



WORK/STUDY AGENDA
SPRINGVILLE CITY COUNCIL MEETING
MARCH 02, 2021 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 Multi-Purpose Room for informal discussion and dinner. No action will be taken on any items.

No decisions will be made at this meeting. The public is invited to observe the work session. Public comment generally is not taken during work sessions.

CALL TO ORDER- 5:30 P.M.

COUNCIL BUSINESS

1. Calendar

- Mar 09 - Work/Study Meeting 5:30 p.m.
- Mar 14 - Daylight Savings Time Starts
- Mar 16 - Work/Study Meeting 5:30 p.m., Regular Meeting 7:00 p.m.

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

- a) Invocation - Councilmember Crandall
- b) Pledge of Allegiance - Councilmember Snelson
- c) Consent Agenda
 1. Approval of minutes for the January 26, 2021 Budget Planning meeting and the February 09, 2021 Work Study meeting.
 2. Approval of a Resolution and agreement with Highland Golf-Yamaha Golf Car Company for an electric golf cart fleet lease - Craig Norman, Golf Pro
 3. Approval of city park contract mowing services - Bradley Neel, Building and Grounds Director
 4. Approval of a Resolution and the Final Cooperative Agreement of the Hobble Creek PL566 Water Shed Plan Environmental Assessment - Jeff Anderson, City Engineer

3. **DISCUSSIONS/PRESENTATIONS**

- a) Discussion of city park contract mowing services- Brad Neel, Building and Grounds Director
- b) Downtown Plan Discussion - Josh Yost, Community Development Director
- c) Final Cooperative Agreement of the Hobble Creek PL566 Water Shed Plan Environmental Assessment - Jeff Anderson, City Engineer

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

CERTIFICATE OF POSTING - THIS AGENDA IS SUBJECT TO CHANGE WITH A MINIMUM OF 24-HOURS NOTICE- POSTED 02/26/2021

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



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

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

6. ADJOURNMENT

CERTIFICATE OF POSTING - THIS AGENDA IS SUBJECT TO CHANGE WITH A MINIMUM OF 24-HOURS NOTICE- POSTED 02/12/2021

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REGULAR AGENDA
SPRINGVILLE CITY COUNCIL MEETING
MARCH 02, 2021 AT 7:00 P.M.
City Council Chambers
110 South Main Street
Springville, Utah 84663

In light of health concerns with the COVID-19 pandemic and the limits on public gatherings. We encourage you to watch a live broadcast of the regular Springville City Council meeting from your computer. Go to <https://www.springville.org/agendas-minutes/> and select the Zoom Meeting link.

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 the day of the meeting.

CALL TO ORDER

INVOCATION

PLEDGE

APPROVAL OF THE MEETING'S AGENDA

MAYOR'S COMMENTS

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

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

1. Approval of minutes for the January 26, 2021 Budget Planning meeting and the February 09, 2021 Work Study meeting.
2. Approval of a Resolution and agreement with Highland Golf-Yamaha Golf Car Company for an electric golf cart fleet lease - Craig Norman, Golf Pro
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4. Approval of a Resolution and the Final Cooperative Agreement of the Hobble Creek PL566 Water Shed Plan Environmental Assessment - Jeff Anderson, City Engineer

PUBLIC HEARING

5. Public Hearing for consideration of a Resolution and amendment to the Springville City FY2020-2021 Budget. - Bruce Riddle, Assistant City Administrator/Finance Director

REGULAR AGENDA

6. Consideration of a joint Resolution with Nebo School District regarding property exchanges and improvements of the new Springville High School campus site plan and surrounding city parks - John Penrod, Assistant City Administrator/City Attorney

7. Consideration of an Ordinance amending the Official Zoning Map from R1-15 Single-Family Residential Zone to R1-10 Single-Family Residential Zone on a five-acre parcel located at 1162 W Center Street, Springville - Josh Yost, Community Development Director
8. Consideration of a Resolution approving an agreement with the developer of Evans Legacy Park regarding water tendering - John Penrod, Assistant City Administrator/City Attorney
9. Consideration of a Resolution to declare Springville City's intent to adjust its boundary with Spanish Fork City at or near the location of parcel #26:045:0108 and #66:273:0019 - John Penrod, Assistant City Administrator/City Attorney

MAYOR, COUNCIL, AND ADMINISTRATIVE REPORTS

CLOSED SESSION, IF NEEDED - TO BE ANNOUNCED IN MOTION

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

ADJOURNMENT

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2 MINUTES OF THE BUDGET PLANNING MEETING OF THE SPRINGVILLE CITY COUNCIL HELD ON
TUESDAY, JANUARY 26, 2021 AT 2:00 P.M. AT THE SPRINGVILLE LIBRARY MULTI-PURPOSE
4 ROOM, 45 SOUTH MAIN STREET, 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

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 Public Safety Director Lance Haight, Golf Pro Craig Norman, Building and Grounds Director Bradley Neel,
Recreation Director Corey Merideth, Community Development Director Josh Yost, Power Director Leon
18 Fredrickson, Public Works Director Brad Stapley, Library Director Dan Mickelson, Management Analyst
Jack Urquhart, and Museum of Art Director Rita Wright.

20 **CALL TO ORDER**

22 Mayor Child welcomed everyone and called the meeting to order at 2:00 P.M.

24 **WELCOME AND INTRODUCTION - TROY FITZGERALD, CITY ADMINISTRATOR**

Administrator Fitzgerald welcomed the Mayor, Council, and staff. He explained the purpose of
26 today's meeting was to prioritize goals and budget for the coming year.

28 **WHAT IS OUR ROLE AS A CITY - TROY FITZGERALD, CITY ADMINISTRATOR**

Administrator Fitzgerald presented a few thoughts for the Council's consideration; don't be tied to
30 the past, don't be tied to your neighbors, and don't be afraid to challenge Directors to seek more
information.

32 Councilmember Crandall expressed she would like to see the community being more self-
sustained and self-reliant.

34 Councilmember Snelson and Crandall agreed the government's role was to provide infrastructure
and protection, and to provide some kind of comfort level, but not make them comfortable. They
36 expressed they would like to look at the way we do things. Most people move here and stay, and most
enjoy Springville.

38 Councilmember Jensen expressed government is of the people and for the people. It's becoming
less and less among the country; however, Springville has had it in the forefront.

40 Councilmember Packard and Monney agreed to a bullseye approach, to provide protection, the
city doesn't have to provide utilities, they do and it is for comfort and recreation is provided as well. Most
42 individuals are moving from other states because the government has overreached.

44 Administrator Fitzgerald asked if the council was still in agreement with the city mission. Part of
which was to promote a safe and healthy environment for its citizens.

46 Councilmember Crandall stated she would like to be more inclusive, as an example expressing
community funds rather than city funds, she wants to avoid a disconnect with citizens and have them be
48 aware this is our community.

Administrator Fitzgerald stated the council may continue to look at its mission and review it again
50 during the year.

52 Administrator Fitzgerald asked the Council what they would like to focus on in the community. He
provided some ideas of helping the poor, food insecurity, and homelessness.

54 Councilmember Monney stated the need to be careful of government overreach. Councilmember
Jensen agreed.

56 Councilmember Snelson expressed the city doesn't need to be financially responsible for all
things, but be supportive.

58 Mayor Child said as a city we should be aware of those in the community that do not have support
from other groups or associations and look into helping.

60 Administrator Fitzgerald asked for thoughts on a dedicated economic development program and
reviewed some of the priorities and goals set by the council.

- 62 • Bike Park and Trails
- 1600 South Off Ramp
- 64 • Maintain Current City Projects
- Golf Course Water System Replaced
- 66 • Relocate Rodeo Grounds, for Development of Current Area
- Hobble Creek Canyon Property, what to do
- 68 • Current Development and Zoning, Is It What We Want
- Culture and Environment Unique to Springville
- 70 • City Entry Signs
- RAP Tax

72
74 **CATCHING UP TO GROWTH WITH THE ORGANIZATION - TROY FITZGERALD, CITY
ADMINISTRATOR**

Administrator Fitzgerald reported revenue streams trail growth, and are usually a little bit behind.
76 The City is currently facing another steep growth.

78 **Employees**

Employee growth versus population. Compared to growth employment in the city is behind.
80 Councilmember Snelson asked if services were being harmed with fewer employees. Fitzgerald stated
we are currently managing it very well now.

82 Nationally police officers per 1000 residents have been the measurement standard. Nationally
that would be 2.4 officers. Annually Springville has 960 public contacts per officer, in other communities,
84 it is 664.

Administrator Fitzgerald reported on the police emerging pay scale. Springville is doing well and
86 a little ahead of the marketplace, while Staff will be keeping an eye on economics.

Councilmember Crandall stated we may need to discuss an economic department to keep up with
88 growth.

Administrator Fitzgerald recommended carefully analyzing growth needs and increase employees
90 and pay where needed, through the budget process.

92

Service Levels

94 Fitzgerald explained the city and community determine what the service level will be. What is the
96 community willing to pay for a standard service level. When changing service levels there is a need to
increase funding or decrease in another service. He asked if the council was in agreement the city
spending was about right. Council agreed spending is done efficiently.

98 Administrator Fitzgerald asked the council to provide information on where service levels could
increase and where they could be decreased.

100

FULL-TIME FIRE DEPARTMENT - LANCE HAIGHT, PUBLIC SAFETY DIRECTOR AND HANK 102 CLINTON, FIRE CHIEF

104 Chief Haight presented the history of the fire department. It started as a volunteer department. In
2010 we celebrated 100 years as a volunteer fire department. An eight-step transition plan was
implemented for a combined fire and ambulance organization. The last two steps are left, living quarters
106 at the fire station, and a 24/7 department. A combined department has full-time fire staff and volunteer
staff. He reviewed the current staffing model of 7:00 a.m. to 7:00 pm. Responding from the station with
108 an approximate 6-minute response time. 700 p.m.to 700 a.m. shift is responding from home and with
volunteers with an approximate response time of 14 minutes. Approximately 80% of calls are EMS-related
110 and the remainder is fire calls.

112 Councilmember Packard asked for data on when the fire department goes full time and the
national standard of other departments.

114 Chief Haight reported calls per night are now outgrowing the volunteers and a full-time department
is needed. He gave a review of the current challenges with personnel, the increase in call volume and
response time, stating they would keep volunteers to cover backup calls.

116 Councilmember Jensen asked about paramedic capability. Chief Clinton reported there was
availability.

118 Chief Haight stated a full-time department would increase services and provide shorter call-out
times.

120 Administrator Fitzgerald explained the process of going full-time fire would be a step process with
finishing the living quarters, providing equipment, and finishing the budget.

122

ARTS PROGRAM - PERCENT FOR THE ARTS - JACK URQUHART, OPERATIONS ANALYST

124 Urquhart presented the emphasis on art in Springville and asked what percentage the council
wanted to put towards arts programs.

126 He explained a percent of the capital budget would be allocated to public art, with one percent for
art would be approximately \$105,000 towards art based on a three-year budget average. Some cities
128 have stricter programs and only some capital projects apply. The recommendation is the entire capital
budget qualifies. Art could be a requirement as part of a project.

130 Councilmember Packard asked if the requirement would need to be justified. Administrator
Fitzgerald replied yes and that it would be incorporated into the projects.

132 Councilmember Monney asked what was currently being done. Fitzgerald replied at this point
nothing, most have been privately funded.

134 Fitzgerald explained most of the capital projects come from enterprise funds and don't impact the
general fund as much. It forces management to think about art as part of their project and Springville
136 being the art city.

138 Director Wright asked about the maintenance of pieces. Urquhart replied it would also come from
the capital art funds.

Councilmember Jensen stated it would also get developers thinking about art in their projects.

140 Councilmember Packard agreed with the concept, as did Councilmember Snelson.

142 Councilmember Crandall asked if the Community Development Department would oversee the compliance.

144 Fitzgerald stated more information would come back to the council for review

144

The Mayor and Council recessed for a break from 4:30 p.m. to 4:45 p.m.

146

WHAT IS OUR STANDARD? THE PLAT "A" DILEMMA - BRAD STAPLEY, PUBLIC WORKS DIRECTOR

148 Director Stapley provided information on Plat A look and how it functions differently in various areas. Standards around the city on how we look and function are working. How do we want Plat A to look? How does the council feel about disparity and how do we change?

150 Councilmember Snelson expressed wider roads could be used for trails or more effectively.

152 Councilmember Jensen stated we could go forward and ask developers. Older areas can be shared with the city to get sidewalks, curb, and gutter.

154 Administrator Fitzgerald explained when a level of service is increased the development community sees it as the city should follow standards.

156 Councilmember Snelson commented standards should be carried out throughout the city.

158 Councilmember Monney believed there had been mixed communication and standards for the undeveloped sidewalks in areas of Plat A. Citizens in Plat A have asked when the city would install sidewalks, curb, gutter and pavement.

160 Director Stapley reviewed the study done years ago on Plat A regarding completing the curb, gutter, and road would cost upwards of \$32 million.

162 Mayor Child expressed Plat A is existing homes and it's not likely a developer will come in and install the improvements compared to other areas.

164 Councilmember Crandall asked about an agreement in Plat A for new homeowners to be obligated to install curb and gutter in a specific time frame.

166 Administrator Fitzgerald explained the development community was in tune with the standards they are required to adhere to and frequently ask if the city is following their standards throughout the city. The wider roads in the area of Plat A are also a concern for cost and maintenance.

168 Councilmember Crandall asked why this has been going on for over ten years since the study and nothing has happened. Why pay for a study and not do anything? Administrator Fitzgerald answered previous councils saw the results of the study and did not want to cover the large cost.

172 Fitzgerald asked if the council wanted to set aside some funding to start covering these projects. Every community is dealing with this problem one way or another. If the legislature has anything come out of their session the issue can be readdressed this spring.

174

176 The Mayor and Council recessed for dinner from 5:20 p.m. to 5:40 p.m.

178 PLANNING/ZONING PROJECT UPDATE - JOHN PENROD, ASSISTANT CITY ADMINISTRATOR/CITY ATTORNEY AND JOSH YOST, COMMUNITY DEVELOPMENT DIRECTOR

180

REVIEW OF PLANNING PRIORITIES LIST

182 Director Yost reviewed the planning priority list set by the council and gave an update on the progress. He explained the legislature was currently looking at a bill regarding ADU's. He reported on the Carnegie Library study grant., he noted Planning Grants had been received and staff has been responding to a large number of development inquiries.

186

188 Councilmember Packard asked if there has been consideration of the 400 south corridor being zoned correctly. Director Yost explained it was part of the general plan and was being reviewed

190 **DASHBOARD REVIEW - TROY FITZGERALD, CITY ADMINISTRATOR**

191 Administrator Fitzgerald reviewed the city dashboard. He explained the city was potentially behind
192 on water rates. The 2020 census was looking to reduce the population of the city, results should be
available in March, this is important to rebalance the city concerning sales tax.

194

RAPID FIRE TOPICS - TROY FITZGERALD, CITY ADMINISTRATOR

196 Administrator Fitzgerald introduced some rapid-fire topics for the council to consider as positive
or negative.

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- Internet Utility: negative
- 200 • Council meeting video broadcast: negative
- 202 • Councilmember Snelson asked if it could be done economically. Councilmember Packard
added once COVID-19 is done would it be necessary. Council was agreeable to keep
broadcasting regular meetings only.
- 204 • RAP Tax: positive
- Emergency Preparedness: positive
- 206 • Council would like to have a part-time person in charge of updating the emergency
preparedness plan, and CERT.
- 208 • Open agricultural space and preservation grant:
• Councilmember Crandall was interested in purchasing agricultural land to hold.
- 210 • Acquire Cherry Creek North Gym: positive
- Volunteer Program: positive
- 212 • Downtown Business Program: positive
- Mental Health Initiatives: positive
- 214 • Irrigation Company: needs a work session discussion
- Renewable Energy Projects: negative
- 216 • Diversity and inclusion initiatives: neutral
- Ranked Choice Voting: positive
- 218 • Electronic/Mobile Voting: negative
- Voting Re-Districting: negative

220

**FESTIVALS AND EVENTS - BRUCE RIDDLE, FINANCE DIRECTOR AND COREY MERIDETH,
222 RECREATION DIRECTOR**

223 Director Merideth reported the recreation department has four divisions, including special events
224 and art city days. He asked with all of the surrounding community celebrations, and a range for a different
number of days, what is the council's vision; to maintain, decrease, increase, more or smaller events? An
226 arts festival has been proposed, along with city celebration day.

227 Councilmember Snelson expressed he was happy with art city days, and to not take away or add
228 to that celebration. He would like to see an arts festival component added.

229 Councilmember Monney explained some changes are made each year, some are added and
230 subtracted by popularity.

231 Director Merideth said by increasing special events will tax the personnel of the recreation
232 department.

233 There was a discussion of using RAP tax funds to help with providing funds.

234 Councilmember Snelson expressed by reviewing past events those with lower interest could be
replaced.

236 Councilmember Packard suggested different activities on a and small level to involved and teach
kids such as rock climbing.

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MAINTAINING WHAT WE HAVE - TROY FITZGERALD, CITY ADMINISTRATOR

Fitzgerald asked can we maintain our employee base, can we maintain current service levels, and maintain the properties owned by the city. Currently, we can maintain fixtures and equipment, facility furniture, parks in the general fund, shells of buildings cost for replacing in next 100 years.

Councilmember Packard agreed with setting funds aside for maintaining properties and also to be aware of using funds to help the community now.

Councilmember Snelson expressed the need to prepare for the future because we don't know what may come.

HIGHLINE DITCH REVIEW - TROY FITZGERALD, CITY ADMINISTRATOR

Troy reported on the recent Highline ditch status.

COMMENTS:

Councilmember Packard commented on how well the city was running, the directors and employees do a fantastic job.

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

There was none.

ADJOURNMENT

ADJOURNMENT BY CONSENSUS AT 7:57 P.M.

This document constitutes the official minutes for the Springville City Council Budget Planning meeting held on Tuesday, January 26, 2021.

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, January 26, 2021.

DATE APPROVED: _____
Kim Crane, CMC
City Recorder

2 MINUTES OF THE WORK/STUDY MEETING OF THE SPRINGVILLE CITY COUNCIL HELD ON
TUESDAY, FEBRUARY 09, 2021 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

14 **City Staff in Attendance:** City Administrator Troy Fitzgerald, Assistant City Administrator/City Attorney
John Penrod, Assistant City Administrator/Finance Director Bruce Riddle, Recorder Kim Crane, Deputy
16 Recorder Jennifer Grigg, Building and Grounds Director Bradley Neel, Community Development Director
Josh Yost, Library Director Dan Mickelson, Museum of Art Director Rita Wright, Recreation Director Corey
18 Merideth, Power Department Director Leon Fredrickson, Public Safety Director Lance Haight, and Public
Works Director Brad Stapley.

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CALL TO ORDER

22 Mayor Child welcomed everyone and called this Work/Study Meeting to order at 5:30 p.m. He
reviewed the calendar and turned the time over to Administrator Fitzgerald.

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COUNCIL BUSINESS

26

1. Calendar

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- Feb 15 - President's Day Observed (City Offices Closed)
- Feb 16 - Work/Study Meeting 5:30 p.m., Regular Meeting 7:00 p.m.
- Mar 02 - Work/Study Meeting 5:30 p.m., Regular Meeting 7:00 p.m.

30

No changes to the calendar were announced.

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2. DISCUSSION AND PRESENTATIONS

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a) ~~Quarterly Metrics Report~~

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Administrator Fitzgerald changed his presentation to a Legislative Update. He encouraged the
councilmembers to contact local legislative officials and started by reviewing HB82-ADU. Councilmember
36 Snelson asked about latitude given to municipalities. Administrator Fitzgerald said this bill states an
internal ADU is a permitted use statewide, but a municipality may limit the number of people dwelling in
38 a home to four. He continued by saying this bill stops a municipality from establishing any restrictions
governing the size of an ADU, as well as the total lot size and amount of street frontage. He continued by
40 saying this bill allows a city to prohibit a second meter, require off-street parking, replace parking spots if
you convert a garage, require a license, and prohibit an ADU in a mobile home.

42 Administrator Fitzgerald said this bill passed out of committee yesterday with a 12-2 vote which
indicates it will pass the House of Representatives. Springville City elected officials need to engage with
44 Governor Cox or the State Senate to express concerns with this bill. Director Yost asked if this bill impacts
a city's ability to regulate an external ADU. Administrator Fitzgerald answered this applies only to internal
46 ADUs and applies to any single-family dwelling in any zone. Attorney Penrod mentioned the version of
the bill that passed out of committee and worried this bill would allow every single-family home to be
48 turned into a duplex. Administrator Fitzgerald said there are an additional 40 changes to building codes
and safety.

50 Administrator Fitzgerald noted there are eight licensed billboards on Main Street from 800 South
to 1400 North. He continued to SB61, Outdoor Advertising Amendments, which gives sign companies the
52 right to convert any licensed billboard to an electronic sign. The bill allows municipalities to limit electronic
signs that are within 150 feet of a home. Councilmember Crandall said she read it compares to the lights
54 of Las Vegas. Administrator Fitzgerald said the billboard lobby is strong. Mayor Child asked if it only
applies to existing billboards. Administrator Fitzgerald agreed and said as well as new billboards.
56 Councilmember Monney contemplated a large billboard 12 feet off the ground becoming electronic on
the east side of North Main Street. Director Stapley said a new billboard pole is being built on the border
58 of Provo. Attorney Penrod said once a billboard is licensed it can move up to a mile. Councilmember
Crandall clarified where this bill is in the process of being passed in the legislature.

60 Attorney Penrod referring back to HB82 clarified that an ADU is permitted within the primary
dwelling which must be a single-family dwelling and owner-occupied. Administrator Fitzgerald said cities
62 can enforce the owner-occupied requirement. Director Yost clarified registration can be required by the
city.

64 Administrator Fitzgerald continued to HB98, Local Government Building Regulation. This bill is
still in committee and would allow developers to hire their inspectors and plan reviewers. It removes city
66 regulation of building color, cladding, style, pitch, porches, windows, doors, number of rooms, interior
layout, minimum square footage, landscape requirements, and minimum dimensions. Several of these
68 changes would put our development requirements code in violation. This bill removes the foundation of
the entire West Fields overlay which states that in exchange for higher densities a developer is required
70 to include better architectural design and materials in a proposed development. This leads to higher
property values on smaller lots. Administrator Fitzgerald said if this passes, the Council will have to revisit
72 all of the standards of development in the West Fields; where all of our growth is occurring. This bill puts
Springville City in the uncomfortable position of needing monstrous changes to our existing code while
74 Director Yost already has a long list of projects prioritized by this Council.

Councilmember Jensen added he attended a meeting where there was more traction behind the
76 design elements of this bill. Administrator Fitzgerald said Layton City is trying to negotiate an overlay or
a development agreement, similar to our West Fields Overlay. Councilmember Crandall asked if it is
78 unusual for the state legislature to get involved in municipal details. Mayor Child said many state
legislators are developers by occupation. They are lining their own pockets. Administrator Fitzgerald said
80 it is not unusual depending on whether you live in a blue or red state. He continued by saying he this state
never tires of complaining about federal government intervention at the state level, but they are not shy
82 of manipulating municipal zoning law at the local level.

Administrator Fitzgerald continued by stating there are close to 100 years of zoning law and
84 precedent built-in at the local level. Justice Sutherland, who grew up in Springville, established the
foundation of zoning law for the entire country. Preemption is not that unusual, but this legislature is deep
86 down into local zoning decisions that are traditionally left to local government. Attorney Penrod mentioned
that a lack of minimum square footage regulation makes tiny homes legal on any lot; making subdivisions
88 look odd. Administrator Fitzgerald agreed and said it depends on the price of land. Director Yost added

removing the requirement for diversity in elevation means the developer can build 100 of the same homes right next to each other.

Administrator Fitzgerald explained a proposed, currently unnamed bill from Representative Brammer (American Fork). It would create a board or taxing authority with exclusive land use authority for lake authority land called the *Utah Lake Authority* which includes all land within a ½ mile of Utah Lake. He showed land east of I-15 in Springville that would be included in that lake authority land within our large industrial development zone. Administrator Fitzgerald reported that Representative Brammer claims to be willing to work with the cities, but some say he is holding back the language to ramrod this bill through the legislature at the end. Councilmember Jensen reported he attended a meeting with Representative Brammer who claimed restoration of Utah Lake would turn blight into something wonderful. Administrator Fitzgerald added Representative Brammer claims this new authority would bring additional monies to the project.

Councilmember Snelson asked about his philosophy. Administrator Fitzgerald said Representative Brammer water skis and wants the lake to look better. Councilmember Jensen said it will cost citizens 10 billion dollars. Councilmember Packard said the point is finding revenue sources. Administrator Fitzgerald said in the past each city along the lake has had other priorities. Councilmember Jensen agreed to say that is why the lake stays the way it is. Councilmember Crandall added this has been mulled over for years. Councilmember Jensen says cleaning up the lake always comes up in the Utah Lake Commission meetings without any traction. Administrator Fitzgerald said Brammer will present at American Fork City Council tonight. Mayor Child asked about Saratoga Springs. Councilmember Monney asked about Vineyard. Administrator Fitzgerald said RDA areas are exempt from the lake authority. Councilmember Packard said other communities benefiting from an improved lake should be taxed. Councilmember Crandall said she thinks making Utah Lake nicer is great.

Administrator Fitzgerald continued by saying the preliminary results show 75% of the phosphorus in the lake comes from wastewater plants. Everyone disagreed. Administrator Fitzgerald referred to the \$2 million phosphorus project this Council approved last Tuesday to clean up the wastewater from our plant. Mayor Child said that BYU emeritus professor LaVere Merritt is the voice of reason and the phosphorus is in the lake, not from the wastewater plants. Councilmember Crandall said they are using phosphorus to get the cities to clean up the lake. Administrator Fitzgerald said he came to this job to do the right thing and has been lucky to have mayors and councils who agree. In all his years he has never seen a legislature like this legislature. They know they have the votes and they can get away with anything and they just go do it. He concluded by saying even if some arguments justify their viewpoint, this legislation will pass bills because they know have the votes.

3. MAYOR, COUNCIL, AND ADMINISTRATIVE REPORTS

a) Discussion with Department Directors

Mayor Child asked the Council if they had questions on the metric reports and turned the time over to directors.

Director Mickelson said library visitation is slowly creeping back up and the check-out rate hit a record in January for digital circulation. In-person programs are starting today with social distancing and registration for live storytime.

Director Stapley said he attended a meeting with UDOT yesterday to discuss the new I-15 interchange at 1600 South. He explained the project and its access to the new hospital in Spanish Fork. Councilmember Jensen added it accesses all the retail development in that area as well. Administrator Fitzgerald said the previous council, three years ago, preferred continuing to drive traffic to Springville. He asked for direction from this Council. Administrator Fitzgerald said MAG (Mountainland Association

136 of Governments) studies show the interchange only benefits the cities if 1600 South offloads traffic on
138 400 South by connecting to Highway 89 in Mapleton. Without that connection to Highway 89, the benefit
140 is small compared to the investment. Councilmember Jensen said it needs to punch through to Highway
142 89 and UDOT must own the road. Director Stapley updated the Council on the issues including 1200
144 West, and the Tintic UPRR (Union Pacific Railroad) crossing. Councilmember Packard suggested taking
146 control of the road if UDOT won't maintain it and putting a gate on it. Mayor Child said the part of the
148 project from SR 51 to Highway 89 is the most expensive. Administrator Fitzgerald agreed and said there
150 are multiple options, all involve taking property.

144 Mayor Child said to build the first part while funding is available to get traffic off of Main Street.
146 Councilmember Packard said more traffic makes more congestion forcing UDOT to provide more funding.
148 Administrator Fitzgerald said he told UDOT Springville does not want to follow the Lehi UDOT model. He
150 said Francis Gibson has changed his strategy to getting this done in pieces and Springville might get
152 squashed in the middle. Councilmember Snelson said 1600 South becomes our risk. It is unacceptable
154 for us to end up owning and maintaining 1600 South. Councilmember Jensen said 535 homes are going
156 into the Mapleton Sunrise Ridge development.

152 Director Wright reported museum visitorship is returning and should continue to grow this quarter.
154 The donation growth rate is up. Shows are opening and rental scheduling for the summer and fall is
156 returning these last three weeks.

154 Director Meredith reported 30,000 visitors to the CRC in January which is close to last year. Sign-
156 ups for men's basketball and adult volleyball have doubled.

156 Director Haight reported a dip in calls because of COVID, but officers are actively self-initiating
158 and increasing the number of arrests for DUI. He feels strongly about keeping drunk drivers off the road.
160 Response time is trending down. Springville has a low rate of violent crime and he wants to work on
162 lowering the rate of property crime in every category and direct patrol based on that. He continued to the
164 fire department reporting that day response times are within our 7-minute goal. The nighttime response
166 is close to 14 minutes; hence the need for fire station housing to provide 24/7 service. The dedicated
168 dispatch center offers service within 15 seconds 95% of the time.

168 Recorder Crane told the Council to expect more information on rank choice voting.

164 Director Fredrickson joked about car washes after the dirty snowstorm. Councilmember Monney
166 reported Wiggy Wash washed over 8000 cars on Saturday. Director Fredrickson said dirt from that storm
168 can cause problems with high power lines.

168 Director Yost reported permit issuance and review numbers are in a good range. His department
170 is averaging less than 24 hours from appointment scheduling to inspection thanks to the Council
172 approving a budget amendment last year to hire a new building inspector.

170 Director Neel reported his Facility Management staff added an oversite tracking program, keeping
172 work orders more visible and on phones as well. He turned to report on the Parks Master Plan progress.
174 Staff is working with a consultant and a survey is going out to residents. Street tree planting continues
176 with 30 out of 400 trees left to plant. Springville City continues to be a Tree City USA, 42 years running
178 by Council mandate. He concluded his report by stating the campground power pedestals will be repaired
180 when Jolley's Campground opens to the public in mid-April.

176 Attorney Penrod reported he has been fielding questions concerning a cannabis pharmacy and
178 lounge offering haircuts and vaping products. He asked Council if they were interested in limiting where
180 smoke shops can be located in the city. Currently, smoke shops are considered typical retail without limit
182 to their location. Council agreed.

180 Director Riddle reported his department is working on the budget process.

182 MAYOR AND COUNCIL REPORTS

184 Councilmember Jensen stated Salem and Spanish Fork offered money to residents to use at local
186 businesses. Councilmember Crandall asked for more discussion. Administrator Fitzgerald calculated it
188 would cost between \$500,000 and \$600,000 here in Springville plus program costs. He stated that in the
190 past this Council was very supportive of spending the offset from Care dollars on something that lasts
192 longer. Councilmember Snelson said he is a business owner and he opposes it; instead of many residents
194 buying a photographic print from his business, the money should go toward fire station housing.
196 Councilmember Crandall asked if citizens could have input into what is going on with the money.
198 Councilmember Snelson agreed. Director Yost asked if it was COVID money. Administrator Fitzgerald
said no, fire station housing is general fund money. There is \$2,000,000, one-time money in the bank that
the Council can allocate as they choose because COVID money was used for public safety.
Councilmember Packard said handing money out is a feel-good; it comes from somewhere.
Councilmember Monney said it would set a precedent and is against it. Councilmember Crandall asked
for transparency and announced in the newsletter this is what we used the money for. Councilmember
Snelson said the Council does not need an excuse to not follow Salem and Spanish Fork. Mayor Child
explained a personal account of giving bonuses to his employees.

198 Mayor Child asked for any other comments.

There were none.

200

4. CLOSED SESSION

202 *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*

204 There was none.

206 ADJOURNMENT

208 COUNCILMEMBER PACKARD MOVED TO ADJOURN THE WORK/STUDY MEETING OF THE
SPRINGVILLE CITY COUNCIL AT 6:43 P.M.

210 COUNCILMEMBER SNELSON SECONDED THE MOTION, ALL VOTED AYE.

212

214

216 *This document constitutes the official minutes for the Springville City Council Work/Study meeting held on Tuesday,
February 09, 2021.*

218 *I, Jennifer Grigg, do hereby certify that I am the duly appointed, qualified, and acting Deputy 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 09, 2021.*

220

222 DATE APPROVED: _____

224

Jennifer Grigg
Deputy Recorder