



AGENDA FOR THE
SPRINGVILLE COMMUNITY BOARD
110 South Main Street
Multi-Purpose Room
Thursday, March 14, 2024, 7:00 P.M.

CALL TO ORDER

APPROVAL OF THE MINUTES

Motion to approve minutes from the January 11, 2024 and February 08, 2024 meeting.

PUBLIC COMMENT

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

DISCUSSION ITEMS

1. Establish a protocol for meetings.
2. Finalize recommendations on the uses that need more discussion.
3. Bring forward for discussion more intersections of concern.

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 March 11, 2024. 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.

MINUTES OF THE MEETING OF THE SPRINGVILLE CITY COMMUNITY BOARD HELD ON WEDNESDAY, JANUARY 11, 2024, 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: Byran Korth, Carla Wiese, Cason Acor, Chelsey Rosander, Deborah Hall, Josh Yost, Kelly Norman, Mariah Hurst, Mayor Matt Packard, Mike Florence, Patrick Monney, and Scott Duncan.

Excused: Bryan BJ Smith, Jennifer Grigg, Dave Cook, and Todd Fischio.

Call to Order at 7:00 P.M.

PUBLIC COMMENT

Mariah said she sat down with Jake Smith, Josh Yost, Patrick Monney, and Mayor Matt Packard to identify the purpose of the Community Board which includes more than the general plan. She asked the board to comment. Chelsey said she expected to suggest city services and determine what commercial and residential development is allowed. Mariah said the Community Board is the bridge between the City Council, staff, and the residents and enforces the over-arching vision of Springville that will be detailed in the updated general plan. Chelsey said each of us represents our specific neighborhood. Mariah asked for a map of the board members. Patrick asked the board if they feel equipped to make recommendations to the City Council after meeting together for two years of research and education. Cason said staff and board members had no idea the education process would take two years, and there is an advantage to being better informed. Chelsey said we all should be on the same page because the board has a foundation. Mike said he regrets that so many plans moving forward while this board was learning basic things. Mariah said the board has reviewed some approved plans and started to review departments. Byran agreed with Mike saying the board had no voice in the plans. Cason said the plans were years into the process before this board was formed but he understands the frustrations. Chelsey said she was asked by the mayor to serve on this board to prevent the Westfields Central New Neighborhood Plan from happening again before the community voices its needs. Mariah asked now that we are more informed, what future master plans need our contribution. Josh said the Station Area Plan is in the outreach phase and the North Gateway Plan will be an impactful and significant change and is also in the outreach stage. Byran asked if the committee should pursue more influence. Josh said staff will request input from the board and there are duties assigned by the mayor. Land use is purposely not listed as a duty of the board because general plans are governed by state code which limits land use input to a planning commission. Mariah said the board will be looking forward to the new plans.

DISCUSSION ITEMS

1. A discussion of zoning in Springville, examining a few critical areas of the city and evaluating the zoning for that area and the uses permitted by the zoning Josh created a video explaining how to learn about land use and code in the city.

<https://www.loom.com/share/db3e4442ed4149c3b66c69baf9543f3f?sid=2b4d9965-66d3-4b8b-9b1d-f86c2a906a8a>

Mariah led the board into a discussion of the [North Main Gateway Plan](#) specifically board recommendations for the property at 1400 North. Cason asked about the code that dictates the board's responsibilities.

5A-4-101 Powers and Duties. Revised 6/22

Duties of the Community Board shall include the following:

(1) Advise the City Council on engaging the community on the implementation of the current City General Plan with a focus on:

(a) Community services (library, museum, public safety, code enforcement);

(b) Community identity;

(c) Economic development;

(d) Environment;

(2) Advise the City Council and Planning Commission on future strategic visions and goals; and

(3) Perform any other duties deemed appropriate and assigned by the Mayor.

(Ord. No. 04-2022 § 1 (Exh. A), 03/01/2022)

Josh clarified that this board stands between the Planning Commission, City Council, and the community to be a conduit of feedback and sentiments with engagement and public information gathering which will gauge the effectiveness of this board. Mariah said we represent the voice of the whole community not just personal opinion. Josh updated the board on the procurement of a contractor for the general plan. Mariah moved on to the zoning tutorial and Josh explained the state requires one specific cannabis production zone.

Josh explained that empty/dash means not permitted in the land use matrix. *P* means permitted uses and *C* means conditional means permitted uses with conditions. He defined a base zone (solid colors) has rules and an overlay zone (dots, hashes, dashes, or the letters of the zone) alters some of those rules. Chelsey asked about overlay zones and Josh said they are approved by the City Council. Cason said sometimes an overlay zone is for a specific long-term development. Josh clarified some overlay zones just update the base zone. He explained land use is what the land is now or what will be permitted with future development and showed the difference between zone and land use. Mariah commented the list of current uses is very specific. Josh said it is silly because years ago planners were obsessed with the impact of uses and businesses being compatible next to each other not *look and feel*. Zoning controls land use and modern land use tables are much simpler. Now the *look and feel* of a city are prioritized in zoning not business compatibility. The zone downtown is crafted so future development looks like the Reynolds Building; not specifying what businesses are in that new development. It doesn't matter what use is in the Allen's Building it is not a good building for Historic Main Street. In the past 30 years zoning has turned to regulating form not use and how the buildings interact through fronts, size, and mass. Parking in front does not sit well downtown. Zones control height. Land uses include various residential with regulations concerning details like utilities and setbacks. Even though short-term rentals are allowed in residential zones, they are regulated by supplementary rules.

Josh turned the discussion to the neighborhood at 1400 North and the board voiced approval of the 7-Eleven. He asked if that was the best use of one of the best gateway corners in Springville. Mariah noted the private property owner chooses to make money. Cason said the 7-Eleven development handicaps the future development of the rest of the parcel. Chelsey asked if that area should have been zoned as *Highway Commercial* and Josh answered probably not. Chelsey said plans in her area were established 20 years ago but current residents might not want it there. Cason said the city cannot prevent property owners when the use is allowed and the limited authority of the city is misunderstood. Josh listed uses permitted in the *HC* zone that would be inappropriate on that gateway corner. Kelly said a grocery store would not succeed on that corner and the almighty dollar and location determine development. Josh agreed that the market drives development but the city can control the *look and feel*. Cason said determining the vision of Springville is the most important question for this board which is controlled by zoning. As a gateway to our city, that intersection is the first impression of Springville. Deborah asked how to adjust zoning to invite other uses. Josh said this board recommends changes to the Planning

Commission who then recommends those changes to the City Council who can vote to change the law.
Zoning can be better at telling developers what Springville wants instead of what is not wanted.

Mariah said the 1400 North Main intersection is a gateway to Springville from two directions so the zone should be changed from *HC (Highway Commercial)*. Josh said there needs to be a discussion on the *look and feel* of the intersection, and then an examination of existing zoning. Only then can regulations be crafted to the exact vision of the community. Mike suggested creating a new zone with exact regulations. Cason said Salem has zoning that he admires and the north part of Main Street could continue the historic look of downtown. Chelsey said a map with amenities and densities would be helpful. Josh said the North Gateway has a huge employment/daytime population and not enough restaurants. Mayor Packard reminded the board to be concerned with the *look and feel*, not the amenities because Springville is moving toward [form-based design](#). He referred to 400 South which has plenty of acres left to develop and should represent a consistent *look and feel*.

Kelly suggested development is driven by economics. Mayor Packard said any business can have a prescribed *look and feel*. Josh said narrowing down the *look and feel* can prevent weird-looking development. Kelly asked about Smith's and the businesses along the 400 South frontage and why have a plan if the city changes for each developer. Josh said that is a typical Smith's development and that the parcel was originally zoned *Village Center (VC)*. Cason said that the City Council voted to ignore the *VC* zone regulations to accommodate Smith's. Kelly said he doesn't consider 1400 North or 400 South as the gateway to Springville. Cason suggested that is because it does not have the *look and feel* of Springville. Mariah agreed and said she does not feel like she is home until the light posts change and that would create connectivity on 400 South and 1400 North. Josh said the board can explore *Plat A* and note the characteristics that create the *look and feel* and the board and staff can craft zoning to build the instructions to create that connectivity. Josh said he would send out examples by email.

He asked the board to look through the land use list for the *HC* zone at 1400 North and eliminate any uses that are unwanted today. Scott said North Main is busy at 5 o'clock and there should be a grocery store for those drivers on their way home. Josh agreed that any building there should accommodate whatever business is needed as long as it meets the *look and feel* of Springville. He said (as an example of form-based city planning versus business compatibility land use regulation) the Grace Bible Church building was originally built as a Safeway, but because the building fits the downtown so well it has accommodated many different businesses. The Allen's building is the wrong building for downtown and can't work for any other business. He agreed with Scott and said city planning and zoning should accommodate whatever business the market needs. Deborah said the traffic flow could support more eateries at 1400 North. Scott suggested a laundromat. Patrick said WW Clyde is also there and if they leave the zone should dictate what replaces it. He referred to [Trolley Square](#) and then described a development in [Gruene](#), Texas with the foresight to preserve a grist mill and create a wonderful restaurant and shopping area along the Guadalupe River. Kelly said as he talks to his neighbors, he would prefer development on the north side of 400 South to avoid a left turn and suggested the [Jaker's](#) land should be like the Spanish Fork eateries area but without the traffic. He asked about asking his neighbors what businesses they want in Springville. Josh said not yet and the market will drive what businesses come to Springville. He continued by explaining that the board is tasked with the higher questions like housing, jobs, and transportation and checking the key areas to make sure nothing happens that limits what we can do in the future. Chelsey said she agrees with Kelly and referred to the [Westfields New Neighborhood Development](#) where increased traffic will add to the problem by Meadowbrook Elementary and this board should consider the traffic that new development brings. Kelly said Jaker's is a prime location and asked if it is too soon to shape that area. Josh said it is zoned *VC*. Mariah asked for an example of a town with a village center. Josh listed Sugarhouse, Holiday, Bountiful Main Street, Salt Lake City's 15th & 15th, The

Avenues, and Provo's Center Street. Kelly asked about the difference between Spanish Fork and the VC zoning at Jaker's. Josh explained once a car arrives at a village center the retail and restaurant development is designed around a person walking instead of driving to all the different businesses. He added that walking down 950 West needs to be safe and interesting before pedestrians will utilize it. Chelsey said the city needs to decide whether to be a family or a quick-stop city.

Mariah said the board needs to focus on 1400 North today. Byran said those four corners are already established and asked what the city can do. Josh said the city can change the zone right now—then when the property owners respond to market pressure and redevelop because the value of the improvements is far less than the value of the property the new development will have the Springville *look and feel*. That is the threshold developers use to determine if a property can be redeveloped. The area at 1400 North Main is ripe for redevelopment because the value of the buildings on the land is less than the value of the land so a developer can tear the buildings down and build something new and more profitable. Cason said those corners are less established than we think they are. Part of the area is already for sale and the city can have control over the *look and feel* of what develops there. Potential developers will benefit from updated zoning regulations. Josh said we want to clearly communicate what the city wants.

Byran said there is existing development on each corner so zoning changes will not change 7-Eleven or McDonalds in the next 50 years. Josh said the beautiful former Strong Shops have housed Rustica which now includes a wedding venue. Cason said the zoning affects the value of the property because the land uses limit development to higher revenue businesses and a commercial zone could dictate the land use. Mariah said it should look attractive and welcoming and because it is on an interchange will attract regional traffic. Josh said Canyon Creek in Spanish Fork in *Regional Commercial (RC)*. Chelsy suggested another store like Rustica. Cason said an *HC* zone looks like a dirty, noisy freeway frontage road development and it is not appropriate on Main Street at the 1400 North intersection. Mariah said it should have businesses and be a showcase, not warehouses. Chelsey said the area could support residential development because it is close to BYU and could benefit from walkability.

Cason said an *HC* zone allows almost any commercial use including 100,000 square foot warehouses and light industrial but no residential. There are only two heavy industrial parcels in Springville. He said there should be a specific zone at the 1400 North intersection including the north part of Main Street that dictates land use. Josh said this board can recommend a new zone to the Planning Commission called *Main Street North Gateway* and detail each allowed land use as a Community Board. Mariah said with regulations on the *look and feel*, organic development can happen to an extent. Josh said overly specific land use tables are problematic. Michael asked about the 20+ property owners around 1400 North. Josh answered that they asked for residential because the market needs residential. Carla agreed and said they asked specifically for townhomes. Cason said mixed-use could be a requirement for residential development. Mayor Packard said the land on 400 South was rezoned to prevent tilt-ups, but those property owners understand the land is preserved for something better. Keep in mind that zoning is what is right for the city and don't be afraid to do what is right. (Property owners benefit from higher use requirements.) Cason said the developer of the Allen's block will profit from stricter regulation. Josh said the site plan is approved. Cason said the City Council has authority and it has been for the best. Mayor Packard said some cities rush approval just because they want a specific business. Josh said Provo City Council ignored gateway zoning and the neighborhood to approve a new Maverik on Center Street. He said the Springville City Council discusses changes which is immensely positive. Chelsea asked about the zone *Neighborhood Commercial (NC)*. Josh said it allows smaller-scale retail like Reams. Cason added walkable retail like Jake's Brookside.

180 Mariah asked about recommending a new zone to the Planning Commission. Josh said crafting
the zoning and reviewing the land use matrix should be an agenda item before we present it to the
182 Planning Commission. Mayor Packard suggested that taking time and being deliberate before making a
recommendation will add weight to the decision by the City Council. Mariah said this will set the
precedence for our evaluation process at every meeting from here on out. On the next agenda, we will
184 go through and be familiar with the land use matrix.

186 Josh said the next area to discuss is the Regional Commercial near the 1400 North I-15
interchange. Mayor Packard explained that the new tilt-up development utilized a grandfathered building
permit. The area could have supported a dealership or business that benefited the city with increased
188 sales tax. Mariah said that is the other conversation this board can consider along with *look and feel*-
sales tax generation. Josh added traffic congestion should be considered in the equation. Kelly said these
190 tilt-ups will deter future businesses. Mayor Packard said we can attract sales tax business and think about
what we want around existing businesses.

192 Mariah asked if the Springville Business Park landscaping was mandated. Josh said that area
was the city pasture. The city still owns part of the business park west of Stouffers and it was designed
194 in the Mayor Cal Packard era. The city was a partner in the development of the Springville Business Park
and the look and feel was governed by a board, zoning, and private contracts. Mariah agreed and said
196 the landscaping makes it feel better and asked how to apply that to the area around the tilt-up
development. Josh said it is not always the use it is how it is done and explained the success story of
198 [Wavetronix](#) as a gorgeous brick building with arched windows that is a factory for traffic sensors. He
asked the board what is the most valuable regulation—the use or the *look and feel* of the building and the
200 site. Cason said a developer could build a factory on North Main Street with the right *look and feel*. Josh
agreed and added that anything the board can think of about the way a building looks or sits on a site in
202 a commercial zone can be regulated. Cason said every municipality has regulations addressing
commercial and industrial development *look and feel* even the hours of the day the business can operate.

204 Mariah reviewed the three sites the board can review for the next meeting. Mayor Packard asked
the board to find other areas that need to be reviewed. Mariah assigned the board to identify key areas
206 that need our attention. Cason suggested adding an item to review the land use matrix to the next agenda.
Josh showed some of Springville City's Annexation Declaration Policy Boundary areas and railroad
208 consolidation that need the attention of this board. Mayor Packard said UPRR will respond by April 30,
2024, to the rail consolidation.

210 **ADJOURNMENT BY CONSENSUS AT 8:57 P.M.**

212
214 *This document constitutes the official minutes for the Springville City Community Board Meeting held on Thursday,
January 11, 2024.*

216 *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, January 11, 2024.*

218 DATE APPROVED: _____

220 _____
Jennifer Grigg
Deputy Recorder

MINUTES OF THE MEETING OF THE SPRINGVILLE CITY COMMUNITY BOARD HELD ON WEDNESDAY, FEBRUARY 08, 2024, 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, Carla Wiese, Cason Acor, Chelsey Rosander, Dave Cook, Deborah Hall, Jennifer Grigg, Josh Yost, Mariah Hurst, Mayor Matt Packard, Patrick Monney, and Todd Fischio.

Excused: Byran Korth, Kelly Norman, Mike Florence, and Scott Duncan.

Mariah called the meeting to order at 7:00 P.M.

APPROVAL OF THE MINUTES

Cason moved to approve minutes from the November 16, 2023 meeting. Dave seconded and all present voted aye.

PUBLIC COMMENT

There was none.

DISCUSSION ITEMS

1. Review key areas of concern for land use and zoning in the city as identified by board members and assigned at the January meeting.

Postponed

2. Discussion of a potential Main Street North Gateway Zone including permitted uses, visual character, and other elements.

Mariah opened the discussion by reviewing information from the last meeting and asked for a definition of the North Gateway Corridor. Carla answered from the northern city boundary to 400 North. Josh said residential zoning will not change in the corridor and transportation options are included in this discussion. Dave asked if a landscaped median would extend through the whole corridor. Carla explained the images on the survey were not specific and that the board would receive invites to a focus group on March 2, 2024. Dave asked about grandfathered uses. Carla said if the survey recommends that a certain use is not the best fit for this area it can be changed in the land use matrix and become a grandfathered use so no existing business is kicked out. Mariah said this survey has the potential to change the dynamic of the whole area. Carla said there is a large property owner in the area developing a permitted use but not at the highest and best use for the owner or the community. The Main Street North Gateway Plan will provide the framework for future best-use development of that area. Cason added that updated zoning will provide the best use for property owners and the community.

Mariah directed the board to the assigned discussion. Dave asked about the survey. Carla said it concluded yesterday and she will provide the answers when they are tabulated. Mariah created a new column on her personal spreadsheet for this corridor and marked each use as permitted, not permitted, or needing further discussion. Cason said the north end of this corridor is all *Highway Commercial (HC)* which permits almost anything. Chelsey said the containers stored north of Rustica are ugly—the property has potential and suggested changing that land use. BJ and Mariah asked about parking at Heritage Park. Josh said there is no residential land use allowed in the corridor and he is more interested in

precluding bad uses while the general plan is being updated. Cason said the board will be in agreement with what is not wanted.

They began the assignment to discuss the existing 163 land uses in the matrix. Dave said he will be recommending retail not industrial or commercial because he prefers sales tax income generating for that area along with mixed-use for any residential uses. Josh said the land use matrix does not regulate the mode of ownership. Dave suggested a grocery store. Chelsey asked if the area should be residential or commercial. Dave explained as the city expands income is needed to increase services. Income from sales tax will prevent increased property tax which extracts revenue from residents. Cason said the zoning could create an environment that is more pedestrian-friendly so residents should live in the area along with retail. BJ said no residential uses without mixed-use should be permitted on Main Street. Deborah suggested mixed use (like the Art City Center Apartments at 79 West 900 North) should be allowed in the corridor. Josh said the corridor includes more than the Main Street frontage. Deborah said she is comfortable with adding multi-family. Chelsey clarified that the board agrees to permit residential mixed with commercial.

Josh said it is not productive to get super granular and permitted uses should be appropriate in the whole corridor. Staff will preemptively suggest some changes before an unwanted development occurs. Dave asked if car dealerships add enough sales tax. Mayor Packard said the trailer sales business on the I-15 frontage road is a huge sales tax generator and the city has become better at creating form-based code. Josh said the code needs further restructuring. BJ asked about short-term rentals which are Airbnb's. Carla said short-term rentals are allowed only if the property is owner-occupied. Cason said the business license process controls that. Mariah said permitted uses should add to the welcoming gateway *look and feel* of Springville. Dave debated the uses that do not generate sales tax. Cason said there is a balance between uses that benefit the city fiscally and socially. BJ suggested noting which land uses need further discussion and moving quickly through the no-brainers.

Carla said schools, churches, and daycare cannot be near a restaurant that serves alcohol which Josh said is regulated through business licensing. Mayor Packard suggested government buildings be in a central location in case the government changes their building use to homeless housing. He agreed with Dave that Main Street should be a destination for retail. Carla agreed and reminded the board is not analyzing use city-wide, just North Main Street. Josh explained the land use stays with the property if the business leaves. Mariah continued listing the land uses while the board voiced their opinions. BJ emphasized that if the board is ok with a Trader Joe's in this discussion, the board is also permitting a Dollar Store. Dave explained that Wal-Mart increased sales for Sunroc. Todd said south Provo is a food desert and the corridor would attract a new grocery store. Carla asked if that intersection could handle increased traffic. Mariah said the infrastructure will need updating. Mayor Packard said a grocery store developer looked at the Brand-X property and they recognize that area as valuable. Cason said Trader Joe's is ok with building smaller stores even without sufficient parking. Todd said the vast majority of residents on Ironton Hill are families, not students, and the majority of them shop at the Springville Walmart. Mariah said we are balancing *look and feel* with revenue generating. A land use specifying what size of general retail land use should be permitted needs more discussion.

Dave said bars in downtown Salt Lake are in seedy areas and outside of Utah every restaurant has a bar. Cason disagreed saying restaurants with bars have great food in downtown Salt Lake City. Dave noted there have been DUI deaths on Ironton Hill. Carla explained breweries, restaurants, and taverns. Mariah decided this item needs more discussion as well as tobacco shops. Mayor Packard asked what business a driver from Provo should see as they enter Springville. Mariah clarified that this discussion is not about if the board is against the business generally only if this use is wanted in the North

84 Main Street Corridor. Dave said he does not want taverns in Springville and he likes Strap Tank's food.
86 Mayor Packard said those are two different uses. BJ said he has never been in an area of town with a
smoke shop where he wanted to shop and walk around with his kids. Mariah suggested more discussion
88 and these uses are challenging the character of Springville. Carla said families cannot go to a bar but
they can go to restaurants. Mayor Packard said these uses need more discussion. BJ said the
demographic around taverns, smoke shops, and strip malls are why he left Salt Lake and moved to
90 Springville. Patrick added expenses for city services increase as a consequence of permitting these land
uses, specifically police and safety.

92 Mariah asked for the next meeting to include a discussion of the consequences of an increased
need for police services from our police chief. She moved forward on the land use matrix. After reviewing
94 all 163 land uses, she concluded the discussion and planned covering the uses that need more discussion
at the next meeting. BJ asked what is the end goal and suggested efficiency in the voting in the next
96 meeting. Cason said the board will recommend creating a new zone for this corridor. Deborah asked
about conditional. Cason explained the use is allowed with extra regulation. Mariah suggested the next
98 meeting should identify what is the feel and look for the north gateway after researching the data from the
survey. BJ asked for the survey results ASAP. The list needing more discussion will be included in the
100 packet as well as the survey information. Mayor Packard said this board will need more time than the City
Council to think things through. Carla stated that anyone interested in the North Gateway is invited to an
102 open house at the [Utah Division of Wildlife Resources, Central Region Office](#) at 1115 N Main Street.

104 Mariah asked about form. Josh said that will be part of the North Main Street Plan process
including statements about the character of the community. BJ suggested the board endorse form-based
code. Josh has received four responses from contractors who want to update the general plan but none
106 are local. He is asking for cost proposals from each company and asked them to provide an additional
line-item estimate for rewriting zoning code. Mayor Packard said this board will spend more time deciding
108 than the City Council and they will take your recommendation seriously. BJ suggested setting firm time
limits. Josh suggested [parliamentary procedure](#) (two links to basic Robert's Rule of Law). Dave said that
110 on certain items discussion will not sway him so there is not point to 20-minute discussions. Mariah
agreed with establishing good protocol for voting in future meetings. She said at the beginning of this
112 board the mayor said the members are here because they are from different walks of life, ideals and
standpoints and each member should be firm and articulate those thoughts with each other respectfully
114 and productively. Mayor Packard added that anytime the board votes, no matter how much disagreement,
support the vote of the board outside of this meeting.

116 Agenda items were decided for the next meeting. Mariah asked the board to go out into their
neighborhoods to hear residents that don't see things the same way or have the same walk of life because
118 we are here as representatives not experts. Prepare for that next meeting of all our meetings. She thanked
the board and said this is one of the most productive meetings we have done.

120 ADJOURNMENT BY CONSENSUS 9:06 p.m.

122 *This document constitutes the official minutes for the Springville City Community Board Meeting held on Thursday,
February 08, 2024.*

124 *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, February 08, 2024.*

126 DATE APPROVED: _____

128 Jennifer Grigg
130 Deputy Recorder