



AGENDA FOR THE
SPRINGVILLE COMMUNITY BOARD
110 South Main Street
Multi-Purpose Room
Thursday, October 12, 2023, 7:00 P.M.

CALL TO ORDER

APPROVAL OF THE MINUTES

Motion to approve minutes from the September 14, 2023 meeting.

PUBLIC COMMENT

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

DISCUSSION ITEMS

1. Review the 1600 South Corridor Plan.
2. Decide agenda item for next meeting.

ADJOURNMENT BY CONSENSUS

THIS AGENDA IS SUBJECT TO CHANGE WITH A MINIMUM OF 24-HOURS NOTICE

This meeting was noticed in compliance with Utah Code 52-4-202 on October 10, 2023. Agendas and minutes are accessible through the Springville City website at www.springville.org/agendas-minutes. Springville Community Board meeting agendas are available through the Utah Public Meeting Notice website at www.utah.gov/pmn/index.html. Email subscriptions to Utah Public Meeting Notices are available through their website; In compliance with the Americans with Disabilities Act, the City will make reasonable accommodations to ensure accessibility to this meeting. If you need special assistance to participate in this meeting, please contact the Administration Department at (801) 491-7833 at least three business days prior to the meeting.

Springville City Community Board Meeting - September 14, 2023

MINUTES OF THE MEETING OF THE SPRINGVILLE CITY COMMUNITY BOARD HELD ON
WEDNESDAY, SEPTEMBER 14, 2023, AT 7:00 P.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, Chelsea Rosander, Deborah Hall, Jennifer Grigg, Josh Yost, Liz Crandall, Mariah Hurst, Patrick Monney, and Scott Duncan.

Excused: Alex Dahl, Cason Acor, Dave Cook, Kelly Norman, Mayor Matt Packard, Mike Florence, and Todd Fischio.

Call to Order 7:01 p.m.

APPROVAL OF THE MINUTES

Deborah moved to approve the minutes from the meeting on August 10, 2023, and BJ seconded the motion. All voted aye.

PUBLIC COMMENT

There was none.

DISCUSSION ITEMS

Josh started his presentation on [Reframing Downtown](#) by listing its goals; guiding future growth, preserving Springville's cultural identity, strategizing economic resilience, and changing downtown from a thoroughfare to a vibrant place, where people stop instead of speeding through. The plan was finalized this summer and is up for council approval soon. The project themes are *Character, Art, and Food*. Springville downtown has a character of history, community, and safety. Downtown also needs to embrace the identity of Art City and add diverse food options to this central area. Mariah asked how city code attracts certain restaurants. Josh answered as the Economic Development Specialist, Carla will use her contacts to bring business to downtown and there are other things the city can do. Carla referred to the city of Holiday where staff sent out an RFP (Request for Proposal) to restaurants to determine what restaurants would qualify through the RDA (Redevelopment Agency).

Deborah asked for an update on the Trolley and Carla said the Decker family closed the business and surrendered their liquor license. Patrick added they struggled to get supplies during COVID, the building needed updates, and they could not find affordable employees. Carla said having a turnkey restaurant, (meaning ready to open) and working with the Deckers might attract another restaurant to Springville. Josh said Jackson Hole subsidized certain businesses to improve the tenant mix. Carla listed some businesses in downtown Salt Lake City that were assisted. BJ asked about unwanted business coming to Main Street. Carla said some businesses are allowed by code but have to match design standards in the zone. Josh said Center Street in Provo was a long-term project where some of the vacant properties are finally occupied. The city cannot say no to most businesses. Patrick added the city can influence different types of businesses through zoning but cannot control the free market.

Byron asked about allowing drive-thru restaurants in the downtown zone. Josh explained limits on drive-throughs and maximum square footage through the land use language. Josh noted restaurants like Chubbies and Costa Vida asked for a drive-thru. In the passing of the MSSG (Main Street South Gateway) the existing drive-through land use was abandoned and future drive-throughs in the MSSG are not allowed. He listed the high-quality traffic data, and public engagement provided by the contractor in

40 this study. Mariah asked if traffic data using cell phones in the Active Transportation Master Plan is the same source as the Reframing Downtown Plan. Josh said the same contractor used streetlight data.

42 Josh said the Reframing Downtown Plan recommendations fall into four categories. He linked to the actual recommendations and priorities [online](#) and continued by showing concepts for Main Street. 44 Improving east/west pedestrian crossings on Main Street is also a priority. Hobbie Creek should be approachable and experienced downtown. A parking plan/structure is needed for the entire downtown 46 district. 200 South and Center Street could be used as festival streets at times. UDOT noted Main Street is 132 feet wide which is plenty for a 20-foot protected bike lane and pedestrian space and there is funding 48 available. BJ clarified this is coordinated with the Active Transportation Plan. Josh said when the plan is approved, the city will build in phases and work with developers as blocks like the Allen's block are 50 developed.

Josh said north of 400 North will be more mixed-use. Byran asked about *To Not Through*. Josh 52 said the plan slows traffic from 400 North to 700 South to encourage drivers to utilize businesses. Mariah said drivers will feel like driving slower based on the renewed street design. Patrick said the new 1600 54 South interchange will relieve some Mapleton traffic. Josh showed future plans for 1200 West connecting from Spanish Fork to Provo with the east/west roads reconfigured. Byran said he travels to BYU and 56 purposely avoids the interstate. Mariah said as roads are redesigned, drivers learn their lesson and avoid roads designed to be *To Not Through*. Councilmember Crandall asked about the safety of Evergreen 58 Road. Patrick said the real solution to Mapleton traffic and safety is to push 1600 South through to Highway 89. Josh reported property purchases are in the works. The bids are out for ramp and frontage 60 roads. It should be completed by 2026 into 2027, same as the high school.

Back to the Reframing Downtown Plan, he showed a very conceptual proposal for a roundabout 62 where Main Street meets SR 51, Old Main Street, Highway 89, and reopening 700 South. Byran compared it to driving through roundabouts in England. BJ asked about public pushback and Josh said 64 feedback has been positive and a roundabout is less expensive because there are no overpasses. Mariah clarified there is pedestrian access in the proposed roundabout. Josh showed the [Hovenring](#) as an 66 example of an elaborate possibility.

He moved on to the next priority in the plan, *Intact Downtown*. This part of the plan includes 68 supporting the downtown property owners, tending downtown as an entrepreneurial *business garden*, and infill development of empty properties like the empty sandwich shop, the lot next to Ginger's, and the 70 lot next to the auto parts store by incentivizing desired businesses. It also includes historic preservation like the beautiful storefront of the Grace Bible Church. The Main Street South Gateway Zone stretches 72 from 400 North to 700 South and the plan suggests reducing lot and parking requirements. He explained transition uses for catalytic sites like pop-up uses that are temporary businesses or art to enhance 74 downtown influencing community support for permanent construction. Salt Lake had a temporary business building for the Olympics that housed *Curry in a Hurry* that was hugely popular and kept the 76 area vibrant and attracted permanent development. Councilmember Crandall said this plan would bring businesses downtown. Patrick said little storefront grills like in Philadelphia are possibilities for Springville 78 because of this plan. Josh complimented *Lemon and Sage* as a perfect example of a new downtown business and noted the possibilities of rehabilitating the *Springville Independent* building next door.

80 The next priority in this plan is to *Build on Civic Assets* and Josh explained the Carnegie Library and Memorial Hall could attract daily use. He said contractors conducted a conditions assessment of the 82 Carnegie building and the city has funds from state grants for cultural capital facilities for replacing the roof and updating the bathrooms. Stephen Whyte would be very influential in representing District 63 at 84 the legislature. Mariah clarified the Carnegie Library could additionally house a business creating income. Josh said the plan calls for improving the Memorial Hall to work better for seniors. The Senior Center 86 building replaced the Opera House that was open from 1912 to 1922 before it burned down. Josh

continued by explaining Springville City bought the property on Center Street between Snelson's photo and Brody's Auto Shop and the plan suggests this area could be a location for a Center Street Market. A designated art walk connecting the museum to downtown is also suggested as well as a catalytic site/parking facility in the Springville Library parking lot. The final suggestion is the 100 South Promenade along Hobble Creek and possibly connecting to Main Street which is already in the design process.

Josh moved on to the final priority, *Lean into Art City*, which includes more physical art, an art walk between 100 South to 200 East, a performing art space, improving the Rivoli, and attracting art and culinary-focus retail. [Public Art](#) has already received funding from the legislature for the art walk. The [Art Festival](#) this weekend will follow the art walk. The Rivoli is privately owned and being renovated by the new owners. Carla noted art includes culinary art and referred to the example of Caputo's Deli in Salt Lake City hosts events all calendar year as well as holidays.

Josh concluded his presentation on the Reframing Downtown plan by explaining art & culinary-focused programs & events including the Christmas Market and the Fall Art Festival—already in place. He showed the implementation plan, the 1000-day plan, and the plan to find funding for those first projects. The Planning Commission recommended approval and the Reframing Downtown Plan goes to vote before the City Council on October 3. Other plans like the Active Transportation Plan and the 1600 South Plan are also either approved or being voted on soon. Deborah said this process is fascinating. Patrick said training helps us understand and this is the blueprint for moving forward.

Mariah assigned the discussion of the 1600 South Plan as an agenda item for next time. Carla predicted lively discussion of 1600 South and how it would affect those neighborhoods. Josh reported the RFP for the general plan is drafted and the mayor is anxious to get moving on that project. Mariah said the Community Board has additional purpose beyond the update of the general plan. Carla said the board will be busy once the general plan is in place. Patrick said each director has a master plan and can present to this board. Each project must align with the adopted general plan and the directors can present to this board before the council approves. Councilmember Crandall noted the danger of the power poles around the high school. Josh answered city power projects are underground. Deborah said this board can collaborate and serve the community.

ADJOURNMENT BY CONSENSUS 8:58 p.m.

This document constitutes the official minutes for the Springville City Community Board Meeting held on Thursday, September 14, 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 Thursday, September 14, 2023.

DATE APPROVED: _____

Jennifer Grigg
Deputy Recorder