



MINUTES OF THE WORK/STUDY MEETING OF THE SPRINGVILLE CITY COUNCIL HELD ON TUESDAY, SEPTEMBER 07, 2021 AT 5:30 P.M. AT THE CIVIC CENTER, 110 SOUTH MAIN STREET, SPRINGVILLE, UTAH.

Presiding and Conducting: Mayor Richard J. Child

Elected Officials in Attendance: Liz Crandall
Craig Jensen
Matt Packard participated by telephone
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, City Recorder Kim Crane, Building and Grounds Director Bradley Neel, Community Development Director Josh Yost, Public Safety Director Lance Haight, Administrative Services Director Patrick Monney, Power Director Leon Fredrickson, 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 Work/Study meeting to order at 5:30 p.m.

COUNCIL BUSINESS

1. Calendar

- Sept 14 - Work/Study Meeting 5:30 p.m.
- Sept 21 - Work/Study Meeting 5:30 p.m., Regular Meeting 7:00 p.m.
- Sept 29-Oct 01 - ULCT Annual Convention
- Oct 05 - Work/Study Meeting 5:30 p.m., Regular Meeting 7:00 p.m.

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

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

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

2. Approval of the minutes for the regular meeting held on July 20, 2021, and the Work-Study meetings held on July 13, 2021, and August 10, 2021.

3. Approval of a Resolution and agreement for the 2021 Utah County Recreation Grant in the amount of \$16,199.00 - Corey Merideth, Recreation Director

4. Approval of a Resolution and contract with FHN Financial Main Street Advisors - Bruce Riddle, Assistant City Administrator/Finance Director
5. Approval of the Condie Farms, Plat C Subdivision located in the area of 550 North 1500 West, Springville, in the R1-8 Single-Family and WF-1 Westfields Overlay Zones - Josh Yost, Community Development Director
6. Approval of the Regent's Park Condominiums, an office warehouse project located at 317 North 2000 West, Springville, in the HC-highway Commercial Zone - Josh Yost, Community Development Director

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

3. DISCUSSIONS/PRESENTATIONS

a) **Annexation Policy Discussion - Troy Fitzgerald, City Administrator**

Administrator Fitzgerald reported on annexation policy and the council's role in annexations. He reviewed the city annexation policy plan and annexation boundaries.

He reported on Area-11 in the annexation plan located West of Interstate 15 along 400 South consisting of approximately 1800 acres. He brought to the council's attention a notice from Spanish Fork City petitioning an annexation within Springville's annexation boundary plan Area-11, south of 400 south. He asked the council's interest in annexing Area-11 north of 400 south. The council would need to decide if they want to protest the annexation petition from Spanish Fork City.

Mayor Child and Councilmember Jensen expressed south of 400 south would not be beneficial to the city to protest but should consider north of 400 south.

Councilmember Nelson would like to hear more information regarding north of 400 south.

Councilmember Crandall expressed the need to work with other cities and help each other out.

Administrator Fitzgerald stated boundaries by roads should be considered as far as who is responsible for maintaining the road and providing public safety.

Jared Morgan with JWC Capital discussed the desire to develop the property in question with the Spanish Fork annexation petition.

Councilmember Packard would like discussions with Spanish Fork regarding 1600 south.

b) **Lakeside Landing Discussion - Josh Yost, Community Development Director**

Director Yost reported on the Lakeside Landing Plan regarding planning and city code. The Planning Commission recommended approval with conditions, and a development agreement would need to be in place. He asked the council how they would like to proceed with the discussion. Yost explained there have not been substantive changes with unit counts. Pieces of the area not under control from the parties of the application have been removed and include only the north portion because the property owners did not sign to be part of the rezoning. The Planning Commission approved the development with the understanding a development agreement would be forthcoming. The developers provided images during the planning commission and the council requested to see them.

Director Yost explained when the developers submit for legislative action they plan to provide the same presentation as the one received by the Planning Commission. A form book was not included with the Planning Commission review, they would like to see one included with the development agreement.

Council by consensus asked to see visuals of the form book, Director Yost indicated he would provide those to the council. Attorney Penrod explained design standards as part of an overlay.

Councilmember Packard voiced concern about density on the south side, height, and the image it would portray as a gateway to the city.

Administrator Fitzgerald asked if additional work sessions were needed or if the council wants it as part of legislative action. Council would like staff to keep on task and bring it back in October.

- c) **Discussion regarding amending the Springville Official Zone Map from the Highway Commercial (HC) and Light Industrial Manufacturing (LIM) Zones to the Regional Commercial (RC) Zone from 400 South to 1000 North between 2600 West and 1650 West - Josh Yost, Community Development Director**

Director Yost reported on discussions with the property owners regarding the recommended amendment. He asked the council if they wanted to leave it as an HC Zone with design standards, do we anticipate changing the zone, or adding design standards. Director Yost reviewed commercial design standard options. Attorney Penrod explained design standards could be part of the city code and a development agreement.

Councilmember Crandall commented the current or previous buildings have not had to comply with design standards, some have been done very well. Director Yost replied the question the council needs to decide is what type of uses, changing the zone gives the city time to review how to proceed. If the council wants a certain look for the use staff will need to know and more time would be needed to provide the information.

Councilmember Snelson said he was not opposed to office warehouses or tilt-ups. Unsightly storage and landscaping were not desirable.

Director Yost expressed for context the discussion has been ongoing for six months, the council has until December to make a decision or the zone reverts back. To have design standards ready by December is highly unlikely.

Mayor Child expressed another work session would be needed.

Councilmember Packard stated the council will need time to decide what we want and what we want it to look like.

Councilmember Jensen requested council talk about having office warehouse and what we want it to look like.

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

Mayor Child asked for any other comments.

5. **CLOSED SESSION**

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

There was none.

6. **ADJOURNMENT**


COUNCILMEMBER SNELSON MOVED TO ADJOURN THE WORK/STUDY MEETING OF THE SPRINGVILLE CITY COUNCIL AT 6:55 P.M.

COUNCILMEMBER JENSEN SECONDED THE MOTION, ALL VOTED AYE.

This document constitutes the official minutes for the Springville City Council Work/Study meeting held on Tuesday, September 07, 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, September 07, 2021.

DATE APPROVED: November 16, 2021



Kim Crane
City Recorder