

IN ATTENDANCE

Commissioners Present: Chair Karen Ellingson, Genevieve Baker, Michael Farrer, Rod Parker, Ralph Calder, Ann Anderson and Brett Nelson

City Staff: Josh Yost, Community Development Director
Carla Wiese, Planner II/Economic Development Specialist
Heather Goins, Executive Assistant

City Council: Liz Crandall

CALL TO ORDER

Chair Ellingson called the meeting to order at 7:00 p.m.

APPROVAL OF THE AGENDA

Commissioner Farrer moved to approve the agenda as written. Commissioner Parker seconded the motion. The vote to approve the agenda was unanimous.

APPROVAL OF THE MINUTES

August 22, 2023

Commissioner Anderson moved to approve the August 22, 2023 meeting minutes. Commissioner Farrer seconded the motion. The vote to approve the meeting minutes was unanimous.

Genevieve arrived at 7:01 p.m.

CONSENT AGENDA

No Items

ADMINISTRATIVE SESSION

1:10

1. *Commercial site plan approval for CCA Springville Mixed Use, a mixed-use development on the former Allen's block of Main Street located in the MSSG-Main Street South Gateway Zone.*

2:09

Josh Yost, Community Development Director, presented. This would normally be on the consent agenda, but with the nature of the project, it was placed on the Administrative agenda.

He showed the aerial view of the property and the proposed site plan. He said the applicant has spent considerable time addressing staff's comments regarding

architectural design standards as well as civil and other civil engineering design elements of the site. Director Yost showed the elevations.

Chair Ellingson asked if they could change from a rental to an owner-occupied structure. Director Yost said they could if they go through a condominiumization process.

Commissioner Anderson asked how many businesses there could be. Director Yost said based on the number of storefronts, the maximum would be ten.

Commissioner Calder asked how the meters are set up. Director Yost said that will be handled with the building leases. Each apartment has its own meter. Water and sewer are necessary but not for each business. Director Yost said it is not being designed to the condominiumization. The townhomes sewer out to a lateral that runs down the alley and then into the street. They could not be made fee simple without some changes, but they could be condominiumized.

Commissioner Parker said he thought the townhomes were going to be sold. Director Yost said the previous owner had envisioned that. But the current proposal has not included for sale product.

12:40 Commissioner Calder asked what the City prefers. Director Yost said we can't control the ownership.

Commissioner Nelson asked if the parking is all private. Director Yost said the parking is for all tenants, customers, business tenants and residents. Each of the townhomes have a 2-car garage included in each unit, served off of the alleys. Commissioner Nelson asked about public parking. Director Yost said there is no designated public parking.

14:30

Commissioner Calder asked about the allotted spaces per business. Director Yost said they will probably have provisions for that in the lease agreement. Chair Ellingson asked if the parking reduction isn't approved, then what is the plan. Director Yost said the project would probably go away.

Commissioner Calder asked what percentage of parking reduction they are asking for. Director Yost said 20%, which is the percentage allowed under the code.

Director Yost explained the parking numbers needed and the reduction of 20%. **17:03** Commissioner Parker pointed out the numbers he is using are different in the staff report. Director Yost explained the townhomes are not tabulated in the number. They discussed the amount of parking required and the 20% reduction.

19:48 Commissioner Parker said 1.6 cars per unit is starting a problem before we begin. He feels that there is not going to be enough parking. He is also concerned about the traffic with this project.

Commissioner Farrer said the townhomes have 2 car garages. Commissioner Parker said there isn't enough parking for what is proposed. He asked what if the majority of the retail space is restaurant. Director Yost said he can't say there will be enough parking there. Commissioner Parker said if we don't address this, it will be a huge problem.

22:09 Commissioner Ellingson asked what the on-street parking capacity is. Director Yost said it is significant. 300 North has one drive approach, so most of the street is available. On 100 West, there are 2 alley entrances, so there is a significant amount of on-street parking. We don't credit that toward the development. Part of the Reframing Downtown process is that we need to manage on-street parking.

Commissioner Calder asked how cars can get out of the development. Director Yost said on 300 and 400 S. Commissioner Parker said they can turn right onto State Street. They discussed the parking lot and the ways to get in and out. The parking lot is all connected.

25:47

Commissioner Calder expressed concerns about parking and wants time limits imposed and management of on-street parking. Director Yost said anything like that will be within the purview of the property owner to manage on their site. We can't mandate that.

Commissioner Parker is concerned about the number of cars that will be parking on the street and how that will affect the long-time residents. Director Yost said the city would need to manage the off-street parking. Commissioner Nelson clarified Commissioner Calder's point that we should address that before we approve things. Commissioner Parker said he understands the project may not be cost-effective, but this project should be self-contained with its own parking, whether it be underground or mechanically lifted parking or something. But we shouldn't force parking out on the street. We don't want an albatross, but we don't want to create a bigger problem either.

26:15

Commissioner Calder suggested having a time frame when cars must move. Director Yost said the property owner will manage that. Commissioner Calder asked why we can't mandate that. Commissioner Farrer said because it is private property.

Commissioner Parker said the parking would have to be policed. Director Yost said this is clear that we can require 169 stalls of residential parking. Commissioner Parker expressed concern regarding required spaces only for residential and what happens to longtime residents who now have lots of cars parking in front of their homes due to this development. He would be extremely disappointed in the city if they didn't manage that from the beginning. Director Yost said the city would need to manage the off-street parking.

31:30

Commissioner Calder said we can't go back. Once the money is spent and the project is there, we can't go back and say that wasn't a very good thing. Commissioner Parker said the applicant is coming to us again and asking for the 20% reduction. If we don't give that to them, then they are done. Director Yost said has been communicated is the margins won't support that. Commissioner Parker said you don't want to create a bigger problem.

Chair Ellingson asked if we have done a similar reduction to any other projects that would be comparable to this one or can you point to any in other areas that would be similar to where you can say how it's worked out not in Springville. Director Yost said no. Commissioner Nelson asked what about other cities. Director Yost spoke about

Provo, where he ran the Strategic Parking Process. It comes down to a discussion of values as to the plusses and minuses of building a development. They want a vibrant city center, and weighed the pros and cons with parking requirements, and made that decision. It is a policy decision. The parking requirements have not gone up significantly.

Commissioner Calder pointed out the need for parking and businesses to be economically viable. Commissioner Baker said there are a lot of people who are willing to park and walk. Director Yost said it may be inconvenient for some people, but the success of the tenants in those Provo locations and the amount of traffic and customer base there shows us that somehow the demand for and quality of the destination is drawing the people and the parking in the area is sufficient. There are 5 parking garages in the area now in a 3-block radius. Commissioner Baker said we have the diagonal parking on 200 S. Chair Ellingson said to provide amenities that make it easier to park further away like covered walkways. Director Yost said or an interesting walk. Commissioner Baker said part of why people in Provo are willing to walk is because there are things along the way such as music playing, and it feels alive.

37:56

Commissioner Farrer said one of the problems he has is people on 100 W suddenly having to park on the other side. Now they have a blank wall with the Allen's building. If he lived in that area, he would rather have townhomes across the street. Commissioner Calder said that you have to make it economically viable for everyone. If the business owner doesn't have parking, then they won't be successful. Commissioner Farrer said there is enough parking. Commissioner Calder said that is a different model than we have had.

40:13

The discussion continued with Director Yost going over the parking stall numbers. It was discovered that some numbers were incorrect in the staff report. Director Yost will look at it again and bring it back to the Commissioners in another meeting. Commissioner Nelson said we can't make a decision tonight. We need clear numbers in writing. Director Yost said he would bring a clearer table. Commissioner Calder asked to have it say what is ADA. He asked if retail-only parking will be marked. Commissioner Farrer said he is sure they will do that. Director Yost said he would ask for their management strategy. Director Yost said this is what the code has asked them to do. Adequate amount of stalls the code provides.

49:43

Commissioner Calder asked how the Active Transportation Plan affects this project. Director Yost said the project is entitled to move forward in the code. They are under our current standards. Commissioner Calder asked if we are going to lose more parking on 100 W if it goes forward as proposed. Director Yost that is hard to answer because the streetscape standards aren't part of the Reframing Downtown requirements, aside from the Main Street section. The concept drawings may be changed to remove a couple of stalls because of bulb-outs to reduce crossing distances at those intersections.

49:35

Commissioner Calder asked if this project and the Active Transportation Plan are inconsistent with each other or in conflict as far as the parking goes. This is a major

corner. Other items would be what they will do with the Active Transportation plan. Chair Ellingson asked if there were further questions. There were none.

Commissioner Anderson moved to continue this to a future date that Josh is prepared for. Commissioner Nelson seconded. The vote to continue the Administrative Session item was unanimous.

LEGISLATIVE SESSION:

2. *Springville Community Development seeking a recommendation to adopt Reframing Downtown, the Downtown Main Street Plan.*

52:03

Director Yost presented the Reframing Downtown Plan. He gave the project timeline.

Recommendations:

To, not through

An Intact Downtown - a place people want to be

Build in Civic Assets - we need to build on the investment

Lean Into Art City

Improve E/W pedestrian connections. Improve crosswalks and make them safer. Work needs to be at the North. Providing additional pedestrian facilities is a key element of the plan.

Connect to Hobble Creek. We have put it out of mind. It is really a key part of our city. Springville used to be called Hobble Creek.

Multimodal Infrastructure - move about in travel modes other than just the automobile. Safe and independent of their choice of travel.

Parking district. Is one paragraph but is a large undertaking. Provide a place to park conveniently.

Festival Streets - We should look at Center and 200 S between 100 E and 100 W and see if they can be configured to serve a multi-purpose role. The plan recommends we look at it strategically to see what type of design is best there.

Main Street Physical Improvements have the most fleshed-out specific design recommendations with wider sidewalks, separate bike facilities and pedestrian amenities. Chair Ellingson asked about the reduced Main Street parking. Director Yost said everything that is on the map is accommodated in the 132-foot right of way. Commissioner Calder asked where the parking is. Director Yost showed on the map where it is.

Chair Ellingson wants to have the lights timed better, so it isn't a constant stop. Director Yost said downtown is set at 30 mph, but we don't see people driving that. The limit needs to be down to 17-18 mph where people feel comfortable interacting with cars.

Commissioner Parker said for safety, move the bike lanes off of Main Street. Director Yost said that makes sense and we have done that in the Active Transportation Plan.

Commissioner Calder asked if we are cutting lanes. Director Yost said yes. Commissioner Calder feels that 9-foot wide parking is too narrow and dangerous for the driver to get out. Director Yost said they follow the national transportation recommendations, and this is why we can continue talks with UDOT.

Commissioner Nelson asked how large the traveling lanes are. Director Yost said 11 feet. Commissioner Calder said the lanes are tighter and the parking is tighter. He is concerned about this. Commissioner Parker asked how large the median is. Director Yost said 12-14 feet.

1:19:42

Commissioner Parker said it looks beautiful, but he has a problem with some of the drawings. No one wants to sit in front of NAPA and Vaud Hanks. He feels we are taking the 'if we build it they will come' approach. We are shrinking down a lot of curbside parking to put in expanded areas for pedestrians. He doesn't think that is conducive all the way down Main Street. Director Yost said it is just a few blocks. North of Center Street has a different plan.

Commissioner Nelson asked if there is a real-life example of 'if we build it they will come'. Director Yost said he would bring some.

1:22:45

Chair Ellingson said this could take a long time to implement. Director Yost said it could go either way. UDOT has a lot of money for this type of funding, especially with an Active Transportation Plan. She asked with the Allen's Block bringing change, do the projects coincide with each other and create some vibrancy between them as they are being done at the same time? Director Yost said I really don't think we're going to see the Main Street cross-section change just for the one block of the Allen's block I think that's probably going to come with the overall project. He doesn't think the Allen's block development and the street will happen concurrently.

Commissioner Calder is worried about creating a great environment that can only be utilized 6 months out of the year. Director Yost said in Provo, people are there throughout the school year. There are heaters that restaurants put out.

1:27:00

Commissioner Farrer said Holladay went in and where it looked like Orem State Street and they went in and made it like this and people and businesses came. He is impressed with the things that took place there. The City took an active part in making it happen. There is a designated food truck area. Director Yost agreed.

Commissioner Calder asked if there is mixed use there. Commissioner Farrer said it is just like what is being proposed for the Allen's block.

Commissioner Baker is looking forward to that. Her favorite spot to walk is in front of Magelby's. She would like that experience extended through the whole 4 block core.

Director Yost said there is a lot of work, engineering and evaluation that come from this plan.

Director Yost showed to, not through designs. Commissioner Calder said a roundabout is risky on a bike. Director Yost said we have talked about the Dutch bike about. That could be an element of this project. Needs to make sense economically and ...

Commissioner Anderson asked what the gray area is. Director Yost sidewalk, bike path. Ellingson said

Commissioner Calder asked about the grade level for the road coming off of 89. Where there is no light, Commissioner Parker said starting blocks. Director Yost said it would be dealt with in design.

Commissioner Nelson is excited and hopes it works the way it is planned. He asked if there are enough police to take care of this. Director Yost said we haven't run numbers with Chief Haight. But we have had a general discussion to feel comfortable and lend themselves to the process. Commissioner Nelson means general safety. Director Yost said we'll meet our current service level.

Director Yost went over the rest of the plan:

Intact Downtown

1. Entrepreneurial Support

1:42:00

2. Incentivize High-Quality Infill Development
3. Empower Community Reinvestment Areas
4. Facilitate Historic Preservation
5. Extend the Main Street South Gateway Zone
6. Transition Uses for Catalytic Sites - build momentum for people to run 200 sq foot shops there. Making it a more vibrant downtown.

Building on Civic Assets,

1. Evaluate uses of Carnegie Library and Memorial Hall for daily public use.
2. Center Street Market
3. Connect Museum and Main Street - Create an Art walk.
4. Catalytic site at Springville Library
5. 100 S Promenade

Lean Into Art City

1. Integrate Art into Springville
2. Define Art Walk
3. Improve the Rivoli Theater
4. Art & Culinary-Focused Retail
5. Art and Culinary-Focused Programs and Events

Measuring Success

An 18-hour Downtown

Commissioner Nelson said good job to Josh and the Team. Commissioner Calder said he responds well to pressure.

Commissioner Baker moved to open the Public Hearing. Commissioner Nelson seconded. The public hearing was opened at 8:58 p.m.

Alisha Mortensen
1111 E Center

She grew up in a rural town. Something she wants kept in mind. What do we want this town to become? She moved here because she likes it here. She asked if we want to be another Provo. What is the point of the 1&2 bedroom places? She likes the family area. Changing the bus route to go through downtown. Her husband takes the bus and if it were to move to Main Street, it would be more blocks to get to it. We need to provide more parking. It needs to be a priority. She lived in Provo and did not shop on Center Street. Parking was too hard. Keep in mind that people are willing to walk a block, but think how far they have to walk to get there. She saw the average age is 28, but what is the actual age of people who would walk?

Melissa Brooks
615 S Canyon Dr.

Invest in Allen's and make it underground parking instead of going up. There is a credit union on the opposite side that could be used for parking.

Hunter Huffman
154 C Street

General thought of downtown is to look at the end user and who lives in Springville. We live on the earth, the cars don't. That is where the Active Transportation Plan is great for people to get around. The intent is to find the end user, the person, rather than the vehicle.

Chris Rock
2470 Goodnight Drive

He is really excited about this. It is a great time to live in Springville. He goes to Provo to do the things but would rather spend the money here.

Logan Millsap
133 S 880 E

He is very excited to revitalize the downtown and rethink how we develop. These are old ideas that gave us the beautiful downtown. Get back to historic roots for downtown like in 1885.

Stakeholder - owns Grace Bible Church
Laura Erickson 239 S Main

If we don't build it, they won't come. What do we want? She loves Springville. It is charming. This is a gem of a city. This Main Street is so awesome. She loves the vision of the downtown. She thanked Josh and his Team. They found parking and an eatery. She hopes to get a home here. She is here every day at the church. Her husband is the pastor. We want to bring life to the City. Try to improve our building as well. Getting the new sign and historic tile. Commissioner Nelson thanked their church for the good things they do in the community.

Mindi Wright
853 E 1000 S

We need to start with a plan and this gets us started. This is detailed and well-studied. She likes it and thanked Josh.

Commissioner Farrer moved to close the Public Hearing. Commissioner Parker seconded. The public hearing was closed at 9:10 p.m.

Commissioner Parker likes the starting point and thanked Josh for doing a wonderful job. Chair Ellingson likes the vision. Commissioner Baker appreciates the time in building the plan, community involvement and she feels that it is a plan for the community. Commissioner Parker there will have to be a fundamental shift in the businesses downtown. Commissioner Calder said the parking will be part of that success. And count on traffic. Chair Ellingson said you need to have a reasonable parking situation for it to be viable.

Commissioner Parker asked on the Allen's block when that will come back. Director Yost said the next meeting or two.

Commissioner Baker moved to recommend to adopt the Reframing Downtown, the Downtown Main Street Plan. Commissioner Anderson seconded the motion. The vote to approve the Legislative Session item was unanimous.

Director Yost reminded The Commissioners of the Planning Commissioner Training on September 20th at Santaquin's new City Hall. It starts at 5:30 p.m.

With nothing further to discuss, Commissioner Farrer moved to adjourn the meeting. Commissioner Parker seconded the motion. Chair Ellingson adjourned the meeting at 9:14 p.m.