



**WORK/STUDY AGENDA**  
**SPRINGVILLE CITY COUNCIL MEETING**  
**JUNE 07, 2022 AT 5:30 P.M.**  
Multi-Purpose Room  
110 South Main Street  
Springville, Utah 84663

**MAYOR AND COUNCIL DINNER - 5:00 P.M.**

The Mayor and Council will meet in the Council Work Room for informal discussion and dinner. No action will be taken on any items.

No decisions will be made at this meeting. The public is invited to observe the work session. Public comment generally is not taken during work sessions.

**CALL TO ORDER**

**COUNCIL BUSINESS**

1. Calendar

- Jun 11 - Art City Days Grand Parade 10:00 a.m.
- Jun 14 - Work/Study Meeting 5:30 p.m.
- Jun 21 - Work/Study Meeting 5:30 p.m., Regular Meeting 7:00 p.m.

2. **DISCUSSION ON THIS EVENING'S REGULAR MEETING AGENDA ITEMS**

- a) Invocation - Councilmember Crandall
- b) Pledge of Allegiance - Councilmember Snelson
- c) Consent Agenda
  2. Approval of minutes for the May 17, 2022 Work/Study and Regular meetings.
  3. Approval of Regents Park Brixton, LLC, seeking subdivision plat amendment approval for Lot 2 of the Grant Commercial Subdivision located at 395 N 2000 W in the HC-Highway Commercial Zone - Josh Yost, Community Development Director
  4. Approval of Regents Park Brixton, LLC, seeking an amendment to the Regent's Park Condominiums plat located at 317 N 2000 W in the HC-Highway Commercial Zone - Josh Yost, Community Development Director
  5. Approval of Johnston Developments seeking final approval for the Holdaway Park Estates Subdivision located in the area of 650 E 200 N in the Traditional Neighborhood Development Overlay Zone - Josh Yost, Community Development Director
  6. Approval of Adam Weight seeking plat amendment approval for Spring Terrace Estates located at 1451 E 620 S in the R1-10 Single-Family Residential Zone - Josh Yost, Community Development Director
  7. Approval of surplus property 2009 Ford Escape Hybrid - Leon Fredrickson, Power Director

3. **DISCUSSIONS/PRESENTATIONS**

- a) Fire Department and Staffing - Public Safety Director Lance Haight
- b) Presentation and discussion of the preferred scenario from the scenario analysis phase of the 1600 South Corridor Plan - Josh Yost, Community Development Director
- c) Public Infrastructure District (PID) Presentation - Carla Wiese, Planner II/Economic Development Specialist
- d) Aggressive Pan Handling Discussion - John Penrod, Assistant City Administrator/City Attorney

## **MAYOR, COUNCIL, AND ADMINISTRATIVE REPORTS**

### **CLOSED SESSION, IF NEEDED - TO BE ANNOUNCED IN MOTION**

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

### **ADJOURNMENT**

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CERTIFICATE OF POSTING - THIS AGENDA IS SUBJECT TO CHANGE WITH A MINIMUM OF 24-HOURS NOTICE- POSTED 06/02/2022

In compliance with the Americans with Disabilities Act, the City will make reasonable accommodations to ensure accessibility to this meeting. If you need special assistance to participate in this meeting, please contact the City Recorder at (801) 489-2700 at least three business days prior to the meeting.

Meetings of the Springville City Council may be conducted by electronic means pursuant to Utah Code Annotated Section 52-4-207. In such circumstances, contact will be established and maintained by telephone or other electronic means and the meeting will be conducted pursuant to Springville City Municipal Code 2-4-102(4) regarding electronic meetings. s/s - Kim Crane, CMC, City Recorder





CALL TO ORDER  
INVOCATION  
PLEDGE  
APPROVAL OF THE MEETING'S AGENDA  
MAYOR'S COMMENTS

CEREMONIAL AGENDA

1. Recognition of the Art City Days Dignitaries - Stacey Child, Parks and Recreation Director

**PUBLIC COMMENT** - Audience members may bring any item, not on the agenda to the Mayor and Council's attention. Please complete and submit a "Request to Speak" form. Comments will be limited to two or three minutes, at the discretion of the Mayor. State Law prohibits the Council from acting on items that do not appear on the agenda.

**CONSENT AGENDA** - The Consent Agenda consists of items previously discussed or that are administrative actions where no additional discussion is needed. When approved, the recommendations in the staff reports become the action of the Council. The Agenda provides an opportunity for public comment. If after the public comment the Council removes an item from the consent agenda for discussion, the item will keep its agenda number and will be added to the regular agenda for discussion, unless placed otherwise by the Council.

2. Approval of minutes for the May 17, 2022 Work/Study and Regular meetings.
3. Approval of Regents Park Brixton, LLC, seeking subdivision plat amendment approval for Lot 2 of the Grant Commercial Subdivision located at 395 N 2000 W in the HC-Highway Commercial Zone - Josh Yost, Community Development Director
4. Approval of Regents Park Brixton, LLC, seeking an amendment to the Regent's Park Condominiums plat located at 317 N 2000 W in the HC-Highway Commercial Zone - Josh Yost, Community Development Director
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6. Approval of Adam Weight seeking plat amendment approval for Spring Terrace Estates located at 1451 E 620 S in the R1-10 Single-Family Residential Zone - Josh Yost, Community Development Director
7. Approval of surplus property of a 2009 Ford Escape Hybrid - Leon Fredrickson, Power Director

REGULAR AGENDA

8. Consideration of Josh Davis seeking approval of an **Ordinance** amending the Official Zone Map on parcels 23:030:0016, 23:031:0015, 23:030:0011, and 23:031:0014 from the R1-15 Single-Family Residential Zone to the R1-8 Single-Family Residential Zone, located in the area of 1500 West and Center Street - Josh Yost, Community Development Director
9. Consideration of Springville City seeking approval for an **Ordinance**, amending Springville City Code, Section 11-6-313, concerning Specific Sign Regulations - Josh Yost, Community Development Director

10. Consideration of Springville City seeking approval for an **Ordinance**, amending Springville City Code, Sections 11-7-402(2)(g)(vii); and 14-2-104(2)(kk), concerning wetland reports - Josh Yost, Community Development Director
11. Consideration of an **Ordinance** amending Title 4, Chapter 12, Section 109 of the Springville City Code impervious surface storm water fee service credit- Brad Stapley, Public Works Director
12. Consideration of a **Resolution** regarding property for the new Springville High School campus - John Penrod, Assistant City Administrator/City Attorney

## **MAYOR, COUNCIL, AND ADMINISTRATIVE REPORTS**

### **CLOSED SESSION, IF NEEDED - TO BE ANNOUNCED IN MOTION**

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

### **ADJOURNMENT**

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MINUTES OF THE WORK/STUDY MEETING OF THE SPRINGVILLE CITY COUNCIL HELD ON TUESDAY, MAY 17, 2022 AT 5:30 P.M. AT THE CIVIC CENTER, 110 SOUTH MAIN STREET, SPRINGVILLE, UTAH.

**Presiding and Conducting:** Mayor Matt Packard

**Elected Officials in Attendance:** Liz Crandall  
Craig Jensen                      Excused  
Jason Miller  
Mike Snelson  
Chris Sorensen

**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, Administrative Services Director Patrick Monney, Community Development Director Josh Yost, Library Director Dan Mickelson, Museum of Art Director Rita Wright, Parks and Recreation Director Stacey Child, Power Director Leon Fredrickson, Public Safety Director Lance Haight, Golf Pro Craig Norman, and Public Works Director Brad Stapley.

**CALL TO ORDER** - Mayor Packard welcomed everyone and called the Work/Study meeting to order at 5:33 p.m.

**COUNCIL BUSINESS**

1. Calendar

- May 30 - Memorial Day Observed (City Offices Closed Monday)
- Jun 4-11 - Art City Days
- Jun 07 - Work/Study Meeting 5:30 p.m., Regular Meeting 7:00 p.m.
- Jun 11 - Art City Days Grand Parade 10:00 a.m.

Mayor Packard asked if there were any questions or additions to the calendar. Mayor Packard confirmed there would be golf carts for the council members to use during the Art City Days Parade.

2. **DISCUSSION ON THIS EVENING'S REGULAR MEETING AGENDA ITEMS**

- a) Invocation - Councilmember Crandall
- b) Pledge of Allegiance - Councilmember Snelson
- c) Consent Agenda
  4. Approval of minutes for April 12, 2022, City Council Work Meeting and May 03, 2022, City Council Work Meeting and Regular Meeting
  5. Approval of a Resolution authorizing the volunteers for Art City Days festivities - John Penrod, Assistant City Administrator/City Attorney

- 42 6. Approval of the Firework Restrictions and Map for the wildland interface areas of Springville -  
Henry Clinton, Fire Chief
- 44 7. Consideration of a Resolution for a Mutual Release of Claims Agreement between SWUA and  
SUVPS regarding the Settlement of Claims for Reimbursement of 46KV Line System Costs,  
46 Title Transfer of the 46KV Line System, and The Sale of the Taylor Switch Rack Parcel and  
Associated Equipment - John Penrod, Assistant City Administrator/City Attorney

48 Mayor Packard asked if there was any discussion on tonight's consent agenda. Councilmember  
Snelson asked if it could be clarified for public information about how items get on the consent agenda.  
50 Mayor Packard said he would address it in the regular meeting.

52 **3. DISCUSSIONS/PRESENTATIONS**

54 **a) Presentation on the Hobble Creek Watershed Plan-EA - Jeff Anderson, City Engineer, and  
Jones and DeMille Engineering**

56 Engineer Anderson introduced Ricky and Jacob with Jones and DeMille Engineering. Ricky  
reported funding for the project has so far come from grants. He said it was a good project according to  
staff and would like input from the council on preferred alternatives. He reviewed the project background  
58 from 2017 to the present. He explained there has been an effort to get feedback from residents and those  
affected directly and they have looked at ways to reduce the flood plain. In the area of 200 West to 400  
60 West, they recommend doing channel improvements on existing vertical concrete walls. For the lower  
channel at the railroad bridge, they recommend a smoother more efficient channel. He said there were  
62 trade-offs from a concrete channel, the alternative would be vegetation removal for a levy, and property  
acquisition. Concrete would allow most trees to stay and create a more efficient channel with possible  
64 recreation benefits.

66 Councilmember Snelson asked about the current channel with concrete walls, it has piled rocks  
and trees. Jacob replied it would be reconstructed and those would be removed.

68 Jacob explained at 950 west there is more flexibility for structural levies with an excavated flood  
plain. Further west from 950 west, would involve levies because the ground flattens out.

70 Councilmember Snelson asked about the timeline. Ricky replied the expectation is spring of 2023  
for the final design and moving dirt by 2025.

72 Engineer Anderson said they would submit the plan if the council was agreeable. The Council  
agreed to keep moving ahead.

74 **b) Fraud Assessment Presentation - Bruce Riddle, Assistant City Administrator/Finance Director**

76 Director Riddle presented on the State Municipal Officials Fraud Assessment Training. He  
provided information for the council to complete the state auditor training online and reviewed the  
requirements of the Fraud Risk Assessment. He reported the fraud risk matrix shows Springville has a  
78 low fraud index.

80 **c) Green Waste Fees Discussion - Brad Stapley, Public Works Director**

82 Director Stapley reported on green waste fees. He reviewed how many loads had been received  
from residents, non-residents, Springville City, and commercial businesses by cubic yards. Their  
calculations show more green waste is received than what they have space for and biosolids to make  
84 compost. He said the staff was working on calculations for the cost of making the compost and the  
revenues received.

86 Discussions were had about other locations around the sewer plant to be used for composting. It  
was noted some cities make compost without bio-solids, Springville City would have to haul off the bio-

88 solids if they did make compost without them. He went on to review with the council possible new green  
waste fees.

90

## MAYOR, COUNCIL, AND ADMINISTRATIVE REPORTS

92 Mayor Packard asked for any other comments. There were none.

## 94 CLOSED SESSION, IF NEEDED - TO BE ANNOUNCED IN MOTION

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

98 There was none.

98

## ADJOURNMENT

100

102 **Motion: Councilmember Sorensen moved to adjourn the work/study meeting at 6:49 p.m. Councilmember  
Miller seconded the motion. Voting Aye:** Councilmember Crandall, Councilmember Miller,  
104 **Passed unanimously, 4-0 with 1 absent**

106

108 *This document constitutes the official minutes for the Springville City Council Work/Study Meeting held on Tuesday, May 17, 2022.  
I, Kim Crane, do hereby certify that I am the duly appointed, qualified, and acting City Recorder for Springville City, of Utah County,  
110 State of Utah. I do hereby certify that the foregoing minutes represent a true, accurate, and complete record of this meeting held on Tuesday,  
112 May 17, 2022.*

112

114

DATE APPROVED: \_\_\_\_\_

\_\_\_\_\_  
Kim Crane  
City Recorder

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118



MINUTES OF THE REGULAR MEETING OF THE SPRINGVILLE CITY COUNCIL HELD ON TUESDAY, MAY 17, 2022, AT 7:00 P.M. AT THE CIVIC CENTER, 110 SOUTH MAIN STREET, SPRINGVILLE, UTAH.

**Presiding and Conducting:** Mayor Matt Packard

**Elected Officials in Attendance:** Liz Crandall  
Craig Jensen EXCUSED  
Jason Miller  
Mike Snelson  
Chris Sorensen

**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, Administrative Services Director Patrick Monney, Community Development Director Josh Yost, Library Director Dan Mickelson, Museum of Art Director Rita Wright, Parks and Recreation Director Stacey Child, Power Director Leon Fredrickson, Public Safety Director Lance Haight, and Public Works Director Brad Stapley.

#### CALL TO ORDER

Mayor Packard 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

**Motion:** Councilmember Crandall moved to approve the agenda as written. **Councilmember Snelson seconded** the motion. **Voting Aye:** Councilmember Crandall, Councilmember Miller, Councilmember Snelson, Councilmember Sorensen **Absent:** Councilmember Jensen, the motion **Passed unanimously, 4-0 with 1 absent**

#### MAYORS COMMENTS

Mayor Packard welcomed the Council, staff, and those in attendance. He reported today he and Shannon did a presentation today at cherry creek, 1900 lbs. of food, Tabitha's Way, they filled 20 barrels. Never had a school respond in that manor.

#### CEREMONIAL AGENDA

##### 1. Presentation of the Mayor's Awards - Shannon Acor, Prevention Coordinator

The following youth were recognized and awarded the 2022 Mayors Award for the positive impact they have in their schools and the community. Coordinator Acor introduced this month's recipients all



44 from Reagan Academy and Mayor Packard presented them with a certificate. Molly Price, second grade;  
46 Miwa Figuerres, fifth grade; Bentley Clark, third grade; Olivia Magleby, seventh grade, and Katelyn  
Herker, sixth grade.

## 46 2. Recognition of the Art City Days Rodeo Royalty

48 The 2022 Art City Days Rodeo Royalty; Miriam Brophy, Queen; Sydney Nielsen, First Attendant; Kyla  
Louingier, Second Attendant, and Natilee Hetzel, Princess introduced themselves and invited the council  
50 and mayor to the Art City Days Rodeo on June 04, 2022.

## 52 3. Recognition of Julie Ann Ahlborn, Debbie Allred, Polly Dunn, and Daryl Tucker for their service on the Springville Arts Commission

54 Director Wright recognized volunteers from the Springville Arts Commission for their service to the  
city. Julie Ann Ahlborn, Debbie Allred, Polly Dunn, and Daryl Tucker. Daryl thanked the Mayor and  
56 Council and provided some history on Springville being known as the Art City. Mayor Packard thanked  
them all for their service.

## 58 PUBLIC COMMENT

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

62 Andrew Weakley stated he witnessed antisemitic symbols in south Springville and provide a handout  
to the council. He indicated the Anti-Defamation League tracks hate crimes and read some information  
64 from them regarding specific symbols. He explained he emailed the chief of police, council, and mayor  
about having them removed. He said all but one has been covered and he was not sure if it was by  
66 citizens or the city, he wanted to know why it was not taken care of faster, and the lack of urgency. He  
encouraged the mayor, council and police department to act diligently.

68 Councilmember Snelson asked which one was not covered and if it was on city property. Andrew  
replied it was a power pole. Attorney Penrod explained the police were investigating, and some property  
70 involved was not city owned property.

72 RD Boardman asked the council to consider the current four way stop on 800 S and 800 E to be  
changed into a two way stop. He stated the intersection gets very backed up and his fellow classmates  
being new drivers he would like to help the flow of traffic. He has monitored the intersection during after  
74 school and the need for a stop sign is causing traffic back up. The two way stop sign is the cheapest, and  
no changes in the road.

76 Mayor Packard took a moment to review what the Consent Agenda is and how it is used. He explained  
78 items on the consent agenda have been reviewed and discussed by city staff and the council prior to it  
being added to the agenda or they are administrative actions where no additional discussion is needed.  
80 The council can may request to have more discussion on an item and request to move it to the regular  
agenda and the agenda itself provides an opportunity for public comment.

## 82 CONSENT AGENDA

- 84 4. Approval of minutes for April 12, 2022 City Council Work Meeting and May 03, 2022 City Council  
Work Meeting and Regular Meeting
- 86 5. Approval of a Resolution authorizing the volunteers for Art City Days festivities - John Penrod,  
Assistant City Administrator/City Attorney
- 88 6. Approval of the Firework Restrictions and Map for the wildland interface areas of Springville - Henry  
Clinton, Fire Chief

90 7. Consideration of a Resolution for a Mutual Release of Claims Agreement between SWUA and SUVPS  
92 regarding the Settlement of Claims for Reimbursement of 46KV Line System Costs, Title Transfer of  
the 46KV Line System, and The Sale of the Taylor Switch Rack Parcel and Associated Equipment -  
John Penrod, Assistant City Administrator/City Attorney

94  
96 **Motion: Councilmember Sorensen moved to approve the consent agenda as written. Councilmember  
Miller seconded the motion. Rollcall Vote: Voting Aye Councilmember Crandall, Councilmember Miller,  
Councilmember Snelson, and Councilmember Sorensen. Councilmember Jensen was absent. The  
98 motion Passed Unanimously, 4-0 with 1 absent. Resolution #2022-19 and Resolution #2022-20 Adopted.**

## 100 PUBLIC HEARING AGENDA

### 102 8. Public Hearing for consideration of an Ordinance and adoption of the Parks and Trails Master Plan to include the IFFP and IFA - Stacey Child, Parks, and Recreation Director

104 Director Child introduced Sam Taylor with Landmark Design and Fred Philpot with Lewis, Young,  
Robertson & Burningham. Each took some time to review the plan and impact fees.

106 Attorney Penrod reviewed the impact fee summary, noting Springville has one of the lower impact fees  
compared to surrounding cities. With the level of service Springville would be one of the higher in the  
county. The PAR Board has recommended adopting the IFA, and provide for any impact fee challenges.  
108 Staff is recommending an increase in impact fees by steps, with a review every 90-180 days. If the council  
wants to reduce the impact fee, reducing the level of service should be considered.

110 Administrator Fitzgerald explained most of the impact fees were looked at as recent as two years  
ago, any adjustment would be for inflation and would hope it to be minimal.

112 Councilmember Snelson commented while Springville may be higher after an increase, other  
cities are facing the same thing. If other cities haven't reviewed them frequently they may have significant  
114 increases and believes Springville will drop from having higher impact fees based on the surrounding  
area. The PAR Board has vetted the impact fees and he feels comfortable with what has been  
116 recommended.

118 Councilmember Sorensen stated the city is the richest in park property, and by not implementing  
the full suggested impact fee and only do 70% the city would still be rich in park property.

120 Administrator Fitzgerald explained there is a risk the fees collected today will need to be able to  
pay for parks within the next six years.

122 Councilmember Miller expressed the study was done right at the peak of the economy and  
inflation. We should be more measured and start at a lower fee then reevaluate.

124 Mayor Packard stated they can also be lowered when evaluated later.

126 Councilmember Crandall stated with a lower fee it forces us to be creative in how we spend and  
things may be very different in the coming years.

128 Attorney Penrod reported the ordinance to be considered is to approve updates and amends the  
Master Plan, Impact Fee Facilities Plan (IFFP), Impact Fee Analysis (IFA), and the Parks and Recreation  
Impact Fees.

130 The City Council and the PAR Board have had an opportunity to review and discuss the Master  
Plan, IFFP, IFA and potential increase in the parks and recreation impact fees. The Planning Commission  
had only reviewed the Master Plan.

132  
134 Mayor Packard opened the public hearing.

136 **Motion: Councilmember Snelson moved to close the public Hearing. Councilmember Miller seconded the  
motion. Voting Aye Councilmember Crandall, Councilmember Miller, Councilmember Snelson, and**

138 Councilmember Sorensen. Councilmember Jensen was Absent. The motion **Passed Unanimously, 4-0**  
140 **with 1 absent.**

142 The council discussed the motion. Councilmember Snelson stated he was at 100% and was  
144 agreeable to 70%. Councilmember Crandall asked Councilmember Miller if he was wanting 50%, he  
146 stated starting slow was his goal, 70% would be agreeable. Councilmember Sorensen expressed inflation  
148 has had an impact. He was agreeable to 70%.

150 **Motion: Councilmember Snelson moved to approve Ordinance #05-2022** at 70% of the maximum  
152 allowable with the ability to go back and look at it on a regular basis. Councilmember Snelson amended  
154 his to motion to adopt the \$6062.70 for each single family dwelling and \$4627.70 for each dwelling unit  
156 in a multi-family building for the purposes of this ordinance and a mobile home shall be charged a parks  
158 and recreation impact fee in the amount of \$4627.70 to adopt, enact and amend the Springville City Parks,  
160 Recreation, Trails, and Open Space Master Plan, the impact fee facilities plan, and the impact fee  
162 analysis parks and recreation and the parks and the parks and recreation impact fee.  
164 **Councilmember Sorensen seconded the motion.**

166 Councilmember Miller commented he would not be a push over for more increases.

168 **Rollcall Vote: Voting Aye** Councilmember Crandall, Councilmember Miller, Councilmember Snelson, and  
170 Councilmember Sorensen. Absent Councilmember Jensen, The motion **Passed Unanimously, 4-0 with 1**  
172 **absent. Ordinance #05-2022 Adopted.**

#### 174 **MAYOR, COUNCIL, AND ADMINISTRATIVE REPORTS**

#### 176 **9. Discussion on Area 11 of the Annexation Declaration Plan located west of the City and north of 400** 178 **South - Mayor Matt Packard**

180 Mayor Packard asked the council for discussion in relation to the annexation on the west side of  
182 Springville. He would like any comments from the council while this is an opportunity to express concerns.

184 Councilmember Miller appreciated staff keeping it in front of the council. He said it would be a cost  
186 and he would like more information.

188 Councilmember Sorensen said he doesn't like surrendering the annexation declaration area and  
190 expressed do we really no the tax impact, other development could come in, also it is next to Spanish  
192 Fork, and we should try to make it work.

194 Administrator Fitzgerald reported they were willing to collaborate and they will have the area in the  
196 study participation they are conducting.

198 Jared with one of the interested parties was currently in the process of negotiating 300 acres, with a  
200 total development of 600 acres. The scope of the study would include Springville's annexation declaration  
202 area and will help them define the metric process.

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#### 212 **CLOSED SESSION, AND ADJOURNMENT IF NEEDED - TO BE ANNOUNCED IN MOTION**

214 *The Springville City Council may adjourn the regular meeting and convene into a closed session as*  
216 *provided by UCA 52-4-205.*

186

188 **Motion: Councilmember Miller moved** to adjourn the regular meeting at 9:03 p.m. and go into a closed  
session regarding property. **Councilmember Crandall seconded** the motion. **Rollcall Vote: Voting Aye:**  
190 Councilmember Crandall, Councilmember Miller, Councilmember Snelson, and Councilmember  
Sorensen. Councilmember Jensen was absent. The motion **Passed Unanimously, 4-0 with 1 absent.**

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200 *This document constitutes the official minutes for the Springville City Council Regular Meeting held on Tuesday, May 17, 2022.*

202 *I, Kim Crane, do hereby certify that I am the duly appointed, qualified, and acting City Recorder for Springville City, of Utah County,*  
204 *State of Utah. I do hereby certify that the foregoing minutes represent a true, accurate, and complete record of this meeting held on Tuesday,*  
*May 17, 2022.*

204

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DATE APPROVED: \_\_\_\_\_

\_\_\_\_\_  
Kim Crane  
City Recorder

210



## STAFF REPORT

**DATE:** May 17, 2022  
**TO:** Honorable Mayor and City Council  
**FROM:** Laura Thompson, Planner II  
**SUBJECT:** REGENTS PARK BRIXTON, LLC, SEEKING SUBDIVISION PLAT AMENDMENT APPROVAL FOR LOT 2 OF THE GRANT COMMERCIAL SUBDIVISION LOCATED AT 395 N 2000 W IN THE HC-HIGHWAY COMMERCIAL ZONE.

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### RECOMMENDED MOTION

Motion to grant subdivision plat amendment approval for Lot 2 of the Grant Commercial Subdivision located at 395 N 2000 W in the HC-Highway Commercial Zone.

### SUMMARY OF ISSUES/FOCUS OF ACTION

Does the proposed plat amendment meet the requirements of Springville City Code?

### BACKGROUND

The proposed amendment is for Lot 2 of the Grant Commercial Subdivision, which will divide one-acre of the west portion of the five-acre parcel, which will be attached and included with the Regent's Park Condominium project to the south.

### PLANNING COMMISSION REVIEW

The Planning Commission considered the plat amendment on April 26, 2022 as part of the consent agenda with a recommendation of approval.

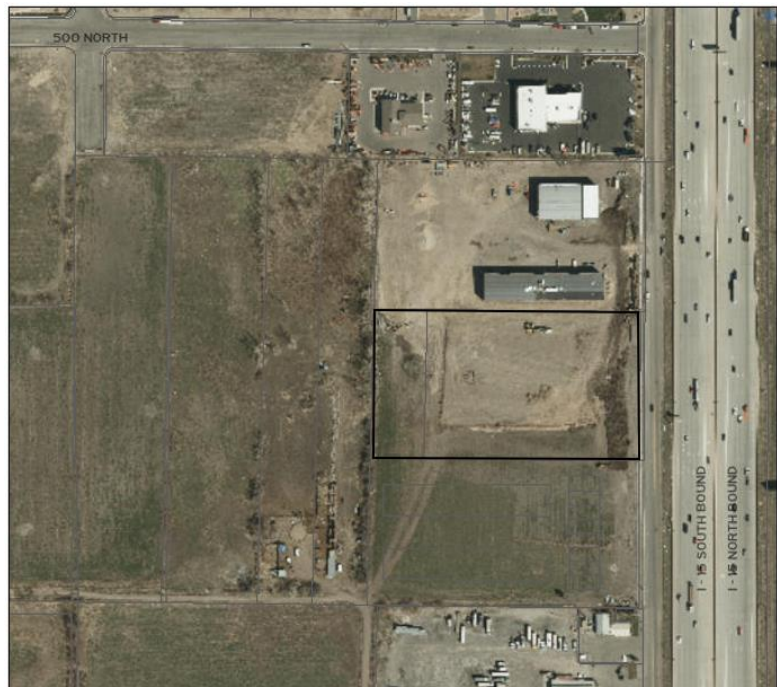
### ALTERNATIVES

1. Approve the plat amendment;
2. Approve with conditions; or
3. Deny the application.

Laura Thompson  
Planner II

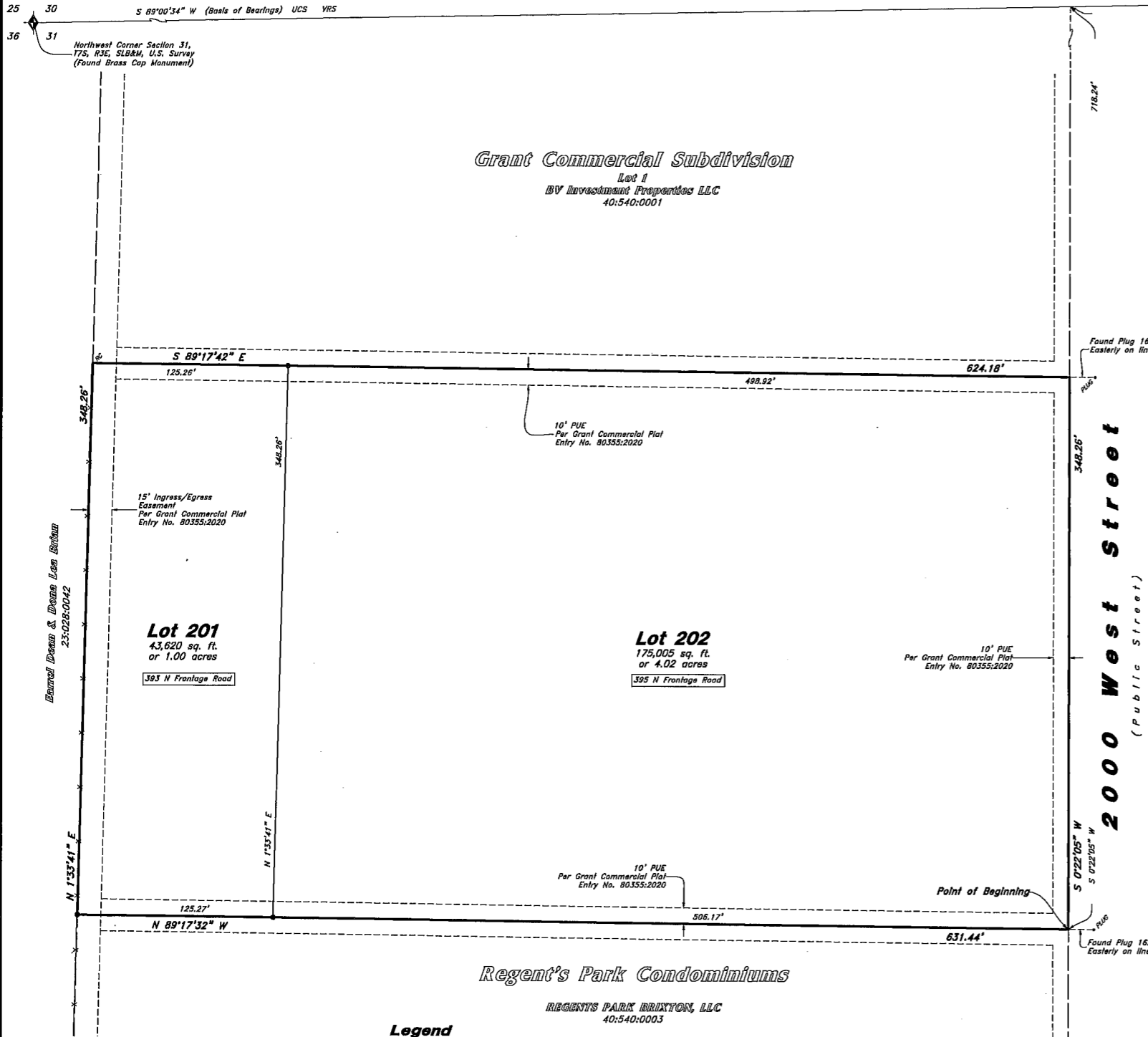
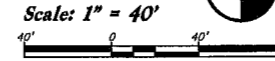
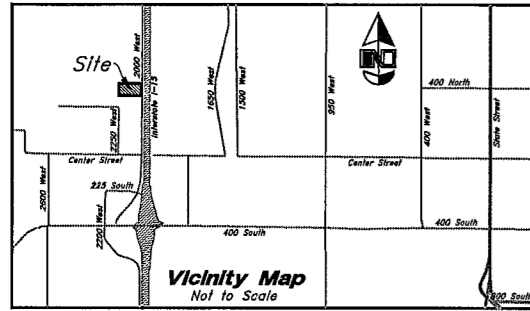
Attachments

cc: Shivam Shaw



# Grant Commercial Subdivision Amended

Amending Lot 2, Grant Commercial Subdivision  
located in the Northwest Quarter of Section 31, Township 7 South, Range 3 East,  
Salt Lake Base and Meridian, U.S. Survey, Springville City, Utah County, Utah  
2022



Grant Commercial Subdivision

Lot 1  
BV Investment Properties LLC  
40:540:0001

### Narrative

This Subdivision Plat was requested by Regents Park Brixton, LLC, to subdivide Lot 2 of Grant Commercial Subdivision and create 2 Lots.

This Plat retraces and honors the underlying Grant Commercial Subdivision recorded as Entry No. 80355:2020 and as Map No. 17106, Official Records of Utah County, as it matches the NAD 1983 Utah Central Zone State Plane datum.

A line between Brass Cap Monuments found for the Northwest and North Quarter Corners of Section 31 was assigned the UCS bearing of South 89°00'34" West as the Basis of Bearings to place the Survey on said State Plane Datum.

**Surveyor's Certificate**  
I, Ken B. Hawkes, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold Certificate No. 8707113 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Licensing Act; I further certify for, and on behalf of Anderson Wahlen & Associates that by authority of the owners I have completed a survey of the property described on this Subdivision Plat in accordance with Section 17-23-17 and have verified all measurements; that the reference monuments shown on this plat are located as indicated and are sufficient to retrace or reestablish this plat; and that the information shown herein is sufficient to accurately establish the lateral boundaries of the herein described tract of real property; hereafter known as Grant Commercial Subdivision Amended.

### Boundary Description

All of Lot 2 of Grant Commercial Subdivision, recorded as Entry No. 80355:2020 and as Map No. 17106 in the Office of the Utah County Recorder, located in the Northwest Quarter of Section 31, Township 7 South, Range 3 East, Salt Lake Base and Meridian, U.S. Survey, in Springville City, Utah County, Utah, being described metes and bounds as follows:

Beginning at the Northeast Corner of the Regent's Park Condominium Plat recorded as Entry No. 24552:2022 and as Map No. 18189 in the Office of the Utah County Recorder, being on the Westerly Line of a Road Dedication for 2000 West Street to Springville City shown on the Official Plat of said Grant Commercial Subdivision, located 421.77 feet South 89°00'34" West along the North Line of said Section 31; and 718.24 feet South 0°22'05" West to and along said Westerly Line from a Brass Cap Monument found marking the North Quarter Corner of said Section 31; and running thence North 89°17'32" West 631.44 feet along the Northerly line of said Condominium Plat to the Northwest Corner thereof; thence North 1°33'41" East 348.26 feet to the Southwest Corner of Lot 1 of said Subdivision; thence South 89°17'42" East 624.18 feet along the Southerly Line of said Lot 1 to the Southeast Corner thereof on said Westerly line; thence South 0°22'05" West 348.26 feet along said Westerly line to the Northeast Corner of said Condominium plat and the point of beginning.

Contains 218,625 sq. ft.  
Or 5.02 acres  
2 Lots

Ken B. Hawkes  
Utah PLS No. 8707113

**PRELIMINARY**

### Owner's Dedication

Know all by these presents that I, the undersigned Owner of the above described tract of land, having caused the same to be subdivided into Lots to be hereafter known as Grant Commercial Subdivision Amended, do hereby dedicate for perpetual use of the public all parcels of land, other utilities, or easements shown on this plat as intended for public use.

In witness whereof I have hereunto set my hands This \_\_\_\_\_ Day of \_\_\_\_\_ AD, 20\_\_\_\_.

(See Sheets 2-4 for Owner's Signatures and Acknowledgements)

Sheet 1 of 4

### Acceptance by the City of Springville

The City of Springville, County of Utah, Accepts this Subdivision of Grant Commercial Subdivision Amended

This \_\_\_\_\_ Day of \_\_\_\_\_ A.D. 20\_\_\_\_.

Approved \_\_\_\_\_ City Attorney

Approved \_\_\_\_\_ Mayor

Approved \_\_\_\_\_ Planning Commission Chair

Approved \_\_\_\_\_ City Engineer (See Seal Below) Attest \_\_\_\_\_ City Recorder (See Seal Below)

### Grant Commercial Subdivision Amended

Amending Lot 2, Grant Commercial Subdivision  
located in the Northwest Quarter of Section 31, Township 7 South, Range 3 East,  
Salt Lake Base and Meridian, U.S. Survey, Springville City, Utah County, Utah



ANDERSON WAHLEN & ASSOCIATES

2010 North Redwood Road, Salt Lake City, Utah 84116  
801 521-8529 - AWEngineering.net

### Legend

- Property Line
- Easement Line
- Adjoiner Line
- Section Line

Section Corner

VRS Virtual Reference Station

o Set 5/8" rebar with plastic cap or nail with Brass Tag stamped 'AWA'

### Owners / Developers

Readeo LLC  
1052 W Sovereignty Circle  
Bluffdale, UT 84065

Wapiti Holdings LLC  
545 S 1250 E  
Pleasant Grove, UT 84062

Professional seals for Surveyor, City Engineer, and Clerk-Recorder. The Surveyor's seal for Ken B. Hawkes (No. 8707113) is stamped with the word 'PRELIMINARY' diagonally across it.

## STAFF REPORT

**DATE:** May 17, 2022  
**TO:** Honorable Mayor and City Council  
**FROM:** Laura Thompson, Planner II  
**SUBJECT:** REGENTS PARK BRIXTON, LLC, SEEKING AN AMENDMENT TO THE REGENT'S PARK CONDOMINIUMS PLAT LOCATED AT 317 N 2000 W IN THE HC-HIGHWAY COMMERCIAL ZONE.

---

### RECOMMENDED MOTION

Motion to grant approval for the amendment to the Regent's Park Condominiums plat located at 317 N 2000 W in the HC-Highway Commercial Zone.

### SUMMARY OF ISSUES/FOCUS OF ACTION

Does the proposed plat amendment meet the requirements of Springville City Code?

### BACKGROUND

The proposed amendment to the condominium project, will include a one-acre portion of the lot to the north.

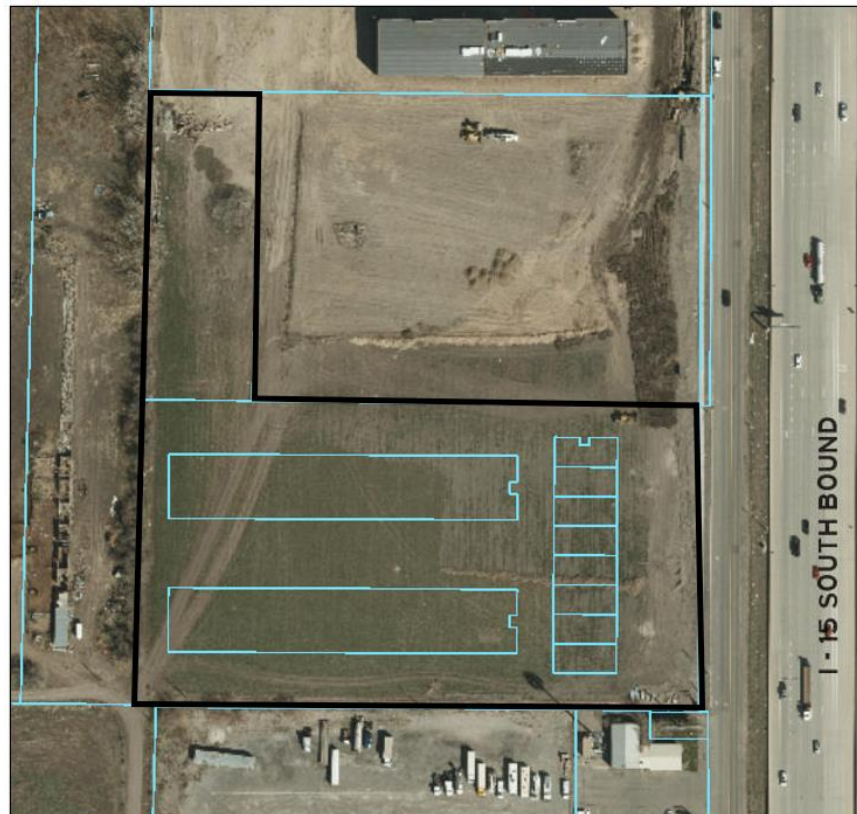
There are no site improvements proposed at this time for the additional property. At the time they choose to develop the additional portion, a separate site plan will be required.

### PLANNING COMMISSION REVIEW

The Planning Commission considered the amended plat on April 26, 2022 as part of the consent agenda with a recommendation of approval.

### ALTERNATIVES

1. Approve the plat amendment;
2. Approve with conditions; or



3. Deny the application.

Laura Thompson  
Planner II

Attachments

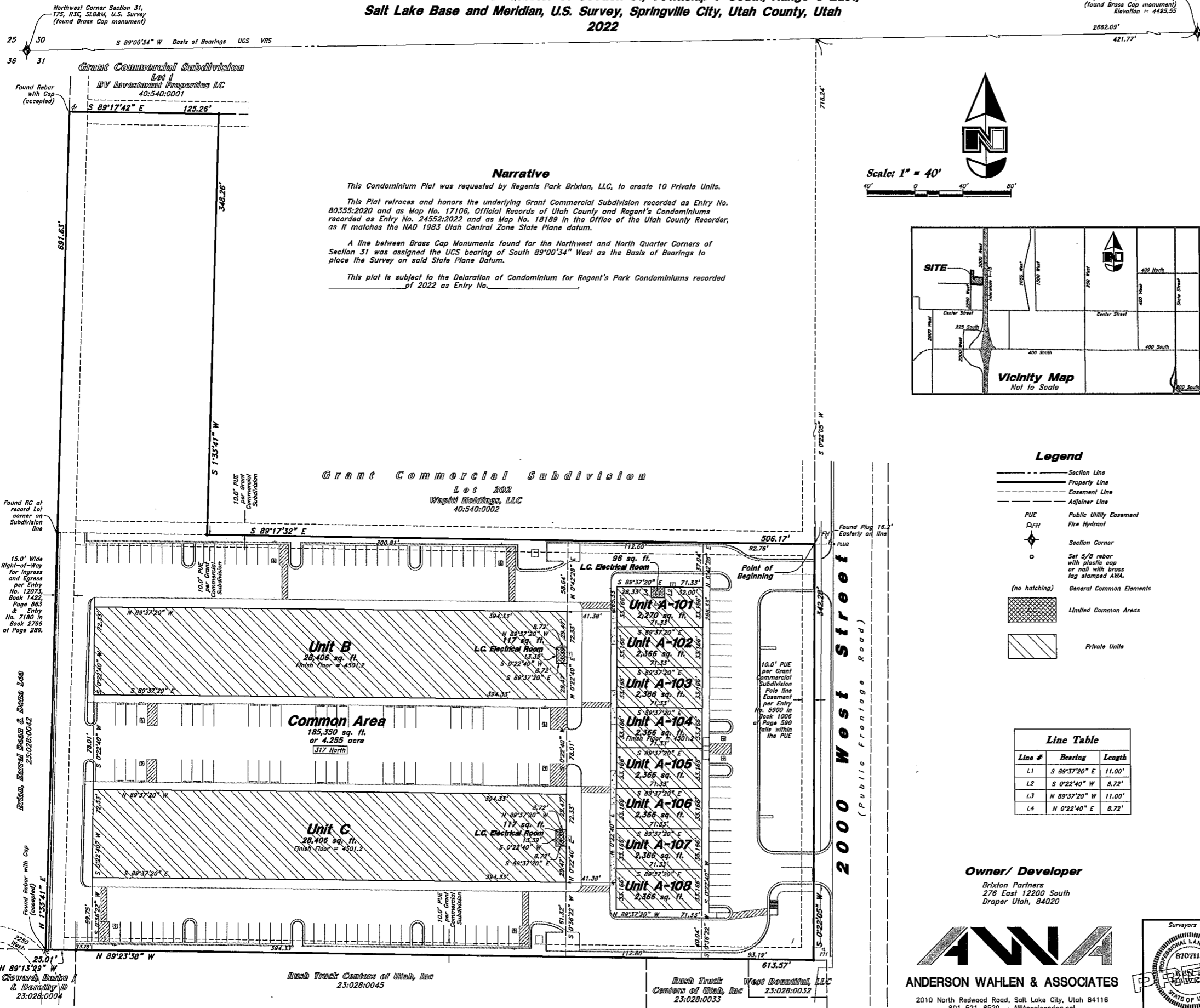
cc: Shivam Shaw





# Regent's Park Condominiums Amended

Amending all of Regent's Park Condominiums, along with all of Lot 201 of Grant Commercial Subdivision Amended located in the Northwest Quarter of Section 31, Township 7 South, Range 3 East, Salt Lake Base and Meridian, U.S. Survey, Springville City, Utah County, Utah 2022



**Narrative**

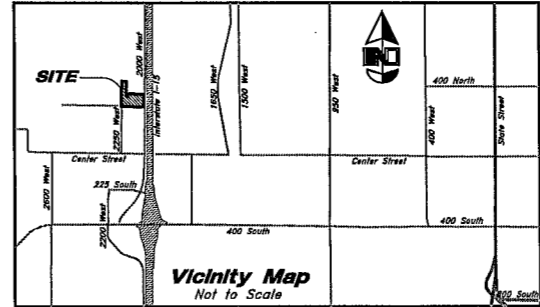
This Condominium Plat was requested by Regent's Park Brixton, LLC, to create 10 Private Units.

This Plat retraces and honors the underlying Grant Commercial Subdivision recorded as Entry No. 80355:2020 and as Map No. 17106, Official Records of Utah County and Regent's Condominiums recorded as Entry No. 24552:2022 and as Map No. 18189 in the Office of the Utah County Recorder, as it matches the NAD 1983 Utah Central Zone State Plane datum.

A line between Brass Cap Monuments found for the Northwest and North Quarter Corners of Section 31 was assigned the UCS bearing of South 89°00'34" West as the Basis of Bearings to place the Survey on said State Plane Datum.

This plat is subject to the Declaration of Condominium for Regent's Park Condominiums recorded of 2022 as Entry No. \_\_\_\_\_

Scale: 1" = 40'



- Legend**
- Section Line
  - Property Line
  - Easement Line
  - Adjoiner Line
  - PUE Public Utility Easement
  - Fire Hydrant
  - Section Corner
  - Set 5/8 rebar with plastic cap or nail with brass tag stamped AWA.
  - General Common Elements
  - Limited Common Areas
  - Private Units

**Line Table**

Line #	Bearing	Length
L1	S 89°37'20" E	11.00'
L2	S 0°22'40" W	8.72'
L3	N 89°37'20" W	11.00'
L4	N 0°22'40" E	8.72'

**Owner/ Developer**  
Brixton Partners  
276 East 12200 South  
Draper Utah, 84020

**AWA**  
ANDERSON WAHLEN & ASSOCIATES  
2010 North Redwood Road, Salt Lake City, Utah 84116  
801 521-8529 - AWaengineering.net

**Surveyor's Certificate**

I, Ken B. Hawkes, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold Certificate No. 8707113 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Licensing Act; I further certify for, and on behalf of Anderson Wahlen & Associates that by authority of the owners I have completed a survey of the property described on this Condominium Plat, and this Condominium Plat complies with the provisions of Section 57-8-13(1)(b) of the Utah Condominium Ownership Act, Utah Annotated Section 57-8-1 through 57-8-60 (2010 Replacement, Supp. 2019); and that the information shown herein is sufficient to accurately establish the lateral boundaries of the herein described tract of real property; hereafter known as Regent's Park Condominiums Amended.

**Boundary Description**

All of Lot 201 of Grant Commercial Subdivision Amended recorded as Entry No. and as Map No. \_\_\_\_\_ in the Office of Utah County Recorder and all of Regent's Park Condominiums, recorded as Entry No. 24552:2022 and as Map No. 18189 in the Office of the Utah County Recorder, located in the Northwest Quarter of Section 31, Township 7 South, Range 3 East, Salt Lake Base and Meridian, U.S. Survey, in Springville City, Utah County, Utah, being described metes and bounds as follows:

Beginning at the Southeast Corner of Lot 202 of said Regent's Park Subdivision, being on the Westerly Line of a Road Dedication for 2000 West Street to Springville City shown on the Official Plat of Grant Commercial Subdivision recorded as Entry No. 80355:2020 and as Map No. 17106 in the Office of the Utah County Recorder, located 421.77 feet South 89°00'34" West along the North Line of said Section 31; and 718.24 feet South 0°22'05" West to and along said Westerly Line from a Brass Cap Monument found marking the North Quarter Corner of said Section 31; and running thence South 0°22'05" West 342.28 feet along said Westerly Line; thence North 89°23'38" West 613.57 feet; thence North 89°13'29" West 25.01 feet; thence North 1°33'41" East 691.63 feet to the Southwest Corner of Lot 1 of said Grant Commercial Subdivision; thence South 89°17'42" East 125.28 feet along the Southerly Line of said Lot 1 to the Northwest Corner of said Lot 202; thence South 1°33'41" West 348.26 feet along the Westerly Line of said Lot 202 to the Southwest Corner thereof; thence South 89°17'32" East 506.17 feet along the Southerly line of said Lot 202 to the Southeast Corner thereof and the point of beginning.

**PRELIMINARY**

Contains 261,325 sq. ft.  
Or 6.00 acres  
10 Private Units  
and Common Area

Ken B. Hawkes  
Utah PLS No. 8707113

**Owner's Dedication**

Know all men by these presents that We, the undersigned owners of the above described tract of land, having caused the same to be subdivided and hereafter known as Regent's Park Condominiums Amended and do hereby dedicate for the perpetual use of the public and City all Easements shown on this plat as intended for public or City use. The owner(s) and all agents, successors, and assigns voluntarily defend, indemnify, and save harmless the City against any easements or other encumbrance on a dedicated street which will interfere with the City's use, maintenance, and operation of the street. The owner(s) and all agents, successors, and assigns voluntarily defend, indemnify, and hold harmless the City from any claim arising from the owner's creation of this subdivision by the owners and all agents, successors, and assigns. The Owner hereby conveys the Common Area, as indicated hereon, to Regent's Park Condominium Owners Association, Inc., a Utah Nonprofit Corporation.

(See Sheets 2-4 for Owner's Signatures and Acknowledgments)

**Sheet 1 of 6**

**Acceptance by the City of Springville**  
The City of Springville, County of Utah, Accepts this Subdivision of Regent's Park Condominiums Amended

This \_\_\_\_\_ Day of \_\_\_\_\_ A.D. 20 \_\_\_\_.

Approved \_\_\_\_\_ City Attorney  
Approved \_\_\_\_\_ Mayor  
Approved \_\_\_\_\_ Planning Commission Chair

Approved \_\_\_\_\_ City Engineer (See Seal Below)      Attest \_\_\_\_\_ City Recorder (See Seal Below)

**Regent's Park Condominiums**  
Amending all of Regent's Park Condominiums, along with all of Lot 201 of Grant Commercial Subdivision Amended located in the Northwest Quarter of Section 31, Township 7 South, Range 3 East, Salt Lake Base and Meridian, U.S. Survey, Springville City, Utah County, Utah

Surveyor Seal: Ken B. Hawkes, 8707113  
Notary Public Seal  
City Engineer Seal  
Clark-Recorder Seal

**PRELIMINARY**



## STAFF REPORT

**DATE:** May 17, 2022  
**TO:** Honorable Mayor and City Council  
**FROM:** Laura Thompson, Planner II  
**SUBJECT:** JOHNSTON DEVELOPMENTS SEEKING FINAL APPROVAL FOR THE HOLDAWAY PARK ESTATES SUBDIVISION LOCATED IN THE AREA OF 650 E 200 N IN THE TRADITIONAL NEIGHBORHOOD DEVELOPMENT OVERLAY ZONE.

---

### RECOMMENDED MOTION

Motion to grant approval for the Holdaway Park Estates Subdivision located in the area of 650 E 200 N in the Traditional Neighborhood Development Overlay Zone.

### SUMMARY OF ISSUES/FOCUS OF ACTION

Does the proposed subdivision meet the requirements of Springville City Code and the Holdaway South New Neighborhood Plan?

### BACKGROUND

Neighborhood Plan was adopted by the City Council on December 2, 2021, which includes five-units with two lot types. The Side Drive Rambler type will allow a minimum lot size of 5,500 square feet and the Side Drive Bungalow, with a minimum lot size of 4,800 square feet.

The plan also includes an additional street access and parking lot for the south side of Holdaway Park.

The preliminary plan was granted approval on April 26, 2022.

### PLANNING COMMISSION REVIEW

The Planning Commission considered the final plans on May 10, 2022 as part of the consent agenda and recommended approval.

### ALTERNATIVES

1. Approve the subdivision;
2. Approve with conditions; or
3. Deny the application.



If denied, the City Council shall give reason for such disapproval. If additional conditions are required by the City Council, such conditions shall be referred to the Planning Commission for their review and approval prior to City Council's final action on the application.

Laura Thompson  
Planner II

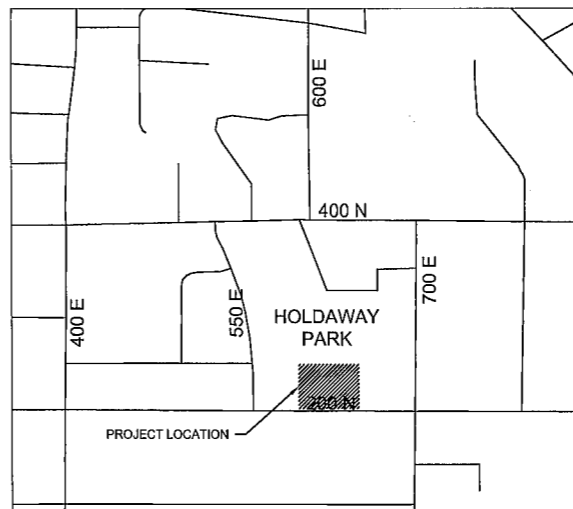
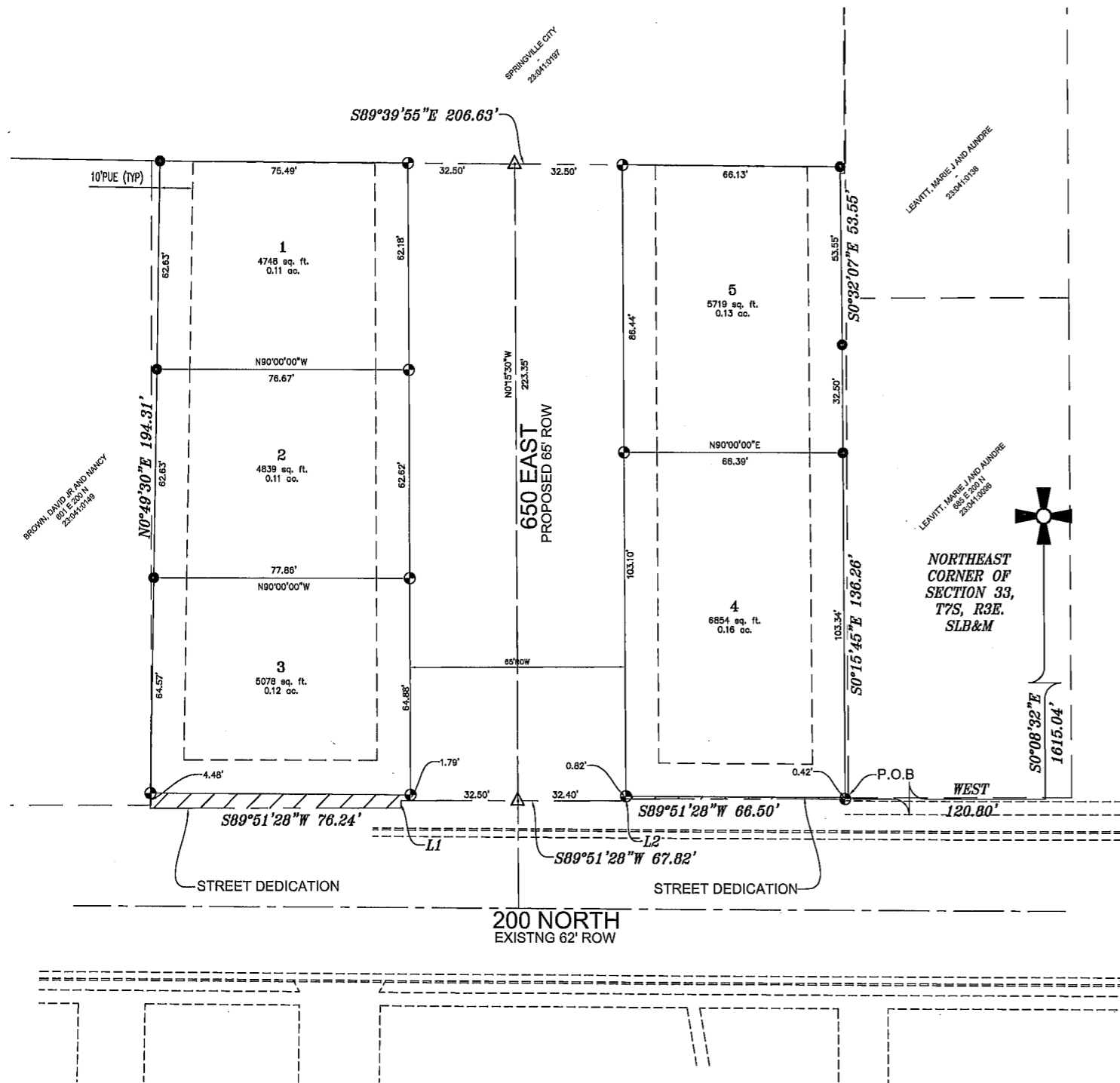
Attachments

cc: Ryan Johnston



LINE TABLE		
LINE	DIRECTION	LENGTH
L1	S0°08'32"E	2.18'
L2	S0°08'32"E	0.68'

ALL MUNICIPAL UTILITY EASEMENTS PLATTED HEREON ARE IN PERPETUITY FOR INSTALLATION, MAINTENANCE, REPAIR, AND REPLACEMENT OF PUBLIC UTILITIES, SIDEWALKS, AND APPURTENANT PARTS THEREOF AND THE RIGHT TO REASONABLE ACCESS TO GRANTOR'S PROPERTY FOR THE ABOVE DESCRIBED PURPOSES. THE EASEMENT SHALL RUN WITH THE REAL PROPERTY AND SHALL BE BINDING UPON THE GRANTOR AND THE GRANTOR'S SUCCESSORS, HEIRS AND ASSIGNS.



VICINITY MAP  
-NTS-

LEGEND

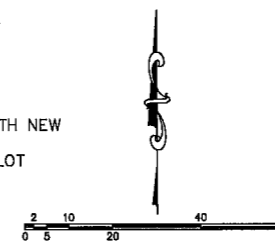
- FOUND BRASS CAP
- SET 5/8" REBAR AND CAP
- SET CURB PIN
- CALCULATED POINT, NOT SET
- PROPERTY BOUNDARY
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- EASEMENT
- CENTERLINE
- ADDRESSES

SURVEY/ENGINEER  
ATLAS ENGINEERING  
801-655-0566

OWNER/DEVELOPER  
RYAN JOHNSTON  
801-420-6565

DATA TABLE  
TOTAL ACREAGE=0.91 ACRES  
TOTAL # OF LOTS=5  
TOTAL # OF LOTS PER ACRE=5.49  
ACREAGE OF LOTS=0.63 ACRES  
ACREAGE IN ROW=0.25

- NOTES:
- ZONING BASED ON HOLDAWAY SOUTH NEW NEIGHBORHOOD PLAN
  - REFER TO REGULATING PLAN FOR LOT TYPES AND REQUIREMENTS



(24"x36")  
SCALE 1" = 20'  
(11"x17")  
SCALE 1" = 40'

SURVEYOR'S CERTIFICATE

I, DAVID F. HUNT DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 5243543 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF SAID TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS IS TRUE AND CORRECT.

DATE

BOUNDARY DESCRIPTION

BEGINNING AT A POINT LOCATED SOUTH 00°08'32" EAST ALONG THE SECTION LINE 1615.04 FEET AND WEST 120.80 FEET FROM THE NORTHEAST CORNER OF SECTION 33, TOWNSHIP 7 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 89°51'28" WEST 66.50 FEET; THENCE SOUTH 00°08'32" EAST 0.58 FEET; THENCE SOUTH 89°51'28" WEST 67.82 FEET; THENCE SOUTH 00°08'32" EAST 2.18 FEET; THENCE SOUTH 89°51'28" WEST 76.24 FEET TO THE PROJECTION OF A WIRE FENCE; THENCE ALONG SAID PROJECTION AND EXTENSION OF SAID WIRE FENCE NORTH 00°49'30" EAST 194.31 FEET TO A CHAIN-LINK FENCE; THENCE ALONG SAID CHAIN-LINK FENCE SOUTH 89°39'55" EAST 206.63 FEET TO A WOOD FENCE; THENCE ALONG SAID WOOD FENCE THE FOLLOWING TWO (2) CALLS, (1) SOUTH 00°32'07" EAST 53.55 FEET; (2) SOUTH 00°15'45" EAST 136.26 FEET TO THE POINT OF BEGINNING, CONTAINING 0.92 ACRES

OWNER'S DEDICATION

(I)WE, \_\_\_\_\_ BEING THE UNDERSIGNED OWNER(S) OF ALL THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS, AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.  
IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS(S) THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2022.

MEMBER: \_\_\_\_\_  
MEMBER: \_\_\_\_\_  
MEMBER: \_\_\_\_\_

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH  
COUNTY OF UTAH  
ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2022 PERSONALLY APPEARED BEFORE ME \_\_\_\_\_ WHOSE IDENTITY IS PERSONALLY KNOWN TO ME OR PROVEN IN THE BASIS OF SATISFACTORY EVIDENCE AND WHO BY ME DULY SWORN/AFFIRED, DID SAY THAT THEY ARE THE \_\_\_\_\_ OF \_\_\_\_\_ AND THAT SAID DOCUMENT WAS SIGNED BY THEM IN BEHALF OF SAID \_\_\_\_\_ BY AUTHORITY OF ITS BYLAWS, OR RESOLUTION OF ITS BOARD OF DIRECTORS, AND SAID \_\_\_\_\_ ACKNOWLEDGED TO ME THAT SAID \_\_\_\_\_ EXECUTED THE SAME.

A NOTARY PUBLIC COMMISSIONED IN THE STATE OF UTAH

COMMISSION NUMBER / EXPIRES \_\_\_\_\_ PRINTED FULL NAME OF NOTARY \_\_\_\_\_

ACCEPTANCE BY LEGISLATIVE BODY

THE \_\_\_\_\_ OF \_\_\_\_\_ COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2022.

APPROVED \_\_\_\_\_ APPROVED \_\_\_\_\_  
CITY MANAGER CITY ATTORNEY  
APPROVED \_\_\_\_\_ ATTEST \_\_\_\_\_  
ENGINEER (SEE SEAL) CLERK-RECORDER  
APPROVED \_\_\_\_\_  
COMMUNITY DEVELOPMENT DIRECTOR

HOLDAWAY PARK

A RESIDENTIAL SUBDIVISION IN  
SPRINGVILLE, UTAH

CONTAINING 05 LOTS AND 0.91 ACRES.  
LOCATED IN THE NORTH EAST QUARTER OF SECTION 33, OF TOWNSHIP 7 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH.

CLERK-RECORDER SEAL SURVEYOR'S SEAL NOTARY PUBLIC SEAL CITY ENGINEER SEAL COUNTY RECORDER SEAL



## STAFF REPORT

**DATE:** May 17, 2022  
**TO:** Honorable Mayor and City Council  
**FROM:** Laura Thompson, Planner II  
**SUBJECT:** ADAM WEIGHT SEEKING PLAT AMENDMENT APPROVAL FOR SPRING TERRACE ESTATES LOCATED AT 1451 E 620 S IN THE R1-10 SINGLE-FAMILY RESIDENTIAL ZONE.

---

### RECOMMENDED MOTION

Motion to grant plat amendment approval for Spring Terrace Estates located at 1451 E 620 S in the R1-10 Single-Family Residential Zone.

### SUMMARY OF ISSUES/FOCUS OF ACTION

Does the proposed plat amendment meet the requirements of Springville City Code?

### BACKGROUND

The proposed plat amendment will vacate and amend a part of Lot 4, Block 1 and part Lot 3 of Block 3 of the Spring Terrace Subdivision, creating one lot for the construction of a single-family home.

### PLANNING COMMISSION REVIEW

The Planning Commission considered the plat amendment on May 10, 2022 as part of the consent agenda with a recommendation of approval.

### ALTERNATIVES

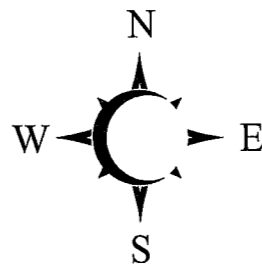
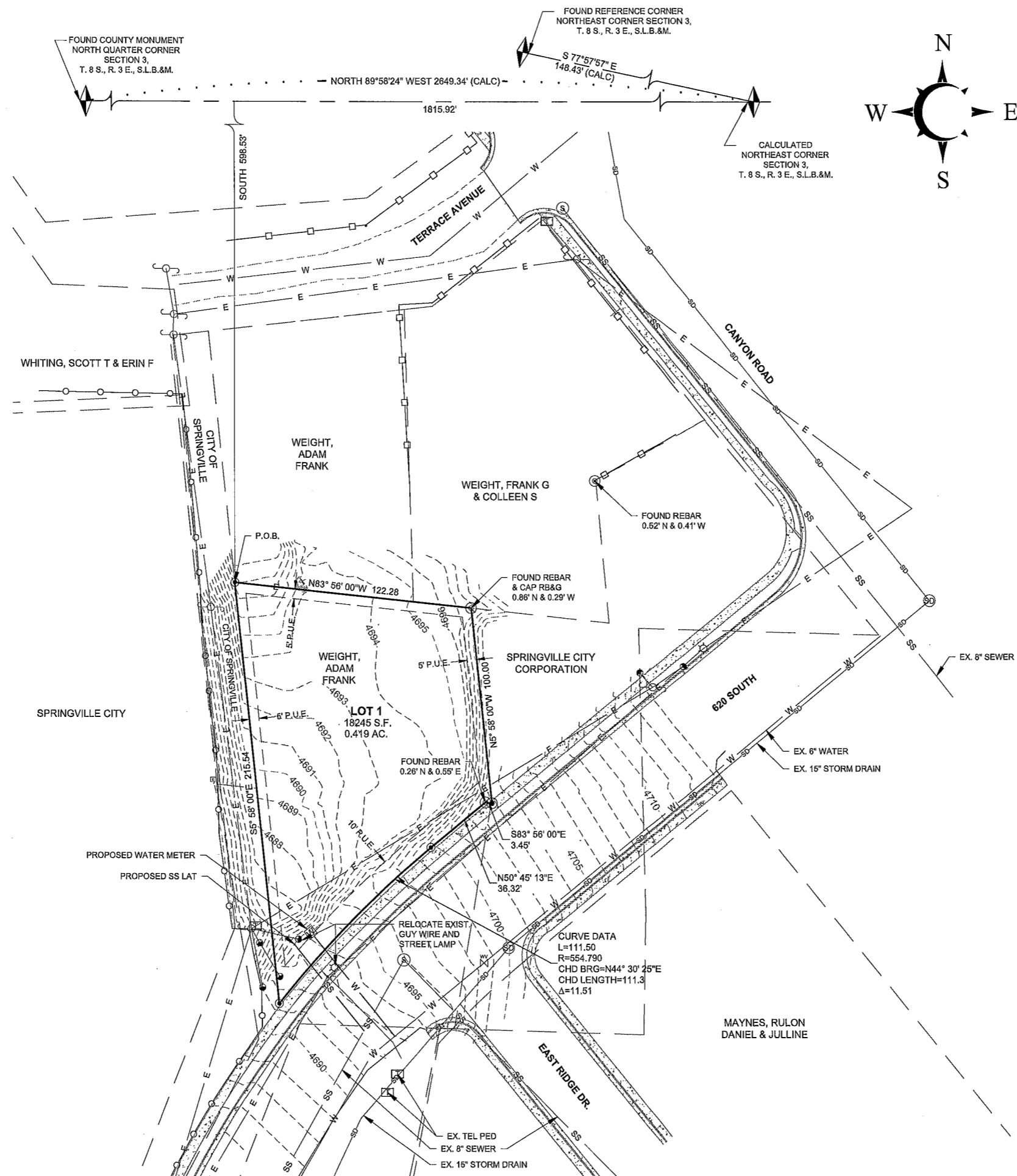
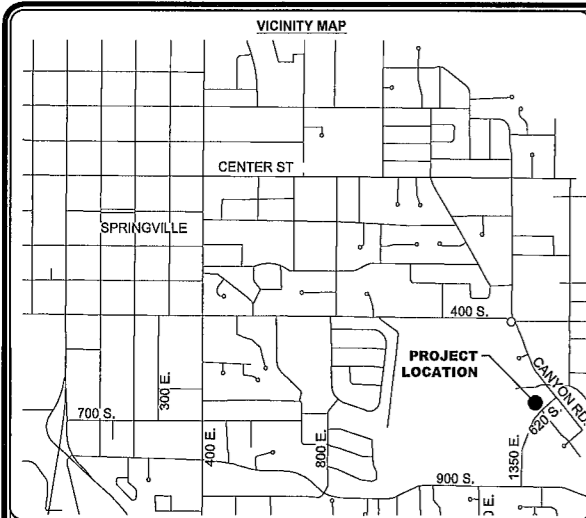
1. Approve the plat amendment;
2. Approve with conditions; or
3. Deny the application.

Laura Thompson  
Planner II

Attachments

cc: Adam Weight





# SPRING TERRACE ESTATES

## PLAT "A"

LOCATED IN THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 8 SOUTH, RANGE 3 EAST SALT LAKE BASE AND MERIDIAN.

### LEGEND

- = COUNTY MONUMENT
- = FOUND PROPERTY CORNER
- = SET REBAR AND CAP
- = EXISTING SEWER MANHOLE
- = EXISTING STORM DRAIN MANHOLE
- = EXISTING WATER VALVE
- = EXISTING FIRE HYDRANT
- = EXISTING ELECTRIC METER
- = EXISTING POWER POLE
- = EXISTING LIGHT POLE
- = EXISTING GUY WIRE
- = EXISTING TELEPHONE PEDESTAL
- = PROPOSED WATER METER
- = SECTION LINE
- = PUE
- = EXISTING STEEL FENCE
- = EXISTING WOOD FENCE
- = EXISTING CHAIN LINK FENCE
- = BOUNDARY LINE
- = ADJOINING PROPERTY LINE
- = EXISTING SEWER LINE
- = EXISTING STORM DRAIN LINE
- = EXISTING WATER LINE
- = EXISTING OVERHEAD POWER
- = EXISTING EDGE OF ASPHALT
- = PROPOSED SEWER LATERAL
- = EXISTING CONCRETE

DRAWN: THK	PROJECT # VA597	<b>SCALES</b> HORIZ: 1"=30' 
DESIGNER: DEK	DATE: 11/15/2021	
REVIEWED: DEK		

PROJECT NAME:  
**SPRING TERRACE ESTATES PLAT "A"**  
 A VACATION AND AMENDMENT OF PART LOT 4, BLOCK 1 AND PART LOT 3, BLOCK 3 OF SPRING TERRACE SUBDIVISION

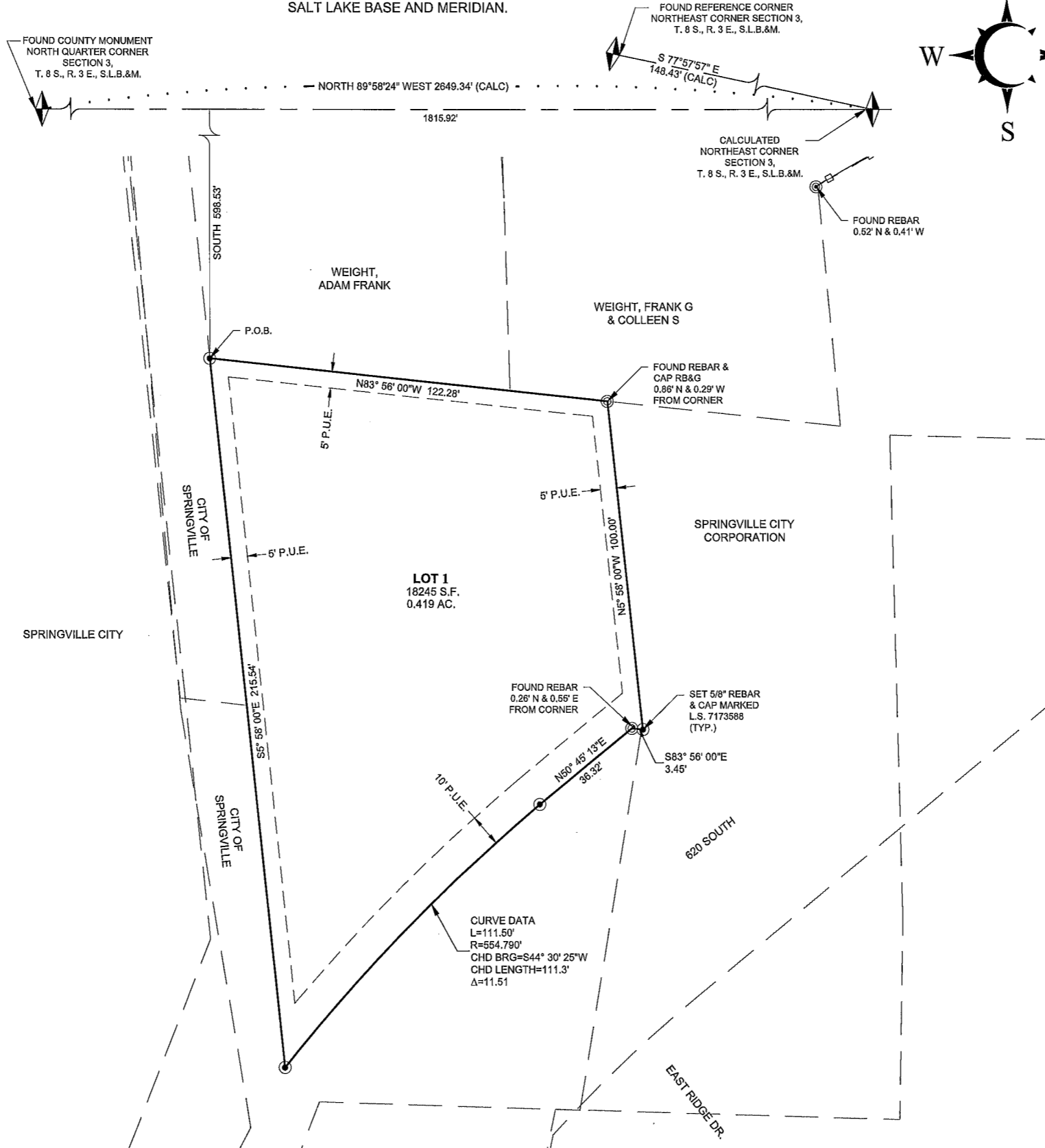
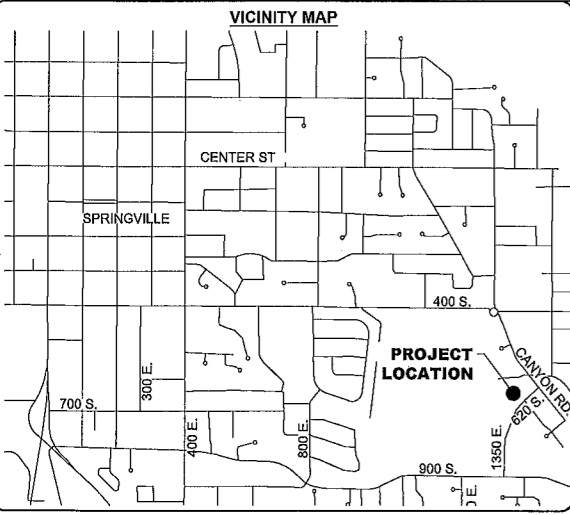
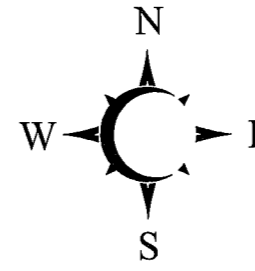
PROJECT LOCATION:  
**SPRINGVILLE, UTAH**

SHEET TITLE:  
**PRELIMINARY PLAT**

SHEET  
**1 of 2**

# SPRING TERRACE ESTATES PLAT "A"

LOCATED IN THE NORTHEAST CORNER OF  
SECTION 3, TOWNSHIP 8 SOUTH, RANGE 3 EAST  
SALT LAKE BASE AND MERIDIAN.



### DOMINION ENERGY APPROVAL:

DOMINION ENERGY APPROVES THIS PLAT SOLELY FOR THE PURPOSES OF APPROXIMATING THE LOCATION, BOUNDARIES, COURSE AND DIMENSIONS OF ITS RIGHT-OF-WAY AND EASEMENTS AND ITS EXISTING FACILITIES. THIS APPROVAL SHALL NOT BE CONSTRUED WARRANT OR VERIFY THE PRECISE LOCATION OF SUCH ITEMS. THE RIGHT-OF-WAY AND EASEMENTS ARE SUBJECT TO NUMEROUS RESTRICTIONS APPEARING ON THE RECORDED RIGHT-OF-WAY AND EASEMENT GRANTS OR BY PRESCRIPTION. DOMINION ENERGY MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES INCLUDING PRESCRIPTIVE RIGHTS AND OTHER RIGHTS, OBLIGATIONS OR ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION OR THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OR CONDITIONS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION, INCLUDING INFORMATION RELATED TO ALLOWED ACTIVITIES WITHIN RIGHTS-OF-WAY, PLEASE CONTACT DOMINION ENERGY'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2021  
DOMINION ENERGY GAS COMPANY

BY: \_\_\_\_\_ TITLE: \_\_\_\_\_

### LEGEND

- = COUNTY MONUMENT
- = FOUND REBAR AND CAP
- = SET REBAR AND CAP
- = SECTION LINE
- = BOUNDARY LINE
- = PROPOSED LOT LINE
- = PROPOSED PUE
- = ADJOINING PROPERTY LINE



P: (801) 616-6848  
F: (801) 704-9384  
surveydanpls@gmail.com  
563 North Rees Ave.  
Spanish Fork, UT 84660

### SURVEYOR'S CERTIFICATE

I, DAN E. KNOWLDEN JR. DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 7173588 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREON, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS

### SPRING TERRACE ESTATES PLAT "A"

SIGNED ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2021

DAN E. KNOWLDEN JR. PLS 7173588

### BOUNDARY DESCRIPTION

BEGINNING AT A POINT NORTH 89°58'24" WEST 1815.92 FEET ALONG THE SECTION LINE AND SOUTH 598.63 FEET FROM THE NORTHEAST CORNER OF SECTION 3, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; RUNNING THENCE SOUTH 05°58'00" EAST 216.64 FEET TO A POINT ON A 554.79 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; THENCE 111.50 FEET ALONG SAID CURVE (CHORD BEARS NORTH 44°30'25" EAST 111.30 FEET; THENCE NORTH 50°45'13" EAST 36.32 FEET; THENCE SOUTH 83°56'00" EAST 3.45 FEET; THENCE NORTH 06°58'00" WEST 100.00 FEET; THENCE NORTH 83°56'00" WEST 122.28 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.419 ACRES OR 18,245 SQFT.

### OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED IS THE OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, AND HEREBY CASE THE SAME TO BE DIVIDED INTO LOTS AND PARCELS, AND STREETS TOGETHER WITH EASEMENTS AS SET FORTH TO BE HEREAFTER KNOWN AS

### SPRING TERRACE ESTATES PLAT "A"

AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL ROADS AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.

EXECUTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021

BY: \_\_\_\_\_  
ADAM FRANK WEIGHT

### ACKNOWLEDGEMENT

State of Utah )  
County of Utah )

ON THE \_\_\_\_\_ DAY \_\_\_\_\_, 2021 PERSONALLY APPEARED BEFORE ME, ADAM FRANK WEIGHT WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

NOTARY PUBLIC FULL NAME \_\_\_\_\_

COMMISSION NUMBER: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

A NOTARY PUBLIC COMMISSIONED IN UTAH

SURVEYOR'S SEAL 	CITY-COUNTY ENGINEER SEAL	CLERK-RECORDER SEAL
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DRAWN: THK	PROJECT # VA597	SCALES HORIZ: 1"=20' 
DESIGNER: DEK	DATE: 11/16/2021	
REVIEWED: DEK		

PROJECT NAME:  
**SPRING TERRACE ESTATES PLAT "A"**  
A VACATION AND AMENDMENT OF PART LOT 4, BLOCK 1 AND  
PART LOT 3, BLOCK 3 OF SPRING TERRACE SUBDIVISION

PROJECT LOCATION:  
**SPRINGVILLE, UTAH**

SHEET TITLE: **FINAL PLAT** SHEET: **1 of 1**

ACCEPTANCE BY LEGISLATIVE BODY:  
THE MAYOR OF SPRINGVILLE CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC. THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2021

BY: \_\_\_\_\_ BY: \_\_\_\_\_ BY: \_\_\_\_\_ BY: \_\_\_\_\_  
MAYOR ATTORNEY CLERK-RECORDER ENGINEER (SEE SEAL)

PLANNING COMMISSION APPROVAL:  
APPROVED. THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2021 BY THE SPRINGVILLE CITY PLANNING COMMISSION.

BY: \_\_\_\_\_ BY: \_\_\_\_\_  
CHAIRMAN SPRINGVILLE PLANNING COMMISSION DIRECTOR-SECRETARY

UTAH COUNTY RECORDER



## STAFF REPORT

**DATE:** May 25, 2022  
**TO:** Honorable Mayor and City Council  
**FROM:** Leon Fredrickson, Power Director  
**SUBJECT:** 2009 FORD ESCAPE HYBRID SURPLUS SALE APPROVAL

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### Recommended Motion:

Motion declaring the Vehicle listed on the attached Surplus Property Form to be surplus property and authorize its surplus sale, according to the Springville City Surplus Property Policy.

### Executive Summary:

- The 2009 Ford Escape met the Vehicle Replacement criteria
- A new, 2022 Ford Escape has been purchased and put into service
- Now, the 2009 vehicle needs to be sold at Public Auction as per the City Surplus Policy
- Estimated surplus auction value of \$7,600 (or higher) will be returned to the Power Department Vehicle Reserve Fund

### Focus of Action:

From time to time as vehicles, equipment and other material property of the city reach the end of their useful operation. The vehicle or piece of equipment is removed from service and disposed of according to the Surplus Property Policy. The Surplus Policy requires City Council approval and Mayor signature, for assets with an estimated salvage value over \$5,000.

### Background:

The item in the attached Surplus Property Form, a 2009 Ford Escape has been replaced as part of the vehicle replacement process after meeting its useful service life to the Power Distribution Division.





**Discussion:**

The 2009 Ford Escape had been evaluated by the Central Shop for replacement and recommended by the Vehicle Committee for replacement according to replacement policies and according to city surplus policy and procedures, and as approved in the budget. The vehicle has been removed from service and at this time is ready to be disposed of through a public auction site.

**Alternatives:**

There are none that meet the replacement and surplus policies.

**Fiscal Impact:**

Proceeds from the sale of the surplus vehicle will be credited to the Power Department's Vehicle Reserve Fund

Attachments: Surplus Property Form

*Leon Fredrickson*



### Springville City Surplus Property Form

This form is to be used to notify the City Administrator whenever there is a permanent change in the location of City-owned personal property or whenever an item is lost, stolen, or proposed to be placed on the surplus property list for disposal.

Date 05/25/2022	Department Central Shop	Contact Steve Healey	Phone 801-491-2762
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#### Items to be Transferred to Surplus Property List

	Qty.	Description	Condition	Tag #	Location	Estimated Value	Proposed Method of Disposal (e.g. auction, scrap, etc.)
1	1	2009 Ford Escape Hybrid	fair	x404	PWR	\$7,600.00	auction
2							
3							
4							
5							
6							
7							
8							

#### Authorizations

Department Director Signature 		City Administrator Signature		Mayor Signature (Items over \$5,000)	
Printed Name Leon Fredrickson	Date 5-25-22	Printed Name	Date	Printed Name	Date



## STAFF REPORT

**DATE:** June 1, 2022

**TO:** Honorable Mayor and City Council

**FROM:** Josh Yost, Community Development Director

**SUBJECT:** Landd requests an amendment to the Official Zone Map on parcels 23:030:0016, 23:031:0015, 23:030:0011, and 23:031:0014 from the R1-15 Single-Family Residential Zone to the R1-8 Single-Family Residential Zone, located in the area of 1500 West and Center Street.

---

### **Recommended Motion:**

Adopt ordinance #\_\_\_\_\_ amending the Springville Official Zone Map on parcels 23:030:0016, 23:031:0015, 23:030:0011, and 23:031:0014 from the R1-15 Single-Family Residential Zone to the R1-8 Single-Family Residential Zone, located in the area of 1500 West and Center Street.

### **Executive Summary:**

The proposed zone map amendment is for 28.53 acres of property located in the area of 1500 West and Center Street. The current zoning is the R1-15 with a current General Plan Land Use designation of Medium Low Density, which supports the requested R1-8 zoning classification.

On May 20, 2003, the City Council adopted the Westfields Community Plan element of the General Plan, which amended the Land Use Map and Official Zone Map. The proposed residential baseline zoning classifications for the Westfields Overlay area consist of the R1-15, R1-10, R1-8 and R2. At the time the Westfields was being annexed, there were several property owners in areas being designated as the R1-10 and R1-8 zoning, concerned that they would lose their animal rights and requested to retain the R1-15 Zoning designation, which allows for animal keeping. While the R1-8 zoning was not applied to the property at that time because of this concern, the Westfields Community Plan and the adopted Land Use Map of the General Plan still designated the property as Medium Low-Density Residential, which includes the R1-8 Zone.

**Focus of Action:**

Does the proposed amendment meet the intent of the Westfields Community Plan, General Plan and requirements of Springville City Code?

**Discussion:**

The adopted Westfields Community Plan included residential densities in the Westfields that transition from lower densities in the southeast and northeast portions of the community to higher densities around the village center and western portions.

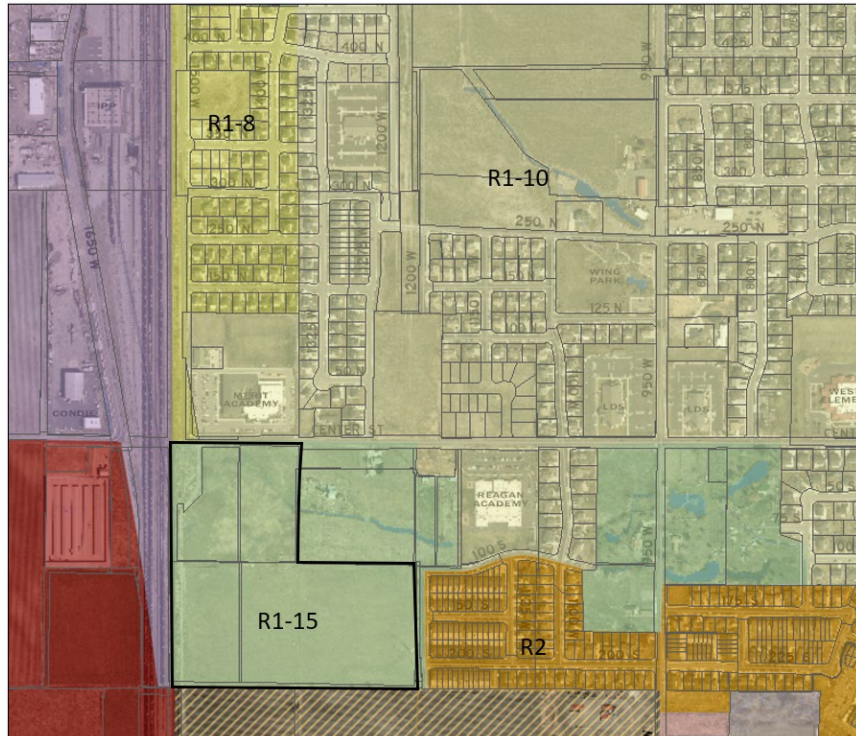


Figure 1 - Current Zoning Map

The current adopted land use is Medium Low Density Residential which the Westfields Community Plan designates as between 3.0-5.0 dwelling units/acre. The R1-8 zone equates to 3.8 units/net acre if the property is zoned R1-8. The current R1-15 zoning of the property equates to 2-units/net acre.

Staff recognizes that the general policy guidance from the Council is to not recommend approval of zone map amendment applications that increase residential density. While we recognize this guidance, the proposed zone map amendment, while increasing the density from that currently allowed on the subject property, does not change the density planned and designated for the property in the Westfields Community Plan and the General Plan Land Use Map. Therefore, we view this request as being in line with the current plan.

These proposed amendments were reviewed by the Planning Commission in a properly noticed public hearing on May 10, 2022. Eileen Miller of the Utah Valley HBA made a

public comment regarding the recent Utah State Auditor Alert regarding development and building fees, not related to the item under consideration. No other comment was received during the public hearing.

During Planning Commission discussion (see Item 5 in the attached minutes for the full discussion), Commissioner Baker asked about the density. Director Yost said it is consistent with the surrounding densities.



*Figure 2 - Current General Plan Map*

Commissioner Heaps asked if the owners of this property were among those who chose to stay R1-15. Director Yost said yes.

Chair Ellingson asked what the differences are per acre in the R1-8 and R1-10. In R1-10 it is 3.0 and in R1-8 it is 3.8. Commissioner Baker asked what it would be with your maximum bonus. Director Yost said with the maximum bonus it is 4.2 in R1-10 and in R1-8 it is 5.3.

**Alternatives:**

- Deny the proposed zone map amendments.
- Continue the proposed zone map amendments for further discussion.



**Attachments:**

1. Proposed Zone Map Amendment Ordinance
2. Minutes of the Planning Commission Public Hearing, May 10, 2022
3. Planning Commission Staff Report

## **Attachment 1**

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Ordinance #\_\_\_\_\_ amending the Springville Official Zone Map on parcels 23:030:0016, 23:031:0015, 23:030:0011, and 23:031:0014 from the R1-15 Single-Family Residential Zone to the R1-8 Single-Family Residential Zone, located in the area of 1500 West and Center Street.

ORDINANCE NO. \_\_\_\_-2022

AN ORDINANCE AMENDING THE SPRINGVILLE OFFICIAL ZONE MAP ON PARCELS 23:030:0016, 23:031:0015, 23:030:0011, AND 23:031:0014 FROM THE R1-15 SINGLE-FAMILY RESIDENTIAL ZONE TO THE R1-8 SINGLE-FAMILY RESIDENTIAL ZONE, LOCATED IN THE AREA OF 1500 WEST AND CENTER STREET.

WHEREAS, the City has an Official Zone Map which delineates zone boundaries for the various city zones; and

WHEREAS, a land owner or agent may propose to amend the Official Zone Map to a zone or zones they find to be more appropriate and a better use of the land; and

WHEREAS, the City Planning Commission considered the amendment and conducted a public hearing on May 10, 2022 and has recommended approval of the proposed amendment;

NOW, THEREFORE, BE IT ORDAINED by the City Council of Springville, Utah that:

**Section 1** Ordinance. The Official Zone Map is hereby amended for parcels 23:030:0016, 23:031:0015, 23:030:0011, and 23:031:0014 from the R1-15 Single-Family Residential Zone to the R1-8 Single-Family Residential Zone, located in the area of 1500 West and Center Street.

**Section 2** This ordinance shall become effective upon adoption by the Springville City Council and publication as required by law.

ADOPTED by the City Council of Springville, Utah, this 7<sup>th</sup> day of June, 2022.

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Matt Packard, Mayor

ATTEST:

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Kim Crane, City Recorder



**Attachment 2**

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Minutes of the Planning Commission Public Hearing, May 10, 2022



**MINUTES**  
Planning Commission  
Regular Session  
Tuesday, May 10, 2022

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**IN ATTENDANCE**

**Commissioners Present:** Chair Karen Ellingson, Genevieve Baker, Michael Farrer, and Kay Heaps

**Commissioners Excused:** Rod Parker, Brett Nelson

**City Staff:** Josh Yost, Community Development Director  
Heather Goins, Executive Assistant

**City Council:** Liz Crandall

**CALL TO ORDER**

Chair Ellingson called the meeting to order at 7:06 p.m.

**APPROVAL OF THE AGENDA**

Commissioner Baker moved to approve the agenda as written. Commissioner Heaps seconded the motion. The vote to approve the agenda was unanimous.

**CONSENT AGENDA**

- 1. Johnston Developments seeking a recommendation for final approval for the Holdaway Park Estates Subdivision located in the area of 650 E 200 N in the Traditional Neighborhood Development Overlay Zone.*
- 2. Rock Tops Surfaces seeking site plan amendment approval for a storage yard located at 495 N 1650 W in the L-IM Light Industrial Manufacturing Zone.*
- 3. Adam Weight seeking plat amendment approval for Spring Terrace Estates located at 1451 E 620 S in the R1-10 Single-Family Residential Zone.*
- 4. Travis Olsen seeking approval for the Lakeshore Industrial Subdivision located at about 2100 W Center Street in the HC-Highway Commercial Zone.*

Commissioner Baker moved to approve the Consent Agenda. Commissioner Farrer seconded the motion. The vote to approve the Consent Agenda was unanimous.

## LEGISLATIVE SESSION:

- 5. Josh Davis with Landd seeking an amendment to the Official Zone Map on parcels 23:030:0016, 23:031:0015, 23:030:0011, and 23:031:0014 from the R1-15 Single-Family Residential Zone to the R1-8 Single-Family Residential Zone, located in the area of 1500 West and Center Street.***

Josh Yost, Community Development Director, presented. This is 28.53 acres of land. He showed the current zoning is R1-15 and in the General Plan, it is Medium to Low density. He gave the surrounding zoning and history of the Westfields Plan. There was a concern previously about rezoning and losing animal rights.

Commissioner Baker asked about the density. Director Yost said it is consistent with the surrounding densities.

Commissioner Heaps asked if the owners of this property were among those who chose to stay R1-15. Director Yost said yes.

Director Yost showed the densities. He explained that policy considerations include the City Council not wanting us to increase density and to stick with the plan. The Westfields Community Plan is not an increase in density and conforms to the current plan. It is a change to the zoning map. Staff recommends forwarding a recommendation of approval as this is in line with the current zoning plans.

Chair Ellingson asked what the differences are per acre in the R1-8 and R1-10. Director Yost asked if she means in terms of yield, he does not know. Chair Ellingson said these numbers represent a maximum density, right? Director Yost said no. In R1-10 it is 3.0 and in R1-8 it is 3.8. Commissioner Baker asked what it would be with your maximum bonus. Director Yost said with the maximum bonus it is 4.2 in R1-10 and in R1-8 it is 5.3.

Chair Ellingson invited the applicant to speak. He had no additional comments.

Chair Ellingson asked for a motion to open the Public Hearing. Commissioner Baker moved to open the Public Hearing. Commissioner Heaps seconded. The Public Hearing was opened at 7:20 p.m.

Ivy Miller

With the Utah Valley Home Builders Association  
707 E Mill Road Vineyard, UT

She spoke about an alert from the State Auditor's office regarding an alert for expenditures on collected impact fees. She admonished the Commission to stick with the plan. The City has to stay within the building fund. The State Auditor has to get the cities to stay on target. She had the findings and left copies.

Chair Ellingson told Ms. Miller that she should address the City Council, as the Planning Commission is a recommending body with no budgetary authority. Ms. Miller said she knows the Planning Commission has influence.

Director Yost responded by saying that this Auditor Alert didn't have to do with impact fees. It was the assessment of fees related to services, such as how much we charge for a building permit. It wasn't that any city mismanaged the funds, it is the Auditor is making sure that monies to other departments were justifiable. Springville was sampled. We responded and we are meeting internally at how we will comply. We are working on that. It isn't related to impact fees. Ms. Miller added that the Home Builders Association wants oversight.

Commissioner Farrer moved to close the Public Hearing. Commissioner Baker seconded. The Public Hearing was closed at 7:24 p.m.

Commissioner Heaps moved to recommend approval for an amendment to the Official Zone Map on parcels 23:030:0016, 23:031:0015, 23:030:0011, and 23:031:0014 from the R1-15 Single-Family Residential Zone to the R1-8 Single-Family Residential Zone, located in the area of 1500 West and Center Street.

***6. Springville City seeking an amendment to Springville City Code, Section 11-6-313, Specific Sign Regulations. Continued from April 26, 2022.***

Director Yost presented. There are 3 proposed amendments to the sign code. For A-frame signs, businesses would be allowed one portable A-frame sign per ground-level business. It must be attended by a responsible party. There is a maximum size of sign face and frame. It cannot be electronic and must be a static size. It is to be displayed in front of the building within your business's sides. The time of display is only during operating hours.

Commissioner Farrer said they don't have to be attached to the building. Director Yost yes, they are free-standing, A-frame signs.

Chair Ellingson asked about competing signs. Director Yost said that the location of the sign comes in here. It can only be in front of your business. Chair Ellingson asked if a member of the public could come in and put up a sign because they don't own that business. Director Yost said correct unless they were willing to stand by it all day, then probably yes. Director Yost said we could not infringe on free speech.

Commissioner Baker asked if they could be spotlighted. Director Yost said there are specific regulations about lighting on buildings that prevent you from shining light on adjacent properties. There must be shielding. That could cover that, but it is not an eventuality that we have considered or had someone try to do.

The second sign type is the Projecting Vertical Blade or Marquee sign. They are permitted in all nonresidential sign districts. There are location and projecting requirements. They have height and area allowances. They can have running lights and flashing lights.

Chair Ellingson asked why sign permits are needed. Director Yost said they require a building permit to make sure it follows the electrical and sign code, is properly anchored, etc. The encroachment permit is because they are projecting an element of building over the air rights of our sidewalks.

The third sign type is the Projecting Storefront sign. These are for pedestrians. Each business could have one of these signs, they have to be within the sidewalls of the business. There has to be 8 feet of ground clearance to the bottom of the sign. They can be up to 4 feet wide by 3 feet tall. They can be lit internally or by external lights.

Commissioner Heaps asked if we have any of those in Springville now. Director Yost said he doesn't think that we do.

They have a hold harmless agreement that says if your sign falls, it isn't on the City. The message is regulated in that it is on-premise messaging. No electronic or variable display type of signs.

Commissioner Baker asked about the marquee signs, those can be electronic because they can be lit. Director Yost said right, but that is not a variable message system. It cannot be a digital display. Commissioner Baker said the shingle-type signs cannot be electronic but they can have a light component. Director Yost said yes, they can be externally or internally lit. but the sign has to be shielded. Commissioner Baker asked if they are internally lit, can they flash. Director Yost said that is a good question. It doesn't speak to that.

Chair Ellingson asked for a motion to open the Public Hearing. Commissioner Baker moved to open the Public Hearing. Commissioner Heaps seconded. The Public Hearing was opened at 7:48 p.m.

Liz Crandall - City Council Representative

She asked when they are electronic if there is a time they need to turn off. Director Yost said it is not specified. There may be a general time in the code that he doesn't recall. Ms. Crandall mentioned the lights at Wavetronix. Director Yost said the homes are 4-5 blocks away from lights at Wavetronix.

Commissioner Baker moved to close the Public Hearing. Commissioner Heaps seconded. The Public Hearing was closed at 7:50 p.m.

Chair Ellingson said we could ask staff to look at that before it goes to City Council for the lights to be turned off at certain times.

Commissioner Baker said there are lots of homes that are close to Downtown and can see things like the carnival. Director Yost said it is a good question.

Commissioner Baker is concerned about the 4 feet wide signs. Director Yost said it is typical. Commissioner Farrer said the flour sign shown is probably 4 feet.

Commissioner Farrer moved to recommend approval of the proposed amendments to Springville City Code, Section 11-6-313, Specific Sign Regulations. Commissioner Heaps seconded. The vote to approve the Legislative item was unanimous.

With nothing further to discuss, Commissioner Baker moved to adjourn the meeting. Commissioner Heaps seconded the motion. Chair Ellingson adjourned the meeting at 7:54 p.m.

**Attachment 3**

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Planning Commission Staff Report

May 5, 2022

TO: Planning Commission Members

FROM: Laura Thompson, Planner II

RE: Recommendation for an amendment to the Official Zone Map on parcels 23:030:0016, 23:031:0015, 23:030:0011, and 23:031:0014 from the R1-15 Single-Family Residential Zone to the R1-8 Single-Family Residential Zone, located in the area of 1500 West and Center Street.

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**Petitioner:** Landd / Josh Davis  
2901 Bluegrass Blvd., Ste 200  
Lehi, UT 84043

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### Summary of Issues

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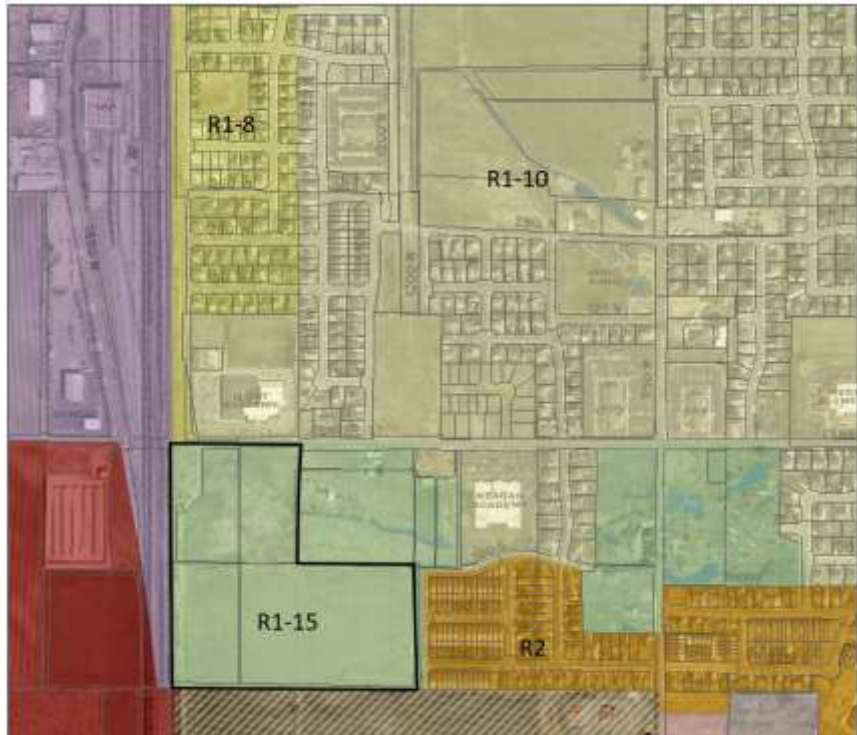
Does the proposed amendment meet the intent of the Westfields Community Plan, General Plan and requirements of Springville City Code?

### Background

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The proposed zone map amendment is for 28.53 acres of property located in the area of 1500 West and Center Street. The current zoning is the R1-15 with a current General Plan Land Use designation of Medium Low Density, which supports the requested R1-8 zoning classification.

On May 20, 2003, the City Council adopted the Westfields Community Plan element of the General Plan, which amended the Land Use Map and Official Zone Map. The proposed residential baseline zoning classifications for the Westfields Overlay area consist of the R1-15, R1-10, R1-8 and R2. At the time the Westfields was being annexed, there were several property owners in areas being designated as the R1-10 and R1-8 zoning, concerned that they would



lose their animal rights and requested to retain the R1-15 Zoning designation, which allows for animal keeping. While the R1-8 zoning was not applied to the property at that time because of this concern, the Westfields Community Plan and the adopted Land Use Map of the General Plan still designated the property as Medium Low-Density Residential, which includes the R1-8 Zone.

## **Analysis**

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The adopted Westfields Community Plan included residential densities in the Westfields that transition from lower densities in the southeast and northeast portions of the community to higher densities around the village center and western portions.

The current adopted land use is Medium Low Density Residential which the Westfields Community Plan designates as between 3.0-5.0 dwelling units/acre. The R1-8 zone equates to 3.8 units/net acre if the property is zoned R1-8. The current R1-15 zoning of the property equates to 2-units/net acre.



Staff recognizes that the general policy guidance from the Council is to not recommend approval of zone map amendment applications that increase residential density. While we recognize this guidance, the proposed zone map amendment, while increasing the density from that currently allowed on the subject property, does not change the density planned and designated for the property in the Westfields Community Plan and the General Plan Land Use Map. Therefore, we view this request as being in line with the current plan.

## **Staff Recommendation**

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Staff finds the proposed amendment is in keeping with the Westfields Community Plan and Springville General Plan and recommends approval.

## **Recommended Motion**

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Move to recommend an amendment to the Official Zone Map on parcels 23:030:0016, 23:031:0015, 23:030:0011, and 23:031:0014 from the R1-15 Single-Family Residential Zone to the R1-8 Single-Family Residential Zone, located in the area of 1500 West and Center Street.





## STAFF REPORT

**DATE:** June 1, 2022

**TO:** Honorable Mayor and City Council

**FROM:** Josh Yost, Community Development Director

**SUBJECT:** Springville City seeking an amendment to Springville City Code, Section 11-6-313, Specific Sign Regulations

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### **Recommended Motion:**

Adopt ordinance # \_\_\_\_\_ amending Springville City Code, Section 11-6-313, Specific Sign Regulations

### **Executive Summary:**

The City Council assigned the Community Development Department to undertake a review of the sign code. This item has been placed low on the project priority list with the consent of the Council. Recently, Wavetronix has approached the City with a proposed sign program for their corporate campus, Hobble Creek Square. This sign package reinforces the traditional town image and appearance of Hobble Creek Square by referencing sign types and designs from a traditional downtown. Springville's sign code, in common with many other modern sign codes, substantially limits, or does not establish regulations for many sign types and configurations which were once common in Springville and similar towns, including some types proposed for Hobble Creek Square

Staff viewed this as an opportunity to initiate a limited review of the sign code to address conflicts with the proposed Hobble Creek Square sign program and also a few other known issues in the sign code, including refining and clarifying the use of a-frame signs in front of businesses.

### **Focus of Action:**

Do the proposed amendments further the orderly development of Springville City, protect the quality of life of residents linked to the aesthetic character of the City, and



provide reasonable opportunities for effective business signage to enhance the economic performance of Springville City.

**Discussion:**

Amendments are proposed first to Subsection 11-6-113 (1), Specific Sign Regulations for A-Frame Signs. The first change separates the regulations for sign size, location, and hours of display from subsection (a) Districts Where Allowed, and moves them into separate subsections. The proposed additions to this section propose the following.

- One portable A-Frame sign per ground level business
- Requirements for the sign to be attended by a responsible party
- Size
- Type
- Location of Display
- Time of Display



The next section to be amended is 11-6-113 (12) Projecting Signs. First the section is renamed Projecting Vertical Blade or Marquee Signs. The amendments propose the following:

- Permitted in all nonresidential sign districts
- Location and projecting requirements: The sign shall be attached to a building wall and may project a maximum of seven feet (7') from the front of the elevation to which it is attached
- Height and Area allowances: The projecting sign shall meet clearance requirements as described in Section 11-6-305. The area shall be calculated as part of a wall sign.

The last bulleted amendment changes the size limits for these type of signs from the previous limit of 25 feet to the same area limits as wall signs. Many historic signs in downtown including the Rivoli Theater marquee and the former historic Springville Banking Company (Central Bank) sign would not be permitted under the current regulations, but would be permitted under the proposed amendments. A photo of the former Springville Banking Co. Sign is to the right.

A new section 13 establishes regulations for a class of signs not previously recognized in the code. These are projecting storefront signs, sometimes called blade signs, or bracket signs. This class of signs is referred to by the idiom “to hang out (one’s) shingle” meaning a very traditional small sign (historically for someone engaged in a professional practice)



usually hung on a bracket perpendicular to the front of a building, above or adjacent to a business entrance, as shown in the following images.



The proposed code regulates the following elements. An additional provision regarding lighting has been added after Planning Commission discussion to allow only constant lighting in or on these signs and prohibit flashing, animated, or running lights.

- Number of signs
- Location
- Clearance from ground
- Area
- Dimensions
- Projection from building
- Sign thickness
- Lighting
- Hold Harmless Agreement
- Message
- Sign type

The remaining amendments are solely renumbering of the remaining sections to accommodate the insertion of the new section 13.

These changes increase the allowance and establish clear regulations for sign types that are compatible with traditional urban development. A-frame, blade, marquee, and storefront signs are all staples of traditional downtowns and permitting these signs more liberally will increase the ability of business to identify themselves, add to the visual interest of the city, and add distinctiveness to reinforce Springville's identity as a place where creativity is expressed through many mediums, including signage.



In these ways the proposed amendments further the orderly development of Springville City, protect the quality of life of residents linked to the aesthetic character of the City, and provide reasonable opportunities for effective business signage to enhance the economic performance of Springville City.

These proposed amendments were reviewed by the Planning Commission in a properly noticed public hearing on May 10, 2022. Council Representative Liz Crandall commented during the public hearing, asking a question about time of operation for electronic message signs. No other comment was received during the public hearing.

During Planning Commission discussion (see Item 6 in the attached minutes for the full discussion), Chair Ellingson asked if staff could look into hours of operation for lighted signs. The Planning Commission recommended approval of both items with a 4:0 vote.

**Alternatives:**

- Deny the proposed zone text amendments.
- Continue the proposed zone text amendments for further discussion.



**Attachments:**

1. Proposed Zone Text Amendment Ordinance
2. Minutes of the Planning Commission Public Hearing, May 10, 2022
3. Planning Commission Staff Report

**Attachment 1**

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Proposed Zone Text Amendment Ordinance

ORDINANCE NO. \_\_\_\_-2022

**AN ORDINANCE AMENDING SPRINGVILLE CITY CODE, SECTION 11-6-313, SPECIFIC SIGN REGULATIONS.**

**WHEREAS** the Springville City Development Code governs land use decisions within Springville City in fulfillment of the recommendations of the General Plan as well as the future vision of the City as established by the Mayor and Council; and

**WHEREAS** Springville City may, from time to time, examine the regulatory provisions of the zones within the Code and amend its Code to reflect its commitment to maintaining the vision established in the General Plan and as established by the Mayor and Council; and

**WHEREAS** Springville City maintains sign regulation ordinances to protect the quality of life of residents linked to the aesthetic character of the City, and to provide reasonable opportunities for effective business signage to enhance the economic performance of Springville City; and

**WHEREAS** Springville City is seeking an amendment to Springville City Code, Section 11-6-313, Specific Sign Regulations; and

**WHEREAS** the Planning Commission conducted a properly noticed public hearing on May 10, 2022 and reviewed the proposed text amendments and has recommended favorably of the amendments; and

**WHEREAS** the City Council held a properly noticed public meeting on June 7, 2022, to consider the proposed amendments attached as Exhibit A, and finds that the amendments meet the General Plan and promotes the health, safety, welfare, and orderly development of Springville City.

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of Springville, Utah that:

**Section 1** Ordinance. The amendments to Springville City Code Title 11, Chapter 6, Section 313, attached as Exhibit A are incorporated into this ordinance as if fully stated herein.

**Section 2** This ordinance shall become effective upon adoption by the Springville City Council and publication as required by law.

ADOPTED by the City Council of Springville, Utah, this 7<sup>th</sup> day of June 2022.

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Matt Packard, Mayor

ATTEST:

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Kim Crane, City Recorder

## **Exhibit A**

Amendments to Springville City Code Title 11, Chapter 6, Section 313



## 11-6-313 Specific Sign Regulations.

### (1) A-Frame Sign.

- (a) ~~Districts Where Allowed – Permitted in all sign districts in accordance with the standards for signs allowed without a sign permit or as part of a temporary use permit. One (1) A-frame sign of no greater than eight (8) square feet and four feet (4') high per business frontage is permitted on public sidewalks in Sign District A in front of businesses with no front setback and subject to issuance of an encroachment permit by Springville City. A-frame signs shall be moved inside the building after business hours.~~

~~Permit Required – An encroachment permit is required, when located on a public sidewalk in Sign District A.~~

~~Height/Area – Refer to Section 11-6-308.~~

- (b) One (1) A-frame attended portable sign shall be permitted for each ground level business with an individual front door entrance fronting a public street.
- (c) An attended portable sign is a portable sign placed by a person who, either in person or through a representative, at all times while the sign is in the public right-of-way, remains either: 1) within fifty feet (50') of the sign or 2) on the first floor of a building whose front entrance is within fifty feet (50') of the sign. Springville City reserves the right to request the removal or relocation of a portable sign to accommodate construction activity within the public right-of-way.
- (d) Size. Maximum sign face size shall be twenty-four (24") inches wide and thirty-six (36") inches tall. Maximum sign stand frame size shall be twenty-seven (27") inches wide and forty-seven (47") inches tall when closed with a maximum depth of three (3') feet when opened.
- (e) Sign Type. Sign faces shall be flat and lie in plane with the sign stand frame. Signs shall not be electrified or lighted in any manner.
- (f) Location. The sign shall be located immediately in front of and between the side walls of the associated business.
- (xiii) For businesses with a front setback, the sign shall be located in the front setback
- (xiv) For businesses without a front setback, the sign shall be located immediately adjacent to the front facade of the business or within the park strip, provided a six (6') foot wide clear pedestrian way is maintained on the sidewalk.
- (xv) Signs shall not be located outside of this designated area in any other location within the public right-of-way.

- (g) Time of Display. The sign shall be displayed only during the associated business's hours of operation and must be stored inside the business at all other times.

...

(12) Projecting Vertical Blade or Marquee Signs.

Sign Districts Where Allowed – Permitted in all nonresidential sign districts. Projecting signs are allowed in Sign District A on buildings with no front setback subject to issuance of an encroachment permit by Springville City.

Permit Required – A sign permit is required, along with an encroachment permit, when projecting over public sidewalk.

Location – The sign shall be attached to a building wall and may project a maximum of seven feet (7') from the front of the elevation to which it is attached.

Height/Area – The projecting sign shall meet clearance requirements as described in Section 11-6-305. ~~The maximum sign area for such a sign is twenty five (25) square feet.~~ The area shall be calculated as part of a wall sign.

(13) Projecting Storefront Signs

- (a) Sign Districts Where Allowed – Permitted in all nonresidential sign districts.
- (b) One (1) sign shall be allowed to project from the building face for each street level business entrance, or for each twelve feet (12') of building frontage, or street level parking lot entry, having frontage on a public or private street, pedestrian way, plaza, or open space, subject to the following conditions:
- (c) Entrance. The business shall have a public entrance directly onto the public or private street, pedestrian way, plaza, or open space.
- (d) Location. The sign shall be located below the finished floor of the second level of a building or have a maximum height of fifteen (15') feet above the final grade, whichever is lower.
- (e) Clearance. There must be a minimum eight (8') feet of clearance from the bottom of the sign structure to the ground directly below the sign.
- (f) Area. Signs shall not exceed twelve (12) square feet in area.
- (g) Sign Length and Height. Neither sign length nor height shall exceed four feet (4').

- (h) Projection. Signs, including mounting hardware, shall not project more than sixty inches (60") from the face of the building. Signs shall not project from nor be mounted to building elements that are located within the street right-of-way.
- (i) Thickness. Signs, including the cabinet, shall not be more than six (6") inches thick. External lighting shall not be limited to the six (6") inch maximum sign cabinet thickness.
- (j) Lighting. Projecting signs may be illuminated internally or externally. Externally lit signs shall be illuminated only with stationary, shielded light sources directed solely onto the sign without causing glare. Lighting shall be constant and shall not consist of running, flashing, or animated lighting.
- (k) Hold Harmless Agreement. When a sign extends over a public right-of-way, a hold harmless agreement shall be signed wherein the sign owner will indemnify and hold the City harmless from any injury or other damages associated with the sign.
- (l) Message. The message on projecting signs shall be limited to on premise messages.
- (m) Sign Type. Projecting signs shall not be electronic display signs.
- (n) Changeable Copy. Projecting signs shall not be designed to include changeable copy.
- (o) Exemptions. City-owned wayfinding and parking facility identification signs are exempt from the requirements of this Subsection.

(~~13~~14) Subdivision Residential Development Entrance Signs.

Sign Districts Where Allowed – District G.

Permit Required – A sign permit is required.

Location – Signs shall be set back at least ten feet (10') from any street right-of-way and only in yards adjacent to streets at the entrance of the development. Signs must meet clear view requirements. No more than two (2) entrance signs are allowed per development.

Height/Area – Signs shall have a maximum height of five feet (5') and maximum sign area of twenty-four (24) square feet.

(44)15) Wall Signs.

Zoning Districts Where Allowed – Wall signs are permitted in all nonresidential sign districts.

Permit Required – A sign permit is required.

Location – A wall sign shall be located flat against and attached to the wall of a building, painted thereon or designed as an architectural feature thereof. Wall signs may be placed on a vertical wall above and behind a roof, provided it extends no higher than the highest roof line or top of the wall on which the sign is affixed. Signs may be mounted on the lower portion of a mansard roof with a slope exceeding forty-five (45) degrees, provided such signs do not project. No sign is permitted which breaks the silhouette of the building on which it is located.

Height/Area – For height requirements, see Section 11-6-305. On the wall or walls fronting the primary street frontage, the sign area shall be limited to the greater of fifteen percent (15%) of the wall or walls or fifty (50) square feet. On all other exterior walls, the sign area shall be limited to five percent (5%) of the wall. All permanently attached wall signs located on the building shall be included as a part of the wall sign area calculation.

**Attachment 2**

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Minutes of the Planning Commission Public Hearing, May 10, 2022



**MINUTES**  
Planning Commission  
Regular Session  
Tuesday, May 10, 2022

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**IN ATTENDANCE**

**Commissioners Present:** Chair Karen Ellingson, Genevieve Baker, Michael Farrer, and Kay Heaps

**Commissioners Excused:** Rod Parker, Brett Nelson

**City Staff:** Josh Yost, Community Development Director  
Heather Goins, Executive Assistant

**City Council:** Liz Crandall

**CALL TO ORDER**

Chair Ellingson called the meeting to order at 7:06 p.m.

**APPROVAL OF THE AGENDA**

Commissioner Baker moved to approve the agenda as written. Commissioner Heaps seconded the motion. The vote to approve the agenda was unanimous.

**CONSENT AGENDA**

- 1. Johnston Developments seeking a recommendation for final approval for the Holdaway Park Estates Subdivision located in the area of 650 E 200 N in the Traditional Neighborhood Development Overlay Zone.*
- 2. Rock Tops Surfaces seeking site plan amendment approval for a storage yard located at 495 N 1650 W in the L-IM Light Industrial Manufacturing Zone.*
- 3. Adam Weight seeking plat amendment approval for Spring Terrace Estates located at 1451 E 620 S in the R1-10 Single-Family Residential Zone.*
- 4. Travis Olsen seeking approval for the Lakeshore Industrial Subdivision located at about 2100 W Center Street in the HC-Highway Commercial Zone.*

Commissioner Baker moved to approve the Consent Agenda. Commissioner Farrer seconded the motion. The vote to approve the Consent Agenda was unanimous.

## LEGISLATIVE SESSION:

- 5. Josh Davis with Landd seeking an amendment to the Official Zone Map on parcels 23:030:0016, 23:031:0015, 23:030:0011, and 23:031:0014 from the R1-15 Single-Family Residential Zone to the R1-8 Single-Family Residential Zone, located in the area of 1500 West and Center Street.***

Josh Yost, Community Development Director, presented. This is 28.53 acres of land. He showed the current zoning is R1-15 and in the General Plan, it is Medium to Low density. He gave the surrounding zoning and history of the Westfields Plan. There was a concern previously about rezoning and losing animal rights.

Commissioner Baker asked about the density. Director Yost said it is consistent with the surrounding densities.

Commissioner Heaps asked if the owners of this property were among those who chose to stay R1-15. Director Yost said yes.

Director Yost showed the densities. He explained that policy considerations include the City Council not wanting us to increase density and to stick with the plan. The Westfields Community Plan is not an increase in density and conforms to the current plan. It is a change to the zoning map. Staff recommends forwarding a recommendation of approval as this is in line with the current zoning plans.

Chair Ellingson asked what the differences are per acre in the R1-8 and R1-10. Director Yost asked if she means in terms of yield, he does not know. Chair Ellingson said these numbers represent a maximum density, right? Director Yost said no. In R1-10 it is 3.0 and in R1-8 it is 3.8. Commissioner Baker asked what it would be with your maximum bonus. Director Yost said with the maximum bonus it is 4.2 in R1-10 and in R1-8 it is 5.3.

Chair Ellingson invited the applicant to speak. He had no additional comments.

Chair Ellingson asked for a motion to open the Public Hearing. Commissioner Baker moved to open the Public Hearing. Commissioner Heaps seconded. The Public Hearing was opened at 7:20 p.m.

Ivy Miller

With the Utah Valley Home Builders Association  
707 E Mill Road Vineyard, UT

She spoke about an alert from the State Auditor's office regarding an alert for expenditures on collected impact fees. She admonished the Commission to stick with the plan. The City has to stay within the building fund. The State Auditor has to get the cities to stay on target. She had the findings and left copies.

Chair Ellingson told Ms. Miller that she should address the City Council, as the Planning Commission is a recommending body with no budgetary authority. Ms. Miller said she knows the Planning Commission has influence.

Director Yost responded by saying that this Auditor Alert didn't have to do with impact fees. It was the assessment of fees related to services, such as how much we charge for a building permit. It wasn't that any city mismanaged the funds, it is the Auditor is making sure that monies to other departments were justifiable. Springville was sampled. We responded and we are meeting internally at how we will comply. We are working on that. It isn't related to impact fees. Ms. Miller added that the Home Builders Association wants oversight.

Commissioner Farrer moved to close the Public Hearing. Commissioner Baker seconded. The Public Hearing was closed at 7:24 p.m.

Commissioner Heaps moved to recommend approval for an amendment to the Official Zone Map on parcels 23:030:0016, 23:031:0015, 23:030:0011, and 23:031:0014 from the R1-15 Single-Family Residential Zone to the R1-8 Single-Family Residential Zone, located in the area of 1500 West and Center Street.

***6. Springville City seeking an amendment to Springville City Code, Section 11-6-313, Specific Sign Regulations. Continued from April 26, 2022.***

Director Yost presented. There are 3 proposed amendments to the sign code. For A-frame signs, businesses would be allowed one portable A-frame sign per ground-level business. It must be attended by a responsible party. There is a maximum size of sign face and frame. It cannot be electronic and must be a static size. It is to be displayed in front of the building within your business's sides. The time of display is only during operating hours.

Commissioner Farrer said they don't have to be attached to the building. Director Yost yes, they are free-standing, A-frame signs.

Chair Ellingson asked about competing signs. Director Yost said that the location of the sign comes in here. It can only be in front of your business. Chair Ellingson asked if a member of the public could come in and put up a sign because they don't own that business. Director Yost said correct unless they were willing to stand by it all day, then probably yes. Director Yost said we could not infringe on free speech.

Commissioner Baker asked if they could be spotlighted. Director Yost said there are specific regulations about lighting on buildings that prevent you from shining light on adjacent properties. There must be shielding. That could cover that, but it is not an eventuality that we have considered or had someone try to do.

The second sign type is the Projecting Vertical Blade or Marquee sign. They are permitted in all nonresidential sign districts. There are location and projecting requirements. They have height and area allowances. They can have running lights and flashing lights.

Chair Ellingson asked why sign permits are needed. Director Yost said they require a building permit to make sure it follows the electrical and sign code, is properly anchored, etc. The encroachment permit is because they are projecting an element of building over the air rights of our sidewalks.



The third sign type is the Projecting Storefront sign. These are for pedestrians. Each business could have one of these signs, they have to be within the sidewalls of the business. There has to be 8 feet of ground clearance to the bottom of the sign. They can be up to 4 feet wide by 3 feet tall. They can be lit internally or by external lights.

Commissioner Heaps asked if we have any of those in Springville now. Director Yost said he doesn't think that we do.

They have a hold harmless agreement that says if your sign falls, it isn't on the City. The message is regulated in that it is on-premise messaging. No electronic or variable display type of signs.

Commissioner Baker asked about the marquee signs, those can be electronic because they can be lit. Director Yost said right, but that is not a variable message system. It cannot be a digital display. Commissioner Baker said the shingle-type signs cannot be electronic but they can have a light component. Director Yost said yes, they can be externally or internally lit. but the sign has to be shielded. Commissioner Baker asked if they are internally lit, can they flash. Director Yost said that is a good question. It doesn't speak to that.

Chair Ellingson asked for a motion to open the Public Hearing. Commissioner Baker moved to open the Public Hearing. Commissioner Heaps seconded. The Public Hearing was opened at 7:48 p.m.

Liz Crandall - City Council Representative

She asked when they are electronic if there is a time they need to turn off. Director Yost said it is not specified. There may be a general time in the code that he doesn't recall. Ms. Crandall mentioned the lights at Wavetronix. Director Yost said the homes are 4-5 blocks away from lights at Wavetronix.

Commissioner Baker moved to close the Public Hearing. Commissioner Heaps seconded. The Public Hearing was closed at 7:50 p.m.

Chair Ellingson said we could ask staff to look at that before it goes to City Council for the lights to be turned off at certain times.

Commissioner Baker said there are lots of homes that are close to Downtown and can see things like the carnival. Director Yost said it is a good question.

Commissioner Baker is concerned about the 4 feet wide signs. Director Yost said it is typical. Commissioner Farrer said the flour sign shown is probably 4 feet.

Commissioner Farrer moved to recommend approval of the proposed amendments to Springville City Code, Section 11-6-313, Specific Sign Regulations. Commissioner Heaps seconded. The vote to approve the Legislative item was unanimous.

With nothing further to discuss, Commissioner Baker moved to adjourn the meeting. Commissioner Heaps seconded the motion. Chair Ellingson adjourned the meeting at 7:54 p.m.

**Attachment 3**

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Planning Commission Staff Report



**PLANNING COMMISSION  
STAFF REPORT**

Agenda Item 6  
May 10, 2022

May 6, 2022

TO: Planning Commission Members

FROM: Josh Yost

RE: **Springville City seeking an amendment to Springville City Code, Section 11-6-313, Specific Sign Regulations.**

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**Petitioner:** Springville Community Development

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**Summary of Issues**

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Do the proposed amendments further the orderly development of Springville City, protect the quality of life of residents linked to the aesthetic character of the City, and provide reasonable opportunities for effective business signage to enhance the economic performance of Springville City.

**Background**

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The City Council assigned the Community Development Department to undertake a review of the sign code. This item has been placed low on the project priority list with the consent of the Council. Recently, Wavetronix has approached the City with a proposed sign program for their corporate campus, Hobble Creek Square. This sign package reinforces the traditional town image and appearance of Hobble Creek Square by referencing traditional sign types and designs from a traditional downtown. Springville's sign code, in common with many other modern sign code, substantially limits, or does not establish regulations for many sign types and configurations which were once common in Springville and similar towns, including some types proposed for Hobble Creek Square

Staff took viewed this as an opportunity to initiate a limited review of the sign code to address conflicts with the proposed Hobble Creek Square sign program and also a few other known issues in the sign code, including refining and clarifying the use of a-frame signs in front of businesses.

**Analysis**

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Amendments are proposed first to Subsection 11-6-113 (1), Specific Sign Regulations for A-Frame Signs. The first change separates the regulations for sign size, location, and hours of display from subsection (a) Districts Where Allowed, and moves them into separate subsections. The proposed additions to this section propose the following.

- One portable A-Frame sign per ground level business
- Requirements for the sign to be attended by a responsible party
- Size
- Type
- Location of Display

- Time of Display

The next section to be amended is 11-6-113 (12) Projecting Signs. First the section is renamed Projecting Vertical Blade or Marquee Signs. The amendments propose the following:

- Permitted in all nonresidential sign districts
- Location and projecting requirements: The sign shall be attached to a building wall and may project a maximum of seven feet (7') from the front of the elevation to which it is attached
- Height and Area allowances: The projecting sign shall meet clearance requirements as described in Section 11-6-305. The area shall be calculated as part of a wall sign.

The last bulleted amendment changes the size limits for these type of signs from the previous limit of 25 feet to the same area limits as wall signs. Many historic signs in downtown including the Rivoli Theater marquee and the former historic Springville Banking Company (Central Bank) sign would not be permitted under the current regulations, but would be permitted under the proposed amendments. A photo of the former Springville Banking Co. Sign is to the right.



A new section 13 establishes regulations for a class of signs not previously recognized in the code. These are projecting storefront signs, sometimes called blade signs, or bracket signs. This class of signs is referred to by the idiom “to hang out (one’s) shingle” meaning a very traditional small sign (historically for someone engaged in a professional practice) usually hung on a bracket perpendicular to the front of a building, above or adjacent to a business entrance, as shown in the following images.



The proposed code regulates the following elements.

- Number of signs
- Location
- Clearance from ground
- Area
- Dimensions
- Projection from building

- Sign thickness
- Lighting
- Hold Harmless Agreement
- Message
- Sign type

The remaining amendments are solely renumbering of the remaining sections to accommodate the insertion of the new section 13.

These changes increase the allowance and establish clear regulations for sign types that are compatible with traditional urban development. A-frame, blade, marquee, and storefront signs are all staples of traditional downtowns and permitting these signs more liberally will increase the ability of business to identify themselves, add to the visual interest of the city, and add distinctiveness to reinforce Springville's identity as a place where creativity is expressed through many mediums, including signage.

In these ways the proposed amendments further the orderly development of Springville City, protect the quality of life of residents linked to the aesthetic character of the City, and provide reasonable opportunities for effective business signage to enhance the economic performance of Springville City.

#### **Staff Recommendation**

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Staff recommends that the Planning Commission recommend approval of the proposed amendments.

#### **Recommended Motion**

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Move to recommend approval of the proposed amendments to Springville City Code, Section 11-6-313, Specific Sign Regulations.

#### **Attachment 1**

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Proposed amendments to 11-6-313 Specific Sign Regulations



## STAFF REPORT

**DATE:** May 17, 2022  
**TO:** Honorable Mayor and City Council  
**FROM:** Laura Thompson, Planner II  
**SUBJECT:** APPROVAL FOR ORD# \_\_\_\_\_-2022, AMENDING SPRINGVILLE CITY CODE, SECTIONS 11-7-402(2)(G)(VII); AND 14-2-104(2)(KK), CONCERNING WETLAND REPORTS.

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### **RECOMMENDED MOTION**

Motion to approve Ordinance No. \_\_\_\_\_-2022, amending Springville City Code, Sections 11-7-402(2)(g)(vii); and 14-2-104(2)(kk), concerning wetland reports.

### **SUMMARY OF ISSUES/FOCUS OF ACTION**

Do the proposed code amendments meet the requirements of Springville City Code?

### **BACKGROUND**

Utah State Code, Section 10-9a-521, states that a municipality may not designate or treat any land as wetlands unless the United States Army Corps of Engineers or other agency of the federal government has designated the land as wetlands.

### **DISCUSSION**

The proposed amendments to both Title 11 and Title 14 are to make both sections consistent with each other and clarify a wetlands clearance letter is acceptable from a wetlands specialist.

### **PLANNING COMMISSION REVIEW**

The Planning Commission considered the amendments on April 26, 2022 and held a public hearing, in which there were no comments.

COMMISSION ACTION: Commissioner Parker moved to recommend approval. Commissioner Heaps seconded the motion. Approval was unanimous.

#### **Commission Vote**

<u>Commissioner</u>	<u>Yes</u>	<u>No</u>
Genevieve Baker	Excused	
Karen Ellingson	Excused	
Michael Farrer	X	
Kay Heaps	X	
Brett Nelson	X	
Rod Parker	X	
Vacant		

## **ALTERNATIVES**

1. Adopt the proposed ordinance amendments as recommended by the Planning Commission.
2. Amend and adopt the proposed ordinance; or
3. Reject the proposed amendments.

Laura Thompson  
Planner II



**ORDINANCE #XX-2022**

**AN ORDINANCE AMENDING SPRINGVILLE CITY CODE SECTIONS 11-7-402(2)(G)(VII); AND 14-2-104(2)(KK), CONCERNING WETLAND REPORTS.**

**WHEREAS** the Springville City Development Code governs land use decisions within Springville City in fulfillment of the recommendations of the General Plan as well as the future vision of the City as established by the Mayor and Council; and

**WHEREAS** the City Council desires to ensure that the Springville City Development Code remains compliant with Utah State Code; and

**WHEREAS** the Planning Commission conducted a public hearing on April 26, 2022 and reviewed the proposed text amendments and has recommended favorably of the amendments.

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of Springville, Utah, that Sections 11-7-402(2)(g)(vii); and 14-2-104(2)(kk) be amended as shown in Exhibit A:

This ordinance shall become effective upon adoption by the Council of Springville City.

ADOPTED by the City Council of Springville, Utah, this 07<sup>th</sup> day of June 2022.

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Matthew Packard, Mayor

ATTEST:

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Kim Crane, City Recorder



## EXHIBIT A

### **Section 11-7-404(2)(g)(vii), Formal Applications**

- (g) Other required information required for submission with the site plans shall include:
  - (i) Preliminary title report or policy of title insurance on the property, which identifies ownership, easements of record, liens or other encumbrances;
  - (ii) Any required UDOT approval for access for other improvements along a State road;
  - (iii) An engineer's estimate of all required off-site public improvements;
  - (iv) Conveyance of water rights, unless water rights have been tendered, in which case evidence of tendering shall be provided;
  - (v) A traffic impact study may be required at the discretion of the City Engineer;
  - (vi) A geotechnical report shall be required for all areas designated for off-site improvements and may be required for other portions of the site at the discretion of the City Engineer;
  - (vii) A wetlands delineation or clearance letter from a wetlands specialist as required by the City Engineer; and
  - (viii) Other data or plans deemed necessary by DRC member(s).

### **Section 14-2-104(2)(kk) and (II), Preliminary Plan, Sensitive Lands**

#### Sensitive Lands

- (kk) Identification of natural features or sensitive lands including, but not limited to:
  - (i) Wetlands. A wetland report and letter from the Army Corp of Engineers, if wetlands are located within the boundaries of the proposed plat.
  - (ii) Floodplains, floodways and areas that would be covered in water in a 100-year storm event.
  - (iii) Areas where ground water rises periodically to within two (2) feet of the surface of the ground.

- (iv) Slopes exceeding twenty-five (25) percent and/or area within the Hillside Overlay Zone.
- (v) Vegetation areas (including name and size of all existing trees and shrubs which could be incorporated into the subdivision).
- (vi) Threatened or endangered species habitat areas.

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## STAFF REPORT

**DATE:** May 13, 2022  
**TO:** Honorable Mayor and City Council  
**FROM:** Bradley D. Stapley, P.E. Director of Public Works  
**SUBJECT:** STORM WATER ORDINANCE - IMPERVIOUS SURFACE SERVICE CREDIT

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### RECOMMENDED MOTION

Motion to approve Ordinance 2022- ## updating Title 4, Chapter 12, Paragraph 109 of the Springville City Code granting the City Administrator authority to award, as appropriate, an “impervious surface” storm water fee service credit.

### EXECUTIVE SUMMARY

The Springville City Code currently allows the Public Works Director to reduce the Storm Water “impervious surface” fee up to 35% of the original billing under specific criteria. This Ordinance grants the City Administrator authority to award supplementary service credits (up to 65% of the original billing) when additional on-site circumstances arise.

### SUMMARY OF ISSUES/FOCUS OF ACTION

This action will allow an additional Storm Water “impervious surface” service credit reduction through the City Administrator when additional on-site circumstances arise, resulting in increased equity and fairness.

This action does not affect undeveloped land, single family or duplex residential parcels. It applies to industrial, commercial and multi-family developments within the City.

### BACKGROUND

The *Springville City General Plan*, Chapter 7 - Community Facilities & Services goal is:

*“To provide functionally effective community facilities and services to support a safe, healthy, and vibrant community life”:*

Objective 6 within this chapter dictates:

*“A storm drainage collection system that protects property and the health and safety of the citizens of our City, is economical, and will meet both the current and future needs of Springville City.”*

## DISCUSSION

In May 2021, the City Council approved changes to the City Code that allows proper classification of impervious surfaces within the City that directly affect the City's Storm Water Collection System.

These changes also provided a more concise and accurate billing calculation process with respect to those impervious surfaces.

Current City Code language limits the Public Works Director to allowing a maximum 35% reduction in the "impervious surface" storm water fees. This action would allow additional fee reductions through the City Administrator.

## PROPOSED CITY CODE LANGUAGE CHANGES - 4-12-109

### **4-12-109 APPEAL OF CHARGES.**

Any non-residential customer who disagrees with the storm sewer user fee for his or her parcel may apply to the Director for a user fee adjustment. The adjustment request must state the grounds for adjustment and must be filed in writing with the Director no later than thirty (30) days after receipt of billing. The Director shall review the request and basis for user charges to determine whether an error was made in the calculation or application of the fee. The Director may approve an adjustment to the fee.

An appeal of a Director's decision may be brought before the City Administrator within thirty (30) days after the date of the Director's decision.

The City Administrator may request additional information before making a decision. After reviewing the available information, the City Administrator may:

- (1) Uphold the Director's decision, or
- (2) Apply an additional service charge credit not to exceed 65% of the original service charge amount.

Decision of the City Administrator shall be final and conclusive.

If an appeal of charges is successful, credit will be applied to all charges from the time of the appealed billing, and will be reflected on a future billing after the appeal is granted.

## **ALTERNATIVES**

No City Code change - this limits fairness and equity when special circumstances arise.

Increase/decrease proposed service charge credit - City staff recommends 65%

## **FISCAL IMPACT**

The proposed City Code language changes will result in minimal Storm Water revenue losses.

**ORDINANCE #XX-2022**

**AN ORDINANCE GRANTING THE CITY ADMINISTRATOR AUTHORITY TO AWARD A SERVICE CREDIT TO “IMPERVIOUS SURFACE” FEES WITH RESPECT TO STORM WATER RUNOFF WITHIN THE SPRINGVILLE CITY CODE.**

**WHEREAS**, Title 4, Section 12, Paragraph 102-(7) of the Springville City Code defines “Impervious Surfaces,” with respect to Storm Water runoff; and

**WHEREAS**, the proper classification of impervious surfaces will provide a more concise and accurate billing calculation process; and

**WHEREAS**, the Springville City Code allows for a limited service charge credit through the Director for those non-single family residential customers that exceed the City’s storm water development standards and/or reduce the City’s downstream costs in providing storm water capacity, and

**WHEREAS**, additional on-site circumstances may arise wherein an additional service credit is appropriate resulting in equity and fairness with respect to the City’s Storm Water Utility.

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of Springville, Utah:

**SECTION 1: SECTION AMENDMENT.** Title 4, Chapter 12, Section 102, “Definitions,” is hereby amended to read and provide as follows.

**4-12-102 DEFINITIONS.**

For the purpose of this Chapter, the following terms phrases and words shall mean:

(1) “City” - Springville City, a municipal corporation of the State of Utah.

(2) “City Administrator” the current or acting City Administrator, or his designee, employed by Springville City.

(~~23~~) “County” - Utah County

(~~34~~) “Council” - Springville City Council

(~~45~~) “Customer” or “Person” - Any individual; public or private corporation and its officers; partnership; association; firm; trustee; executor of an estate; the State or its departments, institutions, bureaus, agencies; county; city; political subdivision; or any other governmental or legal entity recognized by law.

(~~56~~) “Director” - The City’s Public Works Director or designee.

~~(67)~~ “Equivalent Residential Connection (ERC)” - An ERC is equal to 3,800 square feet of impervious surface area. This is based on an average single-family residential parcel, which has an impervious surface area of 3,800 square feet.

~~(78)~~ “Gravel Surfaces” - See Impervious Surface.

~~(89)~~ “Hard Surfaces” - See Impervious Surface.

~~(910)~~ “Impervious Surface” - A parcel’s hard surface area that causes water to run off its surface in quantities or speeds greater than under natural conditions. Some examples of impervious surfaces are:

(a) “Hard Surfaces” - Hard surfaces means rooftops, concrete or asphalt paving, walkways, patios, driveways, parking lots or storage areas, and

(b) “Gravel Surfaces” - Gravel surfaces means driveways, parking lots or storage areas that have been subject to surface traffic, including natural soil and/or compacted gravel surfaces.

~~(1011)~~ “Mitigation” - On-site facilities or practices which reduce storm water quantity and improve storm water quality.

~~(1112)~~ “Parcel” - The smallest, separately segregated unit of land having an owner. A parcel has boundaries and surface area, and is documented with a property number by the County.

~~(1213)~~ “Developed Parcel” - Any parcel whose surface has been altered by grading, filling, or construction of any improvement.

~~(1314)~~ “National Pollutant Discharge Elimination System (NPDES) Storm Water Regulations” - The provisions of the Federal Clean Water Act establishing specific permit requirements for the control of storm water discharge.

~~(1415)~~ “Single-Family Residential parcel” - Any parcel of land containing a single-family or duplex dwelling unit.

~~(1516)~~ “Storm Water” - Water produced by storms, surface drainage, snow and ice melt, and other water handled by the storm water system.

~~(1617)~~ “Storm Sewer Facilities” - Any facility, improvement, development or property made for controlling storm water quantity and quality.

~~(1718)~~ “Storm Sewer System” - All man-made storm sewer facilities and conveyances, and natural storm water systems including designated open spaces: owned or maintained by the City that store, control, treat, and/or convey storm water.

~~(1819)~~ “Storm Sewer Utility” or “Utility” - The utility created by this ordinance, which operates, maintains, regulates and improves storm sewer facilities, the storm sewer system and other related programs within Springville City.

~~(1920)~~ “Undeveloped Parcel” - Any parcel that has not been altered by grading, filling, or construction.

**SECTION 2: SECTION AMENDMENT.** Title 4, Chapter 12, Section 109, “Appeal of Charges,” is hereby amended to read and provide as follows.

#### **4-12-109 APPEAL OF CHARGES.**

Any non-residential customer who disagrees with the storm sewer user fee for his or her parcel may apply to the Director for a user fee adjustment. The adjustment request must state the grounds for adjustment and must be filed in writing with the Director no later than thirty (30) days after receipt of billing. The Director shall review the request and basis for user charges to determine whether an error was made in the calculation or application of the fee. The Director may approve an adjustment to the fee.

An appeal of a Director’s decision may be brought before the City Administrator within thirty (30) days after the date of the Director’s decision.

The City Administrator may request additional information before making a decision.

After reviewing the available information, the City Administrator may:

- (1) Uphold the Director’s decision, or
- (2) Apply an additional service charge credit not to exceed 65% of the original service charge amount.

Decision of the City Administrator shall be final and conclusive.

If an appeal of charges is successful, credit will be applied to all charges from the time of the appealed billing, and will be reflected on a future billing after the appeal is granted.



**SECTION 3:** This ordinance will become effective July 1, 2022 after publication hereof in the manner required by law.

ADOPTED by the City Council of Springville, Utah, this 07<sup>th</sup> day of June, 2022.

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Matt Packard, Mayor

ATTEST:

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Kim Crane, City Recorder



## STAFF REPORT

**DATE:** May 31, 2022

**TO:** Honorable Mayor and City Council

**FROM:** John Penrod, City Attorney

**SUBJECT:** CONSIDERATION OF A SECOND JOINT RESOLUTION OF THE CITY AND NEBO SCHOOL DISTRICT REGARDING PROPERTY EXCHANGES AND CONSTRUCTION OF IMPROVEMENTS BETWEEN THE TWO ENTITIES.

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### **RECOMMENDED MOTIONS**

Motion to approve the Second Joint Resolution No. \_\_\_\_ that approves property exchanges and construction of improvements between Springville City and the Nebo School District as part of the new Springville High School campus.

### **EXECUTIVE SUMMARY**

The Nebo School District is building a new Springville High School that will be completed by 2026. The City and District have been working together to develop a Campus Site Plan that will include the new high school and surrounding City property. On March 2, 2021, the City Council passed the first Joint Resolution that described the property exchanges and construction of improvements for the Campus Site Plan.

Since March 2021, the Campus Site Plan has changed significantly, with the biggest change being that the new high school is now planned to be constructed north of the current high school, instead of where the City's Bird Park is located. The proposed Second Joint Resolution is to establish the new property and improvement exchanges between the City and District.

### **FOCUSED OF ACTION**

Is the Second Joint Resolution between the City and the School District in the best interest of the City?

### **BACKGROUND**

The Nebo School District is planning to start construction in 2024 on a new Springville High School, with a projected completion date of 2026. The City and District have historically shared use of each entities' properties in and around the current SHS. As directed by the City Council, the staffs of the City and District have been working together to help make the new SHS campus and surrounding City properties the best overall campus site for Springville residents and SHS students.

In addition to working towards the best overall campus site plan, City and District staffs have worked toward a fundamentally fair exchange of properties and construction of improvements. In March 2021, the City and School District entered into a Joint Resolution that described how properties would be exchanged, improvements constructed and the overall campus site plan finalized.

Since March 2021, the City and School District's staffs have been working towards the goal of making the Campus Site Plan the best for both entities. The result has led to significant changes. The new high school building has moved from Bird Park to a location north of the current high school. This has allowed for a better street layout and overall site plan.

## **DISCUSSION**

The most recent Campus Site Plan for the new SHS and surrounding City properties is shown on the Campus Site Plan, which is attached to the proposed Second Joint Resolution. A summary of the details regarding property exchanges and improvements in the Second Joint Resolution and shown on the site plan is as follows:

- **Property Exchanges.** The parties will receive property as follows:
  - The District will receive approximately 10.88 acres of property, which will include the east softball field (2.08 acres) and the Spring Acres Park (8.6 acres). The City will retain the trail on the north side of Hobble Creek in Bird Park.
  - The City will receive approximately 17.3 acres of property, which will include the hillside property shown in blue on the Campus Site Plan (4.4 acres), the north green property (6.65 acres) and the south green property (3.0 acres). The City will also receive approximately 1.45 acres of property near Memorial Park and approximately 1.85 acres of property immediately east of the CRC. The City will also receive ownership of the Oakridge building.
- **Improvements.** All of the properties the City will receive that are shown on the Campus Site Plan will be improved. The City's pony and softball field will also be reconstructed. The full list of improvements the City will receive are attached to the Second Joint Resolution.

The parties agree that the property exchanges and improvements listed in the Second Joint Resolution achieves fundamental fairness, and all such property exchanges and improvements will happen no matter the costs of the improvements.

The resolution also includes a provision that allows the District's and City's staffs to continue to work together to further finalize the Campus Site Plan design and address any unforeseen necessary changes.

## **ALTERNATIVES**

The Council could choose to deny the Second Joint Resolution and provide guidance to staff regarding how the Council wants to move forward.

## **FISCAL IMPACT**

None at this time. The City could incur future costs as part of the entire transaction should the City decide to add substantial betterments above what it is listed in the proposed resolution. The City will also receive the Oakridge School Building, which could be very financially beneficial to the City.

Attachments: Proposed Second Joint Resolution

## RESOLUTION #2022-XX

**THIS IS THE SECOND JOINT RESOLUTION OF THE SPRINGVILLE CITY COUNCIL AND THE BOARD OF EDUCATION OF NEBO SCHOOL DISTRICT ESTABLISHING BOTH ENTITIES' INTENTIONS REGARDING THE CONSTRUCTION AND PROPERTY TRANSACTIONS FOR THE NEW SPRINGVILLE HIGH SCHOOL CAMPUS AND SURROUNDING SPRINGVILLE CITY PARK PROPERTIES.**

**WHEREAS**, on March 2, 2021, the Springville City Council and, on March 10, 2021, the Board of Education of Nebo School District adopted a Joint Resolution (the "First Joint Resolution," attached as Document A) wherein:

- (1) Springville City ("City") and the Nebo School District ("District") agreed to exchange certain properties and share equally in the costs of constructing Red Devil Drive;
- (2) District agreed to construct new City park improvements at District's sole cost; and
- (3) City and District agreed to work together to design the Campus Site Plan to ensure that both entities' desired needs are addressed and the final site plan meets the best interests of District and City; and

**WHEREAS**, District and City have been working together on the design of the Campus Site Plan, which has significantly changed since the date of the First Joint Resolution; and

**WHEREAS**, the most current Campus Site Plan is attached as Document B and is the site plan mutually agreed to by the parties, with the understanding that the parties will work towards implementing the Campus Site Plan, knowing that there may be minor revisions to it as the development process moves forward; and

**WHEREAS**, this Second Joint Resolution is to outline City's and District's understanding of the:

- (1) Campus Site Plan;
- (2) property the two parties will exchange, and
- (3) replacement improvements built by District for City; and

**WHEREAS**, after considering the facts, comments and recommendations presented to the City Council and the Board of Education, the two elected bodies find that this Second Joint Resolution is in the best interests of District and City and will further the health, safety, and general welfare of the citizens of City and the students, parents, employees, and patrons of District.

**NOW, THEREFORE**, be it resolved by the Springville City Council and the Board

of Education of Nebo School District, as follows:

**SECTION 1: CAMPUS SITE PLAN, PROPERTY EXCHANGE, PARK IMPROVEMENTS, RED DEVIL DRIVE AND DESIGN.**

- A. Campus Site Plan. District and City agree to move forward with the Campus Site Plan attached as Document B, with the understanding that as development continues to move forward there may still need to be adjustments to the Campus Site Plan based on unforeseen circumstances not known at this point in the process and desired revisions by the parties. Even though City and District have worked closely together on the Campus Site Plan, the site plan has not yet been submitted to Springville City for site plan and subdivision approval, which approval processes may require further changes to the Campus Site Plan. The parties commit to continue to work together to ensure that any required changes to the Campus Site Plan will result in property exchanges and responsibilities for constructing City park improvements as described in City's Resolution attached to Document A.
- B. Property Exchange. The properties to be exchanged between District and City are listed on Document C.
- C. Park Improvements. The replacement park improvements that District shall construct at District's sole cost for City are listed on Document D. The replacement park improvements shall be new improvements and paid for by the District no matter the cost. Both parties will work together on the design of the improvements.
- D. Red Devil Drive. The street on the Campus Site Plan labeled "Red Devil Drive" is a new street that provides access to the new high school and City's new parks. District and City agree to share equally in the costs for designing and constructing Red Devil Drive as shown on the Campus Site Plan.
- E. Design. The parties agree that they will continue to work together with respect to any further design needs of the Campus Site Plan to ensure that both of their desired needs are addressed and the end product is in the best interests of District and City residents.

**SECTION 2: FINALIZING CAMPUS SITE PLAN.**

- A. Fundamental Fairness. City and District have developed a spread sheet/balance sheet (the "Balance Sheet") showing the costs associated with the exchange of properties and construction of improvements described in this Second Joint Resolution (the "Property Exchanges/Improvements"). Based on the Balance Sheet, the parties agree that the Property Exchanges/Improvements achieve fundamental fairness and equity between the parties. Both parties expressly

understand and agree that the Balance Sheet was created using 2020 construction costs to determine fundamental fairness and that actual construction cost in 2024 or later will more than likely be higher. Differences in actual construction costs do not impact the fundamental fairness analysis.

- B. Finalizing the Campus. In accordance with the parameters and provisions of this Second Joint Resolution, City and District hereby direct its respective administrative staffs to work together in finalizing the Property Exchanges/Improvements, including making any necessary adjustments based on Campus Site Plan revisions agreed to by both parties. Once the Campus Site Plan and the Property Exchanges/Improvements are finalized, and if nothing substantially changes between now and on the final Campus Site Plan and the Property Exchanges/Improvements, City and District's officials and staffs are authorized to enter into any needed agreements and sign any required documents, including, but not limited to, deeds and plats to complete the Property Exchanges/Improvements.

**SECTION 3: APPROVAL.** City and District have both presented this Second Joint Resolution to the entities' respective elected bodies in a properly noticed and held open public meeting, and both elected bodies have voted to approve this Second Joint Resolution.

**SECTION 4:** This Second Joint Resolution shall take effect immediately.

**END OF RESOLUTION**

**PASSED AND APPROVED** on the \_\_\_\_ day of June 2022, by the Springville City Council, and on the \_\_\_\_ day of June 2022, by the Board of Education of Nebo School District.

**Springville City**

\_\_\_\_\_  
Matt Packard, Mayor

ATTEST:

\_\_\_\_\_  
Kim Crane, City Recorder

**Nebo School District**

\_\_\_\_\_  
Christine Riley, Board President

\_\_\_\_\_  
Michael Harrison, Business Administrator



DOCUMENT A  
**First Joint Resolution**

# DOCUMENT B

## Campus Site Plan



## DOCUMENT C

### Property Exchange

**Property to District (10.68 acres).** As shown on the Campus Site Plan, City plans to deed to District the following properties in the approximate amounts of property listed:

- Yellow Property (Spring Acres Park - 8.6 acres)
- Purple Property (East Softball Field (2.08 acres)

City shall maintain the property immediately adjacent to Hobble Creek south of the east softball field where City currently has a trail with a tree canopy.

**Property to City (17.3 acres, which includes 4.4 hillside acres).** District plans to deed to City the following properties in the approximate amounts of property listed:

As shown on the Campus Site Plan:

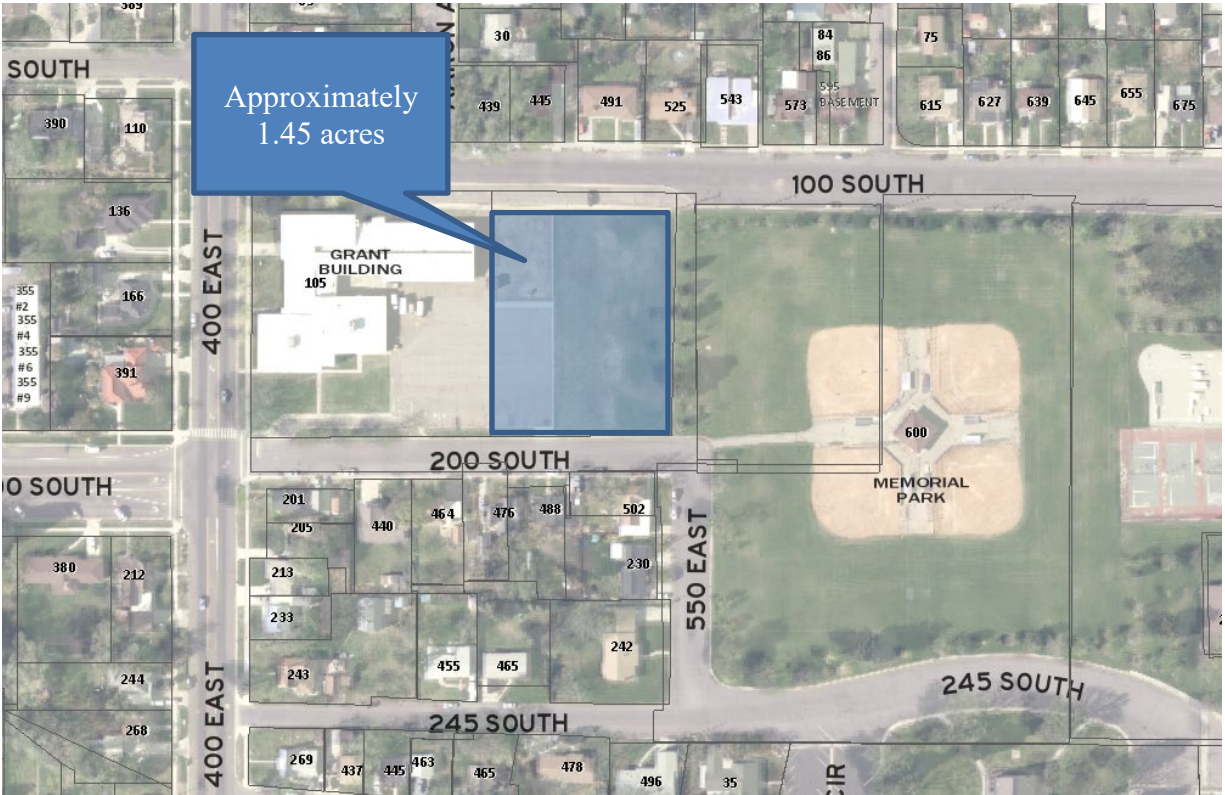
- Blue Property (4.4 acres)
- North Green Property (6.65 acres)
- South Green Property (3.0 acres)

Property that's not shown on the Campus Site Plan:

- Memorial Park (1.45 acres)
- Meadow Brook Elementary (1.85 acres)

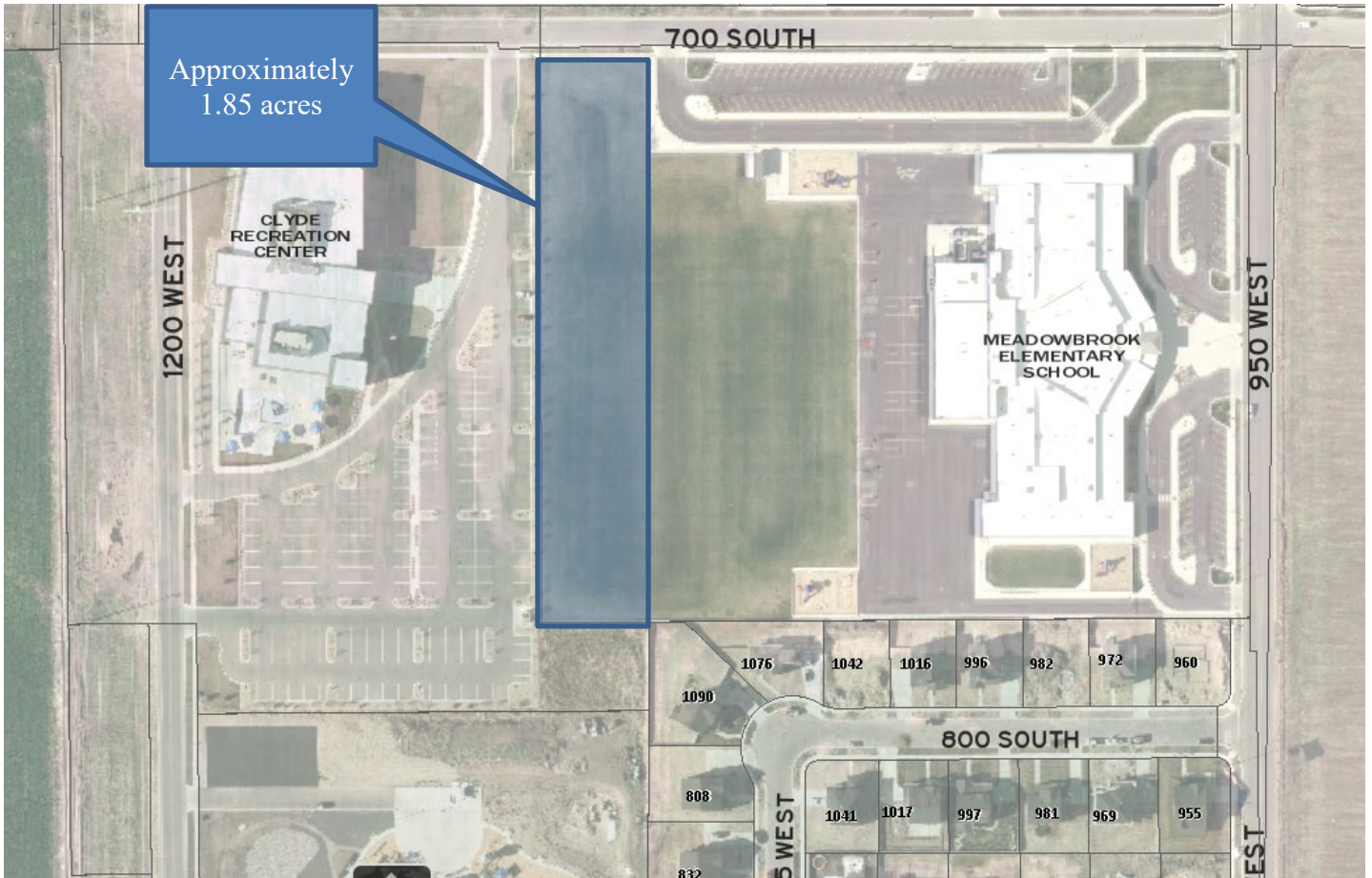
## DOCUMENT C-1

# Memorial Park Property



DOCUMENT C-2

Meadow Brook Elementary School Property



## DOCUMENT D

### Park Improvements

District shall construct the below listed improvements at District's sole cost. All improvements must be approved by City prior to installation and at time of completion for the improvements to be considered to meet the requirements of this Second Joint Resolution.

- City Pony and Softball Fields.
  - Pony Field. City's pony field shall be reconstructed to include new:
    - Diamond infields and grass turf outfields
    - Fencing for backstops and dugouts
    - Lights for night playing
    - Electronic scoreboards
    - All concrete associated with the field
  - Softball Field. City's west softball field shall remain under the ownership of City and shall be reconstructed to include new:
    - Diamond infields and grass turf outfields
    - Fencing for backstops and dugouts
    - Lights for night playing
    - Electronic scoreboards
    - All concrete associated with the field
    -
  - Snack Shack. District shall pay \$150,000 towards renovating the snack shack.
  - Open Grass. Located around the pony and softball diamonds.
    - Grass turf, trees and irrigation covering the entire parcel
    - Lights for night playing and activities
- North Green Property. Improvements:
  - Grass turf, trees and irrigation covering approximately 5.15 acres
  - Conduit for lights to light up the property for night recreation activities
  - A 1.5-acre parking lot.
- South Green Property. Improvements:
  - Grass turf, trees and irrigation covering approximately 0,56 acres of the property
  - Two Tennis Courts
  - A 0.75 acres parking lot
  - City will take ownership of the Oakridge School building