

MINUTES OF THE REGULAR MEETING OF THE SPRINGVILLE CITY COUNCIL HELD ON TUESDAY, DECEMBER 14, 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
	Brett Nelson
	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, City Recorder Kim Crane, Community Development Director Josh Yost, and Deputy Recorder Jennifer Grigg.

CALL TO ORDER

Mayor Child welcomed everyone and called the meeting to order at 5:30 p.m.

COUNCIL BUSINESS

1. Calendar

- Dec 21 - Work/Study Meeting 5:30 p.m., 7:00 p.m. Regular Meeting
- Dec 24 - Christmas Holiday Observed (City Offices Closed Friday)
- Dec 31 - New Year's Holiday Observed (City Offices Closed Friday)

Mayor Child reviewed the calendar. Administrator Fitzgerald scheduled the budget retreat tentatively for Monday and Tuesday, January 24 & 25, 2022. Council agreed to check their schedule including Councilmember elect Chris Sorensen. Administrator Fitzgerald also noted that Councilmember Nelson will be coming late.

APPROVAL OF THE MEETING'S AGENDA

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

REGULAR AGENDA

2. Consideration of an Ordinance amending the Westfields Central New Neighborhood Plan in the area of 950 West 700 South, Springville - Josh Yost, Community Development Director

Director Yost presented the amended Westfields Central New Neighborhood Plan. Changes include a reduced number of units, additional park acreage, fewer building types per block, and a specific, exhaustive list of permitted use for the commercial building. Councilmember Snelson clarified there is just one building with commercial permitted in the development. The design content was clarified by removing some non-traditional examples. He showed the proposed amended neighborhood plan including a playground where an apartment building previously was planned and a road and parking removed which acreage was added into the park. Councilmember Nelson asked how many acres were added to the park.

Director Yost answered over two acres. Shopfront and gallery requirements were removed. A table with specifics for required unit mixes by the block. Councilmember Snelson added that Mr. Simpson brought this amended plan to the city. Mayor Child reminded the council that Recorder Crane needs the Council to sign annexation documents.

Director Yost turned the time over to Attorney Penrod who pointed out the park area and the transition area will be planted with 101 trees. The detention basin is mostly grass and about 1.5 acres. There will be three playgrounds with different amenities. He continued to explain the breakdown of costs including impact fees for the detention basin and parks and *in lieu of* fees for density bonuses. This development will generate \$650,000 in impact fees for parks. Councilmember Crandall asked for clarification on the development agreement. Attorney Penrod explained the total cost for developing the park is \$1.6 million not accounting for the property, appraised at about \$1 million. He described the cost split between the city and the developer. Councilmember Nelson clarified the playground equipment will be top-notch. Councilmember Snelson asked about facilities in the detention basin. Administrator Fitzgerald asked about the details. Attorney Penrod answered the cost to the city is \$1.3 million and the park is worth \$2.6 million. Councilmember Sorensen clarified there is parking and Administrator Fitzgerald pointed out the school parking across the street. The council and mayor voiced approval of this adaption by the developer and the citizens who contributed their ideas for change.

COUNCILMEMBER JENSEN MOVED TO APPROVE ORDINANCE #47-2021 AMENDING THE WESTFIELDS CENTRAL NEW NEIGHBORHOOD PLAN.

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

ORDINANCE #47-2021 APPROVED

3. **Consideration of an Ordinance adopting a Development Agreement for parcel 26:041:0068 in the area of 950 West 700 South, Springville - Josh Yost, Community Development Director**

COUNCILMEMBER CRANDALL MOVED TO APPROVE ORDINANCE #48-2021 AND A DEVELOPMENT AGREEMENT WITH DAVE SIMPSON FOR PARCEL 26:041:0068 IN THE AREA OF 950 WEST 700 SOUTH, SPRINGVILLE.

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

ORDINANCE #48-2021 APPROVED

4. **Consideration of the Westfields Central Subdivision located in the area of 950 West 700 South, Springville in accordance with the Westfield's Central New Neighborhood Plan - Josh Yost, Community Development Director**

COUNCILMEMBER PACKARD MOVED TO APPROVE THE WESTFIELDS CENTRAL SUBDIVISION LOCATED IN THE AREA OF 950 WEST 700 SOUTH IN ACCORDANCE WITH THE WESTFIELDS CENTRAL NEW NEIGHBORHOOD PLAN.

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

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

MAYOR, COUNCIL, AND ADMINISTRATIVE REPORTS

- a) Discussion with Department Directors
- b) Mayor and Council Reports

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

5. CLOSED SESSION

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

COUNCILMEMBER JENSEN MOVED TO ADJOURN TO A CLOSED MEETING AT 5:55 P.M. TO DISCUSS PROPERTY AND LITIGATION AND CLOSE THE WORK SESSION AFTER.

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

ADJOURNMENT

This document constitutes the official minutes for the Springville City Council Regular Meeting held on Tuesday, December 14, 2021. I, 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, December 14, 2021.

DATE APPROVED: February 01, 2022

Jennifer Grigg
Deputy Recorder

