



AGENDA FOR THE
SPRINGVILLE COMMUNITY BOARD
110 South Main Street
Multi-Purpose Room
Thursday September 12, 2024, at 7:00 p.m.

CALL TO ORDER

APPROVAL OF THE MINUTES

Motion to approve minutes from the August 14, 2024 meeting.

PUBLIC COMMENT

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

DISCUSSION ITEMS

1. Continued discussion of a recommendation on the design of a Springville City flag.
2. Continued discussion of a recommendation to the Planning Commission and 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 September 05, 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, AUGUST 13, 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, Cason Acor, Dave Cook, Deborah Hall, Councilmember Jake Smith, Jennifer Grigg, Josh Yost, Kelly Jensen, Kelly Norman, Mariah Hurst, and Natalie Hollingshead.

Call to Order 7:05 p.m.

APPROVAL OF THE MINUTES

Mariah moved to approve the minutes from the meeting on June 13, 2024, and Cason seconded the motion. All voted aye.

PUBLIC COMMENT

There was none.

DISCUSSION ITEMS

1. A roundtable discussion led by the consultant team from Houseal Lavigne of our General Plan.

John Houseal, a founding partner of [Houseal Lavigne](#), an urban planning and geospatial design firm started his presentation by introducing his staff Cody Ferguson, Mikaela Uddfolk, and Miles Rawlins. Mr. Houseal described the awards, skills, products, and technology his firm is known for. This project is called [Painting Tomorrow Springville 2045](#). He explained a general plan does not dictate the outcome. It helps the city make more informed decisions and helps with grant funding, engaging the community, and identifying needs and aspirations. He said it would take 18 months to complete this scope of work.

1. Kick-off and Existing Conditions
2. Public Engagement
3. Plan Visioning and Key Recommendations
4. Draft General Plan Elements
5. Draft and Final General Plan

He and his staff toured Springville today, taking lots of pictures. The GIS data, current plans, and policies will be collected for assessment, and his team is meeting with department heads tomorrow. All departments must know this is not just a planning document with value to the Planning Commission; it must have value to every department. He listed several subcontractors. Once existing conditions and plans are collected and the *Existing Conditions Memo* is produced his team will meet with this board again and the board will receive a packet a week in advance. He explained public engagement has begun, the project is branded and its [website](#) running. Mr. Ferguson reviewed the earlier meeting with large employers and landowners to get even deeper feedback.

Mr. Houseal continued to explain that the team met with business owners this morning and received very candid feedback which is valuable and asked for suggestions. A good general plan is geared so that the city as well as business owners do well. He asked for 100+ people to attend the *Community Visioning Workshop* which is not scheduled yet. His team will meet with this board on a 3-month cadence. The first meeting will review the *Existing Conditions Memo* and when it is correct it will

be posted online. DIY workshop kits and city staff training are included. An additional report will surmise *Public Engagement* and be included in the existing conditions document. A *Vision Statement* will also be prepared with key recommendations for review using all of the team research, and outreach, focus groups, and feedback from the online survey, these meetings, and the DIY workshops.

Mr. Houseal said Utah requires certain chapters to be included in a general plan and each state is different. This general plan will include chapters on:

1. Land Use and Development
2. Housing and Residential Areas
3. Transportation and Mobility
4. Water Use and Preservation
5. Urban Design
6. Economic Development
7. Public Facilities and Services
8. Arts and Culture
9. Natural Environment, Parks, and Open Space

The last chapter of the plan includes implementation and an action matrix. There will be a zoning audit and code creation process. Cason asked what universal standards of planning and zoning apply to a successful general plan. Mr. Houseal said every town prioritizes differently. The core of every general plan is the LAND USE designation which should inform your ZONING but they never perfectly align. Modern general plans include LAND USE, TRANSPORTATION, and PUBLIC FACILITIES at the core. Mr. Houseal said his staff will write the plan as actionable as possible and easy to read. The general plan lays the policy foundation as the city updates the ordinance which dictates what you can and can't do with your property. Cason asked about reconciling good planning when the consensus asks for something counterintuitive to academically good land use and planning. Mr. Houseal said he would deliver the best plan for this city without pushing for the national best process. If trails or a live/work studio warehouse approach do not work here this is not an echo chamber. His firm will tell you what you need to hear, not what you want to hear, and make the best information available to determine what is best for Springville. Deborah asked about the price of advanced technology. Mr. Houseal praised 3-D modeling to visualize a better Main Street.

Mariah asked Mr. Houseal what he thinks of the current general plan. He said his firm would do a detailed assessment. Mariah said the consensus was it was a good plan but not actionable. Mr. Houseal explained the actionable matrix that details the implantation of a general plan which is a policy document by nature—written with a 20-year horizon that needs to be as specific and actionable as possible. Dave said he is concerned that after the document is presented it will be railroaded through. Cason asked about measuring the success of this project. Mr. Houseal answered by abiding by the schedule, with sequential consensus at each level which will create a sense of community stewardship. This project will include zoning in conjunction with writing regulations and recalibrating the development standards directed by the market. When developers know the expectations of the city they will be chomping at the bit to get started because they will see a well-planned city. When the city articulates the vision demonstrated by market viability, it sets the table for success. Developers will present great projects where they make a lot of money and deliver the vision articulated by the city. Seeing developers as partners not adversaries is a win/win. BJ asked about the timeline. Mr. Houseal said there is a cadence to planning. A city does not want to give a developer everything they want but also does not want to be so onerous and arduous

that developers take their investment elsewhere. It is a balancing act and a good developer expects that game. Springville must be that partner. You can't fake liking this. Cason asked about reworking zoning and the land use ordinance. Mr. Houseal said zoning often does not align with planning and developers will look for and exploit disparity. His firm looks for zoning that does not align with planning and creates barriers to what you want most and pinch points to getting things practically done. Cities move slowly and development is nimble—for instance building methodologies change fast and it takes building codes years to come up to speed. Finishing the zoning at the same time as writing the code will have a huge return on investment. If it does not work for commercial development then what is the point we will strike that balance.

Dave noted much of Springville has access to canyon trails. Mr. Houseal answered the plan will work at balancing, congestion, land use, and the variety and affordability of housing. BJ said this plan will determine the look of Springville at build-out. Mr. Houseal said the older parts of town have excessively generous rights of way and new development has subpar roads. [Fehr Peers](#) is the subcontractor on board as the transportation expert. Development and infrastructure must work hand in hand with transportation. Natalie noted that amenities must be equally distributed.

Mr. Houseal concluded by showing the website address for this plan. <https://springville-ut-general-plan-hlplanning.hub.arcgis.com/>

The board suggested a continued discussion of a recommendation on the design of a Springville City flag and the Station Area Plan as agenda items for the next meeting.

ADJOURNMENT BY CONSENSUS AT 8:41 P.M.

This document constitutes the official minutes for the Springville City Community Board Meeting held on Wednesday, August 20, 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 accurate, and complete record of this meeting held on Wednesday, August 20, 2024

DATE APPROVED: _____

Jennifer Grigg
Deputy Recorder