

MINUTES OF THE REGULAR MEETING OF THE SPRINGVILLE CITY COUNCIL HELD ON TUESDAY, JULY 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/Finance Director Bruce Riddle, and City Recorder Kim Crane. Building and Grounds Director Bradley Neel, Power Director Leon Fredrickson, Chief of Police Lance Height, Community Development Director Josh Yost, Public Works Director Brad Stapley, 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 7:05 p.m.

INVOCATION AND PLEDGE

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

APPROVAL OF THE MEETING'S AGENDA

COUNCILMEMBER JENSEN MOVED TO APPROVE THE AGENDA AS WRITTEN. COUNCILMEMBER CRANDALL 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 requests to speak submitted.

Ken Berg, stated he was representing Wayne Patterson who owns property off of 1600 N and 1000 N from I-15 to 1750 West. Mr. Patterson asked Ken to attend for a better understanding of the zoning amendment and better understand the advertisement of the zone change. He would like clarification on the area he owns. Ken expressed commercial subdivisions feel they are trying to hit a moving target.

Cristy Bulkley stated she was from Highland and has worked through the process with her city on Ranked Choice Voting. Her background was as a former council member and policy analyst with local municipalities. She expressed the City has been led to make a financial decision and may not know what had been laid out prior to it coming to municipalities. One is Ranked Choice Voting allows for not having a primary. She is proposing legislation for in person on paper and to do away with Vote by Mail. She then read from her handout. She stated the council should guard voting the very most.

Wendy Hart stated she was also from Highland and expressed they have been doing a lot of catch-up to follow on the heels of organizations that promote Ranked Choice Voting. Payson and Vineyard did Ranked Choice Voting because the first-choice candidate was only tallied once for three seats. In order to truly apply an alternative voting strategy, it should be something candidates run on and win with the support of the population before changing the methodology.

Harold Mitchell stated he was representing McCullum LLC who opposes the zone change from Highway Commercial (HC) to Regional Commercial (RC), it seems like a holding pattern, they own property near the Stouffer Outlet Store. The change limits opportunities for his client to use the property, because of the restrictions of the RC Zone. He expressed Mr. Anderson feels the city was not treating him very well.

Amanda Miller expressed she was a concerned citizen about Ranked Choice Voting, and no law had been passed to require it. Currently, it is in a testing phase and she does not support it. She asked the audience and council if they understood Ranked Choice Voting and stated it was better a little late than never to start learning. She read from a prepared speech. She believed in hand counting of all ballots, the more she learns the more she disagrees with Ranked Choice Voting. She submitted to the council an affidavit for a forensic audit and did not get a response.

Councilmember Packard stated he did respond.

Administrator Fitzgerald stated the City Attorney did submit a response by email to Ms. Miller.

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 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

COUNCILMEMBER NELSON MOVED TO APPROVE THE CONSENT AGENDA AS WRITTEN.
COUNCILMEMBER PACKARD SECONDED THE MOTION, THE VOTE WAS RECORDED AS

FOLLOWS:

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

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

Director Yost reported the zone map amendment request was 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, Springville, Utah.

Councilmember Snelson asked if it was out of the flood plain. Director Yost responded it was.

COUNCILMEMBER JENSEN MOVED TO *APPROVE ORDINANCE #14-2021* 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.

COUNCILMEMBER SNELSON 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 #14-2021 APPROVED

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**

Director Yost reported 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. The presentation was made on April 6, 2021. Staff asserted that there were 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 the discussion, staff analyzed the areas in light of the Council's discussion and presented a resolution 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 the zone map amendment to the Planning Commission on June 22, 2021. Two letters of protest were received at that time and since more have come in.

Director Yost stated they have worked with a consultant and stakeholder committees. Councilmember Jensen asked if there had been any protests for the area of 1600 South. That area was the main concern of the council and then other areas in the city were included.

Director Yost reported the Lakeside Landing Special District Plan was of concern because some key pieces could be lost to office warehouse. Another focus is the General Plan updated with the focus on the I-15 corridor. While the City's interest was to preserve a broad range of future land use options.

Director Yost explained there was some confusion on noticing, the letters that were sent out did include the correct information. The RC Zone was not intended to be a permanent designation and would require another legislative action to change.

Councilmember Packard asked if it would preclude anyone from coming to the city and zoning it to whatever. He suggested tabling the item so they can have more discussion. Director Yost replied it would not preclude a property owner from coming to the city and requesting a zoning change. Administrator Fitzgerald explained there were restrictions on reapplying if it had been denied.

Director Yost was recommending to keep the amendment as proposed, the Planning Commission voted in favor 5 to 1 with one commissioner being absent.

Councilmember Nelson commented the north end is also a gateway to Springville.

Director Yost reported there was a demand for property to be purchased, and he didn't have a crystal ball on what will be developed. Any use currently operating legally would be a legal non-conforming use.

Councilmember Snelson commented if more conversation with property owners was needed in order to have the process done right, then that is what needs to happen.

Director Yost explained the pending legislation process. Administrator Fitzgerald suggested continuing to a date certain and have more direction from the council and information on the noticing requirement.

Councilmember Nelson suggested each property owner who had submitted an objection to be contacted and make sure they understand the proposed action.

The council would like to discuss more in a work session on July 20, 2021.

COUNCILMEMBER SNELSON MOVED TO CONTINUE THE ITEM TO AUGUST 03, 2021 TO PROVIDE AN OPPORTUNITY FOR MORE DISCUSSION.

COUNCILMEMBER NELSON SECONDED THE MOTION. ALL PRESENT VOTED AYE.

MAYOR, COUNCIL, AND ADMINISTRATIVE REPORTS

Mayor Child asked if there were any comments.

Administrator Fitzgerald explained the council previously approved a contract with Superpedestrian and they could see scooters in the city within ten days. The council approved an update to technology in the council room and it is underway. Paperwork will need to be completed for the ARPA Funds associated with COVID, he asked if the council was in agreement to accept those funds and he would bring more information to the council, or the city can take the funds and work through the issue.

Councilmember Crandall was concerned about any strings attached to the funds. Administrator Fitzgerald stated staff would walk the council through the funding before being used. Director Riddle stated it was not a huge rush, currently, the state was sending out documents.

CLOSED SESSION

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

COUNCILMEMBER PACKARD MOVED TO ADJOURN THE REGULAR MEETING AND GO INTO A CLOSED SESSION REGARDING PROPERTY AT 8:26 P.M

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


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

ADJOURNMENT

Meeting adjourned at 8:26 p.m.

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

DATE APPROVED: September 21, 2021



Kim Crane, CMC
City Recorder