
MINUTES OF THE REGULAR MEETING OF THE SPRINGVILLE CITY COUNCIL HELD ON TUESDAY, SEPTEMBER 21, 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
Patrick Monney
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, and Deputy Recorder Jennifer Grigg. Building and Grounds Director Bradley Neel, Police Chief Lance Haight, Community Development Director Josh Yost, Public Works Director Brad Stapley, Library Director Dan Mickelson, Administration Director Patrick Monney, Recreation Director Stacey Child, and Museum of Art Director Rita Wright

CALL TO ORDER

Mayor Child welcomed everyone and called the meeting to order at 7:12 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 MEETING'S AGENDA AS WRITTEN. COUNCILMEMBER PACKARD SECONDED THE MOTION, AND THE VOTE IS RECORDED AS FOLLOWS:

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

MAYORS COMMENTS

Mayor Child welcomed anyone attending for an assignment. He opened the meeting to public comment. Administrator Fitzgerald noted that the gathering of residents for comments was for item #4 on the regular agenda. Mayor Child explained these public comments could wait for item #4. He asked for other public comments and there were none.

CONSENT AGENDA

1. Approval of the minutes for the work-study meeting and regular meeting on July 06, 2021, and the work-study meetings for July 20, 2021, and August 03, 2021

- ~~2. Approval of a Resolution and authorizing the Utah County Mutual Aid Agreement Mobile Field Force – Lance Haight, Public Safety Director~~
3. Approval of a Resolution authorizing Springville City to purchase 0.352 acres of property located in the Jesse’s Brook Subdivision from Bertha Jarr - John Penrod, Assistant City Administrator/City Attorney

COUNCILMEMBER SNELSON MOVED TO APPROVE THE CONSENT AGENDA AS WRITTEN EXCEPT FOR REMOVING AGENDA ITEM #2.

COUNCILMEMBER JENSEN SECONDED THE MOTION, THE VOTE WAS RECORDED AS FOLLOWS:

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

REGULAR AGENDA

4. **Consideration of approving the Westfields Central New Neighborhood Plan for 20 acres adjacent to Meadow Brook Elementary School at 700 S and 950 West and approving a Resolution adopting the *Westfields Central New Neighborhood Plan Development Agreement* - Josh Yost, Community Development Director**

Director Yost started his presentation describing the Westfields New Neighborhood Plan which would be a regulating element adopted under the Traditional Neighborhood Development Overlay Zone, (previously adopted by ordinance by the Council) amending the zone map that covers this property to a Traditional Neighborhood Development Overlay Zone (TND). According to this new overlay zone, no entitlement or development rights exist until the Council adopts a new neighborhood plan and development agreement. The TND was reviewed and approved on August 24, 2021, by the Planning Commission. He explained the TND was a framework zone and the *Westfields New Neighborhood Plan* was a picture to put in the frame of the TND and it will govern all the development within the TND.

He continued by explaining the requirements for the Westfields New Neighborhood Plan, including a full set of regulations describing sub-zones, streets, density, lot types, occupancy, setbacks, heights, number of units, and which lot types are permitted in each subzone and each transect zone. These additional standards are beyond the standards for the Westfields Overlay including standards for thoroughfare, civic space, stormwater management, architecture, landscape, and others that are part of the development agreement to be presented by Attorney Penrod later in this meeting.

Director Yost continued by stating the primary regulating element is the Westfields Central Regulating Plan. He stated the final plat contains 218 units which are less than the maximum density of 11 dwelling units per gross acre. Some requirements in this regulating plan, in addition to the TND code, are terminating vistas where particular attention will be paid to architectural expression as well as projecting overhangs over the sidewalk supported by columns (galleries) and shop front areas. The regulating plan lays out the locations of greenways, streets, and subzones as well as parking and more.

Councilmember Packard asked about density, variation in height, and stories up and down.

Councilmember Snelson asked about required and recommended shop fronts. Director Yost said shop fronts are permitted and there will be plenty of activity.

Councilmember Nelson clarified the shop fronts might not get tenants.

Director Yost showed a drawing that included green space, parking, and a tower feature terminating the view down 700 South.

Councilmember Jensen clarified ownership and maintenance of the streets and greenspace.

Councilmember Packard asked if the open space is large enough for a soccer field. Director Yost said it is also a detention basin. Councilmember Packard asked Director Yost to address height. Director Yost stated there was a maximum of 3.5 stories.

Councilmember Crandall asked about a picture of a 3.5 stories house. Yost explained the architectural expression in the area and that the procedure for design review will be part of the development agreement described by Attorney Penrod.

Administrator Fitzgerald asked about the maximum height. Director Yost stated there is no maximum height, just 3.5 maximum stories. Councilmember Packard added it would protect the city to list a numerical maximum height in feet if this is a pattern for future agreements. Director Yost continued by establishing each lot type will have different heights, maxing out at 3.5 stories. Administrator Fitzgerald asked about a half story. Director Yost said it is not defined, comparing it to the maximum height in the Lakeside Community. Councilmember Snelson noted a house with a pitched roof is 3.5 stories. Councilmember Nelson called it a loft.

Administrator Fitzgerald explained this plan was not like 453 South Main and eliminates the possibility of four vertical stories. Councilmember Crandall asked if there was a defined percentage of 3.5 storied homes in this development. Director Yost said the agreement sites the actual plat where each lot type can be. Director Yost said this plat shows all unit types could be 3.5 stories. Councilmember Packard requested a limit to the height in feet be added.

Director Yost noted the Planning Commission approved this unanimously and this space is walkable with reasons to walk, safety, and comfort for walking without driveways and open space throughout the neighborhood.

Councilmember Crandall asked about 700 South having a bike trail. Director Yost answered this sidewalk/trail is wider and 700 South is wider near the junior high. Administrator Fitzgerald added 700 South was originally planned and built as a local street. Now that the junior high has located there and much of the residential development is already there, the problem is how to update 700 South to a minor collector. In addition, the rails to trails plan to convert the Tintic rail line to a trail with a connection point back to the 1200 West trail system and the Clyde Recreation Center is very attractive. He said the city would love a trail there plus a minor collector, but both are not possible without buying a bunch of houses. Staff is working on a plan to maximize the city and the future councils' ability to go either way with a trail or wider road with this particular plan. Councilmember Jensen said a wider road would be expensive. Administrator Fitzgerald continued by saying keeping 700 South narrow, with a trail on the side function is the best for now to accommodate future changes.

Councilmember Snelson asked about the school and pedestrian and vehicular traffic around the school as well as active transportation traffic. Administrator Fitzgerald agreed the discussion will continue to accommodate all those uses. Councilmember Snelson said the reason to discuss safety is a child was hit by a car in front of Merit Academy. Councilmember Jensen said that road was not developed and this plan will have a traffic calming effect. Councilmember Snelson said solving the traffic calming to protect children is a priority and a discussion for another time. Director Yost showed possibilities to change school drop-off alternatives. Mayor Child opened the discussion for public comment, three minutes each.

PUBLIC COMMENT

Melissa Hansen said she has lived in Springville for two years; bought a home; loves Smiths, schools, the CRC, but there is not a park. She continued by saying there are a lot of neighbors who agree. She showed where the park should be, that the intersection is crowded and the area is full of residential homes. She said we would love it if there were a park closer than Kelvin Grove. The councilmembers pointed out this plan has a civic green. Melissa asked for more park. Mayor Child noted the property east of the recreation center is about two acres. Attorney Penrod said we plan to own that in the future and noted how close the pickleball courts are. Administrator Fitzgerald noted the school

grounds are open to the public. Someone spoke in the back about access to school grounds. The council turned the time back to Melissa who asked for half, or even all the property to be a park. She learned about this development yesterday and pointed to other properties in development. As a parent, who plans to live here for a decade or two, she would love a park between the schools. The Kelvin Grove has mosquitoes and is next to a giant road. She is not against apartments especially with the housing market, but this area is crowded and needs a park for recreation. With more apartments, this area will become more crowded. Mayor Child introduced Mary Villagrana.

Mary Villagrana said she has lived on 950 West for 12 years. Her family used Kelvin Grove which has no bathrooms. She loves the Clyde Recreation Center. Kelvin Grove Park is the only park and is very small. She said the map shows a big disparity of parks in the southwest part of Springville. She quoted scientific research benefits and downsides of high-density housing. She prefers to use the parks in Spanish Fork. Mayor Child introduced Ximena Bishop.

Ximena Bishop lives two blocks from Meadow Brook Elementary and thanked the good friends and neighbors for attending. She noted the Provo Recreation Center has a huge park outside. Compared to the beautiful large parks on the east side of Springville, with the density on the west side, there is not much space available for a nice place for recreation. She thanked the city for the railroad crossing, but traffic is busy and there is no safe pathway. There are three schools and she appreciated the need for a trail. She would love a huge park, like Spring Creek Park. We would like a large chunk of this lot dedicated to a big park for young families to gather and a place for teenagers to hang out. She concluded by asking where are they going to hang out on this side of Springville. She thanked the Council and showed appreciation for the 18 months working on this proposed plan, but asked the Council to expand the green area on this development. Mayor Child thanked Ximena and someone else asked for time.

Tina Cole introduced herself and stated her address is 600 South 575 West near the other apartment complex that has come into her neighborhood. She said she is not against apartments, but the amount of traffic is scary. She said so many times she has tried to back out of her driveway and about to run into someone coming out of the apartment complex. She described her history of living in Springville and being surrounded by farmland. She said her concern with this plan is traffic. She compared density problems in Orem to Springville with speeding and danger. She also said the area needs a park for little kids and it is not safe for young mothers and neighbors to go to the school grounds during the day. The area needs more green space and less high-density housing. Mayor Child asked Attorney Penrod about a motion.

Attorney Penrod reported on the Development Agreement for the Westfields Central New Neighborhood Plan. For the development to go into place, the plan and development agreement must be adopted and the Council can adjust the neighborhood plan in a fashion that is in the best interest of the city. He said with this Harrison Property, the development agreement is simple. The plan is in the underlying R1-10 zone with a height limit of 30 feet. The developer is required to follow the design standards which he described and the plan also follows the new state law. He continued by stating the developer must meet with the Community Development Director, Director Yost, before submitting an application for a building permit to verify design standards are met. He highlighted the civic space paid for by the developer including a natural playground, slide playground, and a gathering place for soccer or a concert. Councilmember Nelson asked if the civic area had a restroom. Councilmember Snelson asked how many acres of green space. Attorney Penrod said some of the acreages are parking. Councilmember asked for a comparison to other parks in the city. Councilmember Packard referred to the public comments and asked if the city can take the undeveloped area and make sure parks are funded by the developer. Administrator Fitzgerald said the risk is this is a new and different concept and this developer could walk away and develop a less dense neighborhood with no public open space. The open space would be in private backyards. Councilmember Packard agreed and said this plan gives the developer the density to provide public open space, but he is thinking ahead to avoid this trap in the future.

Councilmember Jensen said the Lakeside Plan has parks in its plan. Administrator Fitzgerald said the proposed Parks Master Plan says Springville does not need additional acres to meet the standard established by the City Council. Councilmember Jensen said the Westfields need parks. Administrator Fitzgerald agreed, saying some areas do not have parks within a walkable distance which is another standard Springville City Council would like to see met. He said it would be difficult to develop a park with impact fees. The value of the land this developer is dedicating to this park is well over one million dollars. Councilmember Packard said the city needs to be looking ahead. Councilmember Nelson said the city needs to recognize that parks need to be in areas with high densities. Councilmember Jensen said the developer brought that to our attention. Councilmember Nelson disagreed and said the city must pay attention to this. Councilmember Crandall said it is nice to have these women come forward and let us know what they want.

Attorney Penrod pointed out property that will be recreation facilities in the area, next to the existing pickleball courts and the CRC, but not an entire 20-acre parcel. This plan before us today has almost 3.5 acres of green space. There is more opportunity for more park space in the Westfields. Mayor Child said Springville has quite a bit of acreage for parks and it cost money to buy and maintain parks. Several council members argued the parks are not in the Westfields. Mayor Child said the city has planned parks in the Westfields. Councilmember Packard asked about possible acreage across the railroad. Administrator Fitzgerald said when the rail tracks become a trail in the near future, land to the east will be more accessible. Director Stapley pointed out the area near 1200 West and 1200 South will be a linear park. Attorney Penrod said there will be a road on both sides. He pointed out another developer plans open space. Administrator Fitzgerald said Kelvin Grove is five acres and the citizens think it is not very big. The definition of a neighborhood park is more than five acres. Past master plans have pocket parks. The buildings and grounds department need to know what size properties to acquire. Attorney said this plan has more park acres than Child Park. Administrator Fitzgerald said neighborhood parks can function very well, but not everyone agrees with that.

Attorney Penrod concluded with a list of amenities like art and swing benches in this plan and the proposal to name this park George Beefsteak Harrison who owned a steak restaurant in town. The civic area is also a detention area and can be a programmable space for community events. He broke down the costs of the park in the agreement which totaled an over \$2 million donation from the developer for the density bonus. He asked for the wording to be added about discussing the park with the developer in the motion. Councilmember Crandall asked about a bond for improving the park. Attorney Penrod said the developer will install the park at his expense. Councilmember Packard asked if there is a timetable in the agreement. Attorney Penrod said the park improvements would be developed within a year. Councilmember Packard asked and Councilmember Jensen clarified 35 feet mid gable maximum height in the agreement. Attorney Penrod asked for a recess to correct the neighborhood plan.

Attorney Penrod returned from recess and explained these motions.

COUNCILMEMBER SNELSON MOVED TO APPROVE THE WESTFIELDS CENTRAL NEIGHBORHOOD PLAN ORDINANCE NO. 46-2021. HE CLARIFIED THE 35 FOOT LIMIT AGREED UPON IS INCLUDED.

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

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

ORDINANCE NO. 46-2021 APPROVED

Attorney Penrod asked the Council to add wording for the next motion to give the city attorney leeway to approve the final cost and improvements in the park.

COUNCILMEMBER PACKARD MOVED TO APPROVE RESOLUTION # 2021-45 ADOPTING THE WESTFIELDS CENTRAL NEW NEIGHBORHOOD PLAN DEVELOPMENT AGREEMENT AND ALLOW THE CITY ATTORNEY OR CITY ADMINISTRATOR TO NEGOTIATE THE PARK COSTS AND EXPENSES.

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

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

RESOLUTION #2021-45 APPROVED

MAYOR, COUNCIL, AND ADMINISTRATIVE REPORTS

CLOSED SESSION

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

COUNCILMEMBER NELSON MOVED TO ADJOURN THE REGULAR MEETING AT 8:20 P.M. AND GO INTO A CLOSED SESSION FOR LITIGATION AND ADJOURN AFTER THAT MEETING. COUNCILMEMBER PACKARD SECONDED THE MOTION. THE VOTE IS RECORDED AS FOLLOWS:

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

The regular meeting adjourned at 8:20 P.M.

This document constitutes the official minutes for the Springville City Council Regular Meeting held on Tuesday, September 21, 2021, Jennifer Grigg, do hereby certify that I am the duly appointed, qualified, and acting Deputy Recorder for Springville City, of Utah County, State of Utah. I do hereby certify that the foregoing minutes represent a true and accurate, and complete record of this meeting held on Tuesday, September 21, 2021.

DATE APPROVED: _____ October 19, 2021 _____

Jennifer Grigg
Deputy Recorder