

MINUTES OF THE REGULAR MEETING OF THE SPRINGVILLE CITY COUNCIL HELD ON TUESDAY, SEPTEMBER 07, 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 Attended via 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, and City Recorder Kim Crane. Building and Grounds Director Bradley Neel, Power Director Leon Fredrickson, Public Safety Director Lance Height, Administrative Services Director Patrick Monney, Community Development Director Josh Yost, Public Works Director Brad Stapley, Recreation Director Corey Merideth, Library Director Dan Mickelson, and Museum of Art Director Rita Wright

CALL TO ORDER

Mayor Child welcomed everyone and called the meeting to order at 7:00 p.m.

INVOCATION AND PLEDGE

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

APPROVAL OF THE MEETING'S AGENDA

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

MAYORS COMMENTS

Mayor Child welcomed the Council, staff, and those in attendance. Councilmember Crandall remarked she did not in favor of the design of the Regents Park item on the consent agenda and commented there should be a discussion about why we want design standards.

CEREMONIAL AGENDA

1. Youth City Council Presentation

Youth City Council Director Kim Bingham reported the youth council made button pins to raise funds for comfort kits for the Police Department and raised \$629.00. The youth presented Police Chief Haight with comfort kits, that included blankets, stuffed animals, and coloring books for police officers to hand out to children in need.

PUBLIC COMMENT

Mayor Child introduced the Public Comment section of the agenda. He asked if there were any written requests to speak submitted. There were none.

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

COUNCILMEMBER SNELSON MOVED TO APPROVE THE CONSENT AGENDA WITH CORRECTIONS TO THE MINUTES FROM JULY 13, 2021 ADDING COUNCILMEMBER SNELSON WAS ABSENT.

COUNCILMEMBER JENSEN SECONDED THE MOTION, AND ALL PRESENT VOTED AYE.

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

RESOLUTION #2021-40 AND RESOLUTION #2021-41 APPROVED

REGULAR AGENDA

7. **Consideration of an Ordinance adopting the Traditional Neighborhood Development Overlay Zone as Springville City Code Title 11, Chapter 5, Article 8 - Josh Yost, Community Development Director**

Director Yost reported the proposed code provides a simple method for adopting specific new neighborhood plans that differ from the general city zoning code. The code requires the creation of a "New Neighborhood Plan" for the area to which the zone is applied. The code provides flexibility to design the best plan for a specific site or area without the constraints of the standard zoning code but retains legislative authority to approve each plan on an individual basis.

Councilmember Crandall asked about the design and if it could be used throughout the city. Administrator Fitzgerald answered each development would come before the council for approval.

Councilmember Jensen commented as an overlay it focuses on helping the community and families.

Councilmember Packard asked if this would allow for two building lots in all areas of the city. Attorney Penrod explained the overlay does not apply to the entire city, each development would need to come before the council for approval.

Director Yost explained the different uses for the TND overlay zone. The civic space and greenways could be negotiated for each overlay.

COUNCILMEMBER JENSEN MOVED TO APPROVE ORDINANCE #16-2021 AMENDING THE TRADITIONAL NEIGHBORHOOD DEVELOPMENT OVERLAY ZONE AS SPRINGVILLE CITY CODE TITLE 11, CHAPTER 5, ARTICLE 8.

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

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

ORDINANCE #16-2021 APPROVED

8. Consideration of an Ordinance amending the Official Zoning Map to apply the Traditional Neighborhood Development Overlay Zone to parcel 26:041:0068, a 20.29-acre parcel located at approximately 700 South and 950 West - Josh Yost, Community Development Director

Director Yost explained the zone map amendment application was the first application of the Traditional Neighborhood Development Overlay Zone. He described the Westfields Central project as a traditional neighborhood development of 20 acres in the area of 700 South and 950 West as described in the Zone Text Amendment staff report, and noted the overlay had been in design development for over 18 months.

COUNCILMEMBER SNELSON MOVED TO APPROVE ORDINANCE #17-2021 AMENDING THE ZONE MAP FOR PARCEL 26:041:0068 LOCATED AT APPROXIMATELY 700 SOUTH AND 950 WEST TO APPLY THE TRADITIONAL NEIGHBORHOOD DEVELOPMENT OVERLAY ZONE.

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

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

ORDINANCE #17-2021 APPROVED

9. Consideration of a Resolution approving an Annexation Petition for further study regarding the Fackrell Property located at approximately 2295 East 700 South, Springville, Utah - Kim Crane, City Recorder

Recorder Crane reported annexing the Fackrell property was consistent with the City's General Plan and including the property within Springville's boundaries should not place an undue burden on City resources. Springville City Code 11-3-307 did not require water rights to be tendered at the time of annexation so such water rights, if any, should not hinder the proposed annexation. It was proposed that the City Council accept the proposed Fackrell Annexation Petition for further consideration. By accepting the proposal, would not obligate the City Council to later approve the Annexation, but does initiate the formal review process that is to be done by the City Recorder with the assistance of the City Attorney.

COUNCILMEMBER NELSON MOVED TO APPROVE RESOLUTION #2021-42 AND ACCEPT THE ANNEXATION PETITION FOR FURTHER STUDY REGARDING THE FACKRELL PROPERTY.

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

RESOLUTION #2021-42 APPROVED

10. Consideration of an Ordinance 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 (continued from July 06, 2021)

Director Yost reported a full update to the General Plan was set for this year and a key question to be answered was if a large amount of Highway Commercial property was in the city's best interest, and if not, what adjustments should be made? Before the completion of these planning processes, it is in the City's interest to preserve the broadest range of future land use options.

Councilmember Nelson asked the time frame needed to establish design standards. Administrator Fitzgerald explained the current priorities of the council would need to be changed to accommodate.

Councilmember Crandall expressed the property owners or developers could approach the city and request a zoning amendment.

Mayor Child allowed for public comment

Harold Mitchell stated he was in attendance on behalf of the property owners McCollins LTD. They oppose the change to their property North of 1000 North it takes away the opportunity of the owner's long-term intent. We could come back and ask for change, which means we have to come back it should stay the way it was zoned and permitted use. The zone changes only one side of the road and doesn't make any sense.

Ken Burgh stated he was representing Wayne Patterson and Meadowbrook Properties who own freeway frontage to the east. They have been working with staff on a road layout for several of the lots for a commercial subdivision. They first wanted to have an office warehouse, a possible veterinarian clinic, and a hotel. His client was wanting to know what his path is and whether he should concentrate his efforts in other cities. Here to work with the City they just need to know the rules and they will reevaluate if it makes sense to them.

Councilmember Jensen stated he has had citizens say they do not want this change. Councilmember Nelson expressed some people don't want it to be west Lindon. He asked if the council wanted to prioritize this at top of the list for design standards.

Director Yost said it would depend on the scope. It would roughly take 50 to 60 hours plus the process of the Planning Commission and City Council.

Attorney Penrod explained an option of the RC Zone using a TND overlay could take over a month and a half.

Councilmember Jensen asked to have all of the property owners aware of the process so they are not alarmed.

Administrator Fitzgerald explained the use of the overlay and it did not guarantee a developer or property owner a permitted use.

Councilmember Packard commented the need to remember any zone doesn't take away any rights, it steers the city on how you want it to look, get the maximum amount of look and feel. Need to ask whatever happens is what the city wants and look out for all citizens.

COUNCILMEMBER NELSON MOTIONED TO CONTINUE THE ITEM UNTIL THE SECOND REGULAR MEETING IN OCTOBER AND HAVE STAFF COME BACK WITH INFORMATION REGARDING THE TWO PIECES OF PROPERTY.

COUNCILMEMBER JENSEN SECONDED, ALL VOTED AYE

11. Discussion regarding COVID19 Assistance Matching Grants - Troy Fitzgerald, City Administrator

Administrator Fitzgerald reported on the ARPA Funding in regards to direct expenses and revenue loss. He reviewed the requirements for ARPA Funding. The state put together a grant program that can be applied for as a match. September 15, 2021, is the deadline for grant applications. He outlined the projects for consideration. Spring redevelopment, waterline replacements, and the anoxic tank at the water treatment plant. Proposing for a 42% match from the state. Grant applications could commit all of the ARPA funds for this year and next. Negatives the money would not be used for other options. The general fund could benefit from more flexibility.

Councilmember Crandall asked if the projects were already on the list for completing and have any other cities said no to the money. Administrator Fitzgerald stated he was not aware of any cities in Utah County, and there are usually strings attached.

Councilmember Jensen expressed it would ultimately be up to the city to spend the funds responsibly and show the citizens where the monies are being used.

COUNCILMEMBER SNELSON MOTIONED FOR STAFF TO SUBMIT GRANTS TO THE STATE FOR ARPA FUNDING.

COUNCILMEMBER NELSON SECONDED, FOUR VOTED AYE AND ONE ABSTAINED.

MAYOR, COUNCIL, AND ADMINISTRATIVE REPORTS

Mayor Child asked if there were any comments.

Councilmember Crandall asked about the financial advisors with FHN Financial Main Street Advisors and the long-term commitment, she asked if it was possible to access the funds if needed. Finance Director Riddle explained staff would come back to the council for approval of the investment policy.

CLOSED SESSION

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

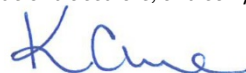
There was none.

ADJOURNMENT

COUNCILMEMBER JENSEN MOVED TO ADJOURN THE REGULAR MEETING AT 8:27 P.M.
COUNCILMEMBER SNELSON SECONDED THE MOTION, AND ALL PRESENT VOTED AYE.

*This document constitutes the official minutes for the Springville City Council Regular 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: _____ December 07, 2021



Kim Crane
City Recorder