



AGENDA FOR THE
SPRINGVILLE COMMUNITY BOARD
110 South Main Street
Multi-Purpose Room
Thursday, April 10, 2025 7:00 P.M.

CALL TO ORDER

APPROVAL OF THE MINUTES

Motion to approve minutes from the January 09, 2025, February 13, 2025, and March 06, 2025 meetings.

PUBLIC COMMENT

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

DISCUSSION ITEMS

1. General Plan Visioning Statement
2. New Plan Structure Discussion -Josh
3. Update on land use maps discussion with consultants

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 April 07, 2025. 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 THURSDAY, JANUARY 09, 2025, AT 7:00 P.M. AT THE CIVIC CENTER, 110 SOUTH MAIN STREET, SPRINGVILLE, UTAH, IN THE MULTI-PURPOSE ROOM.

Board Members in attendance: Cason Acor, Chelsea Rosander, Dave Cook, Deborah Hall, Jake Smith, Kelly Jensen, Kelly Norman, Mariah Hurst, Mike Florence, Scott Duncan.

Visitors: Curt and Eric North.

Call to Order time not recorded.

APPROVAL OF THE MINUTES

No vote was taken on the November 20, 2024 minutes.

PUBLIC COMMENT

There was none.

DISCUSSION ITEMS

1. update on projects happening throughout the city, area plans progress, follow up on the town hall feedback and general plan, and flag update.

Thanks to Deborah Hall for taking minutes. Chelsea gave an update on the city flag sub-committee and recruitment for a flag designer. The Art Museum has taken a huge role and helped it become a big deal. The Community Board will determine the top 15 designs and the City Council will determine the top 5, the flag committee will choose the final flag. Mariah asked about the anonymity. Chelsea confirmed software would remove identifying information. The Committee wanted to make sure there was some connection to Springville. Mariah asked if the submissions had been taken to the schools.

Scott recommended a discussion on HB84 with Chief Curtis to come up with ideas to make sure everything is covered. The school districts are worried about the State security chief who was hired to coordinate with county sheriffs to coordinate with municipalities and their LEO.

Mariah asked that the board stop having presentations to get things done. But we could still invite the chief for an update for a small portion of the meeting. She added that the police officers engage with bill requirements. Councilmember Wright asked if officers go to elementary schools as well.

Deborah asked if more lanes on 1200 West in each direction up to SR51 are going to be installed at the Tintic railroad crossing—that new interchange will be done in late 2026. The legislature needs to fund the Tintic Project to connect to Sharp so the Tintic railroad line can be abandoned once it connects to Sharp. UDOT is waiting to take out the grade crossing to complete the project. Once finished there will be a flyover and a full signal at the junkyard. The current project has 5 lanes to 1200 west. The State Transportation Committee will hopefully take the power substation and expand it west. Deborah said the Dry Creek trail needs a bridge over it to Wallace. The road to Spanish Fork will be realigned to 1200 West and the bridge will be done at the same time. Transportation modeling shows there won't be a huge shift in traffic until 1600 connects to Highway 89. Communication needs to increase so people will feel more connected, and aware to increase voter participation. There was a conversation about council districts to better represent communities. Mariah wants to know more about these options. Deborah wants an update on the gateways.

40 ADJOURNMENT BY CONSENSUS time not recorded.

42 *This document constitutes the official minutes for the Springville City Community Board Meeting held on Wednesday, January 09, 2025.*

44 *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, January 09, 2025, from Deborah Hall.*

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DATE APPROVED: _____

Jennifer Grigg
Deputy Recorder



MINUTES OF THE MEETING OF THE SPRINGVILLE CITY COMMUNITY BOARD HELD ON THURSDAY, FEBRUARY 13, 2025, 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: Kelly, Joanna Larson, John Peterson, Dave Cook, Mariah Hurst, Carla Weise, Jake Smith, Leslie Gleave, Judy Mansfield, Lee, Troy, and other city council members and board members.

Call to Order

APPROVAL OF THE MINUTES

Dave moved to approve the minutes from the November 20, 2024 meetings and another member seconded the motion. All voted aye.

PUBLIC COMMENT

DISCUSSION ITEMS

1. Presentation from CERT

Presenter: Joanna Larson, Emergency Management Coordinator for Springville.

Key Points:

Explanation of CERT (Community Emergency Response Team) and its role in enhancing community resilience.

Overview of past emergencies in Springville, including wildfires, flooding, and earthquakes.

Description of CERT training topics: first aid, search and rescue, basic firefighting, disaster preparedness, etc.

Introduction of the Firefighter Rehab Team within CERT, providing support during large fires.

Discussion on the volunteer nature of CERT and the training process, including a hybrid program lasting six weeks.

Emphasis on the importance of citizen preparedness and the benefits of CERT training in personal and community contexts.

Interactive Segment:

Q&A session on joining CERT, time commitments, and roles within the Firefighter Rehab Team.

Members expressed interest in joining and supporting CERT initiatives.

2. Discuss the Process for Creating a District

Participants: Mariah, Troy, Carla, and other council members.

Key Points:

Exploration of the possibility of shifting from at-large city council seats to district-based representation.

Comparison with neighboring cities like Provo, Salt Lake City, Murray, and Ogden City.

Concerns raised about potential entrenchment of council members and increased rivalry between districts.

Historical context: Lack of interest from the city council over the past 20 years in adopting district-based seats.

Current recommendation to keep council seats at-large, emphasizing holistic citywide representation.

Consideration of how representation affects community dynamics and decision-making.

Outcome:

No immediate move to adopt district-based council seats.

Decision to include the evaluation of districts in the general plan as a recommendation for future consideration.

3. Update On North Gateway

Discussion:

Current status of the North Gateway project, including zoning reviews and coordination with Springville Bread Corporation.

Challenges in aligning city planning with UDOT (Utah Department of Transportation) concerns, especially regarding highway safety and emergency responses.

Issues related to land assemblage and property control by external corporations.

Action:

Continue working with UDOT to address safety concerns related to potential highway incidents.

Advance interim zoning tweaks through the appropriate processes.

4. Vote for Top 10 of Final 15 Flag Designs Submitted in the City Flag Contest

Presenter: Leslie Gl., Public Arts Coordinator.

Timeline and Phases:

Contest: December to February 7th.

Committee Review: Narrowed down from 250 submissions to top 15.

Voting: Community and committee votes to select top 5 finalists.

Refinement: Finalists work with designers to refine their designs.

72 **5. Discuss How to Unveil New City Flag for Art City Days**

74 Unveil: Presentation of the new flag on April 10th, aligned with Art City Days.

 Discussion:

76 Overview of submissions from residents, students, and even international participants.

78 Importance of flag design principles: simplicity, meaningful symbolism, limited colors, no lettering/seals, and distinctiveness.

 Voting process involved selecting top 10, followed by ranking to determine the final top 5.

80 Suggestions for unveiling the new flag include a video presentation and distribution during Art City Days with merchandise like T-shirts and flags.

82 Decisions:

84 Finalize the top 10 designs and move them to work sessions with the city council and mayor.

86 Plan for the refined designs to be presented and voted on by the community in March and April.

 Coordination with vendors for flag production post-selection.

90 **ADJOURNMENT BY CONSENSUS**

92 *This document constitutes the official minutes for the Springville City Community Board Meeting held on Thursday February 13, 2025.*

94 *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 13, 2025.*

96 DATE APPROVED: _____

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Jennifer Grigg
Deputy Recorder

MINUTES OF THE MEETING OF THE SPRINGVILLE CITY COMMUNITY BOARD HELD ON THURSDAY, MARCH 06, 2025, 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 Smith, Carla Weise, Cason Acor, Deborah Hall, Jake Smith, Jennifer Grigg, Josh Yost, Mariah Hurst, Mike Florence, and Patrick Monney.

Visitors: Cody Ferguson, PhD, Houseal Lavigne, and Miles Rawlins, Planner, Houseal Lavigne
Excused: Scott Duncan.

Call to Order 7:00 p.m.

APPROVAL OF THE MINUTES

There were no minutes to approve.

PUBLIC COMMENT

There was no public comment but about a dozen were in attendance.

DISCUSSION ITEMS

1. Vision, Goals, Land Use, and Key Recommendations Review with Houseal Lavigne Associates, Urban Planning contractor from Chicago.

Bryan called the meeting to order and since there were no minutes to approve, he moved on to welcome everyone to the Community Board Meeting. He introduced himself as Brian Smith, which he prefers to BJ Smith. He introduced Houseal Lavigne because they were here to make a presentation. Carla thanked the public for attending. Bryan turned the time over to Cody.

Cody reviewed the Existing Conditions Memo and the Visioning Open House back in November. He said his team took everything from the visioning open house, and other forms of community engagement to put together a draft vision and draft goals for the plan. He explained that draft recommendations are opening ideas of what recommendations might be, which will be worked on over the next few months, and then a preliminary plan uses recommendations based on that.

Cody said tonight is a review of the planning process where we talk a little bit about community engagement and visioning, and what we got out of that visioning open house. And then from there, move into reviewing this vision statement and goals. He explained that he and Miles have been driving around the community, reading past plans, interviewing people, and collecting data from a community online survey/mapping tool where some residents left comments. This established where we are before the visioning open house back in November, where input from the community was collected to start to synthesize all these ideas, and to decide where it is the community wants to go. The next step will be creating a road map to get there, and this is where we're focused tonight—plan-visioning and recommendations.

He reviewed community input and the many points of contact. This is going to be the vision that once it's refined, is going to guide the plan that will guide decision-making on all kinds of things in the city, but specifically land use decisions that will make a difference on the ground for the next 15 to 20 years. The vision memo we sent out is a synthesis of all these things and covers some of the main points from the community to make sure that we got it right. He reviewed maps showing community input is not too heavily concentrated in any one space.

40 Cody said there were four kiosks at the visionary open house—housing and neighborhoods,
transportation, economic development, parks and recreation, open space, arts, and culture with maps on
42 the wall to show people kind of the existing conditions. There were also packets that had more detailed
questions. Residents could sit down with a map and mark improvements, and land uses. Cody said
44 Houseal Lavigne received hundreds of individual points of input on all of these topics, from the posted
activity and the packets and they consolidated the main takeaways from these different areas. He said
46 some of these things, even though a lot of people mentioned them, are not always consistent—for
instance, people said they want to see more walkability on bike trails, better vehicle transportation, and
48 more efficient transportation and parking. Every community faces the challenge of striking that balance.

Cody said input showed people want a balance of housing types, and diversity, with some
50 multifamily housing, attached housing, and ADUs in addition to single-family housing which is
predominant in Springville. More density downtown where it makes sense and around the proposed
52 FrontRunner Station with more mixed-use where it's appropriate. The issue of walkability and connectivity
came out across all of the categories. Mixed-use would encourage people to walk to services, and retail,
54 while working closer to where they live. More input suggested prioritizing walkability and connectivity in
building new developments with trails to services, public spaces, and transit with integrated green spaces
56 and community gardens into any new development, not just houses. Giving people access to open space.

Cody said another input point was residents generally agreed on reducing sprawl by encouraging
58 more development near the center of town and reducing the push-out away from the city. Promoting
planned growth with infrastructure as well as redevelopment in older neighborhoods. That could include
60 investing in reusing buildings to build density downtown and investing in infrastructure. Bryan asked if the
priorities were in any sort of order. Cody answered that they were not in order but that could be done.
62 Another data point was prioritizing protecting quiet neighborhoods. A lot of folks talked about wanting to
protect, small-town charm and character, specifically quiet neighborhoods with an emphasis on building
64 that's appropriate to neighborhoods that maintain that small-town feel. It also means making sure that
neighborhoods are safe and inclusive which means different housing types with an emphasis on them
66 being owner-occupied and multi-generational.

He said residents want to know their neighbors and that's a valuable thing to maintain. There was
68 a desire for safe, accessible, active transportation. The challenge is how do we move people efficiently
and not restrict their ability to get where they want to go by car while also increasing the ability for people
70 to safely walk and bike. Another priority is a citywide network of safe, clean, accessible walking and bike
paths, with connectivity between neighborhoods, parks, schools, and more transit, and routes that
72 connect all parts of the city and the FrontRunner Station, and then integrate it into the neighborhood or
the neighboring cities. There is a need for expanded senior transportation options, expanded bike access
74 to the neighboring cities, and transforming abandoned rail lines. Participants asked for housing in different
areas that anticipate growth to reduce future congestion and possibly improve traffic flow by reducing
76 street size or changing streets to move cars more efficiently while making it safer for walking and biking.

Mariah compared that idea to Center Street in Provo which is 15 mph with 20,000 car trips per
78 day. Bryan said improved traffic flow is a very subjective term. Jennifer said there are a lot of people who
hate Center Street. Carla said Center Street, in Provo, was used as both a good example and a bad
80 example. Mariah said we'll never win. Carla said it is though that if you narrow streets and allow parking
on them, people think that they're less safe because there are cars on the road and all that, not
82 recognizing that research shows street parking is traffic calming. Cody agreed and added there's a
disconnect similar to roundabouts which incites the same reaction—people feel like roundabouts are not
84 safe/efficient, but there's a lot of data that shows that they are safe and efficient. He added there are also
new transportation or micro-transportation options, like electric scooters or bike sharing.

86 Cody moved on to Economic Development. Participants want to support local small businesses
88 over chains and box stores and more mixed-use development which crosses over into housing—
developments with services, retail, and places to work, along with housing, without increasing the number
90 of units, to revitalize areas of the cities, and make them more walkable. The majority of people that we
asked would rather live and work in Springville (cut down the commute; keep things local). Increased
92 walkability and active transportation are part of economic development and it came up repeatedly as well
as focusing on downtown. Participants asked for more cultural and community spaces that cross over
94 into parks/rec, arts, and culture which attracts people here, something that brings dollars to Springville as
an economic driver and leans even further into kind of the Art City identity by building venues that could
host large events. Performing arts, and conferences make downtown, or Springville in general a
96 destination with incentives to encourage development, and redevelopment that will attract restaurants
and retail to downtown while preserving small-town character.

98 Other suggestions include limiting industrial uses away from the city center while encouraging a
diverse economy by attracting artistic, tech, and industrial manufacturing businesses. Cody said zoning
100 can support natural growth, create gathering spaces, and preserve Springville's natural beauty. He said
expanding parks, recreation, and open spaces while completing and adding to existing parks. This could
102 include new amenities like a larger pool, gym, and splash pads. Springville should also establish a
network of connected walking, biking, and nature trails, linking them to regional trails like the Bonneville
104 Shoreline Trail. Further, there is a call for more green spaces in residential and commercial areas, as well
as the transformation of unused land into community gardens and conservation areas. The focus should
106 be on creating more family-oriented spaces, including better sports facilities, playgrounds, and places for
teenagers and children to gather. Additionally, Springville should increase its connection to the lake, and
108 mountains through placemaking, including urban design, gateways, and trails.

He paused and asked if there were questions before jumping into the draft of Springville's vision
110 statement, which outlines the city's long-term aspirations for its future, focusing on elements like its art
scene, small-town charm, walkability, and economic development. He said the vision is meant to
112 represent the community's collective desires and serve as a foundation for setting goals that help achieve
this vision over the next 20 years. Here is the draft of the vision statement:

114 *Looking ahead, Springville will continue to thrive as Utah's art city by a written welcoming*
116 *with a unique mixture of art and culture, local history, and modern character in a beautiful*
setting. The city will be seen as an attractive place to live, raise a family, and start a
118 *business with residents drawn to its quality neighborhoods, exemplary schools,*
accessible recreation, world-class art and cultural assets, and a robust commercial
120 *sector. Through several years of engaged interaction with residents, local developers,*
and its neighbors, the city has a clear vision for growth and development that supports a
growing population while maintaining Springville's friendly, small-town character.

122 *A variety of housing types able to accommodate a range of residents, from young*
families buying their first home to senior residents looking to downsize, are found in
124 *neighborhoods throughout the city. The city's economy is bolstered by a diverse range of*
local and regional restaurants, retail, and services. Visitors can walk from storefront to
126 *storefront along Main Street or find what they need at one of the city's regional shopping*
centers.

128 *Manufacturing, distribution, and construction centers continue to thrive and provide local*
jobs and products. The art city identity is still a point of pride for Springville residents,
130 *with the Museum of Art playing an important role in local festivals and events. Public art*
is present in public parks, gathering spaces, along sidewalks, and in municipal buildings.

132
134 *Other aspects of the city's urban design, such as streetscapes, signage, and building*
136 *facades, work together to produce a unique sense of place and local character that*
138 *honors Springville's past while welcoming visitors and new residents. Navigating the city*
140 *is convenient and efficient due to an extensive network of multiple-use trails and on-*
street bikeways that seamlessly connect residential neighborhoods, scenic parks, and
key commercial areas, making walking, running, and cycling enjoyable and accessible.
The Utah Transit Authority provides reliable bus service and front-letter trains with
frequent well-timed departures, ensuring easy travel to nearby cities and destinations
beyond Springville.

142 *The city's well-planned streets further enhance mobility by safely accommodating*
144 *pedestrians, bicyclists, motorists, and public transit users alike, fostering a transportation*
146 *system that is both inclusive and efficient. Springville's location between Lake and the*
Wasatch Mountains continues to be a major draw for new residents and visitors. The
city's parks and recreational facilities are well-connected with a network of walking and
biking trails that provide a wide range of activities for users of all abilities.

148 *Trails along Hollow Creek, Provo Bay, and the Wasatch Mountains encourage active*
150 *lifestyles and provide residents with a high quality of life. Residents will continue to play*
152 *an active role in preserving and expanding access to outdoor recreational opportunities*
154 *and in maintaining and enhancing the quality of local waterways and the condition of*
sensitive habitats. This combination of new developments, enhanced transportation
options, and thoughtfully designed community amenities not only enrich the quality of life
for residents but also creates a welcoming environment for visitors.

156 While a blend of modern conveniences, recreational opportunities, and a strong sense of width
158 community, Springville continues to establish itself as a thriving and desirable destination to visit and call
160 home. There was a discussion that while the vision statement is thorough, can it be made more digestible,
162 possibly by breaking it down into smaller, theme-based components (such as quality of life, economic
164 development, transportation, etc.). The board focused on ensuring the vision feels Springville-specific
while balancing general desires common to many cities, like walkability and local businesses and the
town's small-town feel as it grows should be at the beginning of each theme instead of an afterthought,
especially as the community plans to expand to potentially 50,000 people. Mariah said once it is gone it
will never come back.

166 Cason asked if there were points where the residents were divided. Cody said there was also
168 tension between wanting walkability and bikeability, but also needing parking and the ability to drive.
170 Additionally, there is tension between more restaurants but not large development close to downtown.
Mariah expressed concern for it feeling like there are two Springvilles. The group discussed how the city
could remain cohesive despite these challenges, considering aspects like mixed-use development
around the FrontRunner station and better connecting various parts of town.

172 Cody compared implementing this vision to training for a marathon and there will be short,
174 medium, and long-range goals breaking these down into the major areas—land use, growth, and
176 development, foster sustainable growth in Springville by guiding land use and development to connect
the community, enhance transparency and collaboration, revitalize key areas, and align with regional
plans that are supported by wise budgeting, a tax base that can support it, that connects the community,
and then enhancing transparency and collaboration, right, so there's this administrative side of this in

terms of the operation of government and implementation of the plan, revitalizing key areas, and then aligning with regional plans, so other plans of other communities, right. The second goal, balance preserving the community's unique character and addressing infrastructure, water, conservation, and public safety impacts. He asked how we keep Springville and what we like about Springville while at the same time addressing the infrastructure, water, conservation, water conservation, and safety impacts that are going to come with growth. Deborah asked for details. Cody explained there's a public process to ensure that decision-making reflects the interest of the community, that when there are hard tradeoffs to be made between different interests for the benefit of the community, there's a process to facilitate that fairly, which is part of the social contract in which we're all engaged.

Cason asked about the words *sustainable growth* because people define it in different ways to mean different things. Cody said sustainable growth is somewhat contradictory because growth can't continue indefinitely. It involves considering both economic and social factors. Economically, growth should be planned so that services are extended in ways that align with the available tax base and user fees. Socially, growth must be paced to avoid overwhelming communities and damaging the qualities that make them special. They highlight key considerations like land use, infrastructure (schools, roads), and the balance between growth and maintaining community welfare. The speaker also contrasts sustainable growth with the past boom-and-bust cycles, particularly from the 90s and early 2000s, which led to unsustainable development and economic instability. Overall, the speaker suggests that the term "sustainable" often triggers political reactions in the community, signaling a need for thoughtful, measured planning.

Bryan said sustainable has a visceral reaction in this community and asked if there is another word and it feels like maybe we're trying to make a political statement. Mariah said the community character should always come first and suggested changing the vision to lead with that because we have heard nothing but that from everyone that you talk to, so lead with the thing that is important to everybody, so that they know that that was heard and is helpful. Cody moved on to housing and neighborhoods. Josh asked about the loaded word, *character*, and how to balance maintaining beloved established neighborhoods with the need to build more housing that accommodates diverse populations in terms of age, income, and life stage. Bryan questioned who are we writing this plan for and asked why the word *character* is often charged. Josh explained that word often unintentionally implies concerns related to race, income, or housing types, which may distract from the actual physical and aesthetic qualities of the neighborhood. Cody said planners have to implement the plan so when they get a proposal, they ask does this fit the *character*.

Bryan said he knows we want to promote housing diversity and affordability, but our neighborhood is what it is. I would love it to not have people come in and build an apartment in my neighborhood. Josh asked if it is a form of ownership, like the rental versus owning. Is it the size of an apartment building, the appearance? He continued by asking what would be most impactful to your conception of what your neighborhood looks like. Bryan said when more people are right next to me, it is harder to be a part of it. He said he knows his neighbors. I know what their kids' names are, and that's different than living next to an apartment complex where I have no idea who is in my neighborhood. It has nothing to do with them or their socioeconomic status or their race. I chose to live in the neighborhood I'm living in for that experience. And when the neighborhood changes around you, that's a hard thing for people who live there to deal with because they think that's not what I was signed up for. I like being able to walk across ask my neighbor how they're doing, and know who they are. And that's harder to do when so many people are packed into one building. Mariah said she has rented, owned, and lived in other places and it's interesting to listen to the renting residents who are underrepresented and are transient. They don't feel connected to the place that they're living in. She asked how we embrace them and make them feel part of the community if we put all the rentals in one place. This goal of housing and neighborhoods is

important and wherever those rentals and apartments and people are, they should feel like a part of a community, they don't just feel like it's no one's property. They should feel that they are embraced in a broader community wherever their neighborhood is. She said that is an important goal for her. Bryan agreed and said it is tough to balance established neighborhoods while promoting diversity and affordability in housing. We're going to prioritize and maintain old single-family homes in the neighborhood. Cody said it is hard to balance the owner-occupied/renter-occupied reality. He asked what is the relationship between renter-occupied/owner-occupied in the same city when you're trying to create a community that has a *small-town feel*. In big cities where people only rent, that's the reality.

Cody moved on to the goal of economic development—cultivating a thriving, diverse economy by supporting local businesses, attracting new businesses, and new enterprises, revitalizing Main Street, and creating opportunities for residents to live, work, and shop locally. Cason asked what revitalizing Main Street means. Cody answered that it means to attract more businesses or revitalize them to ensure a vibrant, vital, thriving Main Street. Cason said there's a historic downtown, four square blocks, defined by the types of buildings and traffic that goes through that area. Deborah asked if we value businesses in that area more than we value businesses north of that area which feels different. Cody said that different land use regulations and design standards would make the whole community more attractive to investment. Inherently the goals and visions for the core downtown versus North Main Street are very different. Josh said the important thing is also the tax base—a diverse economy to support the tax base. He said he favors an economic goal that is specific to the core downtown. Our current economic development plan designates corridors and areas with lists of different goals for different areas. Downtown is one of those and it has a specific set of goals and the business park is separate. The general plan is at the top and then smaller subject area plans then down two levels from this to implementation with an updated economic development plan. Mariah added actionable items. Cody agreed, stating all before you get to writing code and this goal will need to break up into a couple of goals.

He moved on to the transportation and mobility goal—Create a safe, efficient, and sustainable multi-modal transportation network that aligns with land use, housing planning, reduces car dependency, promotes active public transportation, public transit, and ensures accessible connections between neighborhoods, commercial areas, and key community destinations. Bryan asked if it is possible to promote active public transit without reducing car dependency. Josh answered that you can reduce car dependency simply by making land use changes. For instance, if you can walk to work or the store, you have less car dependency without creating an environment that's hostile towards vehicles. Adding modes of transportation helps all transportation. Josh said the goal should focus on offering alternatives as opposed to reducing—avoiding the perception of loss is a good thing, from a planning perspective. Some of the best active transportation advocacy policy in the country focuses on a key point that active transportation, that improving biking and walking is not a zero-sum game of making cars less attractive. But that actually, if we can get bikes a good place to be, where they're up on the curb, where they're separated, and they have safe intersections, and we can get people, and we can keep those modes safe from each other as needed, and integrated as needed, that if we can get more people that we would like to, which there's a lot of riding their bikes and feeling comfortable about that, but it's a net benefit to somebody who's in their car if we do it right. Jennifer added that fewer cars are better for the people who are still in their cars. Bryan agreed that it should not read that we are limiting cars while we're promoting active mode transit options. It's asking for unnecessary scrutiny. Mariah said forcing it would not be a good result. Reducing car dependency needs to happen organically by offering alternatives.

Cody moved on to the next goal—Water use and preservation. The goal is to continue to ensure a reliable and sustainable supply of clean water to support all of Springville's residential, commercial, and industrial needs. Bryan said everyone is very happy to get behind that goal. Cody moved on to urban design—Preserve Springville's small-town charm, sense of community, and unique identity through

thoughtful urban design that honors the city's history, celebrates culture and natural assets, strengthens connections, and is welcoming for all residents, and visitors. Josh asked to reintroduce historic uses into buildings like Seniors, the building where Pier 49 is. Cason said what stands out to me is the very thoughtful urban design. He said he understands what it's trying to accomplish but it comes across as not specific and may not fully accomplish the intent of that phrase. Bryan agreed it's super vague. Josh said we are looking for urban design that honors the city's history and celebrates cultural and natural assets. It means our creeks, our arts, our specific building architectural styles, and craft histories will be reflected in our urban design, and with wordsmithing get rid of the word *thoughtful*. Cody agreed. Josh asked if the term *urban design* feels loaded to you. Bryan asked if the current general plan has a section called urban design. Cason said it does not need to be changed. Cody moved on to the next goal of public facilities and services—maintain, expand, and upgrade. Springville public facilities, utilities, and services to meet current and future demands while safeguarding quality, addressing growth, and enhancing governmental coordination and community well-being. Mariah said the community wants coordination and transparency and they want to be heard—that there is communication. Cody said his community has a point in their plan emphasizing community engagement, transparency, and keeping things open, making sure people are heard. The government ought to be accountable, ought to be transparent, and strive for open communication, and transparent decision-making. The public comments showed that generally, people are pretty happy with public services facilities, and utilities.

The next goals—arts and culture, strengthen and expand Springville's cultural offerings and public art initiatives to celebrate its identity as Utah's art city and promote economic vitality through creative, inclusive, and accessible art installations, programs, and events. And then natural environment, parks, and open spaces ensure Springville residents have access to quality recreational opportunities by preserving and enhancing existing parks, recreational facilities, open spaces, and existing natural habitats. He reported public comment wants to keep what we've got, establish new parks in underserved sections of the city, and develop a network of multi-use trails between new and existing recreational options. That reflects the reality that Springville does pretty well in terms of people's ability to access parks, but in some of the new areas that are being developed, there isn't as much access—not within a 10-minute walk of park or open space. When development happens, make sure parks are included.

Cody moved on to the land use maps where people at the open house drew on the maps. His staff reviewed the past plans, and the values that came out of vision and community engagement. This is a draft of what future land use would look like. He explained some of the changes to the land uses from the past. He showed existing land use—what's already there. His staff took into account what people said they wanted to see, and what the city wants to see in the community. The land use map becomes the foundation for future land use decision-making which will influence how the city thinks about regulations and zoning, and what goes on the land. This will become one of the chapters of the plan. The land use framework identifies the desired future development pattern, where and how Springville should develop, redevelop, and fill. And then zoning regulates the kind of uses that are allowable in certain parcels—design and development requirements and standards including density, parking, size, landscaping all leading to implementation—put the zoning to work. It should be clear, and easy to use so the community can understand it, planners and developers can understand it. It's a level playing field for understanding how land can be used and what's permissible where. He showed the different designations and explained a movement in planning to move towards districts that have more flexibility allowing some kind of commercial enterprise in a predominantly single-family residential district.

He described new development areas in the Westfields areas that will be prioritized for new development near transportation infrastructure to maximize connectivity and potential for active transportation—walkability. When these places are developed, they can be developed densely enough, and with design features that help facilitate that goal of walkability and bike-ability in addition to through

318 car travel. This area will support moderate to high-density residential development while accommodating
320 a broad range of complementary business types—predominantly residential, with some commercial as
322 appropriate, think neighborhood stores, local businesses, and maybe some office space but higher
324 density than single family. Cason asked about an example of commercial retail use in suburban versus
suburban residential. Cody answered there was an opportunity for a little corner store. This land use is
guidance saying, when you do zoning, don't zone that out. Mariah asked about balancing the concerns
of the residents who've been in that area with what feels appropriate to them.

Cody said land use standards can take away a lot of the subjectivity but there always is some
public process. Cason asked about specific areas. Cody explained there are existing as well as future
land uses. Bryan asked for clarity. Cody said it's essentially broadening the land use, making it a little bit
more generic, and giving more flexibility to the council when creating the zoning. It gives them more
options to be able to do that. This is a framework that is somewhat general with the idea of allowing
flexibility in a certain zoning district. Bryan asked if I'm a city councilman or a legislator and want a
backstop to help me hold the line and if I'm looking to the general plan and we've made way more flexible.
He asked if this would make it harder for them to hold the line. Cason said the backstop would have a
specific code and then the zoning. Josh said the council can change that with a zoning amendment, then
the general plan option is the backstop. The council can evaluate any proposed amendment according
to the general plan. It can be less of a hard, objective, clear, *no*, this zone doesn't fit the general plan.
They still get to make their decision. Mariah said it would be helpful for people to know who is moving in
those areas, especially in these areas that are going to be developed. She asked how we can help new
homeowners to know the vision for the area. The city hears complaints and the homeowners want a say
in what their neighbors develop.

Cody moved on to mixed-use in the land use map. Some of it is transit-oriented development, the
Frontrunner Station is a good example. Downtown is treated a little bit differently with elements of mixed-
use, commercial, service, retail, office, entertainment, public, civic, multifamily, residential, and
institutional with design standards for buildings that fit with a lot size, and coverage. All commercial uses
except for office are consolidated. Neighborhood commercial would be a decision based on the context.
Deborah asked if the multifamily developments in the North Gateway area could attract a small grocery
store like Trader Joe's. Cody said multifamily development can exist within commercial areas. Josh said
uses on Main Street can be broad as long as we like the building and it works well in the setting. We're
less concerned whether it's a law office or a restaurant or apartments. Code is less concerned about land
use. Cody said staff combined light industrial and heavy industrial and some public uses that exist within
these land uses or general land uses meaning keeping manufacturing, warehousing, distribution, heavy
and light industries in proximity to regional transportation networks, will minimize negative impacts on
residential neighborhoods, and non-compatible land uses.

He moved on to showing existing parks and open space, and future parks and open space to
include more pocket parks (quarter to half an acre or smaller neighborhood parks within private
developments,) which could be natural areas as well. Most of the agricultural land in Springville is likely
to be built out in the next 20 years except where there is high water in the floodplain. Stormwater discharge
and absorption are to be maintained as they are because they are not good places to develop. Some of
those are probably going to be parks and open spaces including agribusiness. There are about almost
1,300 acres of FEMA-designated floodplain with a 1 percent annual chance of flood hazard. If there's no
current development, he suggested preserving the ecological services that are there as grazing or open
space. Where there is development, the priority should be mitigating the impact of flooding in those areas,
but no development in the new floodplains as much as possible. Cason asked if there are specific code
requirements for flood mitigation. Josh said staff is trying to delineate between areas where there is a
hazard where limiting development is an inherent value to the community and that not every floodplain or

wetland should be mitigated. An example is around Community Park, which is probably more of a historic riparian area contiguous with open space the city already owns. There's a balance. Cason asked about development in the floodplain. Josh said it requires a certified letter of map revision from the Corps of Engineers and when filling the site to a certain height above the base flood elevation you may have to prove that your fill is not going to create a rise in water levels somewhere else. Developing out of the floodplain is the short answer.

Cody concluded his presentation by noting the maps for land use revision are available for the board to mark up. He asked about organizing the plan. He pointed out that the board could work on the maps digitally as well. Maintaining the *small-town feel* is a top priority through the systems approach which considers the city a complex dynamic system made of complex dynamic systems, that are all interrelated. When you pull one thread it affects something over there. You try to pull it the other way, it affects something here. A city is comprised of social systems, natural systems, economic systems, and the built environment. Then you achieve sustainability, equity, and resilience and balance those different elements while leading with values and principles. Then land use for how you're going to, implement it on the ground. A potential organization for the general plan could be the art/water thing—the introduction, vision, and goals, then break out some of those values and make sure that we keep the current flowing throughout the plan. And then we break it down into living—business, the tide of the natural environment the foundation upon which we're living, and then we go back to those circles, so like the art of living would be a combination of all goals.

He asked if part of our value is we want a safe community, a small-town character that's a great place to raise a family, then what do neighborhoods look like and what's the goal for that or the recommendations. He asked about water use and preservation which is part of the environment, but it also will be dealt with in a couple of places. Walkability is tied to that whole idea of quality of life. Public facilities and services, as it deals with related to business. The different elements that make the value, the certain quality of life that we want to achieve for residents. Arts and culture relate to economic development and the tax base as do workforce development, public facilities, and regional connections. Parks and open space ties into protecting the natural environment and ecological services that it provides to the city as well as green infrastructure, which are ways of using elements of nature to deal with issues like flooding and stormwater. Bioswales or rain gardens use elements of nature to slow water flow in a much more efficient manner. Renewable energy conservation, urban design, walkability, active transportation, and infrastructure with regional connections can be addressed within transportation. And then we get to land use based on our values. These things are connected. Implementation could align along the board system that this city has adopted, having the community, parks, arts, recreation, and utility boards direct adherence to the general plan.

Chad suggested leaning into the *art of living* as part of Springville's identity in the organization of the new general plan by using terms like canvas, and paint in a more poetic way. Bryan asked if this will pose any issues with the usability, while it's outlined systematically by principle instead of by category will it seem like we created a novel instead of a handbook. Chad explained the chapters based on principles would have subsets on housing. Marian confirmed it would be indexed. Josh said it would be an interactive PDF tied to a web application that can essentially filter the database by showing all the housing elements. Bryan said he is not opposed to innovation by any means but asked what purpose it serves to look at it from a different lens and how can we sell it. Chad answered that the best argument has to do with implementation. When plans tend to fail is in the siloing of the departments that are meant to enact the planning. The benefit is the city government works together with all the different parts on a goal like quality of life, and all departments are implicated in the implementation of the plan. Goals and values apply to everything including capital improvement planning. Housing impacts streets, sewer, and water. Goals come together and blend to create a certain quality of life. The city can hold itself accountable for

412 its goals and values. It begs the question of how realistic some action items might be unless all goals and
414 values are considered together. It should lead to making more reasonable goals and action items. Chad
asked the board to work on the land use maps next week. The board emphasized *small town feel*, should
be the main goal. The maps are also available online.

416

418 ADJOURNMENT BY CONSENSUS 9:42 p.m.

420 *This document constitutes the official minutes for the Springville City Community Board Meeting held on Thursday,
March 06, 2025.*

422 *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 Thursday, March 06, 2025.*

424

426

DATE APPROVED: _____

Jennifer Grigg
Deputy Recorder

