MINUTES OF THE MEETING OF THE SPRINGVILLE CITY COMMUNITY BOARD HELD ON WEDNESDAY, JULY 06, 2022, AT 5:30 P.M. AT THE CIVIC CENTER, 110 SOUTH MAIN STREET, SPRINGVILLE, UTAH, IN THE MULTI-PURPOSE ROOM.

Board Members and Staff in Attendance: Cason Acor, Deborah Hall, Jennifer Grigg, Josh Yost, Mariah Hurst, Matt Packard, Mike Florence, Scott Duncan.

Excused: Patrick Monney, Kelly Norman, Bryan BJ Smith, Ann Anderson

Call To Order 5:40 p.m.

APPROVAL OF THE MINUTES

Deborah Hall moved to approve the minutes from June 15, 2022, and Cason Acor seconded the motion. All voted aye.

PUBLIC COMMENT

The public is invited to make comments or bring issues before the board for discussion.

There was none.

DISCUSSION ITEMS

1. Report on Identity and Place Making from the Reframing Downtown meeting–Chair Mariah Hurst

Mariah described this meeting, the break-away groups, and the downtown tour. She shared the descriptive words *Small Town Feel* in the meeting and asked for feedback from the citizens about the general plan. The break-away groups want the museum district incorporated into the downtown district. Josh seconded her comments on communication and added that the design group is listening, while not jumping to solutions, just implementations. He referred to studying the textbook and describes other meetings and discussions. He said the library is the biggest draw to our downtown but Lemon and Sage owners feel like they are on the wrong side of the street and people need a reason to come and develop downtown. Access, crossing, and comfort downtown were discussed. There was a zoning focus group discussing regulations and ordinances on balance and the market.

Mariah said a thriving downtown means people feel safe and business owners want traffic but some say Main Street is too busy and too rushed. Josh said goals, objectives, and qualities will be incorporated into the plan to invest in downtown as our center. Mariah asked if the members of the Reframing Downtown group are the general planners for that small area. Josh answered the Reframing Downtown plan is a little different from aspirational and policy-level programs like a general plan, but the process scales very well. Mayor Packard recommended consistency and keeping an eye on downtown. Cason Acor referred to the communication breakdown. Mariah answered the business owners' questioned ownership communication while working together organically and naturally. She asked about identifying downtown with a welcome sign. Deborah Hall complimented social media and Jack Urquhart and the podcast. Mariah suggested communicating through kids and the City should not rely on one method of communication. Mariah turned the time over to Mike and Cason.

2. Land Use Chapter of the Existing General Plan–Mike and Cason

Mike started the presentation by introducing the land use element of the existing general plan. Cason asked about annexation and conflict between Spanish Fork and Springville. Josh explained neither city has updated its annexation declaration map. Generally is agreed that Springville is ceding everything south of 400 South with no desire to contest. Cason asked if updating the annexation declaration is a priority. Mayor Packard answered annexing, is decided as properties are developed and Springville has north of 400 South under study right now. Mariah asked Josh to explain annexation. Mayor Packard said all citizens pay taxes to provide services and infrastructure to a newly annexed property. He added the business park-type commercial tilt-ups along the freeway provide no sales tax. Michael said it makes sense to feel like the community. Mariah asked how to make Springville feel like home way out there. Deborah asked about Spanish Fork aggressively annexing. Josh noted Spanish Fork and Springville are coterminous (co·ter·mi·nous/kōˈtərmənəs/) adjective; having the same boundaries or extent in space, time, or meaning).

Michael explained the future land use map lists densities and uses like industrial and commercial. The current future land use map zones 1600 South commercial, low density, and agricultural. Cason added highway commercial and commercial zoning make sense for that area today. Michael added future land use maps look out 10 years to encourage consistent usage percentages. He showed other maps including the neighborhood map and noted Salt Lake City uses signage to define neighborhoods. He discussed balancing land use percentages. Cason explained an example from the existing general plan that specified commercial land use should be 7-10 percent or 10 acres per 1000 people. Josh said Fred Aegerter authored the general plan between 2010 and 2012 when there was a period of time with not a single subdivision recorded in Springville. Michael and Cason discussed the forecast of full build-out at 61000 residents. Michael said commercial land use can sustain a community in a downturn. Mayor Packard noted half of the city was undeveloped in 2010. Cason noted agricultural land was considered undeveloped land. Michael said the 1980 population was 12,000; today 35,000; build-out 60,000. Cason asked how that buildout number affects decisions. Josh answered absolutely and each development pushes the buildout number higher or lower. It also determines the size of capital investment like city hall, sewer plant, or streets. Michael said the legislature requires the land use map to match the future water need. Josh said because the City provides every service, the feedback loop is tight, meaning no other entities control its destiny. He said the population in 1980 was 12,000 and 10,000 in 1920 grew by three times in the 1990s and 2000s. Mariah asked if all of Utah experienced the same growth. Josh answered Springville is a high-growth area. Scott said the town changed from when he graduated to when he came back in 1991. Michael explained household sizes are increasing in Springville, but decreasing in other communities in the area which affects affordable housing strategies.

Michael turned the time over to Cason who started his presentation by describing goals and objectives. He discussed the objectives and strategies. Mayor Packard said objectives are broad and the strategies need to be doable and workable. Mariah compared this to the Reframing Downtown project. Scott said creating more ordinances is only part of the issue; good neighborhoods need a friendly way to enforce existing ordinances. Josh said it is important to read existing neighborhoods when writing new zones. Cason added most zoning focuses on new development even though our community is 150 years old. Josh emphasized the general plan should describe what we want to strengthen, protect and accomplish. Mayor Packard added the general plan should explain the look and feel we want and create the mechanism to enforce. Michael said it is hard to balance goals and communication. Josh added staff checks back to the plan for each development and this process helps. Cason said everybody has a different look and feel they want for the community. Mariah added educating the community about intentions and communication should be part of the plan. Josh said

everyone who moved to Springville should read the general plan. The board decided to continue this discussion in two weeks.

ADJOURNMENT BY CONSENSUS

This document constitutes the official minutes for the Springville City Community Board Meeting held on Wednesday, July 06, 2022.

I, Jennifer Grigg, do hereby certify that I am the duly appointed, qualified, and acting Deputy Recorder for Springville City, of Utah County, State of Utah. I do hereby certify that the foregoing minutes represent a true and accurate, and complete record of this meeting held on Wednesday, July 06, 2022.

DATE APPROVED: July 20, 2022

Jennifer Grigg
Deputy Recorder