MINUTES OF THE MEETING OF THE SPRINGVILLE CITY COMMUNITY BOARD HELD ON WEDNESDAY, JANUARY 04, 2023, 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, Carla Wiese, Cason Acor, Chelsea Rosander, Dave Cook, Deborah Hall, Jennifer Grigg, Josh Yost, Kelly Norman, Liz Crandall, Mariah Hurst, Mayor Matt Packard, Mike Florence, Patrick Monney, Scott Duncan, and Todd Fischio.

Excused: Thomas Jones

Call to Order 5:35 p.m.

APPROVAL OF THE MINUTES

Cason moved to approve the minutes from the meeting on December 07, 2022. Dave seconded the motion. All voted aye.

PUBLIC COMMENT

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

Mariah made sure everyone knew Chelsea Rosander, a new member of the Community Board.

DISCUSSION ITEMS

1. Chapter Eight–*Community Identity*–Mariah Hurst

Mariah started her presentation by asking if the general plan preserves or creates community identity. Cason said Springville has an established identity that residents are comfortable with then he added that development and growth are inevitable. Mariah agreed and stated the identity of this community is organic; the identity should be what residents want it to be and it will change as the city grows. She added that this board does not need to define the identity but create the space for the identity to happen organically instead of forcing residents to preserve an identity that could be let go. City functions like policy, transportation, housing, and services are planned and curated, but identity should happen organically. The new general plan needs to let the community create its own identity instead of preserving a past identity. It should create space for that identity to grow organically.

She continued by listing the three parts of a community identity–natural environment, built environment, and community activity, and asked the board what elements of the natural environment are important to each of them. Liz answered that she loves the agricultural fields. Mariah said her kids will be heartbroken when the pumpkin fields are gone and suggested the city preserve open space because we can never get open space back. Springville will lose its vistas and views without careful design standards. Alex said when he returns to Springville, he realizes how much he misses the fields. The agricultural fields shape the home vibe for him. Dave said there is no incentive for private property owners to keep the fields empty and the taxes collected by the city on empty fields are low. Mariah asked if empty fields are a key factor to keep that *small-town feel*. Liz added that open space is not just about *small-town feel*, it is about sustaining the community and being self-reliant. Springville is a beautiful bread basket along the Wasatch Front. This board should look at the big picture and prioritize self-reliance and keep agriculture here. There are ways to pay to keep the fields empty using subsidies and grants to preserve that vista and *small-town feel*.

Josh said this dialog is very important and there is zero mention of agricultural preservation in the current general plan. Mariah agreed and added the board cannot force the community to prioritize agriculture if the community identity is to be organic. Liz said agriculture is important to our identity. Josh said current policy so far has not listed agriculture as important. If agriculture is important, it must be clearly articulated in the new general plan and the council could be held accountable through specific and measurable assignments. Kelly asked short of buying all the open space, how does the city prevent housing and retail from filling the land along 400 South. Many people answered *zoning*.

Mayor Packard said the agricultural land may not be preserved in the current form, but the city can require developers to set aside acres inside a development for a community garden. Elected officials must balance property rights against the city. Josh said he and Carla understand the tools needed to preserve land for agriculture, but so far policy set by elected officials has not called for that. So far, it was never a priority, consideration, or discussion. This would be a significant change, good or bad, in policy direction from the past 20 years. Carla said Springville City is boxed in by the lake and the mountains and asked if private property owners want to stay in the agricultural business. Josh explained requiring developers to design space for community gardens. Kelly said the Allmans property on Center Street is a generational farm worth $500,000 per acre. He asked if the city could zone that land preventing the children from developing. Josh answered not under the current zone. Dave asked about the Heritage Farm in Ogden to which Carla answered that private land was donated and there is a new land trust the Cutler family created to preserve the land along the river in Cache Valley. There is another trust near Morgan preserving the monastery. Josh said that currently all agriculturally developed land in Springville is zoned for commercial and residential development. Any restrictive zoning change will subject the city to a *regulatory takings claim*, where a court could find the city liable for the monetary damage because the zoning change diminished the value of the property.

Chelsea asked about controlling the land with code and the general plan. Josh explained the general plan establishes the overall policy and land use vision for the city and then we implement that by adopting the code and ordinances. The current West Fields Overlay adopted 10 years ago, calls for open space but has no specific zone for agriculture. Wavetronics is altruistically preserving land in agriculture as a private property owner. Otherwise, the city must compensate property owners in ways that do or don't cost money if we want that land to remain in agriculture. Those strategies are at the general plan level to make that policy decision. Dave Cook said that eventually developments get done; cities always lose.

Josh cited the land trust success stories in Snyderville Basin, the McCullin Barn in Park City, the Despain agricultural easement in Provo, the Spanish Fork Transferable Development Rights (TDRs) protecting its river bottoms and Mapleton did the same to protect its foothills. Carla said these actions are intricate, require buy-in from everyone involved and start at this level. Dave Cook said there is no incentive for elected officials to put cities in debt. Liz said other funding sources can be explored. Dave said Europe develops its mountains and preserves its farmland while Utah ruins our farmland and preserves not just our mountains, but even our foothills. Carla added that land trusts don't usually involve cities buying the land, but the possible tax revenue is lost when that land is taken out of the taxable inventory. Dave said property taxes are high because of funding for education. The federal government owns too much land for the state of Utah to collect enough taxes for education. He said he feels good about it, don't get me wrong, but he doesn't see the economic value in preserving open space when so much land is owned by the state government, and federal government.

Scott said as he lived outside the state, realizes how beautiful it is here and that we take it for granted. He wondered about preserving the creeks and remembers Mill Creek, Sage Creek, Spring Creek, and Hobble Creek. We are Springville and the Art City and should maintain waterways and creeks. Utah Lake is also beautiful. There was access to the foothills when he was young. Now it is private

property. There is even still enough water for the current development. Community identity is a first impression.

Mariah said those things are part of the natural environment and we are not going to create more natural environment. We are going to create space around the natural environment and create human activities around the natural environment. Cason said we have a historical identity of what our city has been and it changes naturally, and won't be the same in the future. He likes the lack of development in certain areas and open spaces even to just drive with his kids. The difficulty with property is other than zoning everything depends on what individual property owners want to do. He agrees with Mayor Packard that maintaining openness and an agricultural feel can be accomplished with permits and zoning. If the city, does it wrong, there is no going back. He suggested some type of economic incentive to maintain farmland even though the revenue collected by the city will be less. He questioned how much local agricultural product is directly consumed in Springville. Mariah suggested creating the space for what is important will be organic instead of this board driving what it wants. Deborah asked about the city field house parking lot against the creek and said it is a beautiful piece of land that should be preserved. She suggested that the new general plan should include an appreciation of open space and maintaining as much natural space as possible and use the general plan to take the larger view. Liz agreed and added vistas and views should be protected.

Cason suggested allowing access to rivers and asked about easements that abut homes. In future developments, the easements on waterways and access to rivers should be protected especially on the west side of town. Mariah asked what is the purpose if everyone can't enjoy the creek and asked if there is a map to accessing Hobble Creek. She asked if everyone in the community considers Hobble Creek theirs. Patrick added there is a difference between a public access easement and a utility easement and he owns property next to Hobble Creek. Josh said the majority of creek residential development happened before access easements were included. Most creek property owners are super opposed to public access to the creek. Josh said current developments are required to dedicate land along Dry Creek, Hobble Creek, and Spring Creek for trails. Patrick asked about property lines that extend into the creek. Deborah explained she holds private property rights sacred and seeks to preserve what the city already owns. Alex compared a possible trail easement to the park strip easement. Cason said easements are recorded on the deed and property owners should understand that when they sign to purchase the property. This is a discussion that started decades ago. Dave said he fished the creek as a kid. Patrick said kids still walk to the creek. Mayor Packard said this is a point that should be established in the new general plan. Mariah said it is important not to force our idea into the general plan and not to preserve priorities from the past. Scott said the new generation that will be active in the community and concerned with sustainability.

2. Chapter Nine—Economic Development—Mike Florence

Mike started his part on economic development by describing a 2008 plan that calculated that Springville needed 300 acres of commercial development, 500 acres of retail and service uses, and 470 acres of industrial uses. After the pandemic and changes in the world, the city collects more sales tax from online sales but not as much from big box retail stores as in the past. He turned the time over to Carla Wiese, Springville City Planner/Economic Development Specialist. She explained that economic development is about place-making, not just about big box retail and the state has tied our hands concerning retail sales tax dollars. For example, Mike explained that municipalities cannot provide incentives for retail development without building affordable housing. In addition, there are many taxing entities at a table sharing the property tax dollar. In Springville, where *community* is a big deal, place-making creates places where people visit, experience, and spend money. Even large retail companies are changing to place-making to choose their sites; like stopping for dinner after visiting the museum. The 2015 Economic Development plan still has value and the development that has occurred matches that

plan. Since 2015, the market has changed and it might not still fit Springville's vision. For instance, the 1600 South corridor has changed. She asked how the general plan can complement what we want to attract to each economic area. She continued by referring to the business park and how it transitions into Main Street and the Historic Downtown District and how it coordinates with 400 South and the museum. BJ asked for cities with place-making examples. Carla referred to place-making projects in Mill Creek Commons, Downtown Salt Lake City, and Helper, even with different densities from Springville. Logan and Heritage Park capitalize on agritourism (https://www.utahsown.org/agritourism). These towns have taken what they are known for and capitalized on it rather than trying to create something they are not. With the historic homes and the museum, and the idea of ART CITY we have the potential to truly be the Art City. City leadership can establish a public arts committee to integrate the community characteristics and capitalize on them to create revenue for the city. Cities live and breathe on property and sales tax. The retail sales market has moved away from brick-and-mortar locations.

Carla asked about encouraging food and retail while respecting property rights. Deborah asked about Thanksgiving Point and the dairy in Beaver. Chelsea suggested an ice rink gathering place connected to the fact that Springville has springs. Carla complimented the splash pad. Josh asked about an area with the most traditional economic inquiries. Carla answered 1600 South gets the most inquiries, especially for light-industrial businesses. City leadership makes those decisions but the staff's view is residential and agriculture are preferred and the nature of the new corridor 1600 South will have more traffic and density so extending light industrial is not compatible. Josh asked about where a large retail tenant should go. Carla said 400 South already has that type of development and can absorb more and near the freeway on 1600 South will be appropriate as well. Carla said we want 1600 South to be walkable and welcoming, not a strip of high-rise apartments and retail strips. Mariah concluded the meeting and the board invited Carla back for the next meeting at 5:30 a.m.

ADJOURNMENT BY CONSENSUS

This document constitutes the official minutes for the Springville City Community Board Meeting held on Wednesday, January 04, 2023.

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, January 04, 2023.

DATE APPROVED: _____

_____
Jennifer Grigg
Deputy Recorder