

MINUTES OF THE REGULAR MEETING OF THE SPRINGVILLE CITY COUNCIL HELD ON TUESDAY, APRIL 06, 2021, 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  
Matt Packard  
Mike Snelson  
Brett Nelson

**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, Power Generation Superintendent Shawn Black, Chief of Police Lance Height, Community Development Director Josh Yost, Public Works Director Brad Stapley, Recreation Director Corey Merideth, Library Director Dan Mickelson, 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 Jensen offered the invocation, and Councilmember Packard led the Pledge of Allegiance.

#### **APPROVAL OF THE MEETING'S AGENDA**

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

#### **MAYORS COMMENTS**

Mayor Child welcomed the Council, staff, and those in attendance.

#### **PUBLIC COMMENT**

Mayor Child introduced the Public Comment section of the agenda. He asked if there were any written comments submitted.

Brent Haymond, resident; stated he was representing the Kiwanis Club and explained this last year was difficult for Kiwanis because they were not able to have their scone booth during Art City Days to raise funds. The Kiwanis has helped with reading programs and worked with the state to get funding for the old grant school which is now the Mountainland Headstart building. They looked at their past food drives where they were able to do approximately 12 tons of food donations, while this last year they did 17 tons. They have started working with the Food and Care Coalition to provide a food bank in Springville at the Mountainland Headstart Building on the northside. He invited the council to come this Saturday at 2:00 p.m. to the ribbon cutting.

Daryl Tucker, resident; thanked the council for their support of the Arts Commission and would like the community to become more aware of the grant possibilities.

## CONSENT AGENDA

1. Approval of minutes for March 02, 2021, March 16, 2021, regular meetings, and the March 09, 2021, work-study meeting.
2. Approval of the Mayor's re-appoint of Emily Hess-Flinders and Doug Hamilton to the Springville City Library Board
3. Approval of the Mayor's appointment of Kristian Kallaker to the Landmark Preservation Commission
4. Approval of a Resolution and Amendment to the Comprehensive Fee Schedule regarding youth soccer registration fees - Corey Merideth, Recreation Director
5. Approval of the Springville Arts Commission grants recommendation - Rita Wright, Museum of Art Director
6. Approval of the Simpson Industrial Subdivision located in the area of 450 N 1750 W, Springville, Utah in the L-IM Light Industrial Manufacturing Zone - Josh Yost, Community Development Director

COUNCILMEMBER JENSEN MOVED TO APPROVE THE CONSENT AGENDA AS WRITTEN AND RESOLUTION #17-2021. COUNCILMEMBER PACKARD SECONDED THE MOTION, AND ALL PRESENT VOTED AYE. THE VOTE WAS RECORDED AS FOLLOWS:

COUNCILMEMBER CRANDALL	AYE
COUNCILMEMBER JENSEN	AYE
COUNCILMEMBER PACKARD	AYE
COUNCILMEMBER SNELSON	AYE
COUNCILMEMBER NELSON	AYE

## RESOLUTION #2021-17 APPROVED

## REGULAR AGENDA

7. **Consideration of an Ordinance amending Section 11-6-410(d)(i) of the Springville City Code pertaining to a maximum height of a wireless telecommunication monopole - Josh Yost, Community Development Director**

Director Yost reported AT&T was requesting approval to allow a twenty-foot extension to an existing wireless telecommunications tower located at 1122 N 450 W, Springville to co-locate. The current maximum height is 80' and up to 110' with conditional use approval. The proposed amendment would allow a maximum height outright for monopoles in the L-IM and H-IM zones of 138'. The height in all other zones would be considered as part of a conditional use permit for heights greater than 80'.

Director Yost stated this was presented to the Planning Commission as a recommendation and after some further research staff was recommending denial. He explained federal statute preempts municipal code and allows existing towers to be raised to 20 feet. The current tower is 114 feet and if raised another 20 feet it would be 134 feet add four feet for the antennae it would extend to 138 feet. Staff recommends denial of the amendment because the applicant has the right under federal statute to increase the height and to keep the code as-is.

COUNCILMEMBER SNELSON MOVED TO DENY ORDINANCE #07-2021 AMENDING SECTION 11-6-410(d)(i) OF SPRINGVILLE CITY CODE PERTAINING TO MAXIMUM HEIGHT OF A WIRELESS TELECOMMUNICATION MONOPOLE.

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

COUNCILMEMBER CRANDALL	AYE
COUNCILMEMBER JENSEN	AYE
COUNCILMEMBER PACKARD	AYE
COUNCILMEMBER SNELSON	AYE
COUNCILMEMBER NELSON	AYE

**ORDINANCE #07-2021 APPROVED**

**8. Consideration of a Resolution approving a boundary line agreement to clean up the boundary lines of City property located at 1000 North 1650 West, Springville, Utah - Chris Creer, Assistant City Attorney**

Assistant City Attorney Creer explained a company by the name of Anderson CRG was purchasing property to the north and west of property owned by Springville City near the intersection of 1650 West 1000 North in Springville. The City owns approximately 2.00 acres at this location. Anderson CRG has approached the City to enter into a boundary line agreement to clean up some overlaps and gaps between

Anderson CRG's property and the City's property. The proposed boundary line agreement would follow the fence line located at the boundary of the City's property, and the City would not be giving up any property in the agreement.

COUNCILMEMBER PACKARD MOVED TO APPROVE RESOLUTION #2021-18 APPROVING A BOUNDARY LINE AGREEMENT BETWEEN SPRINGVILLE CITY AND THE PROPERTY OWNER OF PROPERTY LOCATED AT APPROXIMATELY 1650 WEST 1000 NORTH IN SPRINGVILLE, WITH PARCEL #23:025:0047 AND #23:025:0008.

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

COUNCILMEMBER CRANDALL	AYE
COUNCILMEMBER JENSEN	AYE
COUNCILMEMBER PACKARD	AYE
COUNCILMEMBER SNELSON	AYE
COUNCILMEMBER NELSON	AYE

**RESOLUTION #2021-18 APPROVED**

**9. Neighborhood Zoning Code Discussion (continued if needed)**

Director Yost explained Springville has a dead straight shot along the freeway where there are no curves. He explained the zoning along the I15 corridor and developable land in the area and noted the highway corridor was the largest developable area in the city currently. He provided a copy of the permitted use table for the council to review.

Councilmember Packard asked about changing some of the highway commercial to regional commercial. Administrator Fitzgerald explained it could be done, he asked if the council wanted staff to take it to the Planning Commission. Council agreed by consensus.

Administrator Fitzgerald reviewed the 1600 South corridor, he explained with an off-ramp in the future, there has been a lot of interest for the area. He stated there was some risk with the current zoning, but there is no glaring change requested from staff.

Council expressed they would like a recommendation from staff for the area.

Administrator Fitzgerald reported on the village center area and the residential density standards. He recommended the council decide on the look and feel they want for each area, and hold strong until the market provides it.

#### MAYOR, COUNCIL, AND ADMINISTRATIVE REPORTS

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

#### CLOSED SESSION AND ADJOURNMENT

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

COUNCILMEMBER SNELSON MOVED TO ADJOURN THE REGULAR MEETING AND MOVE INTO A CLOSED SESSION TO DISCUSS PROPERTY AT 8:29 P.M.

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

COUNCILMEMBER CRANDALL	AYE
COUNCILMEMBER JENSEN	AYE
COUNCILMEMBER PACKARD	AYE
COUNCILMEMBER SNELSON	AYE
COUNCILMEMBER NELSON	AYE

*This document constitutes the official minutes for the Springville City Council Regular Meeting held on Tuesday, April 06, 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, April 06, 2021.*

DATE APPROVED: May 18, 2021



Kim Crane, CMC  
City Recorder