AGENDA FOR THE
SPRINGVILLE COMMUNITY BOARD
110 South Main Street
Multi-Purpose Room
Thursday, October 10, 2024, 7:00 P.M.

Canceled

CALL TO ORDER

APPROVAL OF THE MINUTES

Motion to approve minutes from the September 12, 2024 meeting.

PUBLIC COMMENT

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

DISCUSSION ITEMS

1. Canceled

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 October 09, 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, SEPTEMBER 12, 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, Deborah Hall, Councilmember Jake Smith, Jennifer Grigg, Josh Yost, Kelly Jensen, Kelly Norman, Mariah Hurst, Mayor Matt Packard, Natalie Hollingshead, Patrick Monney, and Scott Duncan.

Call to Order 7:06 p.m.

APPROVAL OF THE MINUTES

Cason moved to approve the minutes from the meeting on August 14, 2024, and Kelly Jensen seconded the motion. All voted aye.

PUBLIC COMMENT

There was none.

DISCUSSION ITEMS

1. Continued discussion of a recommendation on the design of a Springville City flag.

BJ asked the board to discuss recent drafts as well as the process of designing a new flag. Councilmember Smith asked what symbolizes Springville and the community's identity. He wants the flag to endure. Each member of the board noted which example they preferred. Deborah showed an illustration she preferred. The board discussed a contest among artists to design the flag. Patrick described professional design procedures used by a logo design company he worked for in the past. BJ explained that *design by committee* never works. Josh said there is a difference between a contest and a call for entries. Kelly Jensen suggested the designer should be from Springville. Deborah said children could be involved. Mariah said that ties into the origin story of the art museum.

Motion: **Mariah Hurst moved** to start a new process to collaborate with the community and have a flag revealed by Art City Days. **Cason Acor seconded** the motion and the board **approved the motion by consensus**.

Patrick suggested a subcommittee.

Motion: **Mariah Hurst moved** to create a subcommittee. **Cason Acor seconded** the motion and the board **approved the motion by consensus**.

Deborah said this process was helpful and expressed gratitude. Mariah said time was wasted on that path and moving forward there needs to be background information on agenda items. Mayor Packard said to have fun with the process and unify the community. The subcommittee consists of Councilmember Smith, Chelsea, BJ, and Kelly Jensen.

2. Continued discussion of a recommendation to the Planning Commission and the City Council on the Station Area Plan.

Josh reviewed some of the design standards of the proposed Station Area Plan. Density was discussed as it applies to TRZ (Transit Reinvestment Zone) funding. The Westfields Community Plan, (approved by the City Council on June 18, 2002, before the annexation of the Westfields) had a maximum density in just the transit area of 1106 residential total units. Today, the proposed Station Area Plan has a maximum density of 1165 total residential units in the same acreage. Chelsea asked for clarity between the Westfields Community Plan compared to the Westfields Central New Neighborhood Plan which is a 20-acre island within the Westfields Community. Josh said density is not the most important part of the proposed Station Area Plan. He summarized the proposed Station Area Plan as prescribing a fine-grain grid of streets with as much connectivity–north to south and east to west as possible. That connectivity would support a variety of residential and commercial development with good walking/biking paths and open spaces (parks and plazas.) The transit station will be well integrated into the neighborhood without separation by a giant parking lot. The design standards will be predictable and have a range of housing from single-family houses and small apartment buildings to multi-floor apartment buildings. Cason asked about the purpose of the board with this discussion. Josh said staff is looking to the board for a recommendation to adopt, adopt with changes, or not adopt.

Cason asked about parking requirements. Josh pointed Cason to page 41 of the plan that was emailed to each board member. Cason asked about a breakdown comparing multi-family and single-family density. Josh showed the residential density with parking around the proposed station. Cason says the plan calls for too many parking spaces. Josh said it is not novel to reduce required parking because the market will direct the parking necessary. Cason suggested reducing the sprawl of parking either by reducing mandatory parking requirements or requiring parking structures. Mayor Packard said street parking will be forced and the final decision will be between what the city wants and what people do. Cason said to design to higher standards and enforce the law. Scott reiterated the goal of keeping Springville small and reducing the number of residents. Josh said transit authorities will calculate ridership based on the whole area. Chelsea said commercial development should be concentrated around the station instead of residential and suggested eliminating some residential in favor of commercial to increase sales tax revenue and reduce the stress on our residential streets. She suggested the look of Springville Main Street should continue through the west side. Josh said the property owner wants more commercial and commercial development benefits from the increase in traffic provided by residential developments. The board discussed more details of the plan as they concluded.

Motion: **Deborah Hall moved** to recommend the proposed Station Area Plan as is to the Planning Commission. **Mariah Hurst seconded** the motion and the board **approved the motion by a vote of six yes and one no**.

BJ thanked the board for the vote and the discussion. Carla said TRZ funding is not mandatory in a Station Area Plan and would be a separate legislative process. BJ asked to add items to the agenda. Kelly Jensen asked about a past discussion about zoning near a cement plant. Chelsea said that the discussion was dropped from past agendas. Mariah asked for an update on the 1600 South widening. Josh reported the extension of 1600 South to Highway 89 is not part of this project. Mayor Packard added it is not even part of the 2050 plan. Josh reported that the utility relocation for the interchange is complete. UDOT provided a website with information **udot.utah.gov/i15springvillespanishfork**. BJ asked for a north gateway update as well.

ADJOURNMENT BY CONSENSUS 8:54 p.m.

This document constitutes the official minutes for the Springville City Community Board Meeting held on Thursday, September 12, 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 Wednesday, September 12, 2024.

DATE APPROVED: ______________________ ______________________________

Jennifer Grigg
Deputy Recorder