MINUTES OF THE MEETING OF THE SPRINGVILLE CITY COMMUNITY BOARD HELD ON WEDNESDAY, JANUARY 18, 2023, AT 5:30 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, Byran Korth, Carla Wiese, Cason Acor, Chelsea Rosander, Dave Cook, Deborah Hall, Jennifer Grigg, Josh Yost, Kelly Norman, Liz Crandall, Mariah Hurst, Mike Florence, Patrick Monney

Excused: Alex Dahl, Mayor Matt Packard, Scott Duncan, Thomas Jones, and Todd Fischio.

Call to Order 6:36 a.m.

APPROVAL OF THE MINUTES

Motion to approve minutes from the meeting on January 04, 2023.

Cason moved to approve the minutes and Deborah 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

Liz updated the board on economic development. Westfields Central is progressing and a new developer is finetuning the home design including setbacks. She explained that some developers create a plan and then sell the project to builders who try to make a profit while complying with the city zoning. Kelly clarified the location of Westfields Central, east of Meadowbrook Elementary School. Chelsea said it is in her backyard. Liz continued by reporting the current state legislature wants fewer city council meetings for building approvals and for developers to have more say than cities which is a big red flag because the developers want to take the direction away from the citizens who have determined how they want to see their city grow. Liz said Representative Stephen Whyte wants to hear from residents. Mariah agreed and said Representative Whyte is transparent, and responsive and explains that when he gets calls, that determines how he votes. Liz said he reaches out and even attended our recent Springville City Council Work session. Mariah clarified that it is the builders and developers, that are pushing through this legislation. Carla explained that there are developer-friendly bills concerning local infrastructure districts and streamlining the subdivision process. Developers say cities refuse to allow them to build affordable housing even though every city is required to submit an affordable housing plan to receive C funds (funds allocated to each municipality from the State of Utah Transportation Fund.)

Cason asked about encouraging economic development. Carla answered the state leaves opportunities open for cities to attract jobs, but limits incentives for purely retail establishments except allowing incentives for main street retail. In Springville, there is not an appetite for carte blanche incentives to attract retail because residents want to guide development; which became apparent in the feedback for the redesign of Main Street. Sales tax is a main revenue source for cities to provide services. Since COVID, retail has changed dramatically. She added that the council is discussing incentives for Main Street businesses to improve the character of Main Street and create a place for visitors as well as residents (like Main Street in Park City, but nicer.) Examples of incentives could be a revolving loan fund or PID (public infrastructure districts) which allow a developer to borrow at the municipal bond rate that

could be funded through various ways including impact fees and an additional property tax levy. Carla continued by saying the council is leery of the idea because neighboring property owners could pay very different property tax rates depending on how the developer funded the infrastructure. Even with a PID, the city maintains design guideline approval, and zoning and owns the infrastructure whether it is spec (speculation, anticipating business not necessarily required yet) development, mixed-use, retail, commercial or residential. If a developer likes PIDs, the city should wonder why. The city and the council are being very thoughtful when considering all options.

Patrick said businesses have their own rules to decide where to build their next retail location. Liz added that the property Springville owns on I-15 has been rezoned for large retail instead of industrial. Carla added part of the annexation area on 1600 South is owned by Springville and the rezone created a regional retail commercial zone. There is other property in Springville zoned for office space, but not this area. Liz said Mayor Packard is adamant about not changing the city for every developer. Mariah asked if the council agreed. Liz said some councilmembers are ok with more height and she prefers keeping farmland open. Chelsy asked what is the push for density. Josh answered other than the current housing shortage, the market and the desired outcome can determine the needed density. For a vibrant mix of viable uses with services, retail, commercial and residential development, and walkable neighborhoods that encourage active transportation, limiting dependence on cars, and density in specific areas is necessary. Limiting density by defining specific density numbers is not helpful in city planning. Carla said design can make a city connected and walkable and protect children from crossing a railroad to walk to school. The state legislature is focused on the housing shortage. Deborah asked about the state withholding funding. Carla said when municipalities lack affordable housing the state is contemplating withholding their allotted C funds for roads. We as staff have sat in meetings since 2000 and developers refuse to pass costs on to end-users. They refuse because they want added profit margins. When developers say they want cities to allow affordable housing, they actually mean they want to maintain or add to their profit. Developers are not willing to apply for federal tax credits to build affordable housing.

Kelly added a multi-unit development is more profitable for a builder. Josh said the value usually accrues when the property owner plats/subdivides the land. Building projects are struggling to break even because selling the final development can't cost less than the land and the cost of building. Right now, it is difficult for developers to maintain a profit margin. Carla said developers are going after infrastructure districts to borrow at a lower rate. Carla said the city has leeway to tell the developer what they are allowed to do so it depends on what the developers are willing to do. City requirements can increase the cost which defeats the purpose of affordable housing. The PID law is fairly new (passed in 2019) in Utah so the first PID was in 2020 no PID has expired. Carla complimented the Utah state legislature because they did a better job of reigning overwhelmingly developer-friendly PIDs in other states and tailoring our legislation so those pitfalls for cities are avoided. Because they are new, they are still unknown. Josh highlighted a PID in Provo creates a massive increase in residential property tax but benefits the developer of a college in the PID. Carla said most PIDS work in second-home neighborhoods like Morgan, Garden City, and Saint George. In these resort towns, there is no workforce housing.

Kelly asked about Chick-fil-A®. Carla said economic development can bring sales tax, as well as overwhelm services and snarl roads. Liz said some of that sales tax collected in Spanish Fork is shared regionally. Patrick said online shopping from home is adding to Springville sales tax revenue. Kelly asked about the new warehouse development by Flying J. Carla said that development will not bring added revenue, just jobs, and possibly the employees will eat lunch in town. Josh stated Royal Electric is one of Springville's top five sales tax-generating businesses. Staff does not promote incentivizing companies to bring more jobs to Springville because we are in the hottest job market in the country. Byran said many

people move into Springville because they want to get away from busyness. Carla said more people are working from home or within Springville or south Utah County. Byran said his neighbors choose Springville because they can live anywhere, they want. Kelly lives here to be in a small community away from his place of work. Byran said his neighbors are choosing Springville over Spanish Fork because Spanish Fork is too busy. They do not mind driving away to get food, then coming home where it is quieter. Carla said city planning has all these moving pieces and staff wants people to want to live in our community while sustaining services without burdening citizens. People want to live in a friendly town, but don't want more people moving here. Kelly said design standards change with every mayor and the farmland will inevitably disappear. Patrick said when I was on the council that was our discussion. The purpose of this committee is to define what Springville is. Spanish Fork's busiest part of town is on the edge of Mapleton, Springville, and Spanish Fork which just happened to be annexed into Spanish Fork. With what little real estate we have left, let's watch people without city experience who want to tell us what we are going to do with our community like the state legislature who are heavily influenced by developers.

BJ said the economic development part of our current promotes economic development and it feels like today's board disagrees with where we were 10 years ago. All other parts of the general plan are about spending money. There is a balance and we can find areas to develop and increase tax revenue without sacrificing the city. We do not want to start looking like Spanish Fork on the west side. We do not want more tilt-ups without any tax benefit. We want to remain wise while maintaining our community feel. We need the opportunity to collect revenue for the services we want like Art City Days. Carla said we need to decide if it is worth what we give up. Mariah said are the opportunity costs worth achieving our goal. Patrick said Springville is often called a bedroom community. Bedroom communities often have no tax base and to continue to economically thrive and be a forward-pushing community what will we give up for that service? If you want the escape the busyness, what are you going to give up? The all-access park in Spanish Fork cost 13 million to build and a million to operate. What are you willing to give up to have that kind of park? Empty farmland is beautiful but not a large tax producer. Trails along the creek cost money. 24-hour fire service costs money. Liz said we are entering the budget season. Carla asked the board to think about how to work with our natural assets to spur economic growth.

The next meeting agenda item will be Chapter 11, Environment of the General Plan presented by BJ and Chelsey.

ADJOURNMENT BY CONSENSUS 7:38 a.m.

This document constitutes the official minutes for the Springville City Community Board Meeting held on Wednesday, January 18, 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 18, 2023.

DATE APPROVED: _____ _____

Jennifer Grigg
Deputy Recorder