



MINUTES
Springville City Council Regular Meeting - JUNE 07, 2022

MINUTES OF THE REGULAR MEETING OF THE SPRINGVILLE CITY COUNCIL HELD ON TUESDAY, JUNE 07, 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
Jason Miller
Mike Snelson
Chris Sorensen

City Staff in Attendance: City Administrator Troy Fitzgerald, Assistant City Administrator/City Attorney John Penrod, and City Recorder Kim Crane, Administrative Services Director Patrick Monney, Community Development Director Josh Yost, Library Director Dan Mickelson, Museum of Art Emily Larsen, 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 7:01 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 Jensen moved to approve the agenda as written. **Councilmember Snelson seconded** the motion. **Voting Aye:** Councilmember Crandall, Councilmember Jensen, Councilmember Miller, Councilmember Snelson, and Councilmember Sorensen. The motion **Passed Unanimously, 5-0.**

MAYORS COMMENTS

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

CEREMONIAL AGENDA

- 1. Recognition of the Art City Days Dignitaries** - Stacey Child, Parks, and Recreation Director
Art City Days Chair Heidi Monney presented the Art City Days Dignitaries to the Mayor and Council. This year's Grand Marshall Frank Memory; Resident Artist Dean Duncan; Citizen of the Year Jim and Shirlene Jordan and Business of the Year Reams Market.

PUBLIC COMMENT

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

Roger Rabbit stated he wanted to make the council aware a company he works with has put a bid on some property in Springville and they would like to develop it.

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 of a 2009 Ford Escape Hybrid - Leon Fredrickson, Power Director

Motion: Councilmember Jensen moved to approve the consent agenda as written. Councilmember Sorensen seconded the motion. Roll Call Vote: Voting Aye: Councilmember Crandall, Councilmember Jensen, Councilmember Miller, Councilmember Snelson, and Councilmember Sorensen. The motion **Passed Unanimously, 5-0.**

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**

Director Yost reported the proposed zone map amendment was for 28.53 acres of property located in the area of 1500 West and Center Street. The current zoning was R1-15 with a current General Plan Land Use designation of Medium Low Density, which supports the requested R1-8 zoning classification. He added the Planning Commission recommended approval.

Councilmember Snelson commented he was cautious about the type of development that could be done if the zone changed.

Motion: Councilmember Jensen moved to approve Ordinance #06-2022 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.

Councilmember Crandall seconded the motion. Rollcall Vote: Voting Aye Councilmember Crandall, Councilmember Jensen, Councilmember Miller, Councilmember Snelson, and Councilmember Sorensen. The motion **Passed Unanimously, 5-0. Ordinance #06-2022 Adopted.**

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**

Director Yost reported the City Council had assigned the Community Development Department to undertake a review of the sign code. It had been placed low on the project priority list with the consent of the Council. Recently, Wavetronix approached the City with a proposed sign program for their corporate campus, Hobble Creek Square. The 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.

He explained staff viewed it 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.

Councilmember Snelson asked about the requirement for businesses having a door or entrance fronting a public street and clarification on where an A-Frame can be placed. Director Yost explained signs cannot be placed in the public right of way and must be taken down when the business is not open.

Director Yost described projecting vertical blade and marquee signs and projecting storefront signs.

Attorney Penrod and Director Yost made adjustments to the ordinance regarding the A-Frame sign section per council consensus and returned with an amended copy for the council to consider.

Motion: Councilmember Snelson moved to approve Ordinance #07-2022 amending Springville City Code, Section 11-6-313, Specific Sign Regulations as amended. Councilmember Jensen seconded the motion. Rollcall Vote: Voting Aye Councilmember Crandall, Councilmember Jensen, Councilmember Miller, Councilmember Snelson, and Councilmember Sorensen. The motion Passed Unanimously, 5-0. Ordinance #07-2022 Adopted.

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**

Director Yost reported the proposed amendments to both Title 11 and Title 14 were to make both sections consistent with each other and clarify a wetlands clearance letter would be acceptable from a wetland's specialist. 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.

Councilmember Sorensen said it should state the city is not responsible if someone builds on the property. Attorney Penrod clarified it was the developer or builder's responsibility to make sure it is not wetlands.

Councilmember Jensen commented it was not the responsibility of the city. Attorney Penrod said it could be continued for the language to be adjusted stating the city was not liable.

Motion: Councilmember Jensen moved to continue and add it to the consent agenda. Councilmember Snelson seconded the motion. Voting Aye Councilmember Crandall, Councilmember Jensen, Councilmember Miller, Councilmember Snelson, and Councilmember Sorensen. The motion Passed Unanimously, 5-0.

11. Consideration of an Ordinance amending Title 4, Chapter 12, Section 109 of the Springville City Code impervious surface stormwater fee service credit- Brad Stapley, Public Works Director

Director Stapley reported the amendment would 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. The action does not affect undeveloped land, single-family, or duplex residential parcels. It applies to industrial, commercial, and multi-family developments within the City.

Motion: Councilmember Crandall moved to approve Ordinance #09-2022 amending Springville City Code, Title 4, Chapter 12, Paragraph 109 granting the City Administrator authority to award, as appropriate, an “impervious surface” stormwater fee service credit.

Councilmember Snelson seconded the motion. Rollcall Vote: Voting Aye Councilmember Crandall, Councilmember Jensen, Councilmember Miller, Councilmember Snelson, and Councilmember Sorensen. The motion Passed Unanimously, 5-0. Ordinance #09-2022 Adopted.

12. Consideration of a Resolution regarding property for the new Springville High School campus - John Penrod, Assistant City Administrator/City Attorney

Administrator Fitzgerald reported Nebo School District was building a new Springville High School that is expected to be completed by 2026. The City and District have been working together to develop a Campus Site Plan that would 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 was 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.

Councilmember Snelson asked what would happen to the pond on the lower spring acres area. Administrator Fitzgerald stated it would be used for irrigation, the pond would go away and they are looking at ways for secondary water use.

Motion: Councilmember Sorensen moved to approve Resolution #2022-21 approving property exchanges and construction of improvements between Springville City and the Nebo School District as part of the new Springville High School campus.

Councilmember Snelson seconded the motion. Rollcall Vote: Voting Aye Councilmember Crandall, Councilmember Jensen, Councilmember Miller, Councilmember Snelson, and Councilmember Sorensen. The motion Passed Unanimously, 5-0. Resolution #2022-21 Adopted.

MAYOR, COUNCIL, AND ADMINISTRATIVE REPORTS

Mayor Packard asked if there were any comments.

Administrator Fitzgerald asked the council if they would like to hear more about Public Infrastructure Districts (PIDs), he said there have been requests from developers who are interested in a PID. The council by consensus decided to wait. He reported Provo City engineers would like to present to both the Provo and Springville City Councils regarding the city boundary with Provo regarding property west of 1400 north where Provo would like to construct a road. Council by consensus would like to move forward.

CLOSED SESSION, AND ADJOURNMENT 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.

There was none.


ADJOURN

Motion: Councilmember Jensen moved to adjourn the regular meeting at 8:55 p.m. **Councilmember Miller seconded** the motion. **Voting Aye** Councilmember Crandall, Councilmember Jensen, Councilmember Miller, Councilmember Snelson, and Councilmember Sorensen. The motion **Passed Unanimously, 5-0.**

This document constitutes the official minutes for the Springville City Council Regular Meeting held on Tuesday, June 07, 2022.

I, Kim Crane, do hereby certify that I am the duly appointed, qualified, and acting City Recorder for Springville City, of Utah County, State of Utah. I do hereby certify that the foregoing minutes represent a true, accurate, and complete record of this meeting held on Tuesday, June 07, 2022.

DATE APPROVED: June 21, 2022



Kim Crane
City Recorder