



MINUTES
Springville City Council Work/Study Meeting - FEBRUARY 04, 2020

MINUTES OF THE WORK/STUDY MEETING OF THE SPRINGVILLE CITY COUNCIL HELD ON TUESDAY, FEBRUARY 04, 2020 AT 5:30 P.M. AT THE CIVIC CENTER, 110 SOUTH MAIN STREET, SPRINGVILLE, UTAH.

Presiding and Conducting: Mayor Richard J. Child

Elected Officials in Attendance: Liz Crandall
Craig Jensen
Patrick Monney
Matt Packard
Mike Snelson

City Staff in Attendance: City Administrator Troy Fitzgerald, Assistant City Administrator/City Attorney John Penrod, Assistant City Administrator/Finance Director Bruce Riddle, City Recorder Kim Crane, Public Safety Director Craig Martinez, Building and Grounds Director Bradley Neel, Recreation Director Corey Merideth, Community Development Director Josh Yost, Public Works Director Brad Stapley, Golf Pro Craig Norman, Library Director Dan Mickelson, and Museum Director Rita Wright.

CALL TO ORDER

Mayor Child welcomed everyone and called the Work/Study meeting to order at 5:30 PM.

COUNCIL BUSINESS

1) Calendar

- Feb 05 - Budget Meeting 4:00 p.m. - 9:00 p.m.
- Feb 11 - Work/Study Meeting 5:30 p.m.
- Feb 17 - Observance of President's Day (City Offices Closed Monday)
- Feb 18 - Work/Study Meeting 5:30 p.m., City Council Meeting 7:00 p.m.

Mayor Child asked if there were any questions or additions to the calendar.

2) Discussion on this evening's Regular Meeting agenda items

- a) Invocation - Councilmember Packard
- b) Pledge of Allegiance - Councilmember Monney
- c) Consent Agenda
 1. Approval of minutes for the January 21, 2020 Work/Study and City Council meetings
 2. Approval of a Plat Amendment for Quail Valley, Plat C, which is a vacation of Lots 56 and 57 of Quail Valley, Plat A, located in the area of 250 North 1275 West, Springville - Josh Yost, Community Development Director

Mayor Child asked if there was any discussion on tonight's consent agenda. There was none.

DISCUSSIONS/PRESENTATIONS

a) **Survey Allen's Block Development Discussion - Josh Yost, Community Development Director**

Attorney Penrod presented to the council an optional development for the Allen's Corner, at 400 South Main Street. He explained with a zoning amendment application, there are two options, one is to allow for more multi-family than what the ordinance currently allows, or be patient and wait for something else. He asked the council what they would like for the corner and what would be best for the city. He asked if they liked what the developer proposed or do they want to wait and look over time.

Director Yost stated he was proposing what would be good for the downtown and wanted to be clear he was not pitching for the developer. He encouraged the council to provide feedback and ask questions.

A review of the economic plan for the city had five primary considerations, should the maximum building height increase, do we support an increase in residential units.

Yost discussed the current building height requirements and emphasized it should be functional, welcoming and useable and important to the downtown setting. Staff was not recommending 65 feet in height across the entire block, but a staggering of heights. He stated in discussions with the Planning Commission, five were in favor and two opposed in recommending the 65-foot height, the current is 43 feet, while the Reynolds building is 53 feet and currently could not be built by code.

Councilmember Packard asked if the height could be done for the entire block. Yost stated staff does not recommend going 65 feet across the entire block. Fitzgerald interjected it would depend on what was included in the ordinance and how it was written.

Councilmember Snelson asked why go to 65 feet. Yost stated the Planning Commission recommended going to 55 feet which is two feet higher than the Reynolds Building, he agreed with the Planning Commission and recommended going with the organic evolution of the downtown, the block economics calls for five stories, he would not recommend five stories within 55 feet. He explained there were ways to transition with building height and not every block would be the same.

Councilmember Packard asked not considering stories, how many feet would be recommended. Yost recommended going to a max height of 65 feet, as the next smallest increment to go above the Reynolds block. Economically he did not see a rush to do this with ever other block.

Councilmember Jensen asked what areas would be affected. Yost explained it could completely flexible, it could be done narrowly for the block, or they could look at the entire downtown. He expressed he would like a well-defined broad base vision of what we want the downtown to look like over the next decade and then it could be coated.

Councilmember Monney how would the height change the feel look of downtown. Yost the height could reinforce the feeling of downtown, like arriving in a place. How the design is executed, can be crafted by design standards and guidelines from the City Council. Councilmember Monney emphasized there were no design standards at this time. Yost replied that was correct.

Councilmember Packard asked what do we want visually, because it will be here to stay, It's not an all or nothing kind of thing.

Councilmember Jensen expressed patience would be important.

Councilmember Monney was concerned with, would it be affordable or would it be left vacant. The ordinance will have a lot to do with what is allowed and felt it was important to move forward, while a massive structure could lose the city's home town feel.

Yost explained the Allen's corner was the place to start the next increment of development and evolve organically and continue.

Councilmember Crandall expressed the mountains were important and feels the location of the height and bulkiness should be on the back.



Councilmember Packard stated he had not seen where residential above commercial works and concerned there will be a lot of vacant retail spaces. He was not comfortable with the concept or increasing the height on the corner. He expressed there needs to be more discussion.

Councilmember Jensen stated more affordable housing and walkable communities are coming, it's the only way it pencils. Residential homes will not work on the corner, what makes the corner work.

Councilmember Snelson stated he did not have a problem with the height, if it is tapered and tiered. Those living in this type of development, want an easier lifestyle, close access to places and will help revitalize the area.

Councilmember Crandall asked about ground floor commercial and a large corporate presence. She liked the idea of mixed use.

Yost explained staff could give best practices and suggestions, ultimately the council has the decision.

Councilmember Jensen expressed we need heed the information from the professionals, like the Planning Department and Planning Commission along with other professionals.

Councilmember Monney asked for more information on similar communities to Springville and what is working for them.

Fitzgerald asked the Council if they were comfortable with staff providing a vision for the downtown and taking it through the process to a vote.

Councilmember Snelson asked for more information on the tax increment financing and what the developer's proposal is and what it will cost the citizens.

Mayor Child stated he would like one more work session for the Council to see the remainder of the presentation.

COUNCILMEMBER SNELSON MOVED TO CONTINUE THE PRESENTATION INTO THE REGULAR COUNCIL MEETING.

COUNCILMEMBER PACKARD SECONDED THE MOTION, ALL VOTED AYE.

MAYOR, COUNCIL, AND ADMINISTRATIVE REPORTS

Mayor Child asked for any other comments. There were none.

4) CLOSED SESSION

The Springville City Council may temporarily recess the regular meeting and convene in a closed session as provided by Utah Code Annotated Section 52-4-205

There was none.

ADJOURNMENT

COUNCILMEMBER SNELSON MOVED TO ADJOURN THE WORK/STUDY MEETING OF THE SPRINGVILLE CITY COUNCIL AT 6:58 P.M.

COUNCILMEMBER CRANDALL SECONDED THE MOTION, ALL VOTED AYE.

This document constitutes the official minutes for the Springville City Council Work/Study meeting held on Tuesday, February 04, 2020.

I, Kim Crane, do hereby certify that I am the duly appointed, qualified, and acting City 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 Tuesday, February 04, 2020.

DATE APPROVED: March 03, 2020



Kim Crane, CMC
City Recorder