



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

COUNCIL BUSINESS

1. Calendar

- Jul 13 - Work/Study Meeting 5:30 p.m.
- Jul 20 - Work/Study Meeting 5:30 p.m., Regular Meeting 7:00 p.m.
- Jul 23 - Pioneer Day Observed (Friday, City Offices Closed)
- Aug 03 - 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 Packard
- b) Pledge of Allegiance - Councilmember Nelson
- c) Consent Agenda
 - 1. Approval of minutes for the Works Study meeting on April 20, 2021 and the Budget Meeting on April 27, 2021
 - 2. Approval of the Mayors appointment of Shane Lamb and Sydney Condie to the Parks and Recreation Board
 - 3. Approval of Surplus Property - Streets Dump Truck - Brad Stapley, Public Works
 - 4. Approval of an amendment to the purchase and sale agreement with GWC Capital LLC - John Penrod, Assistant City Administrator/City Attorney

3. **DISCUSSIONS/PRESENTATIONS**

- a) Lakeside Landing District Plan and Code Discussion - Josh Yost, Community Development Director

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

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 07/02/2021

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





REGULAR AGENDA
SPRINGVILLE CITY COUNCIL MEETING
JULY 06, 2021 AT 7:00 P.M.
City Council Chambers
110 South Main Street
Springville, Utah 84663

The regular Springville City Council meeting will be broadcast on Zoom, 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. 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 Works Study meeting on April 20, 2021, and the Budget Meeting on April 27, 2021
2. Approval of the Mayor's appointment of Shane Lamb and Sydney Condie to the Parks and Recreation Board
3. Approval of Surplus Property - Streets Dump Truck - Brad Stapley, Public Works
4. Approval of an amendment to the purchase and sale agreement with GWC Capital LLC - John Penrod, Assistant City Administrator/City Attorney

REGULAR AGENDA

5. Consideration of an Ordinance to amend the Springville's Official Zone Map from the R1-15 Single-Family Residential Zone to the R1-8 Single-Family Residential Zone on property located at 1500 W 550 N, Parcel Number 23:029:0031 - Josh Yost, Community Development Director
6. Consideration of an Ordinance to amend Springville's Official Zone Map from the Highway Commercial (HC) and Light Industrial Manufacturing (LIM) Zones to the Regional Commercial (RC) Zone in parts of the following general areas. The areas are first, from 400 South to 1000 North between 2600 West and 1650 West, second, at the northeast quadrant of the intersection of I-15 and 1600 South, and third, along 1600 South between 1200 West and SR 51 - Josh Yost, Community Development Director

MAYOR, COUNCIL, AND ADMINISTRATIVE REPORTS

CLOSED SESSION, IF NEEDED - TO BE ANNOUNCED IN MOTION

7. *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 WORK/STUDY MEETING OF THE SPRINGVILLE CITY COUNCIL HELD ON
TUESDAY, APRIL 20, 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 Matt Packard
Mike Snelson
12 Brett Nelson Absent

14 **City Staff in Attendance:** Assistant City Administrator/City Attorney John Penrod, Assistant City
Administrator/Finance Director Bruce Riddle, City Recorder Kim Crane, Building and Grounds Director
16 Bradley Neel, Community Development Director Josh Yost, Golf Pro Craig Norman, Police Chief Lance
Haight, Operations Director Patrick Monney, Power Director Leon Fredrickson, and Library Director Dan
18 Mickelson/

20 **CALL TO ORDER** - Mayor Child welcomed everyone and called the Work/Study meeting to order at

22 **COUNCIL BUSINESS**

1. Calendar
- 24 • Apr 27 - Budget Work Meeting 2:00 p.m.
 - May 04 - Work/Study Meeting 5:30 p.m., Regular Meeting 7:00 p.m.
 - 26 • May 11 - Work/Study Meeting 5:30 p.m.

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

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

- a) Invocation - Councilmember Packard
- 32 b) Pledge of Allegiance - Councilmember Jensen
- c) Consent Agenda
- 34 3. Approval of minutes for the March 30, 2021, Special City Council meeting
- 4. Approval of Surplus Property - Jason Riding, Streets Department Superintendent
- 36 5. Approval of a Resolution and indemnification agreement between Springville City and Matt
and Amy Bowman - John Penrod, Assistant City Administrator/City Attorney

38 Mayor Child asked if there was any discussion on tonight's consent agenda. Attorney Penrod
40 requested on tonight's consent agenda to amend Item #5, Approval of a Resolution and Indemnification
Agreement between Springville City and Matt and Amy Bowman to include any damage caused by the
42 City the Bowman's would not be liable.

44 3. DISCUSSIONS/PRESENTATIONS

46 a) Financial (Fraud Risk Assessment) Training - Bruce Riddle, Assistant City
Administrator/Finance Director

48 Director Riddle reported on the fraud risk assessment training for municipal officials. He
49 provided the mayor and council information to be able to access more training information online. As
50 the governing body of the City, it is the council’s responsibility to select an independent auditor. He
51 reported on the separation of duties of a Clerk (accountant) and Treasurer for the city.

52 b) Presentation from Springville Public Safety Dispatch

53 Chief Haight provided a presentation on the roles and responsibilities of the Springville Public
54 Safety Dispatch Center. Springville City has a dedicated dispatch center and also dispatches for
55 Mapleton City. He stated each dispatch center in Utah County is able to assist other communities and
56 they all work well together.

58 c) Ethics Training - John Penrod, Assistant City Administrator/City Attorney

59 Attorney Penrod reported on the Municipal Officers and Employees Ethics Act and how it sets a
60 standard of conduct. Items of discussion were improper use of job-related information and position and
61 disclosure statements.

62 MAYOR, COUNCIL, AND ADMINISTRATIVE REPORTS

64 Mayor Child asked for any other comments.

66 5. CLOSED SESSION

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

69 There was none.

70
71 COUNCILMEMBER PACKARD MOVED TO GO INTO A CLOSED SESSION REGARDING
72 PROPERTY AT 6:27 P.M.

73 COUNCILMEMBER CRANDALL SECONDED THE MOTION. THE VOTE IS RECORDED AS
74 FOLLOWS:

75 COUNCILMEMBER CRANDALL	AYE
76 COUNCILMEMBER JENSEN	AYE
77 COUNCILMEMBER PACKARD	AYE
78 COUNCILMEMBER SNELSON	AYE
79 COUNCILMEMBER NELSON	ABSENT

80 ADJOURNMENT

81 COUNCILMEMBER SNELSON MOVED TO ADJOURN THE WORK/STUDY MEETING OF THE
82 SPRINGVILLE CITY COUNCIL AT 6:48 P.M.

83 COUNCILMEMBER JENSEN SECONDED THE MOTION, ALL VOTED AYE.

84
85
86
87 *This document constitutes the official minutes for the Springville City Council Work/Study meeting held on Tuesday, April 20, 2021.*
88 *I, Kim Crane, do hereby certify that I am the duly appointed, qualified, and acting City Recorder for Springville City, of Utah County,*
89 *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,*
90 *April 20, 2021.*

91 DATE APPROVED: _____
92
93
94 _____
95 Kim Crane, CMC
96 City Recorder



MINUTES
Springville City Council Budget Planning Meeting - APRIL 27, 2021

MINUTES OF THE BUDGET PLANNING MEETING OF THE SPRINGVILLE CITY COUNCIL HELD ON TUESDAY, APRIL 27, 2021 AT 2:00 P.M. AT THE SPRINGVILLE CIVIC CENTER MULTI-PURPOSE ROOM, 110 SOUTH MAIN STREET, SPRINGVILLE, UTAH.

Presiding and Conducting: Mayor Richard J. Child

Elected Officials in Attendance: Liz Crandall
Craig Jensen
Brett Nelson
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, Public Safety Director Lance Haight, Golf Course Superintendent Jay Geise, Building and Grounds Director Bradley Neel, Recreation Director Corey Merideth, Community Development Director Josh Yost, Power Director Leon Fredrickson, Public Works Director Brad Stapley, Library Director Dan Mickelson, Director of Administration Patrick Monney, Management Analyst Jack Urquhart, and Museum of Art Director Rita Wright.

CALL TO ORDER

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

WELCOME AND INTRODUCTION - TROY FITZGERALD, CITY ADMINISTRATOR

Administrator Fitzgerald welcomed the Mayor, Council, and staff. He explained the purpose of the meeting was to review the budget for the coming year.

THE WALL - A HARD DISCUSSION ABOUT SERVICE LEVELS - TROY FITZGERALD, CITY ADMINISTRATOR

Administrator Fitzgerald guided a discussion on service levels as set by the City Council as well as taxes and fees to cover those services. A possible challenge could be property tax doesn't increase with inflation. An option would be the council could agree to do truth in taxation program. This year's budget is sustainable, funding and service levels will need to be looked at for the years to come.

Administrator Fitzgerald asked the council for guidance on service levels and funding.

Councilmember Packard expressed consistently doing something each year to maintain services and cash flow, it may be necessary to have some increases.

Councilmember Jensen suggested rather than sitting on our laurels we should keep maintaining services and continue to evaluate fees.

Mayor Child stated we can always improve on things, sometimes there are other ways to save money or do things.

Councilmember Nelson asked if there was an ROI (Return on Investment) on services.

DEBT FINANCING - BRUCE RIDDLE, ASSISTANT CITY ADMINISTRATOR/FINANCE DIRECTOR

Director Riddle explained debt financing projects facing the city.

WATER - Proposed in the budget is a \$5 million impact fee water tank project to facilitate growth. He reviewed the debt profile and explained delaying it any further would have an impact on the growth pressure.

Councilmember Packard stated he was against incurring debt to the city. Asked if there was a way to do interdepartmental loans. Director Riddle expressed it could be done and offered a brief explanation.

Mayor Child cautioned the need to get ahead of the growth to prevent an emergency.

Administrator Fitzgerald added even if we wait another budget year, it leaves a \$4 million shortfall.

Director Riddle confirmed the council was in agreement to incur a small amount of debt to cover the \$5 million project.

GOLF - The golf course is an enterprise fund which is quite rare for a municipal course. Director Riddle gave a brief history of the funding for the golf course. The course does not contribute to capital improvements at the golf course. The irrigation system on the back nine is the same system when the course was built. The front nine was replaced over 20 years ago. It is to the point where the system is past its useful life. The ponds and the pumps need to be redone before the distribution side a piecemeal would not be an efficient way to replace the system.

Mayor Child commented on the water usage by the golf course and the State Water Conservancy District. Director Riddle mentioned it was not currently included in the project.

Administrator Fitzgerald expressed just the cost to bring the front nine into operability it makes sense to complete the entire course.

Council was in consensus to replace the entire system.

PARKS - Attorney Penrod reported citizens want more open space. However, the city has too much property and needs to develop some. In the Park Survey, there are requests for trails, a bike park, pickleball courts, and a dog park. Some improvements can be done, the city would need to make sure it has enough property for future needs. Some bonding would be needed in order to purchase property before it is all purchased.

Councilmember Crandall asked about having developments required to keep so much green space. Attorney Penrod explained it could be done as a density bonus and explained the procedure. Under the current plan, the city needs to develop park property before purchasing more property.

Administrator Fitzgerald reported there were funds to buy a property and the use could be determined later. Impact fees are separate and need to be used to develop the current park property.

Attorney Penrod stated the funds available were not enough to do more than one or two projects. The council would need to bond to do more development and asked the council to consider this for upcoming discussion in the next few months. Park impact fees need to be used within six years.

Councilmember Packard expressed he was not comfortable going into debt.

TELECOMMUNICATIONS NETWORK - Director Riddle reported more and more cities were getting involved in a municipal fiber network. He asked the council if they wanted to explore various fiber networks and it may involve debt planning. The city survey shows this as one of the top three requests.

Councilmember Snelson expressed he had a problem with the city competing with the private sector. The rapid pace of technology changes and he doesn't see the need to spend the money.

BREAK: The Mayor and Council recessed for a break at 3:44 p.m. and returned at 3:55 p.m.

RATE INCREASES - A DEBATE - TROY FITZGERALD, CITY ADMINISTRATOR

Administrator Fitzgerald reported on various rate increases done over time. He explained as long as the city is doing inflationary increases the funds can likely be maintained, although there will not be a lot of excess dollars. He asked if the council was inclined to add any dollars to any of the funds to provide some breathing room. Over the last 10 years, increases have been below inflation.

Mayor Child asked if the tiers could be adjusted. Administrator Fitzgerald replied they could and in doing so it may influence conservation.

Councilmember Jensen commented the water fund seemed to be underfunded.

Councilmember Packard stated he would rather the city have average fees compared to other communities.

Administrator Fitzgerald asked the council if they wanted the adjustment on the water with the new budget. Council was in consensus on the water fund adjustment.

PROJECTS GALORE - ENTERPRISE FUND SUMMARY AND QUESTIONS - BRUCE RIDDLE, ASSISTANT CITY ADMINISTRATOR/FINANCE DIRECTOR

Director Riddle presented on enterprise fund projects. He explained the sewer rate structure would be based on treatment and the type of business.

Councilmember Crandall stated she didn't want to penalize businesses.

Director Stapley commented it had been built into the fee schedule and has not been enacted or billed. Other communities currently bill based on treatment and type of business.

The Electric Fund programs were reviewed along with the Storm Water Fund. A proposed Storm Water rate increase was discussed, they are currently staying within the operating target.

The Solid Waste Fund has a modest increase. The Southern Utah Valley Solid Waste District was looking to move to a new transfer station in Spanish Fork over the next two years. Currently, there are no tipping fee increases.

Golf fees were increased at the beginning of the year and no new rate increases.

MOVING ON UP - RESERVE, REVIEW, AND TARGET - BRUCE RIDDLE, ASSISTANT CITY ADMINISTRATOR/FINANCE DIRECTOR

Director Riddle reported on HB 128 accumulated fund balance amendments increasing the reserve ceiling and reviewed the cash reserve status with the council. He asked the council what to do with reserves in the general fund. because of Cares Act Funding revenue will take a jump in the General Fund this year. Council agreed with keeping 30% in the General Fund, Director Riddle explained this will have an impact on having funds available.

Councilmember Crandall was not sure about moving it to 30% from 25%. She wanted citizens to know their parks and infrastructure is being maintained.

BREAK: The Mayor and Council recessed for dinner at 5:05 p.m. and returned at 5:30 p.m.

EXCITING FOCUS GOALS, NEW PROGRAMS, CONCEPTS, AND ONE-TIME MONEY - TROY FITZGERALD, CITY ADMINISTRATOR

Administrator Fitzgerald provided information on a public art program that would have 2% of the general fund dedicated to the arts.

Councilmember Nelson asked about the RAP Tax. Administrator Fitzgerald said it was scheduled for the November 2021 election.

Administrator Fitzgerald reported on an Endowment Fund for Operations policy work is still needed, the fund would offset future tax impacts

Programs discussed were property purchases of approximately \$2 million for future uses, a veteran's project, children's bike pump track, trail projects. An upgrade and replacement of a fire ladder truck, because the vehicle and equipment fund only funds like for like to increase the size of the truck more funding would be needed. Other projects include roadways 1200 West from 400 South to 1500 North; cemetery section improvements and significantly more sidewalk repair.

Administrator Fitzgerald stated the tentative budget did not include a 24-hour fire. Recently Public Safety applied for a grant opportunity, it would be 100% funding for personnel. If awarded the budget would need to be adjusted. If not awarded they would look at making changes late in the year and apply for another grant.

Administrator Fitzgerald reported each department submitted performance goals and measures.

WAGES AND BENEFITS - TROY FITZGERALD, CITY ADMINISTRATOR

Administrator Fitzgerald reviewed health insurance costs. This year the cost came down giving a \$500,000 savings. COVID drove utilization down, top users came off, the age of employees dropped, and a transition of all employees to an HSA plan.

Administrator Fitzgerald reported on current trends; the available workforce in Utah was 6th in the country. The housing market is on fire. Part-time seasonal and executive-level employee's wages are getting out of sync. There is a recommendation of a 9% wage increase and to raise grades by 5% in order to stay competitive with brackets. Revenue growth is adequately covering the increase. He said it was important to acknowledge those that who get an increase will be merit-based.

The structure of supervision will be evaluated in part-time heavy departments.

GENERAL FUND SUMMARY AND QUESTIONS - TROY FITZGERALD, CITY ADMINISTRATOR

Administrator Fitzgerald provided information on general fund revenues. Facility and park planning were reviewed.

WRAP-UP/QUESTIONS - TROY FITZGERALD, CITY ADMINISTRATOR

Administrator Fitzgerald asked for any questions. There were none.

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

COUNCILMEMBER JENSEN MOVED TO ADJOURN THE MEETING AT 6:54 P.M.
COUNCILMEMBER SNELSON SECONDED THE MOTION, AND ALL PRESENT VOTED AYE.

This document constitutes the official minutes for the Springville City Council Budget Planning meeting held on Tuesday, April 27, 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 27, 2021.

DATE APPROVED: _____

Kim Crane, CMC
City Recorder



STAFF REPORT

DATE: June 8, 2021
TO: Honorable Mayor and City Council
FROM: Jason Riding, Streets Department Superintendent
SUBJECT: APPROVAL OF SURPLUS VEHICLE

RECOMMENDED MOTION

Motion declaring the Vehicle listed on the attached Surplus Property Form to be surplus property and authorize its surplus sale, according to the Springville City Surplus Property Policy.

SUMMARY OF ISSUES/FOCUS OF ACTION

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

BACKGROUND

The item in the attached Surplus Property Form, a 2001 Sterling dump truck has been replaced as part of the vehicle replacement process after meeting its useful service life.

DISCUSSION

The Truck had been evaluated by the Central Shop for replacement and recommended by the Vehicle Committee for replacement according to replacement policies and according to city surplus procedures, and as approved in the budget. The vehicle has been removed from service and at this time is ready to be disposed of through a public auction site.

ALTERNATIVES

There are none that meet the replacement and surplus policies.

FISCAL IMPACT



Proceeds from the trade in of the surplus equipment will be credited to the Streets Department's Vehicle and Equipment Reserve Fund

Attachments: Surplus Property Form with vehicle picture





STAFF REPORT

DATE: July 1, 2021
TO: Honorable Mayor and City Council
FROM: John Penrod, City Attorney
SUBJECT: CONSIDERATION OF AN AMENDMENT TO THE PURCHASE AND SALE AGREEMENT WITH GWC CAPITAL, LLC.

RECOMMENDED MOTIONS

Motion to approve the attached First Amendment to the Purchase and Sale Agreement between Springville City and GWC Capital, LLC that extends the due diligence time period by 60 days and allows GWC Capital, LLC to assign the agreement to Springville Rising, LLC.

BACKGROUND

On May 4, 2021, Springville City entered into a purchase and sale agreement with GWC Capital, LLC, wherein the city agreed to sell approximately 0.09 acres of property located on Main Street to GWC Capital, LLC, a company related to the Clyde companies. As part of that agreement, GWC Capital, LLC is given a 60-day due diligence time period. There appears to be an issue with access to the west side of the property, and GWC Capital, LLC as asked for an extension of the due diligence time period in order to obtain an access easement.

In addition to extending the due diligence period, GWC Capital, LLC also desires to assign the agreement to another company related to the Clyde Companies, which company is called Springville Rising, LLC. The Agreement does not currently allow for GWC Capital, LLC as the buyer to assign the agreement to another company. The amendment amends the agreement to allow GWC Capital, LLC to assign the agreement with the seller's written consent and specifically allows the buyer to assign the agreement to Springville Rising, LLC.

GWC Capital, LLC has been working on designs for the building that the company plans to construct on the property. This extension is not slowing down the company's plans. It is simply allowing a little time to work with the property owner to the west to work out access.

FISCAL IMPACT

None.

Attachments: Proposed Amendment

FIRST AMENDMENT to PURCHASE AND SALE AGREEMENT

This FIRST AMENDMENT TO PURCHASE AND SALE AGREEMENT is entered this ___ day of July, 2021, by and between SPRINGVILLE CITY, a Utah municipal corporation ("Seller"), and GWC CAPITAL, LLC, a Utah limited liability company ("Buyer"). This FIRST Amendment is to amend the PURCHASE AND SALE AGREEMENT, dated May 4, 2021 (the "Effective Date").

NOW THEREFORE, the parties mutually agree to amend and revise the Purchase and Sale Agreement as follows:

- 1. **Due Diligence Period**. The first sentence of Section 3 is amended to read:

Buyer shall have until of 5:00 p.m. Mountain Standard Time on the date which is ~~60~~ 120 days from the Effective Date to perform due diligence on the Property (the "Due Diligence Period").

The remainder of Section 3 shall remain the same.

- 2. **Successors and Assigns**. Section 13 shall be amended to read:

All the terms and provisions of this Agreement shall bind and inure to the benefit of the parties hereto, their heirs, successors, personal representatives and assigns. This Agreement may not be assigned by Buyer without the written consent of Seller. As part of this Agreement, Seller consents to allowing Buyer to assign this Agreement to Springville Rising, LLC, a Utah limited liability company.

- 3. All other terms of the Purchase and Sale Agreement not in conflict with this First Amendment to Purchase and Sale Agreement shall remain the same and in full force and effect.

In Witness Whereof, the parties hereto have executed this Amendment on the date indicated above.

SELLER:

SPRINGVILLE CITY,
a Utah municipal corporation

By: _____
Name: _____

Title: _____

Attested to by:

Kim Crane, City Recorder

BUYER:

GWC CAPITAL, LLC
a Utah Limited Liability Company

By: _____
Name: _____

Title: _____



STAFF REPORT

DATE: June 29, 2021

TO: Honorable Mayor and City Council

FROM: Laura Thompson, Planner II

SUBJECT: CONSIDERATION OF AN ORDINANCE TO AMEND THE SPRINGVILLE'S OFFICIAL ZONE MAP FROM THE R1-15 SINGLE-FAMILY RESIDENTIAL ZONE TO THE R1-8 SINGLE-FAMILY RESIDENTIAL ZONE ON PROPERTY LOCATED AT 1500 W 550 N, PARCEL NUMBER 23:029:0031.

RECOMMENDED MOTION

Motion to approve Ordinance No. ____-2021 amending the Official Zone Map from the R1-15 Single-Family Residential Zone to the R1-8 Single-Family Residential Zone on property located at 1500 W 550 N, parcel number 23:029:0031.

SUMMARY OF ISSUES/FOCUS OF ACTION

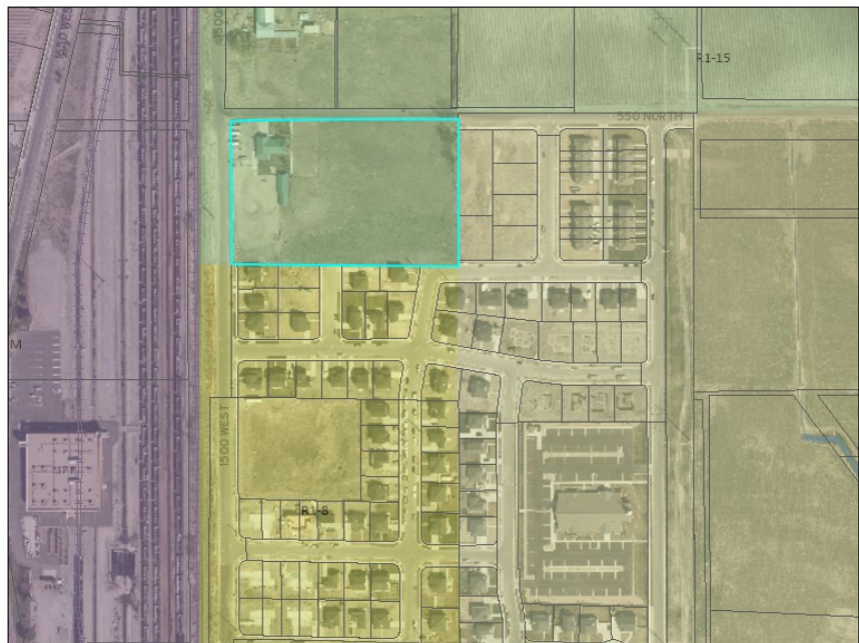
Does the proposed amendment meet the intent of the Westfields Community Plan, General Plan and requirements of Springville City Code?

BACKGROUND

The zone map amendment request is to change the zoning from the R1-15 Single-Family Residential Zone to the R1-8 Single-Family Residential Zone on the 5.49-acre parcel located at 550 N 1500 W.

On May 20, 2003, the City Council adopted the Westfields Community Plan element of the General Plan, which amended the Land Use Map and Official Zone Map.

Most of the proposed zoning at that time was R1-10 and R1-8. There were several property owners concerned that they would lose their animal rights and requested to retain the R1-15 Zoning designation which is the residential agricultural zone that allows for animal keeping. It was explained that when those properties were ready to develop, they could amend the zoning map to be consistent with the land use designations of the General Plan.

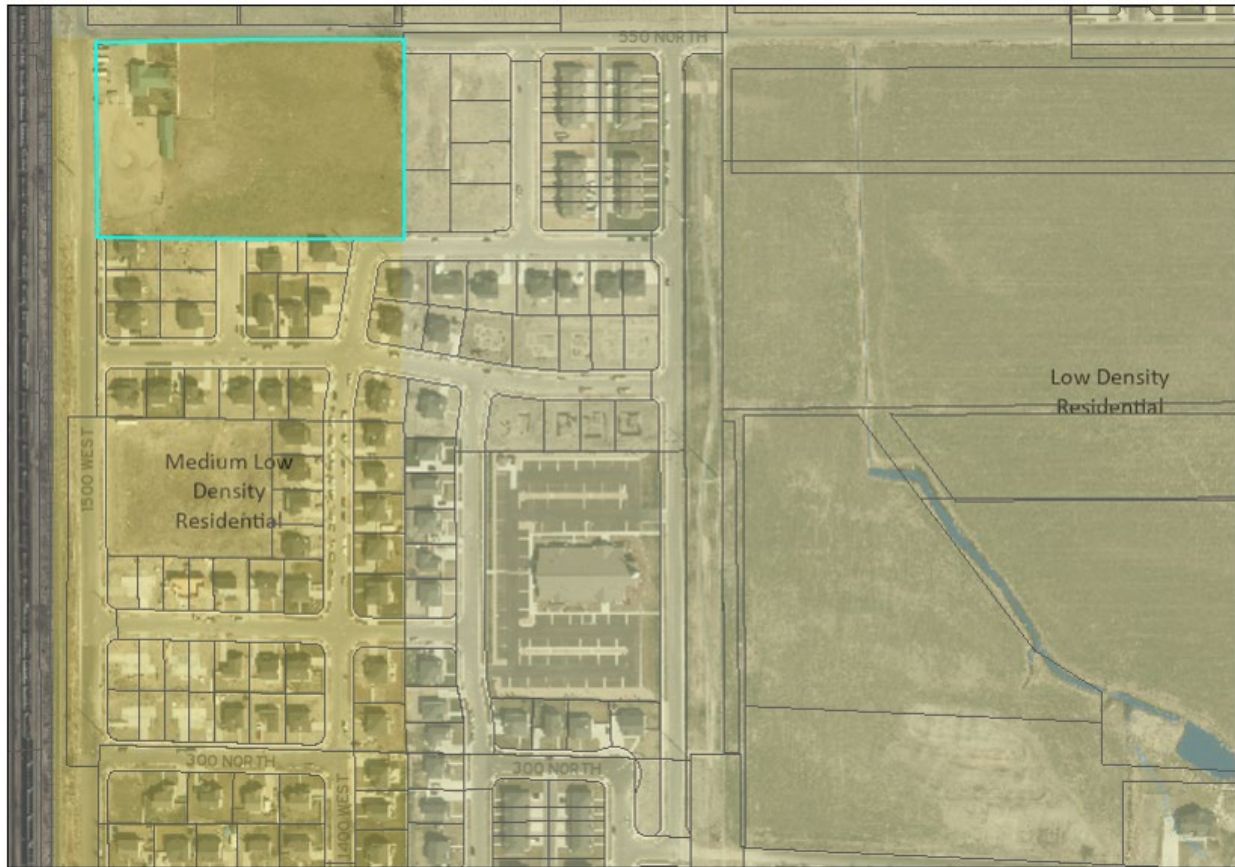


The adopted Land Use Map of the General Plan retained the Medium Low-Density Residential use for the property in question, which will support an R1-8 Zone.

DISCUSSION

The adopted Westfields Community Plan included residential densities in the Westfields that transition from lower densities in the southeast and northeast portions of the community to higher densities around the village center and western portions.

The current adopted land use is Medium Low Density Residential, which equates to 3.8 units/net acre if the property is zoned R1-8. Properties zoned R1-15 equate to 2-units/net acre.



PLANNING COMMISSION REVIEW

The Planning Commission considered the zone change request on June 8, 2021 and held a public hearing, where there were no comments.

COMMISSION ACTION: Commissioner Farrer moved to recommend approval to amend the official zone map from the R1-15 zone to the R1-8 single family residential zone on the parcel that is indicated in our agenda. Commissioner Parker seconded the motion. The vote to approve was unanimous.

Commission Vote

<u>Commissioner</u>	<u>Yes</u>	<u>No</u>
Genevieve Baker	X	

Karen Ellingson	X
Michael Farrer	X
Kay Heaps	X
Brad Mertz	Excused
Rod Parker	X
Frank Young	X

ALTERNATIVES

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

Laura Thompson
Planner II

Attachments

cc: Michael Camberlango





LETTER OF RECOMMENDATION
Springville City
Planning Commission

DATE OF MEETING: June 8, 2021

APPLICANT: Michael Camberlango

REQUEST: Michael Camberlango seeking to amend the Official Zone Map from the R1-15 Single-Family Residential Zone to the R1-8 Single-Family Residential Zone on property located at 1500 W 550 N, Parcel Number 23:029:0031.

RECOMMENDED MOTION: Move to recommend approval to amend the Official Zone Map from the R1-15 Zone to the R1-8 Single-Family Residential Zone on parcel #23:029:0031.

MOTION BY:

SECONDED BY:


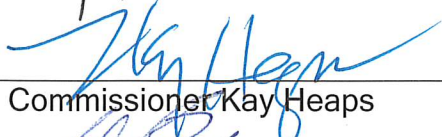


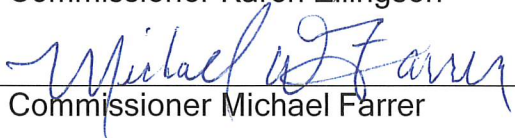
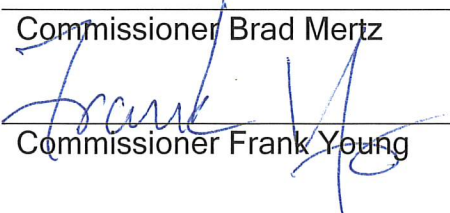
PC RECOMMENDATIONS

- APPROVE
- DENY
- OTHER

Planning Commission signatures are on the following page

PLANNING COMMISSION SIGNATURES

Please sign above name

	YES	NO	ABSTAIN
 Commissioner Genevieve Baker	✓		
 Commissioner Kay Heaps	✓		
 Commissioner Rod Parker	✓		
 Commissioner Karen Ellingson	✓		
 Commissioner Michael Farrer	✓		
 Commissioner Brad Mertz			
 Commissioner Frank Young	✓		

Approve 6 Deny 0 Abstain 0


Planning Commission Secretary

6/8/2021
Date

ORDINANCE #XX-2021

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP FROM THE R1-15 SINGLE-FAMILY RESIDENTIAL ZONE TO THE R1-8 SINGLE-FAMILY RESIDENTIAL ZONE ON PROPERTY LOCATED AT 1500 W 550 N, PARCEL NUMBER 23:029:0031.

WHEREAS, the City has an Official Zone Map which delineates zone boundaries for the various city zones; and

WHEREAS, a land owner or agent may propose to amend the Official Zone Map to a zone or zones they find to be more appropriate and a better use of the land; and

WHEREAS, the City Planning Commission considered the amendment and conducted a public hearing on June 8, 2021 and has recommended approval of the proposed amendment;

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

Section 1. The Official Zone Map is hereby amended from the R1-15 Single-Family Residential Zone to the R1-8 Single-Family Residential Zone for parcel 23:029:0031 located at 1500 W 550 N and as attached hereto in Exhibit A.

Section 2. This ordinance shall become effective upon adoption.

PASSED, ADOPTED, AND ORDERED POSTED by the City Council of Springville, Utah, this 6th day of July 2021.

Richard J. Child, Mayor

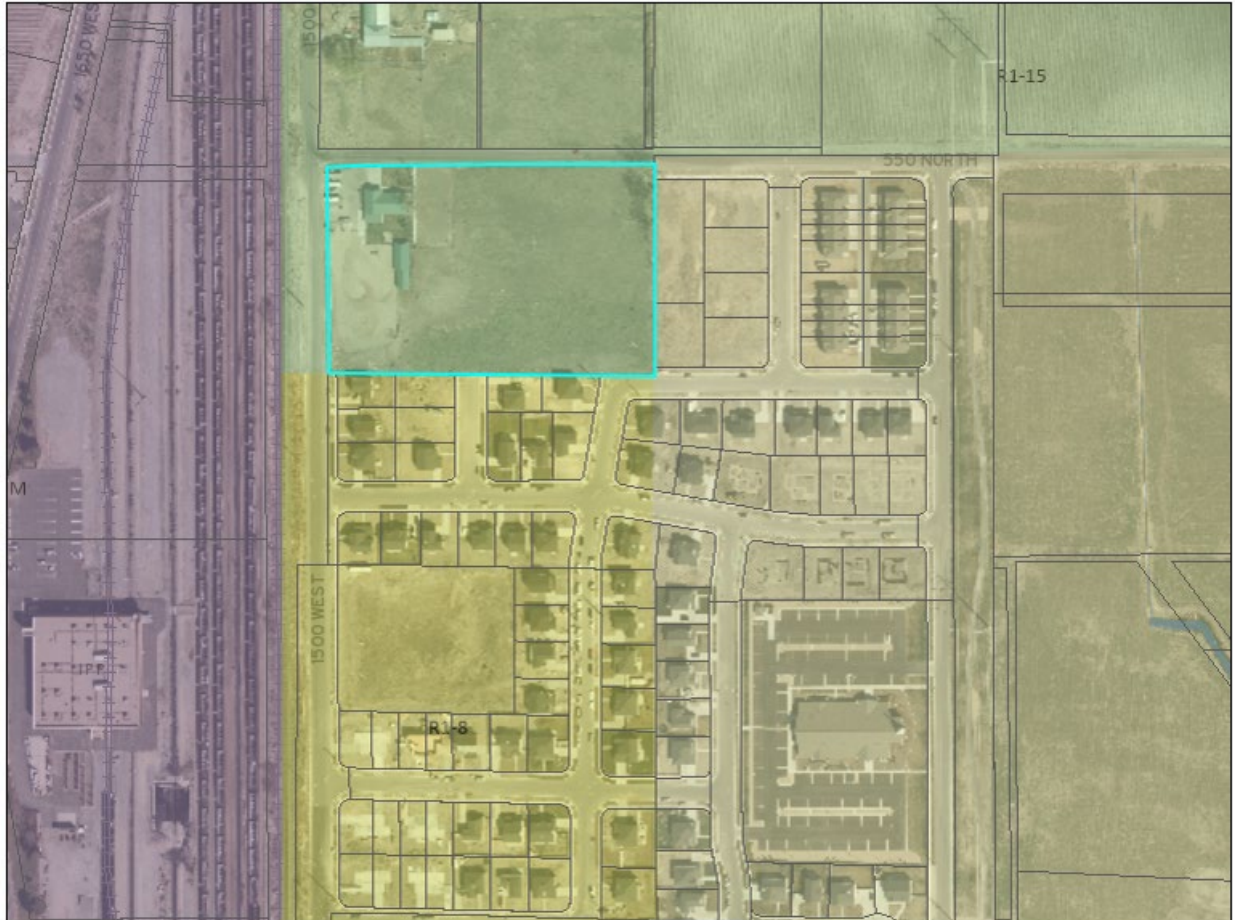
ATTEST:

Kim Crane, City Recorder

EXHIBIT A

23:029:0031

Legal Description: COM S 0 DEG 12' 31" E 125.91 FT FR NE COR. SEC. 31 T7S R3E SLB&M.; N 89 DEG 29' 36" W 278.84 FT; N 0 DEG 12' 41" W 384.84 FT; N 88 DEG 48' 0" E 48.04 FT; N 89 DEG 6' 35" E 260.76 FT; N 89 DEG 58' 17" E 301.85 FT; S 0 DEG 14' 0" E 264.31 FT; S 0 DEG 28' 52" W 131.13 FT; N 89 DEG 29' 36" W 330.35 FT TO BEG. AREA 5.485 AC.





STAFF REPORT

DATE: June 30, 2021

TO: Honorable Mayor and City Council

FROM: Josh Yost

SUBJECT: Springville Community Development seeks to amend Springville's Official Zone Map from the Highway Commercial (HC) and Light Industrial Manufacturing (LIM) Zones to the Regional Commercial (RC) zone in parts of the following general areas. The areas are first, from 400 South to 1400 North between 2600 West and 1650 West, second, at the northeast quadrant of the intersection of I-15 and 1600 South, and third, along 1600 South between 1200 West and SR 51.

RECOMMENDED MOTION

Move to amend Springville's Official Zone Map from the Highway Commercial (HC) and Light Industrial Manufacturing (LIM) Zones to the Regional Commercial (RC) for those parcels as shown in the attached table.

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?

Does the City want to limit the accelerating pace of office/warehouse and light industrial manufacturing uses in the city by amending the zone map?

BACKGROUND

On March 30, the City Council requested that staff present to the council a review of zoning in certain areas of the city. The council had expressed concern about getting development applications for the wrong use in the wrong place. This presentation was made on April 6. Staff asserted that there are a number of areas in the city where office/warehouse and light industrial manufacturing uses could be developed that would either pre-empt a current planning process or severely limit future development options. Council expressed a desire to "get it right" when planning for future land use. Following this discussion, staff analyzed the areas in light of the Council's discussion and presented a resolution (Attachment 1) to initiate the process of pending legislation to begin the zone map amendment. Council directed staff to expand the area of consideration for the zone map amendment. Staff presented this zone map amendment to the Planning Commission on June 22, 2021.

DISCUSSION

Springville City currently has three planning processes in varying stages of work. First, the city has selected a consultant and is underway with a corridor and area plan for 1600 S from I-15 to SR 51. The city and private development partners are nearly ready to present the Lakeside Landing Special District Plan for adoption, which encompasses most of the undeveloped land to the west of the existing frontage road development on the west side of I-15, from 400 South to 500 North. Lastly, a full update to the General Plan is set for this year 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 these planning processes, it is in the City's interest to preserve the broadest range of future land use options.

CITY COUNCIL AGENDA

Meeting Date:

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. 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 1.5 million square feet of these type of uses in the development pipeline.

This proposed zone map amendment will reduce development pressure and protect future land use options while the stated planning processes are ongoing, while also providing interim development opportunities for property owners.

The proposed amendment includes 82 parcels. A table of the affected parcels, sorted by owner name, is included as Attachment 1. A map of these parcels is included as Attachment 2.

PLANNING COMMISSION REVIEW

The Planning Commission considered the Zone Map Amendment on June 22, 2021.

Three individuals made comments during the public hearing.

Harold Mitchell:

Mr. Mitchell spoke on behalf of his client McCollins LTD., the owner of property located at 1852 W 1000 N in the HC Zone. Mr. Mitchell stated that some of the differences in uses between the HC and RC zones appear to be arbitrary and do not seem to relate to the purposes of the zone. He expressed concern that changing the zoning of his client's property to the RC Zone would limit the number of economically viable uses of the property.

Jeff Kronenberger:

Mr. Kronenberger stated that the North Main Street corridor merits similar consideration to determine the appropriate future land uses.

Tim Parker:

Mr. Parker expressed concern that the proposed map amendment would not leave any parcels that could be eligible for the Materials Processing and Storage Overlay Zone, leaving the single parcel with the overlay currently applied as the only possible location of the zone, leading to a case of "spot zoning".

The Planning Commission discussed the action. The primary point of discussion was the balance between the city's desire to study and implement appropriate future land uses and the property owners' right to use their property in a manner consistent with the long term expectations created by the current zone. The intended temporary nature of the proposed zone map amendment and each property owners' right to protest the inclusion of their property were also discussed.

COMMISSION ACTION:



Commission Vote

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

ALTERNATIVES

Deny the proposed zone map amendment.
Continue the proposed zone map amendment.

Josh Yost
Community Development Director

Attachments

1. Parcel List
2. Parcel Map
3. Planning Commission Minutes



MINUTES
Planning Commission
Regular Session
Tuesday, June 22, 2021

IN ATTENDANCE

Commissioners Present: Genevieve Baker, Frank Young, Brad Mertz, Michael Farrer, Rod Parker and Kay Heaps

Commissioners Excused: Chair Karen Ellingson,

City Staff: Josh Yost, Community Development Director
John Penrod, City Attorney
Laura Thompson, City Planner
Heather Bakker, Executive Assistant

City Council: Matt Packard

CALL TO ORDER

Vice-Chair Baker called the meeting to order at 7:01 p.m.

APPROVAL OF THE AGENDA

Commissioner Heaps moved to approve the agenda as written. Commissioner Mertz seconded the motion. The vote to approve the agenda was unanimous.

APPROVAL OF THE MINUTES

June 8, 2021

Commissioner Young moved to approve the June 8, 2021 meeting minutes. Commissioner Parker seconded the motion. The vote to approve the meeting minutes was unanimous.

CONSENT AGENDA

- 1. Jamie Evans seeking plat amendment approval for Spring Point Retail Center Subdivision, Plat 'K' located at 2106 W 800 N in the HC-Highway Commercial Zone.*
- 2. David Stanworth seeking site plan approval of the Shark Robot 2 warehouse located at 1688 W 500 N in the L-IM Light Industrial Manufacturing Zone.*
- 3. Shivam Shah is seeking site plan approval for an office/warehouse project located at 317 N 2000 W in the HC-Highway Commercial Zone.*
- 4. Garth Green seeking approval of the Garth Green Subdivision located at 940 S 2000 W in the HC-Highway Commercial Zone.*

50 **4. *Springville Community Development seeks to amend Springville's Official***
51 ***Zone Map from the Highway Commercial (HC) and Light Industrial***
52 ***Manufacturing (LIM) Zones to the Regional Commercial (RC) zone in parts***
53 ***of the following general areas. The areas are first, from 400 South to 1000***
54 ***North between 2600 West and 1650 West, second, at the northeast***
55 ***quadrant of the intersection of I-15 and 1600 South, and third, along 1600***
56 ***South between 1200 West and SR 51.***

57
58 Director Yost presented. In March, the City Council requested a review of zoning. They
59 directed staff to present on areas of potential concern. Those at risk for getting a
60 proposal we don't want, or receiving a proposal that may interfere with or short circuit a
61 planning process being worked on. On April 6, staff presented to the Council on a
62 number of areas in the City that may be subject to L-IM warehouse/distribution type
63 uses.

64
65 On June 1, we took a resolution to the Council for a zone map amendment. They
66 wanted us to expand it. This is what comes to you tonight.

67
68 Reasons: There are three relevant planning processes. 1) Area plan for 1600 S from I -
69 15 to SR 51, 2) Lakeside Landing Special District Plan and 3) General Plan Update with
70 I-15 Corridor focus area. It is in our best interest to preserve the broadest range of future
71 land use options.

72
73 He showed a map showing proposed zone map amendment parcels.

74
75 The HC Zone currently includes LIM - Manufacturing Processes; Warehousing - Storage
76 and distribution; Wholesale Trade and Warehousing; 1.5 million square feet in the
77 development pipeline. The RC zone is not intended as the permanent designation. New
78 zones and other standards were adopted at the conclusion of the planning processes.

79
80 We recommend the Planning Commission forward a positive recommendation to City
81 Council for this extensive zone map amendment.

82
83 Commissioner Heaps asked what this does to existing businesses. Director Yost said
84 nothing. If they are operating a use that is not a listed use in the RC zone, it would be a
85 legal, non-conforming use or in other words a grandfathered use. The majority of these
86 parcels are undeveloped and vacant. Some at the 1600 South corridor have property on
87 them, but the majority of the land is vacant. We are most concerned with the property
88 that is yet to be developed.

89
90 Commissioner Heaps asked in order to be grandfathered, would they have to come in
91 and apply. Director Yost said no, no action is required on behalf of the property owners.

92
93 Vice-Chair Baker asked that because this is a City promoted zone change, the owners
94 were notified. Director Yost said yes. Every property owner received a letter in the mail
95 stating the extent of the rezone. He did notice that the language in the letter stated it
96 includes property from 400 South to 1000 North and there are a few parcels extending
97 North of that.

99 Director Yost received five communications from property owners regarding this. Two
100 had substantial concerns. One of the property owners sent a formal objection of their
101 property being included in this. He distributed it to the Planning Commission to be part
102 of the record.

103
104 Vice-Chair Baker pointed out that the RC will not allow the two uses listed. Director Yost
105 clarified that it is the three uses not listed. These are essentially the primary differences
106 between the RC and HC zones.

107
108 Commissioner Parker asked if Director Yost anticipated, with a consultant, to have this
109 completed by the end of the fiscal year. Director Yost said yes, by the end of the next
110 fiscal year. Then we will then present the recommendations of the General Plan.

111 Vice-Chair Baker opened the public hearing at 7:59 p.m.

112
113 Jeff Kroneberger
114 323 S 1850 E

115 Mr. Kroneberger is excited about this and has talked to Director Yost. He thinks it is
116 good to look at the zones and see how they should be done. He wants to add 400 North
117 up Main Street, saying the CC zone is outdated. It is zoned for retail. He'd like to add
118 that Springville could do things with the properties there that could enhance the zones.
119 His property is partly zoned CC for 750 feet and he is stuck in the zoning. He is
120 manufacturing. There should be a different zone going North. Needs to be looked at to
121 see what it could be. He is impressed with Josh and the team.

122
123 Harold Mitchell
124 Represents McCaullins Properties
125 1852 W 1000 N

126 His client is opposed to this rezoning. He said that Mr. Yost said let's make some
127 changes until we get something done. Mr. Mitchell says let's leave it as is until we get
128 something done. There are differences that need to be looked at. You can have assisted
129 living in the HC, not the RC. No one would build that there. Major auto repair in the HC,
130 not the RC. He asks what the difference is between major and minor. No one knows.
131 Let's leave it. You can store autos and boats outside in HC, not RC. Makes no sense. I
132 have can a towing service in RC but not HC. I couldn't store the cars there I towed. L-IM
133 is a conditional use in HC, not allowed at all in RC. We may need warehousing and
134 storage in the RC area. Particularly on the lot behind what used to be the Stouffers
135 outlet store. We can't do wholesale trades in RC. The small piece of property is well
136 suited with access from 1750 W by Flying J. In HC, you can have an indoor race track,
137 but not in the RC. Outdoor storage is not allowed in the RC zone. Indoor storage isn't
138 always practical, economically not feasible. He prefers that this property, which is North
139 of 1000 North, be left out of this proposal and then he can participate in the changes or
140 development process or planning process the City plans to go through in the next year.
141 He doesn't know what the results will be. He prefers and requests that this property be
142 eliminated from the zone change and keep the HC zone where it is.

143
144 Commissioner Heaps asked Mr. Mitchell what he is requesting to be left out of the North
145 side. Mr. Mitchell said the North side of 1000 N, the one that crosses the railroad tracks.

146
147 Tim Parker
148 2310 S State

149 One thing that hasn't been addressed is the Heavy Industrial overlay how will it be
150 impacted with this RC designation, if at all. Sixty citizens that border the L-IM signed the
151 petition a while ago, want the overlay dropped completely. What properties are left
152 within that overlay that could be used other than the one the overlay was made for. If no
153 one else is required or allowed to apply for the overlay, that means we have one
154 company that is in there and that is spot zoning. And we don't allow that. He feels the
155 notification was poor. No such notification was given when we did an overlay in an L-IM.
156 He is against it. He is not included in the RC zoning change.

157
158 Commissioner Young and Parker asked Director Yost to address these issues. Director
159 Yost said what Mr. Parker is referring to is the Materials Processing and Storage overlay
160 that was applied only to one property. It was not applied to the entire L-IM area. There
161 are many areas in the city that remain L-IM and are eligible to apply for the overlay.
162 Currently, there is only one property zoned with the MPS overlay. And that property
163 owner was noticed and they were the applicant on the request. The rezone tonight only
164 applies to only those properties on the map, not down to SR-51. It doesn't affect any
165 current land use applications or other proceedings going on. Commissioner Heaps said
166 he asked what impact it would have on future L-IM. Director Yost said that the only
167 effect it would have is on the properties that are proposed to be rezoned if the council
168 chooses to rezone them. They would no longer be L-IM and then they would not be
169 allowed to apply for the overlay as it only can be applied to L-IM.

170
171 Commissioner Young asked Director Yost to show the property on 1000 North. Director
172 Yost showed on the map where it is.

173
174 Vice-Chair Baker clarified that it continues South of their property. Director Yost said no,
175 it takes from the ditch line to skipping over the creek and the Wavetronix site and then
176 picks up at 550 N and the southern border of the HC Zone. Vice-Chair Baker said it
177 skips Wavetronix because it is being developed now. Director Yost said yes because we
178 know what is being developed there. Vice-Chair Baker said the areas are mostly
179 undeveloped. Director Yost said yes, there a few structures but mostly undeveloped.

180
181 Commissioner Young moved to close the public hearing. Commissioner Heaps
182 seconded. The public hearing was closed at 8:18 p.m.

183
184 Vice-Chair Baker asked for a moment to read the materials given.

185
186 Commissioner Heaps asked Director Yost about Mr. Mitchell saying a storage
187 warehouse would have been a perfect fit, under the new proposal would be prohibited.
188 He asked if that is what would happen. Director Yost said if there is a use currently
189 permitted in the HC that isn't in the RC, then yes, that is correct. Commissioner Heaps
190 said if there is an existing business there currently... Director Yost said it only impacts
191 future businesses. It only impacts anything from the point of adopting the future pending
192 legislation onwards. Mr. Mitchell was referring to potential development opportunities for
193 that property in the future. And the proposed zone text amendment would reduce those
194 possibilities by the number of uses he cited that are not permitted in the RC zone.

195
196 Vice-Chair Baker asked Attorney Penrod if he had an opportunity to read through the
197 comments that were given. Attorney Penrod said he did.

198

199 Commissioner Mertz asked if the consultants they are using on the other zoning
200 amendments also are providing information on this. Director Yost said there are three
201 projects. The one closest to adoption is the Lakeside Landing project. We just began the
202 1600 South study with the kickoff meeting this morning, and are coming up with
203 proposals for the General Plan.
204

205 Vice-Chair Baker asked if the 1000 North area would be included in the General Plan.
206 Director Yost said yes. Vice-Chair Baker asked if it is anticipated to be finished next
207 summer. Director Yost said yes.
208

209 Commissioner Heaps wants to understand. This would be the new RC zone, which is
210 like a holding zone. Director Yost said we are intending to employ it as such. All
211 changes to the land use and zoning map go through Planning Commission and City
212 Council. There is no reversion clause or any binding promise that this zone would
213 change to anything in the future. We are in a sense employing it to give us room to go
214 through these processes to make definite plans for the future. Commissioner Heaps
215 added so we don't limit our options. Director Yost said right, so we don't get a big
216 office/warehouse right in the middle of where we want a different type of land use.
217 Commissioner Heaps said the concern he has is, come July, it is still in place until we
218 decide that we change that zoning in any particular area until an application is made
219 with Planning Commission and City Council. Director Yost said the RC zone would be
220 the governing zone until that was changed through the public process.
221

222 Commissioner Mertz said even then, someone that is in the RC zone could still apply for
223 a Conditional Use Permit. Director Yost said no. None of those uses are listed as
224 Conditional Uses under the RC zone.
225

226 Commissioner Heaps asked if are we completely wiping out L-IM. Director Yost said any
227 area rezoned to RC will not have the L-IM uses permitted. Commissioner Heaps asked if
228 they wanted to, they could ask for a change in zoning. Director Yost said they could ask
229 for a change in zoning. We generally feel that it will maximize the development potential
230 and ability to rely on the development character of the areas and will be better in the
231 long run.
232

233 Vice-Chair Baker asked what the possibility is for the involvement of property owners in
234 that process of determining what would be best for that area. Director Yost said
235 extensive. The property owners are involved. All of them have been engaged throughout
236 the process. In 1600 South we are making a list of those property owners that want to be
237 involved and providing individual invitations inviting them to be involved. In the General
238 Plan, it will be broad-based, general outreach to the public for engagement and focused
239 outreach to those areas with particular focus such as the I-15 corridor or the North Main
240 Street Corridor.
241

242 Commissioner Farrer is uncomfortable with the types of restrictions being proposed.
243 Once this is in place, it won't be changed easily. He doesn't think rezoning will happen.
244 He is opposed to this restriction being put in place. Commissioner Parker thinks it is a
245 valid point. Commissioner Farrer wants to improve the areas. And yet, it is on the
246 freeway. The face is the City, not the freeway. He likes to see retail going in those
247 places, but it is unlikely.
248

249 Vice-Chair Baker said she thinks there are differences in the areas. For example, 1600
250 South is changing. It was a smaller road and now it is being made into an off-ramp. Give
251 us time to decide what those changes mean. To her, the Flying J area is the same
252 general area it has been. She asked if it is because there is a proposed road there.
253 Director Yost said no, that is 1200 West. He said 1750 West is the street between
254 Wendy's and Del Taco. It has prominent freeway exposure and is zoned for HC and
255 anticipated potential to go that way, its developability and its prominent location that we
256 have a development proposal come in there. Commissioner Farrer is comfortable with
257 that area.

258

259 Vice-Chair Baker sees the purpose on 1600 South and Lakeside, but she would be
260 more comfortable if the Northern area wasn't included in the motion.

261 Commissioner Heaps said his major concern is helping the City protect and not limit
262 future development. He thinks a lot of it does stem from 1600 South off-ramp.

263

264 Commissioner Young moved to recommend amendment of Springville's Official Zone
265 Map from the Highway Commercial (HC) and Light Industrial Manufacturing (LIM) Zones
266 to the Regional Commercial (RC) for those parcels as shown in the attached table.

267 Commissioner Parker seconded. Vice-Chair Baker called for a roll call vote. It was as
268 follows: Commissioners Young, Parker, Baker, Mertz, Heaps aye. Commissioner Farrer,
269 nay.

270

271 Commissioner Mertz said that we have one shot to do this with the City and we need to
272 do a good job. Commissioner Parker said they are not cut off and have an opportunity to
273 rezone.

274

275 Vice-Chair Baker said the aye's have it and it goes to City Council. Director Yost said it
276 will be on the July 6 City Council meeting. She invited the attendees to come again and
277 voice concerns at the City Council meeting.

278

Josh Yost,

I would like to file a written objection to being included in the proposed zone change to Regional Commercial. My existing property 1055 N 1750 W (former Stoffers outlet) is set up for equipment sales, auto sales, light industrial, warehousing, outside storage etc. By changing the zoning, you are significantly limiting my current allowed uses. At the very least I would like to see all the existing uses be kept as (conditional uses). I own properties in Provo, Lindon, and Pleasant Grove. I have been a commercial real estate agent / developer for the past 18 years. I understand that a zone change like this is typically intended to keep areas clean and desirable as to attract more business. But the reality of this zone change is that it will limit growth and prevent business from wanting to move in. The more this area gets developed the more other business will come. I believe the city would be better served by leaving things as they are and reassessing the zone limitations once you have a more business in the area. If the cities desire is to ensure "clean" users, keep as many Conditional uses as possible. This way the city maintains some control and a potential tenant only needs to apply for a conditional use permit, rather than de deterred by a zone change. I have found that to be a much better strategy for cities. I would be happy to discuss this with any decision makers.

Sincerely,

Mike McMurtrey

Vice President – Commercial Utah

Investments & Analysis

mike.mcmurtrey@colliers.com

801-735-4747



PARCEL ID	SITE ADDRESS	OWNER NAME
23:027:0010	SPRINGVILLE, UT 84663	AVERETT, JERRY LYNN & TERI WINDLEY
23:025:0007	84663	BC INVESTMENT HOLDINGS LLC
23:026:0012	84663	BC INVESTMENT HOLDINGS LLC
23:028:0052		BJS VI LLC
26:054:0050	84663	BOARD OF EDUCATION OF NEBO SCHOOL DISTRICT
23:028:0041	84663	BRIAN, EARREL DEAN & DONA LEA
23:028:0042	84663	BRIAN, EARREL DEAN & DONA LEA
23:028:0040	84663	CHRISTENSEN, RODNEY JAY & JILL C
23:028:0044	84663	CLEMENTS, DAVID H & CINDY A (ET AL)
23:028:0037	84663	CLOWARD, BURKE J & DOROTHY D (ET AL)
23:028:0038	84663	CLOWARD, BURKE J & DOROTHY D (ET AL)
23:028:0039	84663	CLOWARD, BURKE J & DOROTHY D (ET AL)
23:028:0003	SPRINGVILLE, UT 84663	CLOWARD, BURKE J & DOROTHY D (ET AL)
23:028:0004	SPRINGVILLE, UT 84663	CLOWARD, BURKE J & DOROTHY D (ET AL)
26:040:0049	84663	DAHL, PHILLIP D & SANDRA P
26:043:0019	596 W 1600 SOUTH, SPRINGVILLE, UT 84663	DAHL, PHILLIP D & SANDRA P
26:057:0027	245 W 1600 SOUTH, SPRINGVILLE, UT 84663	DDD & B INVESTMENTS SPRINGVILLE LLC
23:023:0109		DOUBLE O OUTFIT LLC (ET AL)
23:026:0063		DOUBLE O OUTFIT LLC (ET AL)
23:028:0049		DOUBLE O OUTFIT LLC (ET AL)
23:028:0050		DOUBLE O OUTFIT LLC (ET AL)
23:029:0059		DOUBLE O OUTFIT LLC (ET AL)
26:044:0046		EMB INVESTMENTS LLC
26:054:0020	599 W 1600 SOUTH, SPRINGVILLE, UT 84663	FEWKES, ELDRED BLAINE & LINDA
41:699:0002	1055 N 1750 WEST, SPRINGVILLE, UT 84663	FULMINATED MERCURY 13 LLC (ET AL)
23:028:0035	84663	HALES, LYNN RAY & SHARON H
23:028:0051		HARWARD, MARSHA & JUD
23:029:0062		HARWARD, MARSHA & JUD
26:054:0049	84663	JOHNSTON & PHILLIPS INC
26:043:0022	510 W 1600 SOUTH, SPRINGVILLE, UT 84663	KILGORE COMPANIES, LLC
41:699:0003	1852 W 1000 NORTH, SPRINGVILLE, UT 84663	MCCOLLINS LTD
23:025:0057	84663	MEADOWBROOK LAND LLC
23:025:0063	84663	MEADOWBROOK LAND LLC
23:025:0034	84663	MEADOWBROOK LAND LLC
26:024:0006	84663	MINER FARMS SPRINGVILLE LLC
26:024:0005	SPRINGVILLE, UT 84663	MINER FARMS SPRINGVILLE LLC



Josh Yost

From: R Spratling <ronspratling@outlook.com>
Sent: Tuesday, June 22, 2021 2:29 PM
To: Kim Crane; Josh Yost
Cc: Doug Cole; Michael Glauser; Brent Pace
Subject: Objection opposing rezone and requesting removal from consideration

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Kim,

Please be advised that Spratling Collaborative et al. ,as referenced in the June 8 letter from Josh Yost, Community Development Director, Springville City, and all other interested parties oppose this rezone entirely and object to the manner which it is being proposed. We view this as a taking that will delay our development and damage our value.

As you are aware, Spratling Collaborative et. al. is the owner of approximately 19 acres on the far north end of this proposed rezone. Said acreage is designated in your letter as parcels 23-025-0064, 23-025-0014, 23-025-0016.

Let this be notice of an official complaint and objection as per the instructions provided. Please present said strenuous objection to the Planning Commission, City Council, Mayor, and make it a part of the record at tonight's meeting.

Would you kindly document receipt of same by responding to this email.

We urge that the Planning Commission remove our acreage from consideration along with any other parcel whose owner objects.

Regards,

Ron Spratling III
801-560-4747

Josh Yost

From: Mike Glauser <mike@odysseyptrs.com>
Sent: Tuesday, June 22, 2021 3:30 PM
To: Kim Crane
Cc: Josh Yost; Brent Pace; R Spratling
Subject: Objection Opposing Rezone and Requesting Removal From Consideration

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Kim,

As real estate consultants for Spratling Collaborative, we echo Ron's sentiments that this rezone shouldn't happen to their property. After reviewing the permitted uses under the proposed zone, we don't feel that it fits this area with the already existing and surrounding uses.

Please put this on file as an official complaint and objection per the city's instructions.

Thank you,

Mike Glauser
President - Odyssey Partners
801-828-5545
Mike@OdysseyPtrs.com



On Tue, Jun 22, 2021 at 2:29 PM R Spratling <ronspratling@outlook.com> wrote:

Kim,

Please be advised that Spratling Collaborative et al. ,as referenced in the June 8 letter from Josh Yost, Community Development Director, Springville City, and all other interested parties oppose this rezone entirely and object to the manner which it is being proposed. We view this as a taking that will delay our development and damage our value.

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We urge that the Planning Commission remove our acreage from consideration along with any other parcel whose owner objects.

Regards,

Ron Spratling III
801-560-4747

ORDINANCE #XX-2021

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP FROM THE HC HIGHWAY COMMERCIAL ZONE AND THE LIM LIGHT INDUSTRIAL MANUFACTURING ZONE TO THE RC REGIONAL COMMERCIAL ZONE FOR THE PARCELS AS ATTACHED HERETO IN EXHIBIT A PARCEL LIST AND EXHIBIT B PARCEL MAP; INCLUDING PARTS OF THE FOLLOWING GENERAL AREAS. THE AREAS ARE FIRST, FROM 400 SOUTH TO 1400 NORTH BETWEEN 2600 WEST AND 1650 WEST, SECOND, AT THE NORTHEAST QUADRANT OF THE INTERSECTION OF I-15 AND 1600 SOUTH, AND THIRD, ALONG 1600 SOUTH BETWEEN 1200 WEST AND SR 51.

WHEREAS, the City has an Official Zone Map which delineates zone boundaries for the various city zones; and

WHEREAS, the City may propose to amend the Official Zone Map to a zone or zones they find to be more appropriate and a better use of the land; and

WHEREAS, the City Planning Commission considered the amendment and conducted a public hearing on June 22, 2021 and has recommended approval of the proposed amendment;

NOW, THEREFORE, BE IT RESOLVED by the Council of Springville City, Utah that the Official Zone Map is hereby amended from the HC Highway Commercial Zone and the LIM Light Industrial Manufacturing Zone to the RC Regional Commercial Zone for the parcels as attached hereto in Exhibit A Parcel List and Exhibit B Parcel Map.

This ordinance shall become effective upon adoption by the City Council of Springville City.

ADOPTED by the City Council of Springville, Utah, this 06th day of July 2021.

Richard J. Child, Mayor

ATTEST:

Kim Crane, City Recorder

EXHIBIT A

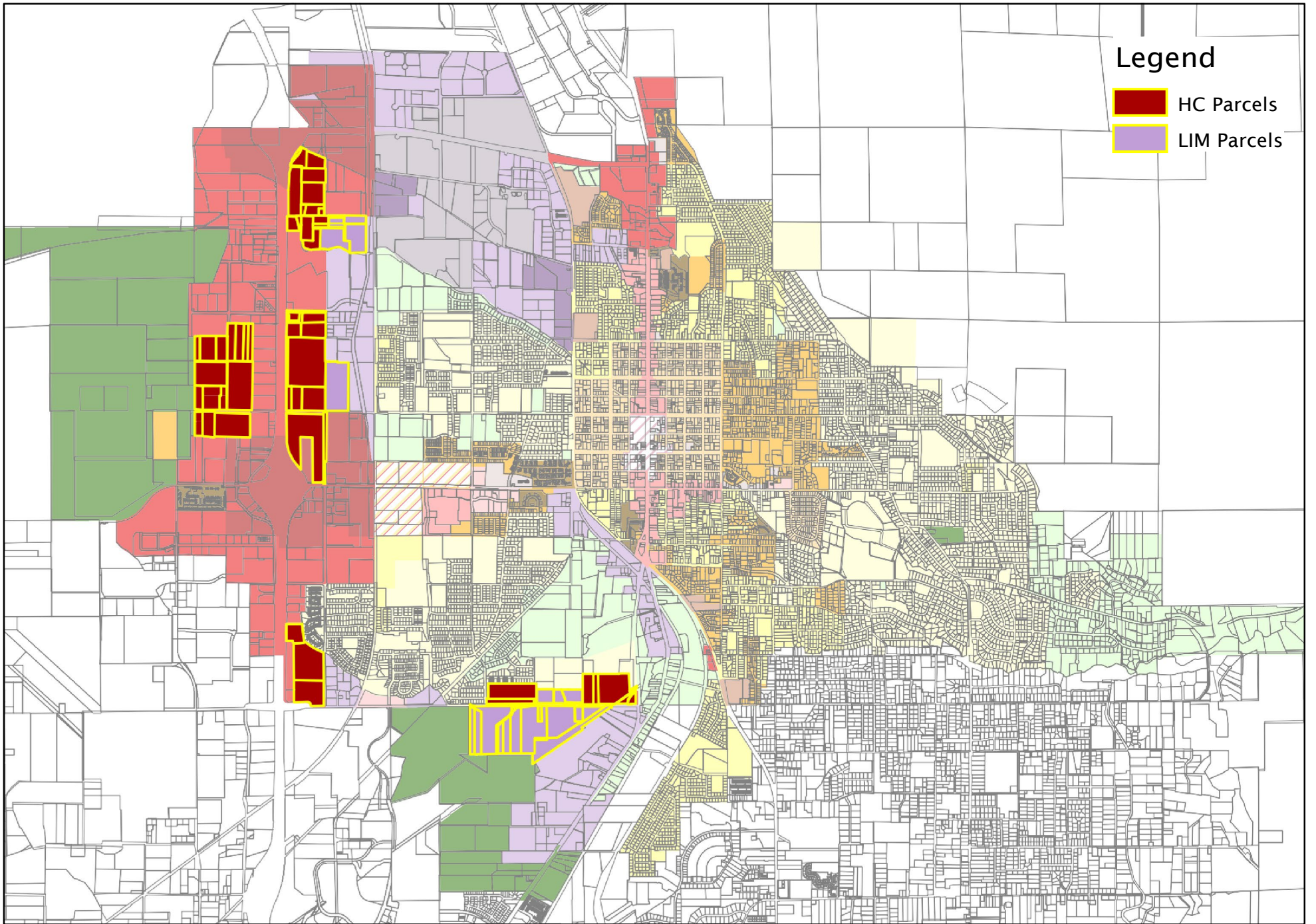
Parcel List

PARCELID_LABEL	SITE_FULLADDRESS	OWNERNAME
23:027:0010	SPRINGVILLE, UT 84663	AVERETT, JERRY LYNN & TERI WINDLEY
23:025:0007	84663	BC INVESTMENT HOLDINGS LLC
23:026:0012	84663	BC INVESTMENT HOLDINGS LLC
23:028:0052		BJS VI LLC
26:054:0050	84663	BOARD OF EDUCATION OF NEBO SCHOOL DISTRICT
23:028:0041	84663	BRIAN, EARREL DEAN & DONA LEA
23:028:0042	84663	BRIAN, EARREL DEAN & DONA LEA
23:028:0040	84663	CHRISTENSEN, RODNEY JAY & JILL C
23:028:0044	84663	CLEMENTS, DAVID H & CINDY A (ET AL)
23:028:0037	84663	CLOWARD, BURKE J & DOROTHY D (ET AL)
23:028:0038	84663	CLOWARD, BURKE J & DOROTHY D (ET AL)
23:028:0039	84663	CLOWARD, BURKE J & DOROTHY D (ET AL)
23:028:0003	SPRINGVILLE, UT 84663	CLOWARD, BURKE J & DOROTHY D (ET AL)
23:028:0004	SPRINGVILLE, UT 84663	CLOWARD, BURKE J & DOROTHY D (ET AL)
26:040:0049	84663	DAHL, PHILLIP D & SANDRA P
26:043:0019	596 W 1600 SOUTH, SPRINGVILLE, UT 84663	DAHL, PHILLIP D & SANDRA P
26:057:0027	245 W 1600 SOUTH, SPRINGVILLE, UT 84663	DDD & B INVESTMENTS SPRINGVILLE LLC
23:023:0109		DOUBLE O OUTFIT LLC (ET AL)
23:026:0063		DOUBLE O OUTFIT LLC (ET AL)
23:028:0049		DOUBLE O OUTFIT LLC (ET AL)
23:028:0050		DOUBLE O OUTFIT LLC (ET AL)
23:029:0059		DOUBLE O OUTFIT LLC (ET AL)
26:044:0046		EMB INVESTMENTS LLC
26:054:0020	599 W 1600 SOUTH, SPRINGVILLE, UT 84663	FEWKES, ELDRED BLAINE & LINDA
41:699:0002	1055 N 1750 WEST, SPRINGVILLE, UT 84663	FULMINATED MERCURY 13 LLC (ET AL)
23:028:0035	84663	HALES, LYNN RAY & SHARON H
23:028:0051		HARWARD, MARSHA & JUD
23:029:0062		HARWARD, MARSHA & JUD
26:054:0049	84663	JOHNSTON & PHILLIPS INC
26:043:0022	510 W 1600 SOUTH, SPRINGVILLE, UT 84663	KILGORE COMPANIES, LLC
41:699:0003	1852 W 1000 NORTH, SPRINGVILLE, UT 84663	MCCOLLINS LTD
23:025:0057	84663	MEADOWBROOK LAND LLC
23:025:0063	84663	MEADOWBROOK LAND LLC
23:025:0034	84663	MEADOWBROOK LAND LLC
26:024:0006	84663	MINER FARMS SPRINGVILLE LLC
26:024:0005	SPRINGVILLE, UT 84663	MINER FARMS SPRINGVILLE LLC
26:054:0051	84663	MINER FARMS SPRINGVILLE LLC
26:024:0004	84663	MINER FARMS SPRINGVILLE LLC
26:024:0009	84663	MINER FARMS SPRINGVILLE LLC
23:026:0064		MINER, GREGORY P (ET AL)
23:029:0058		MINER, GREGORY P (ET AL)
23:029:0061		MINER, GREGORY P (ET AL)
23:029:0064		MINER, GREGORY P (ET AL)
26:054:0075	615 W 1600 SOUTH, SPRINGVILLE, UT	MMK PROPERTY LLC
26:024:0008	84663	NUSINK, BRADLEY D & TINA Q
26:027:0041	84663	NUSINK, NANCY LEE (ET AL)
52:973:0002	2303 W 500 NORTH, SPRINGVILLE, UT 84663	OLDS, THOMAS L JR & KELLY
26:054:0073		PIERSON PROPERTIES LLC
26:047:0051	84663	POLARIS PEAK LLC
26:047:0050	84663	POLARIS PEAK LLC
23:030:0095	84663	PROPERTY RESERVE INC
50:082:0001	761 W 1600 SOUTH, SPRINGVILLE, UT	QUESTAR GAS COMPANY
35:752:0001	454 W 1600 SOUTH, SPRINGVILLE, UT	SIMPLEX STORAGE SOLUTIONS LLC
23:027:0008	84663	SOUTH UTAH VALLEY SOLID WASTE DISTRICT
23:027:0030	84663	SOUTH UTAH VALLEY SOLID WASTE DISTRICT
23:025:0016	84663	SPRATLING COLLABORATIVE LC (ET AL)
23:025:0064	84663	SPRATLING COLLABORATIVE LC (ET AL)
23:025:0014	SPRINGVILLE, UT 84663	SPRATLING COLLABORATIVE LC (ET AL)
23:025:0031	84663	SPRINGVILLE CITY
26:054:0041	84663	SPRINGVILLE CITY
41:699:0001	1878 W 1000 NORTH, SPRINGVILLE, UT 84663	SPRINGVILLE CITY
50:082:0002	SPRINGVILLE, UT	SPRINGVILLE CITY
26:054:0040	84663	SPRINGVILLE CITY CORPORATION
26:054:0040	84663	SPRINGVILLE CITY CORPORATION
26:053:0017	84663	SPRINGVILLE CITY CORPORATION
26:054:0040	84663	SPRINGVILLE CITY CORPORATION
26:054:0040	84663	SPRINGVILLE CITY CORPORATION
26:053:0017	84663	SPRINGVILLE CITY CORPORATION
23:026:0049	84663	SPRINGVILLE DRAINAGE DISTRICT



23:026:0058	84663	STATE OF UTAH DEPARTMENT OF NATURAL RESOURCES (ET AL)
23:025:0068	84663	STATE OF UTAH DEPARTMENT OF NATURAL RESOURCES (ET AL)
23:026:0014	84663	SUMSION, STEVEN W & STEVEN L
23:025:0069	84663	SUMSION, STEVEN W & STEVEN L
23:025:0006	84663	SUMSION, STEVEN W & STEVEN L
23:025:0012	84663	SUMSION, STEVEN W & STEVEN L
23:026:0013	84663	SUMSION, STEVEN W & STEVEN L
23:025:0005	84663	SUMSION, STEVEN W & STEVEN L
23:026:0015	84663	SUMSION, STEVEN W & STEVEN L
23:025:0056	84663	UTAH DEPARTMENT OF TRANSPORTATION
23:026:0061	84663	UTAH DEPARTMENT OF TRANSPORTATION
23:028:0053	2250 W CENTER ST, SPRINGVILLE, UT	WE VENTURES LC
26:043:0020	84663	WESTROC INC

EXHIBIT B

Parcel Map



Legend

-  HC Parcels
-  LIM Parcels

