

MINUTES OF THE REGULAR MEETING OF THE SPRINGVILLE CITY COUNCIL HELD ON TUESDAY, OCTOBER 19, 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/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 Stacey Child, 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 Crandall offered the invocation, and Councilmember Snelson led the Pledge of Allegiance.

#### **APPROVAL OF THE MEETING'S AGENDA**

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

#### **MAYORS COMMENTS**

Mayor Child welcomed the Council, staff, and those in attendance.

#### **CEREMONIAL AGENDA**

**1. Presentation of the Mayor's Awards - Shannon Acor, CTC Coordinator**

Mayor Child presented the Mayor's Youth Awards to Springville Junior High 9<sup>th</sup> graders, Thomas John and Trevor Ogles.

#### **PUBLIC COMMENT**

Mayor Child introduced the Public Comment section of the agenda. He asked if there were any written requests to speak submitted.

Amy Aboshamaa provided public comment via email stating residents need to be encouraged to create unique and productive water conscientious landscaping in the park strip of their property.

## CONSENT AGENDA

2. Approval of the minutes for t the work session on September 14, 2021, and the regular meeting on September 21, 2021

COUNCILMEMBER SNELSON MOVED TO APPROVE THE CONSENT AGENDA AS WRITTEN.

COUNCILMEMBER CRANDALL SECONDED THE MOTION, ALL PRESENT VOTED AYE.

## REGULAR AGENDA

3. **Consideration of a Resolution and a Non-Exclusive License Agreement to Provide Network Facilities in the Public Right-of-Way - Troy Fitzgerald, City Administrator**

Administrator Fitzgerald reported the City's current General Plan did not specifically address internet services. However, the General Plan did have important strategies to encourage "infrastructure that will support key business" and "to increase technology availability." Springville City has been closely watching the internet market for more than twenty years. In the late 1990s, Springville City trained power personnel in fiber deployment and applied for grants to install a fiber network in the community. Later, Springville City also experimented with wireless technology to increase service levels for vital internet services.

Administrator Fitzgerald presented an agreement with Google Fiber. He stated they have committed to looking at every residence to determine the viability of service. He provided information included in the contract. Some FY 2022 road projects may be delayed to allow for construction.

Administrator Fitzgerald introduced Jacob Brace, Government and Community Affairs Manager with the State of Utah he was in attendance to answer any questions the council may have. Mr. Brace reported they will work with city engineering to allow for continuity of roads and a road cut fee will be included. Services will be put to every house whether they take the service or not with construction starting at the north end of Springville. Their commitment will be to design for the entire City, however, they cannot say they will build to everyone, due to possible canals, railroads, access to private land, etc. The city survey has reflected high-speed internet service as one of the top three requests.

COUNCILMEMBER SNELSON MOVED TO APPROVE RESOLUTION #2021-47 AND A NON-EXCLUSIVE LICENSE AGREEMENT BETWEEN SPRINGVILLE CITY AND GOOGLE FIBER UTAH, LLC FOR THE INSTALLATION OF NETWORK FACILITIES IN THE CITY PUBLIC RIGHT-OF-WAY.

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

### RESOLUTION #2021-47 APPROVED

4. **Consideration of an Ordinance that approves a Development Agreement with the Colmena Group under the name of the Springville Business Park LLC for property located at approximately 1740 West Center Street, parcel nos. 23:029:0055 and 23:029:0061 - John Penrod, Assistant City Administrator/City Attorney**

Attorney Penrod requested to continue the item in order to work with the developer.

COUNCILMEMBER PACKARD MOVED TO CONTINUE THE ITEM TO THE REGULAR MEETING ON NOVEMBER 02, 2021.

COUNCILMEMBER SNELSON SECONDED THE MOTION, ALL PRESENT VOTED AYE.

**5. Consideration of the Lakeside Landing Special District Overlay: Text Amendment, Zone Map Amendment, and Development Agreement. - Josh Yost, Community Development Director**

Director Yost reported Community Development and Administration staff are strongly in support of the proposed overlay, yet a few significant issues and concerns remain. The Lakeside Landing Special District was a master plan and came from starting with the General Plan and adopted in 2016. The buildout in population was approximately 10,000. The plan recommends a mix of housing and increased density at the community center. In late 2019 a zone map amendment request was submitted and a review of fourteen-plus iterations was done. Lakeside would resemble Plat A more than other areas. He explained what could be found in the plan from regulatory requirements, code, and design standards. He reviewed the five issues or concerns that were addressed with the Planning Commission. The remaining issues were density, is it right, the key policy will be for the council to decide. The Planning Commission did not voice any concern regarding the density.

Councilmember Crandall asked if there were any plans for an additional sewer plant and would it be necessary. Director Yost there was capacity in water and treatment the distribution capacity would require significant additions. Locations of substations would need to be reviewed as development progressed.

A discussion was had on density and how it would compare to residential areas currently in the area.

Director Yost stated another issue was the pattern book, he explained it needed to be binding and broader in the application. Parking management and overflow parking would be available, metering may be possible at the right price, he encouraged a policy for on-street parking. He explained oversupply of off-street parking could have a negative effect on where people want to be, the affordability of the housing, vibrancy, and the comfort of the area.

Director Yost reported street standards to have room for improvement. Administrator Fitzgerald commented the citizen survey requests moving traffic efficiently and quickly. Director Yost would like to involve various departments for input regarding street types and have a united recommendation from the staff. He suggested providing more of a media blitz to notify citizens of the plan.

Councilmember Crandall asked if there was a preference for the preservation of agriculture. Director Yost replied some areas could be used differently. He explained the proposed green space in the plan, weaves throughout the plan. Administrator Fitzgerald provided more information about the possibility of the city purchasing land and impact fees. He asked how does a council budget for the green space.

Councilmember Packard expressed density needed to go down on the south end of the development. He would like to see the patterns for it to make sense to him. The pattern book and density are where he had a concern.

Ed Axley, with Davies Design Build. Asked to have the pattern book distributed to the council. The plan provides density with commercial peppered in to help sustain the community.

Councilmember Crandall stated she had received comments there was too much density.

Councilmember Jensen would like to see the density separate from the design. More discussion would be needed.

COUNCILMEMBER JENSEN MOVED TO CONTINUE CONSIDERATION OF THE LAKESIDE LANDING SPECIAL DISTRICT OVERLAY: TEXT AMENDMENT, ZONE MAP AMENDMENT, AND DEVELOPMENT AGREEMENT

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

#### MAYOR, COUNCIL, AND ADMINISTRATIVE REPORTS

Mayor Child asked if there were any comments. There were none.

#### CLOSED SESSION

- 6. 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 AND GO INTO A CLOSED SESSION REGARDING PROPERTY AT 8:45 P.M.

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

#### ADJOURNMENT

ADJOURNED AT 8:45 P.M.

*This document constitutes the official minutes for the Springville City Council Regular Meeting held on Tuesday, October 19, 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, October 19, 2021.*

DATE APPROVED: \_\_\_\_\_ December 07, 2021

  
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Kim Crane  
City Recorder