



**MINUTES OF THE JOINT WORK/STUDY MEETING OF THE CITY  
COUNCIL AND THE PLANNING COMMISSION  
OF THE CITY OF SPRINGVILLE, UTAH  
MULTI-PURPOSE ROOM, 110 SOUTH MAIN STREET  
March 11, 2014 – 5:15 P.M.**

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The following are the minutes of the Work/Study Meeting of the Springville City Council. The meeting was held on **Tuesday, March 11, 2014 at 5:15 p.m.** in the Springville City Civic Center Multi-Purpose Room, 110 South Main Street, Springville, Utah. Adequate notice of this meeting, as required by law, was posted in the Civic Center and on the City's website, and delivered to members of the Council, media, and interested citizens.

12 Mayor Wilford W. Clyde presided. In addition to Mayor Clyde, the following were present: Councilmember Richard Child, Councilmember Christopher Creer, Councilmember  
14 Craig Conover, Councilmember Dean Olsen, Councilmember Chris Sorensen, City Administrator Troy Fitzgerald, Assistant City Administrator/Finance Director Bruce Riddle,  
16 Assistant City Administrator/City Attorney John Penrod, and City Recorder Kim Rayburn. Also present were: Community Development Director Fred Aegerter, Power Director Leon  
18 Fredrickson, Public Works Director Brad Stapley, Public Safety Director Scott Finlayson, Buildings and Grounds Director Alex Roylance, Recreation Director, Charles Keeler, Museum  
20 of Art Director Dr. Rita Wright. Also attending were: Planning Commissioners Craig Huff, Joyce Nolte, Brent Packard, Frank Young, Carl Clyde, Michael Clay and Brad Mertz, and  
22 Planning Commission Secretary Darlene Gray.

24 **COUNCIL BUSINESS**

1. Minutes - There were no minutes

26

2. Calendar

- March 17 – St. Patrick's Day
- March 18 – Work/Study Meeting 5:15 p.m., City Council Meeting 7:00 p.m.
- March 20 – First Day of Spring
- April 1 – Work/Study Meeting 5:15 p.m., City Council Meeting 7:00 p.m.
- April 1 – April Fools' Day
- April 8 – Work/Study Meeting 5:15 p.m.
- April 9-11 – ULCT Midyear Conference, St. George
- April 15 – Work/Study Meeting 5:15 p.m., City Council Meeting 7:00 p.m.
- April 20 - Easter
- April 22-25 – ULCT Road School, St. George
- April 25, 2014 – Arbor Day
- April 29 – Budget Retreat

38

There was no discussion of Calendar items.

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**WELCOME AND INTRODUCTION**

44 Mayor Clyde welcomed everyone at 5:16 PM and welcomed the Planning  
Commissioners to the joint session.

46 Mayor Clyde stated that he would like to hear the department director’s reports before  
proceeding to the presentation by Director Aegerter.

48

**3. MAYOR, COUNCIL, ADMINISTRATIVE REPORTS**

50 a) Discussion with Department Directors

Golf Director Sonny Braun reported the golf course has opened with nine-holes, and  
52 expected they would open 18-holes tomorrow.

Director Leon Fredrickson, Power Department; presented to the Mayor and Council  
54 Members the opportunity regarding securing additional firm, contract power through a UAMPS  
project. He stated that he would like to move forward to obtain an additional base load power at  
56 \$44.00 per Megawatt hour starting in 2017 through 2022. Director Fredrickson explained that  
currently, the power is 5,000 kilowatts. Mayor Clyde asked who the power source would be.  
58 Director Fredrickson reported that it would be provided from an outside market. He indicated  
that he would need direction and/or approval from the Mayor and Council members at the next  
60 Tuesday meeting. Mayor Clyde informed those in attendance that the caucus meeting would be  
on Tuesday, March 18th. Director Fredrickson informed the Mayor that the deadline was March  
62 21st and stated that he felt an urgency to discuss this item. Mayor Clyde asked if the Council  
would meet at all next week. He stated that the challenge was an agenda item regarding  
64 chickens. Mayor Clyde added that residents would be geared up to attend the meeting, and asked  
if this item could be postponed. Administrator Fitzgerald stated that the Council could meet at  
66 5:00 PM and be done by 7:00 PM. Cl. Conover reminded the members that the proposed  
Ordinance had already been noticed in the paper. Administrator stated that the items could still  
68 be continued. The council discussed moving the March 18, 2014 regular council meeting from  
Tuesday to Wednesday to accommodate for the caucus meetings.

70

COUNCILMEMBER CONOVER MOTIONED TO MOVE THE REGULAR CITY  
72 COUNCIL MEETING OF MARCH 18, 2014 TO MARCH 19, 2014.

COUNCILMEMBER CREER SECONDED AND ALL VOTED AYE.

74

Mayor Clyde confirmed with Director Fredrickson the contract power item could be  
76 discussed on March 19, 2014 at the regular City Council Meeting.

78 Recreation Director, Charles Keeler reported the planning for Art City Days has begun,  
and the main entertainment has been booked for both nights.

Assistant City Administrator/Finance Director Bruce Riddle explained the legislature is  
80 looking at a bill that would raise funds to promote clean air through-out the state. The bill would  
assess \$1.00 to every utility bill in the State in order to fund an inter-local agency to promote

82 clean energy vehicles. The bill would have an opt-out annually option, and the City would be the  
administrators of the opt-out program. Director Riddle expressed his concern that citizens may  
84 think this is a City fee when in fact it would be from the State. Mayor Clyde commented to  
those in attendance if they have concerns about this bill to contact their local state representative.  
86 There were no other reports.

- 88 b) Commission, Board, and Committee Minutes
- 89 i. Emergency Preparedness minutes of January 16, 2014
  - 90 ii. Parks and Recreation Board minutes of January 23, 2014
  - 91 iii. Water Board minutes of January 14, 2014
  - 92 iv. Power Board minutes January 8, 2014
- No discussion of the minutes.

- 94 c) Mayor and Council Reports
- 96 i. Library Board of Directors – Councilmember Chris Sorensen
  - 97 ii. Industrial Park Review Board – Councilmember Rick Child
- 98 No reports were given.

## 100 **MAYOR, COUNCIL ADMINISTRATIVE REPORTS**

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136 have concerns about this bill to contact their local state representative. There were no other  
reports.

#### 138 4. DISCUSSIONS/PRESENTATIONS

##### 140 d) Discussion regarding the Planning Commission work program - Fred Aegerter, Community Development Director

142 Mayor Clyde welcomed the Planning Commission members to the meeting and  
expressed his appreciation for their time and involvement with the planning process of the  
community. Mayor Clyde then turned the time over to Community Development Director, Fred  
144 Aegerter.

146 Director Aegerter provided a handout to the Council and those attending; he also said a  
memo would be sent out describing the process. Director Aegerter stated the Planning  
Commission will be meeting in May at a retreat. After which they will bring information to the  
148 Council with details of a work program. Director Aegerter explained staff will look at  
information in the general plan and items that have not been done and list those for the Planning  
150 Commission for review. Director Aegerter commented this may result in ordinance changes or  
new standards. In the general plan there are elements, from parks and transportation to public  
152 safety. Other sections involve the community plan where they will discuss specifics related to  
those areas, design standards in commercial areas were also looked at this last meeting. A draft  
154 has been prepared of the Historic Center Community plan; street and traffic plans and a master  
plan for the Hobble Creek corridor. Director Aegerter noted the Water Board expressed Hobble  
156 Creek as one of the most important corridors in the City.

158 Director Aegerter remarked there are amazing gateways from Highway 51 coming into  
the City that have seen improvements as well as other areas of the community. Director Aegerter  
posed the question how do you define your community as you come into it, do you make each  
160 unique or standardized. Director Aegerter explained he recognizes contractors should be  
involved in the process and asked for feedback from the Council regarding the appearance to be  
162 achieved. Director Aegerter expressed these are some of the things staff looked at and would like  
the City Council to consider.

164 Director Aegerter pointed out for the Council to consider the general plan update, items  
166 such as updating moderate income housing, state law requires it be updated every two years,  
168 while that has to be done, other areas of the general plan were last adopted three years ago. Top  
170 priorities should comply with state law, and keep information current to the Council and State.

172 The community plan was discussed and a draft of the design standard in the commercial  
174 area has been done and will need to go out for public comment. Director Aegerter was asked if  
176 this is a minor update. Director Aegerter replied they are minor and noted the ad hoc committee  
178 will reconvene along with others for input from the President of the Chamber as well as City  
180 boards and committees and citizen volunteers have contributed. Director Aegerter explained  
182 outside consultants have not been budgeted, last time a consultant was used there was not much  
184 interest in those meetings as well as the cost for the meetings they have found residents provide  
186 most of the insight.

188 Director Aegerter noted if possible a new work program each year would be preferred.  
190 The Planning Commission commended Director Aegerter for doing most of the work and  
192 planning in house. Mayor Clyde inquired what two communities would be next. Director  
194 Aegerter stated the Little Rock Canyon area and south of 800 south to about 800 east and SR51  
196 would be the preference, unless Council or the Planning Commission recommends another. A  
198 combination of both ordinance changes and development of 20,000 square feet or less is handled  
200 administratively. The process can always be improved upon, and they will look at the process to  
202 make sure it works.

204 A comment was made about timing for a developer, sometimes it seems to be rushed. It  
206 was asked if there is information that can be given to a developer with timeframe and deadlines.  
208 Director Aegerter expressed the engineer and architect of the project can drive the process. It was  
mentioned that sequencing needs to be addressed.

210 Mayor Clyde remarked it may be helpful to have some type of meeting with the  
212 developer and go over the process. He stated a developer may think they have done everything  
214 then they are told they need to do more. Mayor Clyde expressed there are ordinances that need to  
216 be followed and high standards to be kept but it is also important to be reasonable, we want them  
218 to be successful. Mayor Clyde stated to figure out how to make the process work and let them  
220 know if there are changes and what will need to happen. Director Aegerter stated sometimes site  
222 plan changes comeback, and this can affect the process. Mayor Clyde gave examples of city  
224 employees going the extra mile in helping property developers. Director Aegerter explained  
226 there is a pre-app meeting and review process. Mayor Clyde expressed the need to be helpful and  
228 to encourage businesses to come to Springville. City Administrator Troy Fitzgerald noted  
recently he or Director Oldroyd has been sitting in on all new commercial development pre-app  
meetings.

230 Administrator Fitzgerald explained he has been directed by the Council to work with the  
232 planning staff on the sign ordinance and it may impact future planning commission work. Mayor  
234 Clyde noted it had been over eight years since the sign ordinance had been adopted. There has  
236 been some discussion among the Economic Development Commission, and they felt like it is too  
238 restrictive and should be looked at again. Mayor Clyde stated he would like the Planning  
Commissions point of view.

240 It was noted a commissioner was for the current sign ordinance. They expressed a  
242 community they lived in out of state had a strict sign ordinance, and as the main corridor filled in,  
244 it resulted in a pleasing and consistent corridor. Mayor Clyde asked if the sign ordinance  
246 accomplished what was intended, or was it too restrictive. It was noted a Commissioner didn't

210 feel it to be too restrictive, two committees came to agreement on the ordinance and they don't  
211 think it hinders economic development.

212 Council Member Conover, expressed the sign ordinance is an issue with the Chamber of  
213 Commerce and the Economic Development Commission. Businesses have come to him  
214 expressing concern. Director Aegerter noted there were businesses grandfathered in so they  
215 could make changes. Commissioner expressed how do we want Springville to look and noted  
216 they would not like to see some design standards.

217 Mayor Clyde asked the Commissioners if they would like to review the sign ordinance. It  
218 was noted the Commissioners were concerned about design standards and would like to compare  
219 the sign ordinance with other communities, to see if the City's is more or less restricted or  
220 different. Results will be given to Director Aegerter at end of the semester with opinions from  
221 citizens.

222 Design standards were discussed within commercial areas and differed from different  
223 areas of the City such as next to the Freeway would be different from that on Main Street.  
224 Director Aegerter noted Staff and Planning Commissioners have discussed the possibility of  
225 design standards from options of basic building materials as norms to anything unusual would be  
226 reviewed. Mayor Clyde asked for clarification, that currently there are no design standards  
227 within the City. Director Aegerter noted at this time that is correct and design standards do not  
228 always mean more cost, it's more of how does each area fit in the community. Mayor Clyde  
229 noted driving through the City you see old motels being used as residential living, how do we  
230 address this and run down businesses or property that are eyesores. Discussions of development  
231 and having a business friendly community were addressed.

232 Councilmember Sorensen was excused from the meeting to attend a personal function  
233 outside of the meeting.

234

**5. CLOSED SESSION, IF NEEDED – TO BE ANNOUNCED IN MOTION**

235 *The Springville City Council may temporarily recess this meeting and convene in a*  
236 *closed session to discuss pending or reasonably imminent litigation, and the purchase,*  
237 *exchange, or lease of real property, as provided by Utah State Code Annotated §52-4-*  
238 *205*

239 COUNCILMEMBER CREER MOVED TO TEMPORARILY ADJOURN THE  
240 WORK/STUDY MEETING AT 6:40 P.M. AND CONVEIN IN A CLOSED SESSION FOR  
241 THE PURPOSE OF DISCUSSING PENDING LITIGATION AS PROVIDED BY U.C.A. §52-  
242 4-205. COUNCILMEMBER CONOVER SECONDED THE MOTION. THE VOTE IS  
243 RECORDED AS FOLLOWS: COUNCILMEMBER OLSEN – AYE; COUNCILMEMBER  
244 CHILD – AYE; COUNCILMEMBER CONOVER – AYE; AND COUNCILMEMBER CREER  
245 – AYE. THE MOTION WAS UNANIMOUSLY APPROVED.

246  
247 **ADJOURNMENT**

248  
249 COUNCILMEMBER CREER MOTIONED TO ADJOURN THE JOINT CITY COUNCIL AND  
250 PLANNING COMMISSION MEETING AT 6:40 P.M. COUNCILMEMBER CONOVER  
251 SECONDED ALL PRESENT VOTED AYE  
252