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Springville City Community Board Meeting - November 02, 2022

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**MINUTES OF THE MEETING OF THE SPRINGVILLE CITY COMMUNITY BOARD HELD ON WEDNESDAY, NOVEMBER 02, 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: Alex Dahl, Bryan BJ Smith, Byran Korth, Cason Acor, Dave Cook, Deborah Hall, Jennifer Grigg, Josh Yost, Patrick Monney, Kelly Norman, Liz Crandall, Mariah Hurst, and Todd Fischio.

Excused: Matt Packard, Scott Duncan, Mike Florence, Thomas Jones

Call to Order 5:34 p.m.

**PUBLIC COMMENT**

The public is invited to make comments or bring issues before the board for discussion. There was none.

**DISCUSSION ITEMS**

1. Discussion of Chapter Five—Housing of the existing General Plan - Deborah Hall

Deborah started her presentation by explaining what stood out to her in her reading of the Housing chapter of the existing General Plan. She suggested adding a discussion on homelessness. She asked the board members what they were most interested in. Cason said density jumped out to him as well as ADUs and zoning. The board members explained ADUs. Dave said affordable housing stood out to him because the median income of \$67,000 plus the expense of taxes, insurance, and utilities would not buy the median home in Springville at over \$500,000, therefore eliminating the middle class from home ownership. He estimated that Springville has about 11,000 power meters representing homes where an estimated 4 people live in each home which adds up to approximately 44,000. He asked how zoning applies to today's market and if the City could get the cost of a median home down to \$325,000 still wondering how someone with a net income of \$67,000 could afford the payments. Patrick added that payments on a \$300,000 loan at today's interest are over \$2,000 per month. Dave asked how Springville City can even afford to provide moderate-income housing when the market demands much more. Kelly agreed and asked how a city can require moderate-income housing when housing is driven by the market. Dave said higher-density housing would fill that requirement, and asked if Springville wants high-density housing. Deborah said circumstances are driving us in that direction. Josh said the housing market is not a free market. It is a centrally planned market with heavy constraints on supply. He added an analogy of a grocery store with 20 kinds of bread compared to the few kinds of houses in a city. He said that is what our zoning allows the (housing) market to provide. The supply is artificially constrained and the response from the market is distorted by those constraints (zoning).

Kelly asked if the mandate means allowing high-density housing in the \$250,000 to \$300,000 affordable price range. Josh hypothetically asked what the market would provide without zoning. Zoning restrains the market based on what is important to our City, but he wondered what the market would provide without constraints. Dave said that even if the City is mandated to allow affordable housing, the market is too far out of reach compared to when he was a first-time home buyer. Josh said the increased interest rates are decreasing buying power even though the City allowed for reduced lot sizes to improve

affordability. He continued by saying raising interest rates defeats its purpose of lowering housing costs because an increase in housing supply to the point of oversupply would moderate housing prices.

Todd said the reality is we are facing markets where large conglomerates drive what is built. Over time, groups with capital are going to demand high-density housing from cities. We will have a large population of people who need a place to live and will pay \$1800 a month in rent. Josh said moderate-income housing is defined as affordable for a household making 80% of the median income. Housing should not be more than 30% of a household's gross income. Dave said our median income is \$77,000 so an affordable home is around \$200,000.

Deborah moved on by showing density and units per acre. She said as density increases design elements make a difference in how that increase in density feels. Cason pointed out that a development with retail on the first floor demands more parking. Deborah praised the blend of single-family homes and condos in the concept for the 1600 South space as a good hometown feel. Todd said design elements drive up the cost with changes in roof lines and higher-priced materials. Deborah added location can add to the cost as well.

Josh explained increasing residential density as the same number of people on less land or more people on the same amount of land. As a way to improve a community, increased density allows for more open space and natural resource preservation, as well as more people located closer to schools and stores. Lower-density zones will always increase travel times and add more travel to the overall transportation network. Higher density utilizes infrastructure better. Increased density leads to more business opportunities, increases the viability of transit and provides more diversity and counters cost escalation. Concerns that come from increasing residential density are the increased demand for city services and local traffic volume. Traffic volume comes down on the overall transportation network and vehicle miles traveled decrease when residential developments are not on the edge of the City. Density is simply a ratio with no information about how it will look and feel or its form and function. Using density as a regulatory mechanism does not work because each density can have many different looks, forms, and functions.

BJ asked if the existing infrastructure in the area determines the proposed density. Josh answered from a utility standpoint, quantifiable concerns are analyzed and if high density is not possible, the developer must bring density down. Infrastructure problems can be solved by adding infrastructure which means setting density numbers in advance is almost meaningless. The mission of this Community Board is to determine what Springville should look like. For instance—

- How should an area function?
- What uses or activities should happen there?
- What should the streets look like?
- How much open space?
- How tall are the buildings?
- Do the buildings cover most of the lot or not?

After that, regulating the density number is unnecessary and sometimes counterproductive except from a utility perspective or transportation standpoint. Once the look and feel are determined, then the measures that we should care about are more quantifiable and objective. He showed examples of similar densities with differing design elements to illustrate the concept that density does not affect the look and feel of a development. Some of the better-looking developments in Provo are up to 200 units per acre. Councilmember Crandall noted the developments south on I-15 look dense. Josh said they do not look great and the density is only 16 units per acre.

Deborah said this principle is fascinating because her gut response was to say no to density, but this lesson expanded her perspective because the look and feel of density depends on how it is done. That is an important principle to consider as we continue our discussion. The state estimates a shortage of 31,000 units this year and the legislature is considering incentivizing higher density by withholding infrastructure funding.

Cason said more density delivers more units to the market in the most efficient way possible which will increase the housing supply and decrease demand which will lower home prices. Mariah said that lower market value for homes would affect taxes for those who do not plan to move. Dave said retail businesses claim shrinkage/theft jumps with high density. He wondered if the blame for the increase in crime is the economy or the apartments. Cason explained the demographic that lives in apartments in this post-COVID era with high-interest rates and high inflation. Dave said our apartments look nice and small homes mean fewer children. Deborah said the pressures are complex on young couples these days. Todd said this younger generation does not have similar goals. Mariah asked what option should our city provide. Todd said investors will maximize their dollar. Byran said the retired generation wants to move into higher-density housing to be more comfortable without the worry of a yard. Cason added that this group will decide what new density looks like and inform the City Council's decisions. Corporate home buyers are buying single-family homes. As a city, we have means to prevent that or at least be more intelligent and forward-thinking about what we want future development to look like. Mariah said this board can suggest higher density where it is more beneficial and make certain all areas include mixed-use spaces.

Deborah asked where this committee feels like the City can accommodate higher density. Cason offered a public disclosure by stating as a commercial real estate agent, he may be involved in a transaction of property on 1600 South. He continued by saying as a citizen in the community he has an idea of what he wants it to look like. He suggested higher density could be west as well as regulating ADUs in existing development. Kelly said it is natural to have higher density around 1600 South, the recreation center, and the future Frontrunner Station as well as near workplaces. Alex said he does not mind the condo in his neighborhood but does not like the look of stacked condos like in Provo. He approves of the idea of density on 400 South blended with the townhomes and existing single-family homes because the area has everything the new residents will need and want. Dave said he is happy with a school behind him instead of housing. He lived in high density in Russia and it is not so bad. Mariah said it is important to keep Springville connected and not create *us versus them* feeling by incorporating higher density throughout all communities because belonging matters. Creating a *New Springville* versus *Old Springville* will damage that *small-town feel* that we are going for and we should promote higher density in other areas as well as the open spaces on the west side of town.

Todd said open space is always the cheapest space to develop and transportation drives success because moving people through those areas is crucial. He continued by saying the board should not try to stop high-density housing because that cuts off our kids from living close to us. Developers will start buying up single-family homes to build high-density. Byron said he is intrigued by the mixed density experience like the one east of Meadowbrook Elementary and how mixed density can be incorporated to maintain a good community build. BJ said there is a hierarchy of infrastructure needs to be addressed when deciding where to put higher density. Infrastructure should be in place including roads and schools before the development is approved.

Mariah concluded the meeting. The next meeting agenda item is Parks and Trails Chapter Six by Byron Korth.

130 ADJOURNMENT BY CONSENSUS 6:27 p.m.

132 *This document constitutes the official minutes for the Springville City Community Board Meeting held on Wednesday, November 02, 2022.*

134 *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, November 02, 2022.*

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

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Jennifer Grigg  
Deputy Recorder

