MINUTES OF THE MEETING OF THE SPRINGVILLE CITY COMMUNITY BOARD HELD ON WEDNESDAY, JULY 20, 2022, AT 6:30 A.M. AT THE CIVIC CENTER, 110 SOUTH MAIN STREET, SPRINGVILLE, UTAH, IN THE MULTI-PURPOSE ROOM.

Board Members and Staff in Attendance: Bryan BJ Smith, Cason Acor, Deborah Hall, Jennifer Grigg, Kelly Norman, Liz Crandall, Mariah Hurst, Matt Packard, Mike Florence, Patrick Monney, and Todd Fischio.

Excused: Byran Korth

Call to Order: 6:35 a.m.

APPROVAL OF THE MINUTES

Cason Acor moved to approve the minutes from the July 06, 2022 meeting and Mike Florence seconded the motion. All voted aye.

PUBLIC COMMENT

The board asked for the calendar notifications to be updated. Jennifer asked the board to subscribe to the state public notice website at https://www.utah.gov/pmn/.

Mariah asked board members to sign up for chapters in the current general plan online at https://docs.google.com/spreadsheets/d/1rQXtKdbM0-Z_AzjeVDPwbZ5KTudDzrBVPouesh9Iz3M/edit#gid=0.

DISCUSSION ITEMS

1. Land Use Chapter of the Existing General Plan—Mike and Cason

Mike summarized his presentation from the last meeting by stating the land use element of the general plan lays out future land use for the next ten years, detailing things like areas where commercial and residential development is permitted and transit notes. He referred to the maps and goals in the existing general plan. Mariah asked for the locations of those maps and asked about what planning for the future should be. Mayor Packard said as far as a general plan update, this board can wipe the slate clean and start over or work through the city zone by zone and decide what this board wants to see happen differently. He gave an example of subzones within zones. He said this committee can become restrictive in how a building looks and what businesses are allowed where. Most cities are general, but Park City is incredibly prescriptive. Mariah said that would be helpful as the new I-15 interchange is built. Mayor Packard said it is like building a battleship during the battle. Deborah asked about changing zones going forward. Mariah asked about the existing businesses. Mayor Packard answered existing businesses are grandfathered in even after a zone changes.

Cason continued his presentation by reviewing objectives one and two of the *Goals, Objectives, and Strategies* on page 35 of the *Shaping Springville for 2030 General* Plan published in 2011. Bryan asked about the boundaries of the Towne Center District. Mayor Packard answered the boundary is 400 North. Mariah suggested there are things we can plan and put in moving forward so the area of walkable downtown is clear. Cason complimented the city on being active and continued by saying the public is concerned with density and zoning in the downtown area. Build out will be a population of 60,000 and the responsibility of the city is to achieve that in sustainable ways, while managing resources, and traffic when the city's population doubles. Part of the responsibility for the

implementation of these strategies lies in this group. BJ said even though this committee can hold them accountable, this board does not have actual authority. He found it interesting that this general plan includes high density in the Town Center District and suggested this board be very careful about how that is defined. Cason asked Mayor Packard about a recent meeting and downtown density. Cason emphasized improving walkability downtown.

He continued to the next objective on page 38 of the current general plan. He emphasized neighborhoods segmented by back lot boundary lines with sufficient schools, parks, and amenities. Specifically, he noticed the strategy of locating services within each neighborhood with cohesiveness for pedestrians and traffic. Another point he discussed was the need for ordinance language requiring a mix of housing styles and lot width. Mariah added development should include charging cars. Kelly asked about Google Fiber becoming standard in all new neighborhoods. BJ tangentially asked about the City providing a resource like charging electric vehicles (EVs) and suggested a business should offer that service. Cason agreed and added charging stations at gathering places would be a good idea. Mariah said the point is the plan should account for unknown services in the future. BJ asked if the City looks at incentivizing EVs and Solar. The board discussed net metering. BJ asked for guidelines to add an EV charger to his home. Mayor Packard explained a solar contract the City just signed. Cason asked what role the City plays in providing alternative energy and Mariah added any future technology.

BJ asked about churches. Mike answered churches are a permitted use in a residential zone and the Community Development Department contacts the churches and the school district when planning new developments. Kelly explained his involvement in building churches in Springville. Mike added there is coordination with development and property for church buildings. BJ asked about the sale of church property. Cason said the churches consider future use and their own possible development when considering traditional real estate transactions. Patrick noted the City works with churches often because of property along 400 South. Mayor Packard added most of the land on 400 South is church land and explained a mixed-use development in Arizona. Patrick mentioned City Creek in Salt Lake City.

Cason moved on to objective three concerning multi-family units and policy-related issues. Mayor Packard emphasized this is the heart of the discussion for this board and said density is high when it is more than a single-family residence. Accepting higher density can include prescribing how it looks with setbacks and specific architecture. Cason complimented the mixed-use component which provides opportunities for business, offices as well as housing while maintaining the feel of old downtown and dealing properly with traffic and parking. Mike added that mixed-use can add the benefit of sales tax. Patrick asked how mixed-use/high-density developments often become traditionally lower-income housing types of neighborhoods, realizing Springville cannot support a high-priced market. Deborah Hall suggested selling individual units versus one owner renting through a management company; the city can zone it for the developer to sell each as individual units. Todd suggested being thoughtful because the trend is corporations buying all the single homes. There is an economic engine driving this. Property value and rents have a huge impact. BJ asked how density impacts current infrastructure and suggested infrastructure comes first and allowing that to dictate what we allow instead of trying to retrofit infrastructure. Mike said a small area plan and strict design standards weeds out some developers and brings in better developers. He emphasized the positive impacts higher density can have on a community when planned appropriately. Mayor Packard added the work of this board is huge because this plan drives the infrastructure and the developers pay the impact fees to build what they want. Patrick said impact fees increase the cost of the project which increases the prices for homeowners. Mayor Packard said to let the market settle this. No one can afford to get in, but everyone one gets in eventually. The City needs to calculate impact fees before the burden of increasing taxes or bonding to build a new sewer plant. Cason asked about preempting impact studies. Mayor Packard answered the process is ongoing and is posted every year. The state legislature

requires a municipality to prove the number until there is a new study. Mike said when a city updates an impact fee; a home builders association lobbies cities and threatens lawsuits even though they are not justified because cities cannot ignore their actual costs for infrastructure. BJ asked about state regulation on density. Mike answered the state mandates every city to have an affordable housing plan with high density around a transit station. Affordable housing is based on income 80% of an area's median income. Mayor Packard added the state is interjecting itself more and more and becoming very prescriptive and involved in city zoning.

Cason concluded his presentation by returning to the type of people who live in apartment buildings while at the same time creating affordable housing. He explained the way to dictate who lives in housing is pricing. The City plays some role in pricing by prescribing how a development looks and the amount of the impact fees. If it is more expensive for the developer, the rent is higher which dictates who lives in that development. Specifically for the Allen's Block, in his professional opinion, those units will cost between $1750 and $2000. Part of the problem is reframing the idea of the type of people who live in apartment buildings; young professionals with families and kids who are priced out of the market. It can be a townhome complex, not necessarily a traditional apartment building even individually owned.

Regarding affordability, he explained it is the law of supply and demand; meaning bring demand and prices down, with more supply. The solution will be unique to this area and this board is in a position to dictate what that looks like. Mariah started to conclude the meeting. Mike asked about the consultant. Cason suggested the board read the presentation that Mike emailed to them. Mayor Packard teased by suggesting the developer gets zero profit for affordable housing. Todd said the developer takes off once the project is done and they do not care about people, cities, or infrastructure. He concluded by stating supply and demand will take care of the affordable housing and we are in a feeding frenzy right now.

ADJOURNMENT BY CONSENSUS

This document constitutes the official minutes for the Springville City Community Board Meeting held on Wednesday, July 20, 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 20, 2022.

DATE APPROVED: _____ _____

Jennifer Grigg
Deputy Recorder