J. Child

Elected Officials in Attendance: Liz Crandall
Craig Jensen
Patrick Monney
Matt Packard
Mike Snelson

City Staff in Attendance: City Administrator Troy Fitzgerald, Assistant City Administrator/City Attorney John Penrod, Assistant City Administrator/Finance Director Bruce Riddle, and City Recorder Kim Crane. Building and Grounds Director Bradley Neel, Power Director Leon Fredrickson, Interim Police Chief Dell Gordon, Community Development Director Josh Yost, Public Works Director Brad Stapley, Library Director Dan Mickelson, Operations Manager Rod Oldroyd, and Museum of Art Director Rita Wright

CALL TO ORDER

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

INVOCATION AND PLEDGE

Councilmember Snelson offered the invocation, and Councilmember Jensen led the Pledge of Allegiance.

APPROVAL OF THE MEETING'S AGENDA

COUNCILMEMBER SNELSON MOVED TO APPROVE THE MEETINGS AGENDA AS WRITTEN. COUNCILMEMBER JENSEN SECONDED THE MOTION, AND ALL PRESENT VOTED AYE.

MAYORS COMMENTS

Mayor Child welcomed the Council, staff, and those in attendance. He asked if there were any youth in attendance on assignment. There were none.

CEREMONIAL

1. Proclamation recognizing Brecklynn Brown - John Penrod, Assistant City Administrator/City Attorney

Brecklynn Brown won the Utah Debate Commission and Utah State Board of Education Essay Contest with her question that was read during the 2020 Vice Presidential Debate between Vice President Mike Pence and Senator Kamala Harris. Brecklynn's vice presidential debate essay and her question was the highlight of the debate for many Springville residents and people across the country. Mayor Child and the City Council proclaimed and declared November 03, 2020, as "Brecklynn Brown Day".

46 **PUBLIC COMMENT**

47 Mayor Child introduced the Public Comment section of the agenda. He asked if there were any
48 written comments submitted. There were none.

50 **CONSENT AGENDA**

- 51 2. Approval of minutes for the October 06, 2020, work-study and city council meeting and the
52 October 20, 2020, city council meeting.
- 53 3. Final approval of The Meadows at Jessie's Brook, Phases 3 and 4 subdivision located in the area
54 of 1200 West 1100 South, Springville, Utah in the R1-10 Residential Single-Family and Westfields
Overlay Zones - Josh Yost, Community Development Director
- 55 4. Approval of the Tamarack Commercial Condominiums located at 2277 West 700 South,
56 Springville, Utah in the HC-Highway Commercial Zone - Josh Yost, Community Development
57 Director.

60 COUNCILMEMBER JENSEN MOVED TO APPROVE THE CONSENT AGENDA AS WRITTEN.
61 COUNCILMEMBER MONNEY SECONDED THE MOTION. AND ALL PRESENT VOTED AYE.

62 **PUBLIC HEARING**

- 63 5. **Public Hearing to consider a Resolution entering into a lease with an option to purchase regarding
64 the Rivoli Theater located at 254 South Main Street, Springville, Utah - John Penrod, Assistant
65 City Administrator/City Attorney**

66 Attorney Penrod reported the Villa/Rivoli theater was built in the 1930s, with the City acquiring the
67 building in 2008. Since that time, the City has been unable to raise sufficient funds to renew the facility
and reopen the theater. However, the City would also like to see the facility function as a theater. An RFP
69 went out, in 2017, Infinity Rising, LLC provided a proposal wherein Infinity Rising, LLC agreed to lease
70 the Rivoli for \$1,500 per month and pay a \$15,000 option payment, giving Infinity Rising the option to
71 purchase the property for \$335,000. Infinity Rising's proposal was the first proposal to put a significant
72 down payment associated with the offer.

73 After entering into the first lease with an option to purchase agreement, Infinity Rising paid the
74 \$15,000 option payment and approximately \$15,000 in monthly rental payments. Infinity Rising had some
75 issues arise, requiring them to step back from continuing to lease the Rivoli. Recently, Infinity Rising has
76 proposed a shorter lease agreement with the option to purchase, the option would be up on December 1,
77 2021.

78 Councilmember Packard asked where the 11% increase came from. Penrod explained the
79 \$335,000 was the appraised value at that time and continues with what the previous agreement would
80 have been.

81 Councilmember Crandall asked what improvements were made when the city purchased the
82 building. Penrod explained approximately \$10,000 was put into the roof. He outlined improvements done
83 before 2017. Several seats were outdated and removed; they received some older seats from an old
84 Ogden high school, that were in good condition.

85 Councilmember Monney asked about grandfather rights regarding code, like restrooms, etc.
86 Attorney Penrod stated they have been in contact with the city building official on what can be done.

87
88 Mayor Child opened the Public Hearing. There were no comments
89
90

COUNCILMEMBER SNELSON MOTIONED TO CLOSE THE PUBLIC HEARING.
COUNCILMEMBER PACKARD SECONDED THE MOTION, MAYOR CHILD CALLED FOR A ROLL CALL. THE VOTE IS RECORDED AS FOLLOWS:

COUNCILMEMBER CRANDALL	AYE
COUNCILMEMBER JENSEN	AYE
COUNCILMEMBER MONNEY	AYE
COUNCILMEMBER PACKARD	AYE
COUNCILMEMBER SNELSON	AYE

COUNCILMEMBER JENSEN MOVED TO APPROVE RESOLUTION #2020-31 ADOPTING A SECOND LEASE WITH OPTION TO PURCHASE AGREEMENT FOR THE RIVOLI THEATRE.

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

COUNCILMEMBER CRANDALL	AYE
COUNCILMEMBER JENSEN	AYE
COUNCILMEMBER MONNEY	AYE
COUNCILMEMBER PACKARD	AYE
COUNCILMEMBER SNELSON	AYE

RESOLUTION #2020-31 APPROVED

6. Public Hearing to consider a Resolution amending the FY2020/2021 Budget - Bruce Riddle, Assistant City Administrator/Finance Director

Director Riddle reported this year's budget had been more complicated because of all of the funds affected by the current economics and pandemic. He reviewed the recent amendment to the FY2020/2021 budget. A pay increase was supported by the council in a recent work-study meeting with a one-time bonus along with a merit increase.

In response to continued development and construction activity along with a forecast for increased demand into next year, it has become necessary to hire a new building inspector and a new public works inspector.

Fitzgerald reported they were prepared to extend an offer on the Building Inspector position tomorrow if the council approves the amendment.

Vehicle and equipment purchases were recommended as a result of a recent study by staff. Building and permit fees were coming in very well this year, the projections for revenue would also be amended.

Councilmember Packard asked why the merit was starting in January instead of November. Fitzgerald stated based on the forecast early in the year, raises didn't make sense and what would be equitable to employees.

Councilmember Packard stated a week ago the Planning Commission discussed the master plan and appropriation of funding. He proposed putting money aside for the planning and process.

Fitzgerald explained there had been some discussion with the council and funds had been allocated to those priorities the council had established. If the council was in consensus staff could work on and accelerate the general fund update, he cautioned the council would need to be aware of moving into next year's budget allocations would need to be made to fund whatever contracts they approved going into FY2022. If the council tells staff to get to work, they can start and will need to re-budget for next year, it would be a priority decision for the council.

Council was in consensus to start the process of looking for a consultant and have staff come back to the council with more information.

Mayor Child opened the Public Hearing. There were no comments.

COUNCILMEMBER SNELSON MOTIONED TO CLOSE THE PUBLIC HEARING. COUNCILMEMBER MONNEY SECONDED THE MOTION, AND ALL PRESENT VOTED AYE.

COUNCILMEMBER SNELSON MOVED TO APPROVE RESOLUTION #2020-32 TO OPEN AND AMEND THE GENERAL FUND, WATER, SEWER, ELECTRIC, STORMWATER, SOLID WASTE, AND GOLF ENTERPRISE FUNDS, INTERNAL SERVICE FUND, CAPITAL IMPROVEMENT FUND AND VEHICLE & EQUIPMENT REPLACEMENT FUND BUDGETS FOR OPERATING AND CAPITAL EXPENSES APPLYING TO THE FISCAL YEAR ENDING JUNE 30, 2021 AS OUTLINED IN EXHIBIT A

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

COUNCILMEMBER CRANDALL	AYE
COUNCILMEMBER JENSEN	AYE
COUNCILMEMBER MONNEY	AYE
COUNCILMEMBER PACKARD	AYE
COUNCILMEMBER SNELSON	AYE

RESOLUTION #2020-32 APPROVED

REGULAR AGENDA

7. Consideration of a Resolution approving a lease with the Thomas family - John Penrod, Assistant City Administrator/City Attorney

Penrod reported back in August, the City entered into an agreement with the Thomas Family Trust to purchase approximately 72 acres of property located in the left-hand fork of Hobbles Creek Canyon. As part of that agreement, the City agreed to allow the Thomas family to continue to lease the property for three years following the closing on the property.

Councilmember Packard asked if animal rights would go with the property. Penrod reported they would.

COUNCILMEMBER MONNEY MOVED TO APPROVE RESOLUTION #2020-33 FOR A LEASE WITH THE THOMAS FAMILY TRUST TO LEASE 72 ACRES OF PROPERTY IN HOBBS CREEK CANYON.

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

COUNCILMEMBER CRANDALL	AYE
COUNCILMEMBER JENSEN	AYE
COUNCILMEMBER MONNEY	AYE
COUNCILMEMBER PACKARD	AYE
COUNCILMEMBER SNELSON	AYE

RESOLUTION #2020-33 APPROVED

MAYOR, COUNCIL, AND ADMINISTRATIVE REPORTS

Mayor Child asked if there were any comments.

188 **CLOSED SESSION**

189 8. *The Springville City Council may temporarily recess the regular meeting and convene in a closed*
190 *session as provided by UCA 52-4-205.*

There was none.

192 **ADJOURNMENT**

193 COUNCILMEMBER PACKARD MOVED TO CLOSE THE REGULAR MEETING at 7:55 P.M.
194 COUNCILMEMBER JENSEN SECONDED THE MOTION. ALL VOTED AYE.

198 *This document constitutes the official minutes for the Springville City Council Regular Meeting held on Tuesday, November 03, 2020*
199 *I, Kim Crane, do hereby certify that I am the duly appointed, qualified, and acting City Recorder for Springville City, of Utah County,*
200 *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,*
201 *November 03, 2020.*

204 DATE APPROVED: _____

Kim Crane, CMC
City Recorder



STAFF REPORT

DATE: November 9, 2020

TO: Honorable Mayor and City Council

FROM: Laura Thompson, City Planner II

SUBJECT: CONDOMINIUM APPROVAL FOR THE SPRING POINTE CONDOMINIUMS LOT 5
LOCATED AT 2052 W 500 N IN THE HC HIGHWAY COMMERCIAL ZONE.

RECOMMENDED MOTION

Motion to grant Condominium approval for the Spring Pointe Condominiums Lot 5 located at 2052 W 500 N in the HC Highway Commercial Zone.

SUMMARY OF ISSUES/FOCUS OF ACTION

Does the proposed condominium project meet the requirements of Springville City Code and the intent of the General Plan?

BACKGROUND

The proposed condominium project is located in the Spring Pointe Retail Center development and is for a four-unit office/warehouse project that is currently under construction. No site plan changes are proposed.

PLANNING COMMISSION REVIEW

The Planning Commission considered the condominium project on October 27, 2020 as part of the consent agenda. Approval was unanimous.

ALTERNATIVES

1. Approve the condominium project.
2. Approve with conditions; or
3. Deny the application.

If denied, the City Council shall give reason for such



CITY COUNCIL AGENDA

Meeting Date: November 17, 2020

disapproval. If additional conditions are required by the City Council, such conditions shall be referred to the Planning Commission for their review and approval prior to City Council's final action on the application.

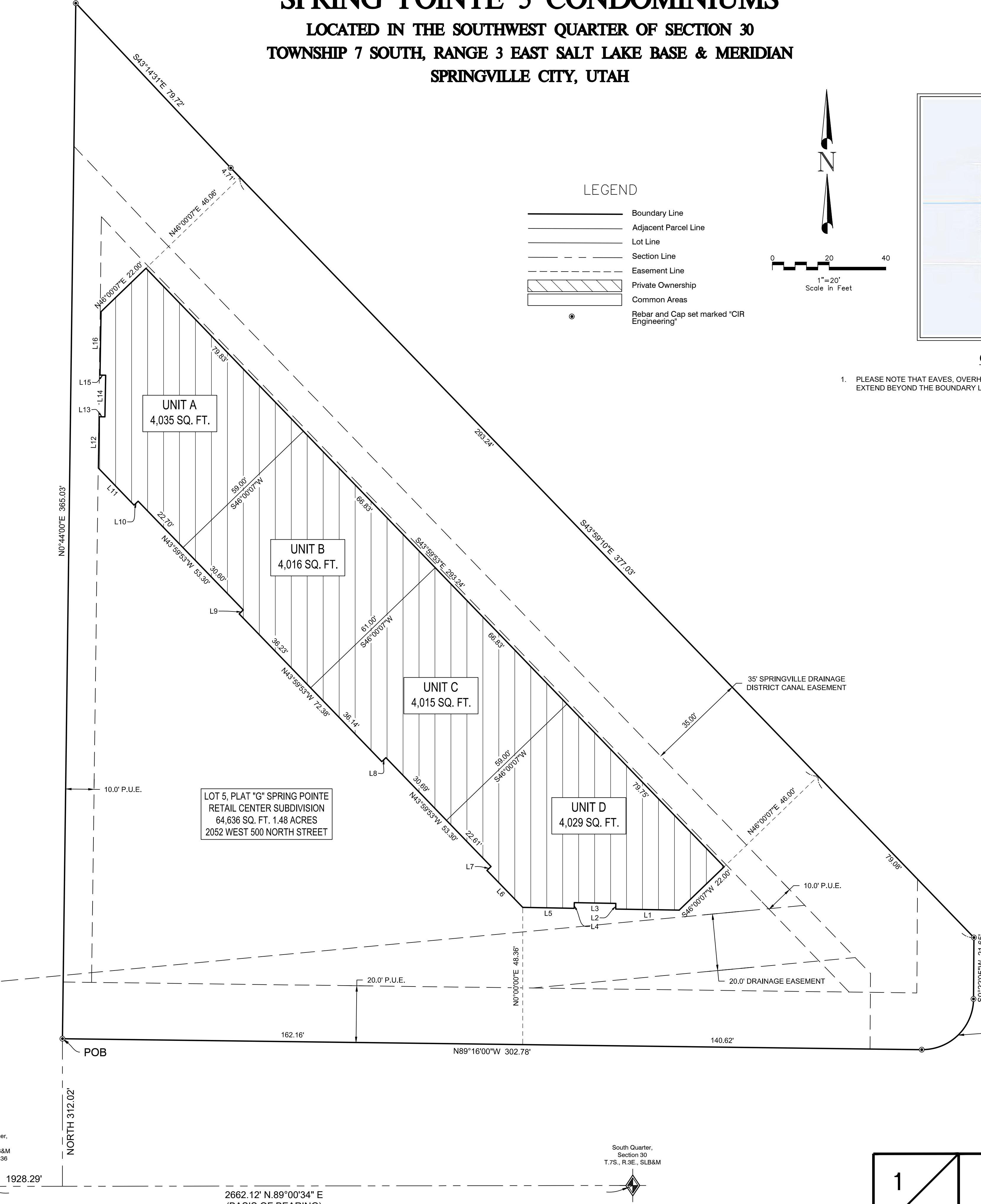
Laura Thompson
City Planner II

Attachments

cc: Dennis Schoonover



SPRING POINTE 5 CONDOMINIUMS
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 30
TOWNSHIP 7 SOUTH, RANGE 3 EAST SALT LAKE BASE & MERIDIAN
SPRINGVILLE CITY, UTAH



Line Table		
Line #	Length	Direction
L1	22.37	N88° 59' 52.85"W
L2	2.00	N1° 00' 07.15"E
L3	14.66	N88° 59' 52.85"W
L4	2.00	S1° 00' 07.15"W
L5	18.13	N88° 59' 52.85"W
L6	18.13	N43° 59' 52.85"W
L7	2.00	N46° 00' 07.15"E
L8	2.00	S46° 00' 07.15"W
L9	2.00	N46° 00' 07.15"E
L10	2.00	S46° 00' 07.15"W
L11	18.13	N43° 59' 52.85"W
L12	18.13	N1° 00' 07.15"E
L13	2.00	S88° 59' 52.85"E
L14	14.66	N1° 00' 07.15"E
L15	2.00	N88° 59' 52.85"W
L16	22.37	N1° 00' 07.15"E

R=18.00'
L=28.39'
DELTA=90°22'46"
TAN=18.12'
CHB=S45°33'01"W
CH=25.54'

SURVEYOR CERTIFICATE

I, GARY CHRISTENSEN, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold License No. 51526127 in accordance with Title 58, Chapter 2, of the Professional Engineers and Land Surveyors Act; I further certify that by authority of the owners I have made a survey of the tract of land shown on this plat and described below, upon is constructed **SPRING POINT 5 CONDOMINIUMS**, consisting of two (2) pages and certify that is is accurate and complies with the provisions of Section 57-18-13(1)(b) of the Utah Condominium Ownership Act. I further certify that the same has been correctly surveyed and monumented on the ground as shown on this plat and that this plat is true and correct.

Signed this _____ day of _____, 20_____
(See Seal Below)

BOUNDARY DESCRIPTION

A Parcel of land located partially in the Southwest Quarter of Section 30, Township 7 South, Range 3 East, Salt Lake Base and Meridian in Utah County, The boundary of said Parcel of land is described as follows:

Lot 5, PLAT "G" SPRING POINTE RETAIL CENTER SUBDIVISION (AN AMENDMENT OF SPRINGPOINTE RETAIL CENTER SUBDIVISION PLAT "F"), according to the official plat thereof, on file and of record in the office of the Utah County Recorder, State of Utah.

Containing 64,639 square feet or 1.484 acres, more or less.

OWNER'S DEDICATION

THE UNDERSIGNED OWNER(S) OF THE TRACT OF LAND DESCRIBED HEREON AS SPRING POINTE C CONDOMINIUMS, A UTAH CONDOMINIUM PROJECT LOCATED ON SAID TRACT OF LAND, HAS CAUSED A SURVEY TO BE MADE AND THIS CONDOMINIUM PLAT CONSISTING OF TWO (2) SHEETS TO BE PREPARED. SAID OWNER(S) HEREBY CONSENTS TO THE RECORDATION OF THIS CONDOMINIUM PLAT AND SUBMITS THIS PROPERTY TO THE UTAH CONDOMINIUM OWNERSHIP ACT, UTAH CODE ANN. § 78B-9-101, AND ALL COMMON AREA FOR THE USE OF THE CONDOMINIUM OWNERS OF ALL COMMON UNITS WITHIN THIS UTAH CONDOMINIUM PROJECT, FOR INGRESS AND EGRESS.

THE SAME TRACT OF LAND HAS BEEN SUBDIVIDED INTO CONDOMINIUM UNITS, COMMON AREA, AND EASEMENTS, AND THE OWNER(S) HEREBY DEDICATES THOSE AREAS LABELED AS EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES.

IN WITNESS WHEREOF I HAVE SET FORTH MY HAND THIS _____ DAY OF _____, A.D. 20__.

SIGNATURE	PRINT NAME & TITLE
SIGNATURE	PRINT NAME & TITLE

OWNER'S ACKNOWLEDGMENT

STATE OF UTAH }
COUNTY OF UTAH } S.S.

ON THIS _____ DAY OF _____, A.D. 20____, PERSONALLY APPEARED BEFORE ME _____, WHO
BEING BY ME DULY SWORN, DID PROVE TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE
PERSON(S) WHOSE NAME IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME
THAT HE/SHE/THY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY
HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH
THEIR PERSON(S) ACTED, EXECUTED THIS PLAT WITH FULL AUTHORITY OF THE OWNER(S).

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF UTAH THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC FULL NAME: _____
 COMMISSION NUMBER: _____
 MY COMMISSION EXPIRES _____
 A NOTARY PUBLIC COMMISSIONED IN UTAH

CITY OF SPRINGVILLE

THE CITY OF SPRINGVILLE, COUNTY OF UTAH, STATE OF UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON, AND HEREBY ACCEPTS SPRING POINT 5 CONDOMINIUMS, A UTAH CONDOMINIUM PROJECT, IN ACCORDANCE WITH THE UTAH CONDOMINIUM OWNERSHIP ACT,

THIS _____ DAY OF _____, A.D. 20_____.

MAYOR

APPROVED _____ ATTEST _____
CITY ENGINEER (SEE SEAL BELOW) CITY RECORDER (SEE SEAL BELOW)

CITY ATTORNEY

APPROVED THIS _____ DAY OF _____ A.D. 20____

CITY ATTORNEY

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____ A.D. 20____
BY THE SPRINGVILLE PLANNING COMMISSION

CHAIRMAN, PLANNING COMMISSION

SPRING POINTE 5 CONDOMINIUMS

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 30 TOWNSHIP 7 SOUTH
RANGE 3 EAST, SALT LAKE BASE & MERIDIAN
SPRINGVILLE CITY, UTAH

Southwest Corner,
Section 30
T.7S., R.3E., SLB&M
BM ELEV: 4490.36
NGVD 29

South Quarter,
Section 30
T.7S., R.3E., SLB&M

SHEET PREPARED BY:

CIR | **CIVIL ENGINEERING
+ SURVEYING**

3032 SOUTH 1030 WEST, SUITE 202 SL,
Utah 84119 - 801-949-6296

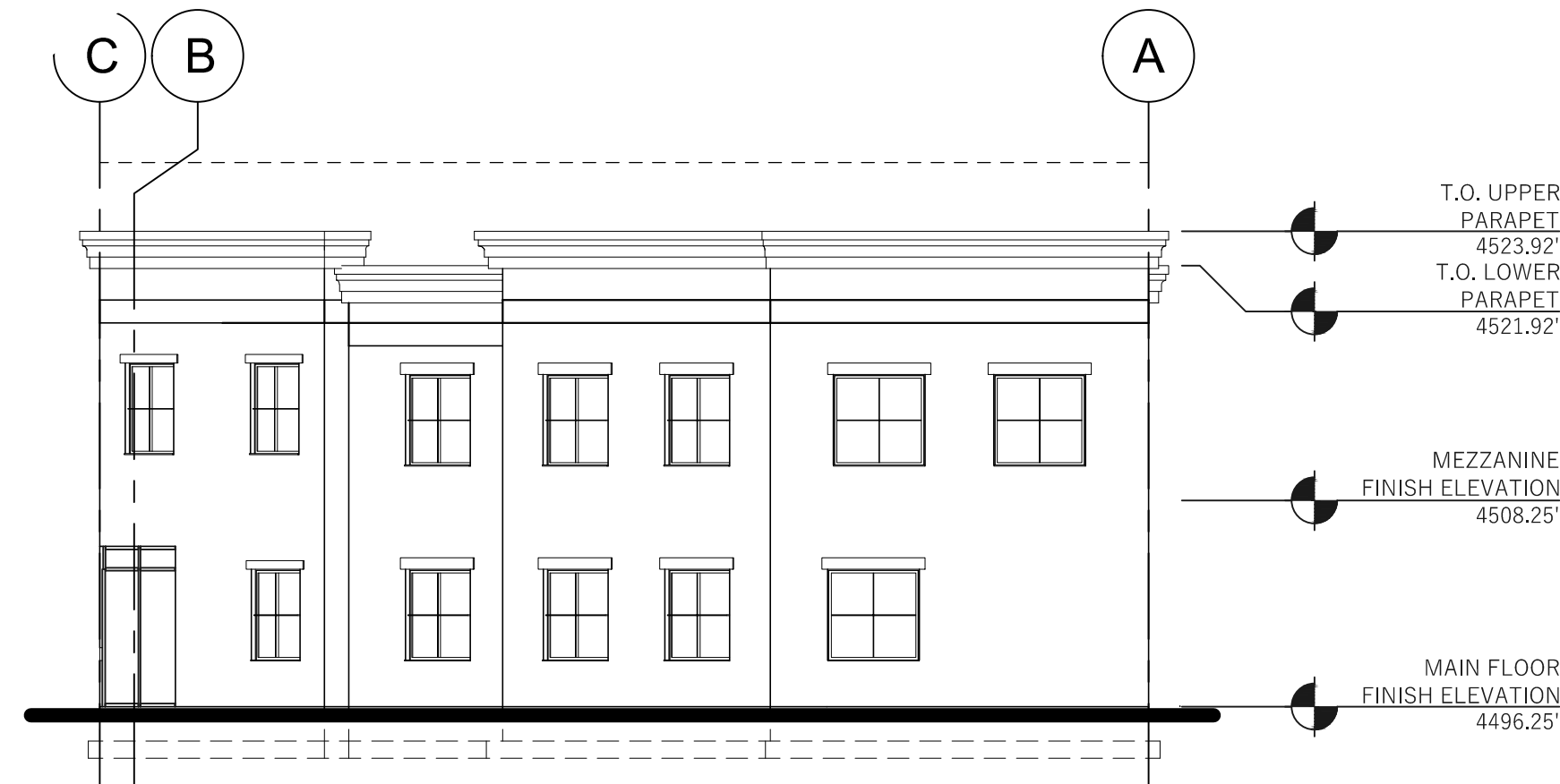


CITY ENGINEER SEAL

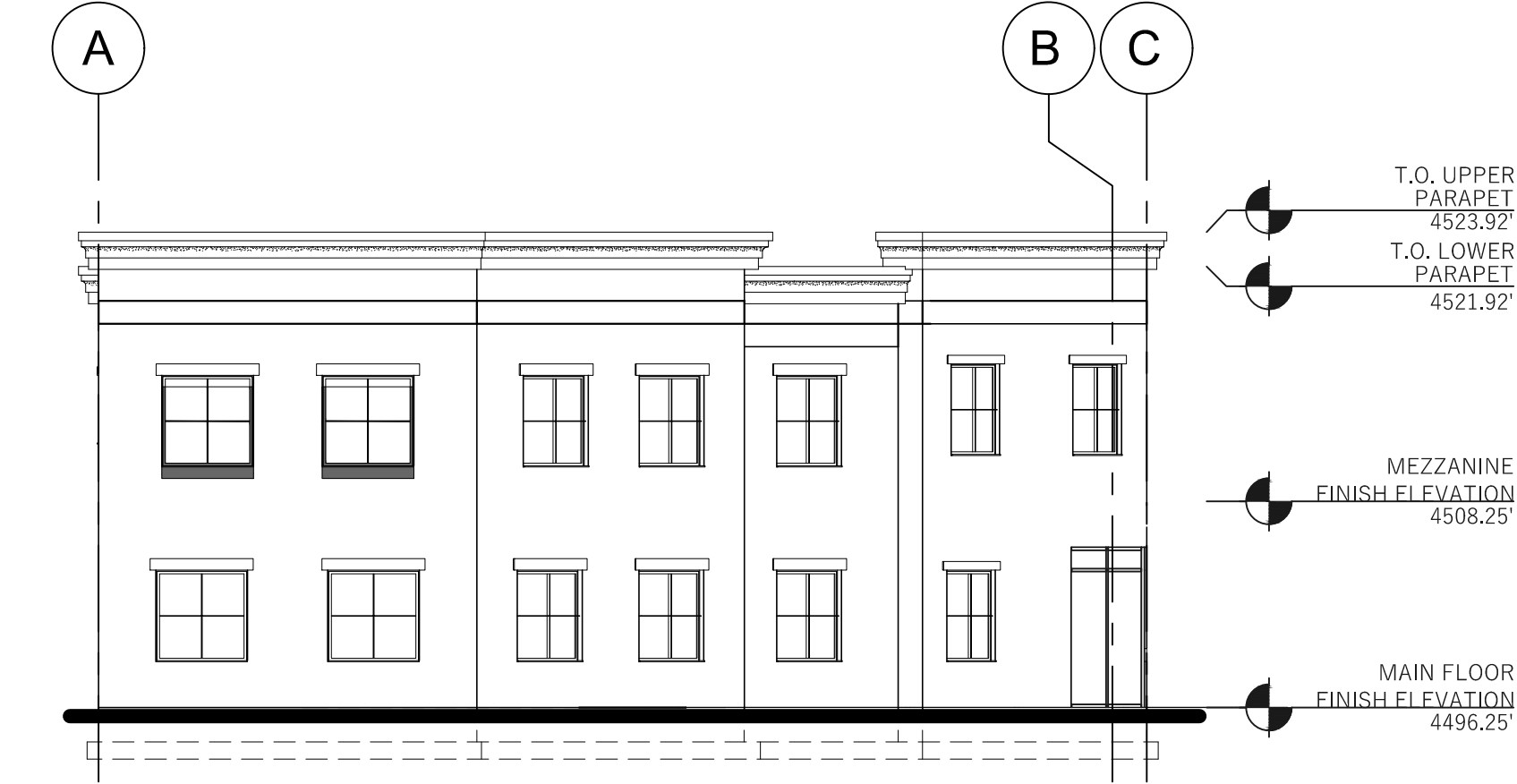
CLERK-RECORDER SEARCHED ☐

SPRING POINTE 5 CONDOMINIUMS

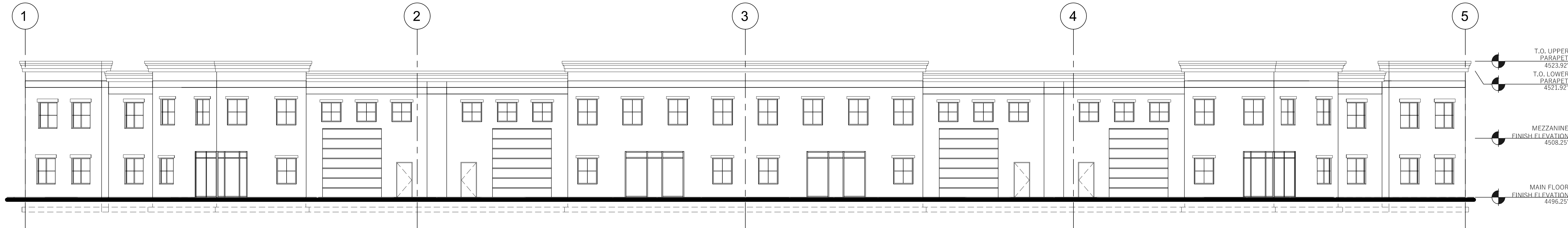
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 30
TOWNSHIP 7 SOUTH, RANGE 3 EAST SALT LAKE BASE & MERIDIAN
SPRINGVILLE CITY, UTAH



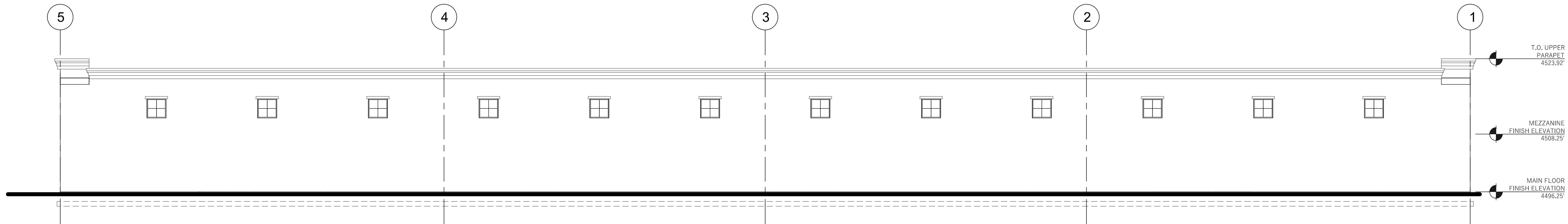
EAST ELEVATION PROFILE



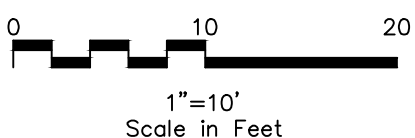
WEST ELEVATION PROFILE



SOUTH ELEVATION PROFILE



NORTH ELEVATION PROFILE



SHEET
2
2

PREPARED BY:

CIR CIVIL ENGINEERING
+ SURVEYING
3032 SOUTH 1030 WEST, SUITE 202 SLC,
UTAH 84119 • 801-949-6296

SPRING POINTE 5 CONDOMINIUMS
LOCATED IN THE NORTH WEST QUARTER OF SECTION 11 TOWNSHIP 5 SOUTH,
RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
SPRINGVILLE CITY, UTAH



STAFF REPORT

DATE: November 10, 2020

TO: Honorable Mayor and City Council

FROM: Josh Yost

SUBJECT: Clearwing, LC seeking an amendment of the Official Zone Map from the RC-Regional Commercial Zone to the HC-Highway Commercial Zone on parcel numbers 22:053:0008; 22:053:0006; 22:053:0010; 22:053:0009; 22:053:0066; and 22:053:0068 in the general area of 1650 North 1750 West.

RECOMMENDED MOTION

Motion to deny an amendment of the Official Zone Map from the RC-Regional Commercial Zone to the HC-Highway Commercial Zone on parcel numbers 22:053:0008; 22:053:0006; 22:053:0010; 22:053:0009; 22:053:0066; and 22:053:0068 in the general area of 1650 North 1750 West.

SUMMARY OF ISSUES/FOCUS OF ACTION

Does the proposed zone map amendment adhere to the General Plan and further the orderly development of the city?

BACKGROUND

The zone map amendment application encompasses six parcels under common ownership located between Kuhni Road and I-15, north of 1600 N. In order to expand the land uses available for development on the property, the owner desires to change to zoning on the property from Regional Commercial to Highway Commercial.

DISCUSSION

Commissioner Farrer asked if he has any concept of what he wants to see in the area. Mr. Yost said he doesn't. We need to look at overall plan and he hesitates to say what is best suited there until doing so. It is a question we need to answer if we deviate from the current General Plan for that area. He is not confident in making a change until studying the broader implications of that change. Especially as this is the largest property in that area of the RC zone.

Commissioner Parker asked Mr. Yost the reason it is being recommended to keep it zoned RC is because of the sheer volume of HC, and because the General Plan needs to be revised. Mr. Yost said yes and additionally one of the General Plan objectives is to maintain regional commercial land use around the freeway interchanges. We would have to go back to a general level and look at it carefully to recommend a change. Commissioner Parker said it is not because of the project being proposed. Mr. Yost said there is no project being proposed. The

applicant has expressed that there are more opportunities for development under the requested HC zone.

Commissioner Heaps sees the RC zoning at 400 South is less than here. We need more than what we have in our city to balance it out. We need more rather than less. Mr. Yost said it is impossible to say who will be around in retail next year and what office demand is going to be, but we will see what happens next year. It is prudent to maintain what we have there at least.

Commissioner Heaps asked of Mr. Yost sees the potential of additional commercial businesses being attracted to that area with office space or commercial there. Mr. Yost said he does. He doesn't know what formats or segments that would be. There is a very large and increasing employment area there, and conveniently located to South Provo. With the added $\frac{3}{4}$ of a million square feet of flex office warehouse going in this larger industrial park area, he does see demand for additional retail services in that area. He's saying it is not necessarily a Super Target or Sam's Club. Commissioner Heaps would like to see that personally. Mr. Yost said it isn't the best of the two exits for that. The residential trade area is not as good at the 400 South exit. But it does serve a large amount of traffic and is conveniently located. It may be a different type of regional center than the Canyon Creek Center in Spanish Fork, but there is definitely demand there.

Chair Mertz invited the petitioner to address the Commission.

Andrade Christensen
1065 E 150 N

Mr. Christensen has had this property for quite a while and has some partners now. Mr. Yost has stated some great points. This interchange doesn't have any housetops on it. It is all industrial around it. The City has built this interchange to not be as commercially viable as the other interchange. To us, retail and commercial makes perfect sense and they would love to see it that way. But retail needs housetops and people to buy things there. If we can't sell anything, it doesn't do the City any good and it isn't fair to Mr. Christensen as a resident or the City.

Commissioner Heaps asked Mr. Christensen how long he has owned the property. Mr. Christensen said he bought the first piece in 2006. Commissioner Heaps asked him why he bought it. Mr. Christensen said that Chip Reynolds brought it to him and he bought it. Commissioner Heaps asked what were the plans when you initially bought it. Mr. Christensen bought it for equipment and to have it. He bought more pieces through the years.

Michael Cooley spoke. He said that Lindon is going through the same process to get commercial. They have met with several commercial developers and they all say that retail doesn't come with no rooftops. We were scared before COVID-19 with online shopping. Stores are going to struggle. Retail is 3-5 years out figuring out where they are going. So much square feet of office space is coming back on the market for sale.

Commissioner Ellingson asked why is the RV park, two hotels, a truck stop and traffic from Wavetronics not sufficient traffic to support business developments. Mr. Cooley said it is because it isn't rooftops and residential property. Commissioner Ellingson said that the RV park sort of is. Mr. Cooley said that he has had several people look, but back out. Restaurant and commercial groups. He said it may work for a McDonalds or a Burger King.



Commissioner Parker asked if there is no project yet and if it is for a specific change, that is different. There is no real reason to change the zoning at this time.

Mr. Hunt said that since it is adjacent to the freeway, we have people who want to do shipping here. The people they talk to say they won't put retail there. Commissioner Parker just said that retail won't go in that area.

Mr. Hunt said they have two warehousing users that are wanting to come in. They are also waiting on the wetlands report.

Mr. Cooley stated the interested parties are waiting for the rezone and the wetlands report. He said the Commissioners hold the cards of what to let in and how it looks. Mr. Yost said there are no design standards in the HC zone. It is on our priority list.

Chair Mertz asked if flex office space is an option and what does it fall under. Mr. Yost said they are separate uses, but they are both permitted. Chair Mertz doesn't see it on the table. He only saw 10 additional uses in the HC versus the RC zones. Mr. Yost said that we can do office in both, but not office with warehouse in both zones. We don't have a category that is a combined office warehouse or flex.

Chair Mertz opened the Public Hearing.

Karen Ifediba
450 S 100 E

She concurs with Mr. Yost. She doesn't think it is the Planning Commissioners job to figure out how someone can make money on a project. They should have known what they were purchasing when they bought the property.

The public hearing was closed.

Commissioner Farrer said he used to hunt there. He agrees with the Petitioners and doesn't know why it is zones as it is. If you are leaving it as wetlands, leave as it is. If changing it, then we need to review the General Plan again. Chair Mertz clarified that he wants to see a General Plan review. Commissioner Farrer said yes. There is no access in that area now and nothing is going to be built there. He agrees with Commissioner Parker that there will not be retail in there.

Commissioner Parker concern is that we have this imbalance in the city, but to change the zoning now is a concern that we don't have the code set for building. They are not in place to control what we put there. It doesn't make sense to leave it as RC, but we need to revisit the General Plan to get the right thing in the right place.

The petitioner offered to provide clarification on their intent.

Mr. Hunt said they would like to do something and not have to wait. Instead of making a final decision tonight, would like to have this tabled, meet with Mr. Yost and figure it out. And then come to the Planning Commission with a plan. From our perspective, we don't want to wait. He spoke of other cities and how the projects have been tabled. It's not that we don't want you to get what is best for the community, we will be flexible to work with the City so we can still move forward. To work around, we can step back and then come back with a full plan. Strike a balance that works for both parties.



Chair Mertz asked Mr. Yost for a General Plan update timeline. Mr. Yost said he would ask for funds to do in the upcoming budget. wouldn't happen until Q1 of fiscal 2022. It is at least a year process from there.

Commissioner Heaps said it is a matter of timing. We have to first look out for Springville City and decide what we want. He knows that it is hard to wait. He has been in that position before. This has helped us see the great need we have to look at the General Plan

Commissioner Heaps continued and said this is good for us to see what we need to look at. He has a desire to see what needs to be done and get the General Plan review done as quickly as possible. Commissioner Young agreed that we need to look at the General Plan again and make wise choices.

Chair Mertz is of the opinion that the area is not going to work for retail. We have a process in place. The wheels of government can turn slow, but Springville wants to do the best we can. We want to follow the guidelines that have been set up. They are here for a purpose. We are here tonight because you can challenge those guidelines and seek changes, and I think we are all open to that.

Commissioner Heaps moved to recommend denial of the proposed amendment of the Official Zone Map. Commissioner Parker seconded. Chair Mertz called for a roll call vote:

Farrer – nay, in hopes that we can look at this again in the future

Young – aye

Parker – nay, in hopes that we can speed up the process

Heaps – aye

Ellingson – nay, she prefers to table it

Mertz - nay

The motion did not pass.

Commissioner Ellingson asked if it is tabled, how long of a timeline can we put on a table. Mr. Yost said there are a number of considerations. Tabling means that you are not going to consider it and it is not going to move forward. As the Planning Commission, you can't table an item, but you can continue it without a date, which means it needs to come back to you at some point before it goes back to Council, or you can continue it to a date certain where you state the date. Other considerations are that Staff doesn't have any time to work on a process for this property. The applicant is more than welcome to, at their risk, propose a detailed plan or development agreement or amendments to a zoning ordinance that would be suited for what they want to do with the property.

Commissioner Parker asked if can we put a date for them to bring it back. Mr. Yost said yes. Or you can continue it without a date and they can bring it back when they are ready.

Commissioner Parker motioned to continue the discussion through the end of the year for the developers to bring back a proposal for the Commission to look at to determine if it is the right thing for Springville City. Commissioner Ellingson seconded.



Mr. Yost clarified that if the commission moves to recommend denial, the item goes to the City Council on the 17th and the applicant will get a yes or no from the City Council, and then they can go and do the work to come up with a different proposal. If it is continued, they could come up with a revised proposal and come back to Planning Commission. In either case, a new or revised application wouldn't be able to go to the City Council before it came back to the Planning Commission.

Chair Mertz said the motion was to continue this for two months, until the end of the year, but it will not go to City Council. Mr. Yost said that is correct. A continuance is not a recommendation to City Council. It is not placed on their agenda until it comes back to you for an actual recommendation. Chair Mertz clarified that if they do make a recommendation to deny, that would go to City Council. The petitioners could then come back to us with a new proposal. Mr. Yost said yes.

The motion failed on a 2-4 vote.

Chair Mertz asked if the Commissioners needed to have more discussion. Commissioner Parker said if we recommend denial, the City Council can follow our recommendation or vote differently. If denied, the application could come back to us as a new proposal. Commissioner Heaps said it creates more options for the applicant if we deny. Chair Mertz said that is what he sees.

Commissioner Young moved to recommend denial of the proposed amendment of the Official Zone Map. Commissioner Heaps seconded. The motion passed to recommend denial to the City Council.

Chair Mertz said he voted nay because the motion is still going to pass and he wanted to communicate to the City Council that we do want to see progress on the general plan.

PLANNING COMMISSION REVIEW

The Planning Commission considered the application on October 27.

COMMISSION ACTION: Recommend denial of an amendment of the Official Zone Map from the RC-Regional Commercial Zone to the HC-Highway Commercial Zone on parcel numbers 22:053:0008; 22:053:0006; 22:053:0010; 22:053:0009; 22:053:0066; and 22:053:0068

Commission Vote

<u>Commissioner</u>	<u>Yes</u>	<u>No</u>
Genevieve Baker	Absent	
Karen Ellingson	X	
Michael Farrer	X	
Kay Heaps	X	
Brad Mertz		X
Rod Parker	X	
Frank Young	X	



Attachments

Planning Commission Staff Report



RE: Clearwing, LC seeking an amendment of the Official Zone Map from the RC-Regional Commercial Zone to the HC-Highway Commercial Zone on parcel numbers 22:053:0008; 22:053:0006; 22:053:0010; 22:053:0009; 22:053:0066; and 22:053:0068 in the general area of 1650 West 1700 North.

Petitioner: Clearwing LC

Summary of Issues

Does the proposed zone map amendment adhere to the General Plan and further the orderly development of the city?

Background

The zone map amendment application encompasses six parcels under common ownership located between Kuhni Road and I-15, north of 1600 N. In order to expand the land uses available for development on the property, the owner desires to change to zoning on the property from Regional Commercial to Highway Commercial.

Analysis

In Springville City there are 1,180 acres of property currently zoned as Highway Commercial. This includes six separate areas with the largest area of over 1,000 acres straddling I-15 between the north and south boundaries of the city. The Regional Commercial zone is applied to 466 acres in two areas centered around the 1400 N and 400 S I-15 interchanges.

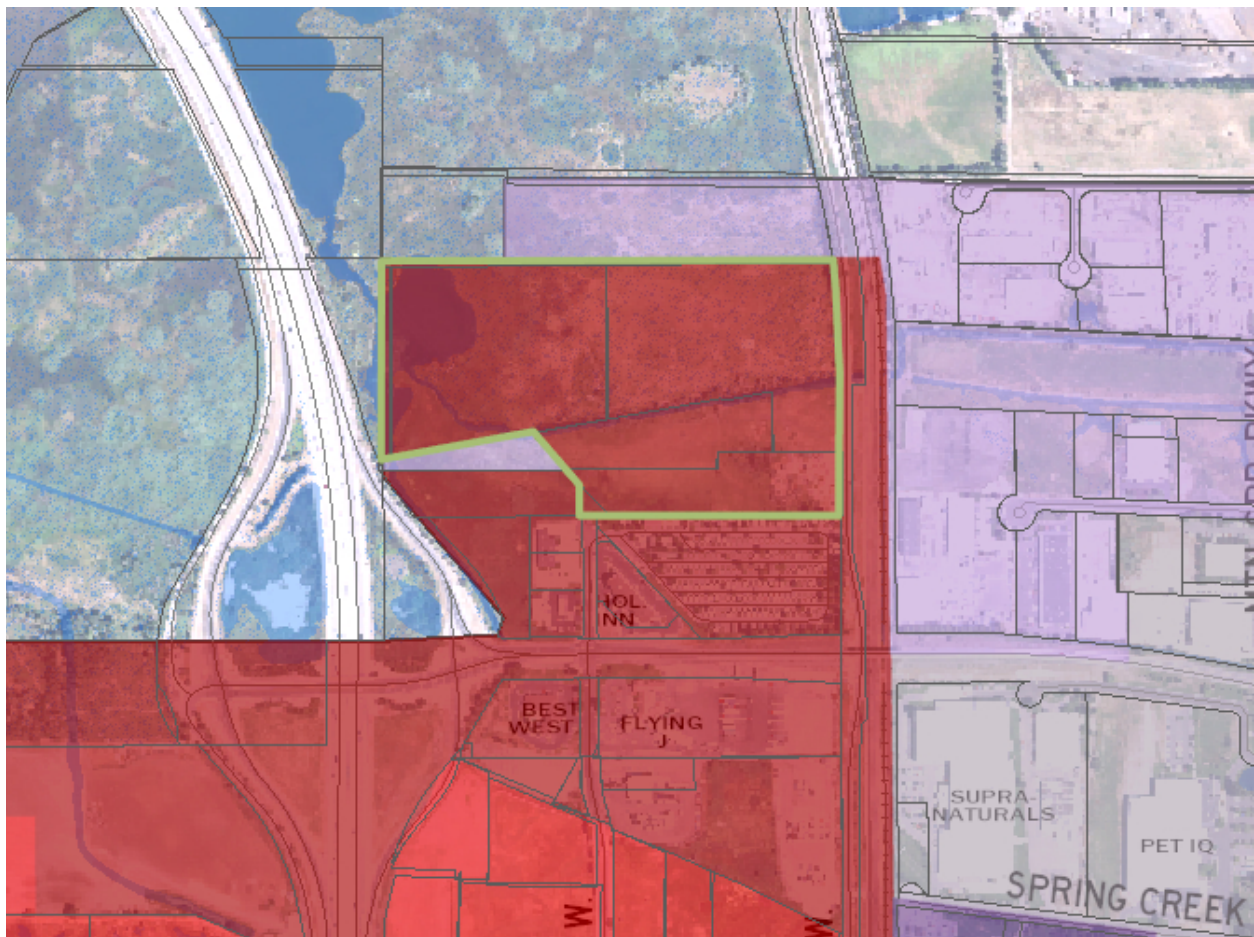
Highway Commercial is the most broadly applied commercial zone in Springville and hundreds of acres of property within the zone remain undeveloped. The area of the Regional Commercial zone is much smaller in accordance with the stated purpose of the zone as follows.

The RC zoning district is intended to provide an area in which a full range of commercial and service uses may locate in a limited area. The limited area of this district functions to heighten the intensity of uses, concentrate activities and make it a major commercial destination. These districts should abut arterial streets and be located near freeway access, as well as mass transit lines.

A primary difference between the RC and HC zones is the inclusion in the HC zone of uses such as Light Industry – Manufacturing Processes, Warehousing – Storage and Distribution and Wholesale Trade and Warehousing. Springville currently has over 1.2 million square feet of these type of uses in the development pipeline.

The Springville General Plan states the following land use objective. “Provide conveniently-located commercial and professional office uses to serve the residents of Springville and surrounding areas.” The location of the RC zone around the freeway interchanges is intended to facilitate such development of these areas into regional retail, office and related commercial uses. It is important to the balance of land uses in the city and the intent of the General Plan to maintain these interchange areas for such uses.

The Springville City General Plan is due to be updated and a key question to be answered is if the large amount of Highway Commercial property in the city’s best interest, and if not, what adjustments should be made? Prior to the completion of a General Plan update to answer this question and considering the large amount of Highway Commercial property under development and the significant property still available for development, there is not a compelling reason to amend the zoning map for the subject area and add additional property to the Highway Commercial Zone.



Current Zoning Map

Staff Recommendation

Staff recommends that the Planning Commission forward a recommendation of denial to the City Council for the proposed zone map amendment. Staff further recommends that a General Plan update focus specifically on long term planning for the I-15 freeway corridor and address the appropriateness of the current predominant Highway Commercial Zoning.

Recommended Motion

Move to recommend denial of an amendment of the Official Zone Map from the RC-Regional Commercial Zone to the HC-Highway Commercial Zone on parcel numbers 22:053:0008; 22:053:0006; 22:053:0010; 22:053:0009; 22:053:0066; and 22:053:0068 in the general area of 1650 West 1700 North.