AGENDA FOR THE
SPRINGVILLE COMMUNITY BOARD
110 South Main Street
Multi-Purpose Room
Thursday, June13, 2024, 7:00 P.M.

## CALL TO ORDER

## APPROVAL OF THE MINUTES

Motion to approve minutes from the May 09, 2024 meeting.

## PUBLIC COMMENT

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

## DISCUSSION ITEMS

1. Recommendation to the City Council on the design of a Springville Flag.
2. Presentation of and recommendation to the City Council on the Station Area Plan

## 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 June 13, 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, MAY 09, 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 Weise, Cason Acor, Chelsea Rosander, Dave Cook, Jake Smith, Jennifer Grigg, Josh Yost, Kelly Jensen, Mariah Hurst, Natalie Hollingshead, Solada Crandall, Evelyn Watkins, and Johnathan Tenney.

Excused: Patrick Monney, Mike Florence, Deborah Hall, Todd Fischio, Mayor Matt Packard, Scott Duncan, and Kelly Norman.

Call to Order 7:01 p.m. Since there are new members, Mariah asked each member attending to introduce themselves.

## APPROVAL OF THE MINUTES

Cason moved to approve the minutes from the March 14, 2024, and the April 11, 2024 meetings and Dave seconded the motion. All voted aye.

## PUBLIC COMMENT

Mariah reviewed the last meeting stating it was productive and asked Josh for an update on the general plan update. Josh received the final contract that is out for signature and the scope might increase to include a secondary project of updating zones to have all the tools necessary to implement the vision of the updated general plan. Mariah asked when the contractor would appear before this board. Josh said there will be a public meeting notice to proceed and he will send out the link next month. This will be an 18-month process. BJ asked about the budget. Josh explained that all the projected revenue is allocated in this coming year's completely balanced city budget and the addition of a zoning update could be funded with some unexpected decreases in expenses and transfers from reserves. Councilmember Smith agreed with funding the secondary project stating the general plan and zoning update are priorities. Carla said the 1600 South Corridor is now called the Dry Creek Community Plan. Dave asked about connecting 1600 South to Highway 89. Josh explained railroad consolidation and the need for a crossing at 900 South. Cason noted the current frontage road construction. Kelly clarified that Springville is cooperating with Spanish Fork.

## DISCUSSION ITEMS

1. **Bring forward for discussion more areas of concern for zoning amendments**.

Mariah asked if the short-term limitations to the proposed North Gateway Zone have been considered by the Planning Commission. Josh said not yet. Dave suggested discussing the frontrunner station area. Cason suggested discussing the possible territory to annex further west. Josh answered Spanish Fork has annexed both sides of 400 South in that area. Dave said Spanish Fork did the same in the 80s. Chelsey asked to discuss the fields west of Smiths in the Village Center Zone before the City Council votes on the Station Area Plan. Mariah said 1250 West will relieve the traffic in front of Meadow Brook Elementary and will be a main arterial connecting Spanish Fork and Provo. BJ suggested discussing changes since the neighborhood has changed since this plan was made and asked for a presentation on the state requirements for a TOD (Transportation Oriented Development). Josh said UDOT could relocate the transit station away from Springville if development is limited. The high school students asked about the new roundabout.

Mariah assigned the board to review the proposed Station Area Plan, the HTRZ code, and the station area planning code. Carla said she can answer questions including about tax increment. BJ asked when the Station Area Plan is to be voted on. Josh said by next month. Chelsey said housing around the proposed station area plan is already high-density and should qualify for the transit area requirements. Josh said 200 units will not be noticed in the station area plan and it is not a zero-density question. Dave asked about the abandoned tracks. Josh said it would be a trail between 1600 South and 400 South. Cason said understanding the requirements from the state for a frontrunner station would be helpful. Springville City will retain control over the form and function of the development of that area and the station. Cason asked which Frontrunner Station has the best design.

Carla added the Vineyard Transit Station will open soon and is well-designed. Chelsey said she likes the South Jordan station at 106th South. Mariah asked about crime around a transit station. Josh answered an active public plaza with restaurants and stores has less crime. Cason said our station has yet to be developed and this is an opportunity for a great plan. Kelly asked about additional bus lines with the transit station. Carla explained that UTA buses will relay passengers to the Frontrunner Station. Josh said he does not want a concrete apron for buses ruining the first impression of Springville when getting off the train.

BJ said the job of this board is to be a conduit disseminating information to drive and formulate the general plan update with community input. Mariah agreed stating the board members are *boots on the ground* gathering input from our neighbors. She suggested utilizing the already established precinct system. She suggested board members manning a booth at Art City Days and asked for a schedule before the next meeting. A booth, collateral, and information-gathering portals could be ready by Art City Days. Chelsea said there could be a map showing each board member and the neighborhood they represent. Mariah said board members need a schedule to man the booth and will do what they can do. Josh was reminded to thank board members for their service with golf passes.

Mariah moved on and asked board members to suggest more areas of concern for evaluation. Natalie asked for a discussion on the Station Area Plan which covers a large swath of undeveloped land from 1750 West to 1200 West to Center Street to 900 South. Cason asked if staff or the City Council were aware of a part of the city that is a common pain point. Councilmember Smith brought up the area of State Street south of SR 51. Josh explained that part of the general plan will look at highway 89 south of 800 South. He also explained that everything west of SR 51 is part of the Dry Creek Plan. BJ said the area should be evaluated across plans. Josh agreed and clarified this whole area will be addressed in the updated general plan and the Dry Creek Plan is already a very detailed plan with significant recommendations for the west side of SR 51. The area needs further analytical work and broader public engagement. In terms of future development and politics, the stakes are much higher determining if the east side is just businesses or a contractor yard gateway to Springville focused on form and function, not land use. BJ said the board can still make recommendations to the Planning Commission and do some field work to reflect what people want in the area. Councilmember Smith asked what public engagement would involve. Josh said the discussion is charged at the moment and every property owner will be involved including professional facilitators. This board is the steering committee for the update to the general plan, which will address this South Springville Gateway as well as other areas. Mariah said preserving the *small-town feel* is what this board determined is the main focus as Springville grows.

BJ MOVED TO MAKE THE SOUTH SPRINGVILLE GATEWAY THE NEXT DISCUSSION PRIORITY FOR THIS BOARD. CASON SECOND AND ALL VOTED AYE.

Cason showed the board the area on the zoning map and the area of the South Springville Gateway. Carla tutored the board in finding code and zoning on the city website. Josh added descriptions of each zone that needs to be discussed. He said a very successful paving and concrete company wants to expand despite the approved Dry Creek Plan. There is an application before the Planning Commission and the City Council to expand the materials processing and storage overlay zone. The board discussed existing land use in that area including light industrial.

Because Dave needed to leave and the quorum would be lost, Mariah paused the discussion for nominations for chair and vice chair.

MARIAH HURST MOVED TO NOMINATE BJ SMITH AS THE CHAIRMAN AND CHELSEA ROSANDER AS VICE CHAIRMAN OF THE COMMUNITY BOARD. DAVE COOK SECONDED AND ALL VOTED AYE.

Councilmember Smith asked the board to thank Mariah and Cason for serving for two years as chair and vice chair. The board applauded and thanked them vocally.

Mariah brought the board back to the discussion of the South Springville Gateway. Cason asked a transportation-related question about connecting 1600 South from SR51 to US Highway 89. Josh said SR 51 is planned to be a five-lane arterial with a trail. Staff applied for state funding to improve SR 51 from 1600 South to Springville Main Street but the state has higher priorities. SR51 in Spanish Fork has four lanes, a median, a ten-foot trail on the west side, and a sidewalk on the east because each developer has improved the road as houses were built. The unincorporated area will be annexed only when it is developable and the city can provide services after the consolidation of the two legs of the Union Pacific Provo Subdivision. Josh explained the original steam engines (used to bring coal from Winter Quarters #1 Mine on the Calico Road) needed to climb a different grade to climb through Spanish Fork Canyon so the uphill leg bends west. Those two legs will consolidate to the east side of the Prior Dairy and South Main Street traffic will improve with only one railroad track to bridge. Mariah asked about railroad crossings near Spring Canyon Middle School. Chelsea asked about reopening 700 South at Main Street. Josh said the consolidation will solve the future development of the unincorporated land and trigger improved road design, possibly a Hovenring at South Main and Highway 89.

Mariah asked about the Light Industrial Zone (LIM). Josh said it begins south of the Jefferson School. Mariah started a discussion with the board about the LIM zone and whether it is appropriate there. BJ asked how to approach the public and get feedback on this plan that was already adopted. Josh said after the Dry Creek Plan was approved, a property owner asked the Planning Commission and City Council to reevaluate the adopted zoning to allow concrete crushing and storing materials in that area. Councilmember Smith said it is still technically zoned LIM in the existing general plan. Josh said the City Council adopted the Dry Creek Plan four months ago which superseded the years-old general plan. Mariah said over the years since the existing general plan was adopted, things needed to change and asked if the city is protected legally. Josh said yes because the plan is an amendment to the existing general plan. Mariah asked the board to look at the Dry Creek Plan and the south Springville area on both sides of SR51. Cason reminded the board that the Dry Creek Plan has housing, mixed-use commercial, and commercial nodes throughout the existing empty fields next to Western Paving. Josh asked the board if we tell the Planning Commission (reviewing an application to expand the *materials processing and storage overlay zone* for Western Paving) to hold to that vision and tell Western Paving 'No' to their request to rezone an additional parcel to *material processing and storage* to expand their successful concrete crushing and storing business and limit the business to their existing parcel. Mariah added the City Council already adopted the Dry Creek Plan four months ago which does not allow *materials processing and storage* on an additional parcel. Josh said maybe Springville does not want the west side to continue to lean industrial instead of residential and commercial. Cason asked about overlays and zoning. Chelsea asked about redrawing the zone instead of overlaying it. Councilmember Smith said Western Paving wants to store crushed materials on the new parcel. Cason said an overlay does not change current use. Josh said they have a vested land use right to continue their business but additional parcels and future land owners must conform to the Dry Creek Plan adopted by the City Council. BJ confirmed storing is the same as crushing. Josh said the existing LIM zone allows Western Paving to use the additional parcel as an office and contract yard to park their trucks, but not crushing or storing material. Natalie suggested that the board review the Dry Creek Plan. Mariah assigned the board homework but not for the next meeting. Josh showed the link to all master plans on the city website and said the next agenda items are the flag and Station Area Plan.

BJ asked about the possibility of a trail when those rails consolidate. Josh said there is an argument for UPRR to let go of the right-of-way. Kelly Jensen agreed saying it is entirely up to UPRR. Josh said the Utah State Legislature could throw its weight around and the Sharp/Tintic consolidation is under way.

Mariah reviewed there will be a schedule for helping at Art City Days, the flag design will be discussed, and closed her last meeting as chair by reminding the board to study the Station Area Plan and thanked Cason for serving as vice chair.

ADJOURNMENT BY CONSENSUS 8:58 p.m.

*This document constitutes the official minutes for the Springville City Community Board Meeting held on Thursday, May 09, 2024.*

*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, May 09, 2024.*

DATE APPROVED: ____________________ ____________________________

Jennifer Grigg
Deputy Recorder