



MINUTES
Springville City Council Work/Study Meeting - JUNE 02, 2020

MINUTES OF THE WORK/STUDY MEETING OF THE SPRINGVILLE CITY COUNCIL HELD ON TUESDAY, JUNE 02, 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, City Recorder Kim Crane, Public Safety Director Craig Martinez, Community Development Director Josh Yost, Golf Pro Craig Norman, Operations Manager Rod Oldroyd, Library Director Dan Mickelson, and Museum of Art 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

- Jun 09 - Work/Study Meeting 5:30 p.m.
- Jun 16 - 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. There were none.

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

- a) Invocation - Councilmember Snelson
- b) Pledge of Allegiance - Councilmember Jensen
- c) Consent Agenda

2. Approval of minutes for the work-study meetings held on April 14 and May 12, 2020

Mayor Child asked if there was any discussion on tonight's consent agenda. He asked Golf Pro Norman for an update on the Golf Course. Pro Norman reported the Hobbie Creek Golf Course had the best revenue month in May than ever before. He expressed the course was doing very well and hopes it continues.

DISCUSSIONS/PRESENTATIONS

- a) Discussion of a proposed Main Street South Gateway Zone and Council direction for future action - Josh Yost, Community Development Director

Director Yost reported the zone that would most impact the Allen's Block was voted as the council's number one planning priority. Director Yost stated he met with councilmembers individually before this meeting going over considerations for the area. He reviewed the different options available to the council. He explained first the Council could direct staff to give the proposal to the Planning Commission for a recommendation and what had been presented to the Council was within line with the economic plan, historic city center plan, and general plan. Another step would be to request discussion or changes before sending it to the Planning Commission or put it further down on the priority list, which may delay it for some time.

Director Yost provided a timeline of the proposal, he stated about two years ago the Allen's store closed. On July 11, 2019, there was a Developer sponsored community meeting and another meeting is planned for this July 2020. In October of 2019, the Community Development Department received a zone text amendment application. In January there was a Planning Commission work meeting on the subject, it then went to the Council twice in work sessions, then back to the Planning Commission to discuss the feedback from the Council. In the interim, the COVID virus happened and now the topic is back to the Council for discussion.

Director Yost asked the Council what zone they wanted to adopt to accomplish their vision. He expressed it would not be a question of accommodating a developer, rather what do we want for the area and the best way to facilitate the plan.

Director Yost expressed location was important and the 400 south gateway was important, while the design was key, uses were important and the mix of uses. He explained maximum building height, the number of housing units or the percentage of one use could all be specified.

Councilmember Crandall asked if assisted living could be excluded in the area. Director Yost answered it was possible, currently, the zone does allow for the use, while land use could be specified.

A discussion of the appropriate zone for the area ensued. Council was unreceptive to Assisted Living for the Allen's block area.

Councilmember Packard asked if there were other areas with assisted living on the main street.

Director Yost offered having an independent living component does contribute to the vibrancy of the area.

Councilmember Monney commented the area was historic, how do we replicate the look from the city center going south so there is a balance.

Councilmember Snelson asked how do we dictate to a developer what we expect with design and articulation.

Director Yost reported the current design standards or guidelines were not a specific style. He agrees to allow a developer some degree of creativity.

Mayor Child expressed the height may need to be discussed. Director Yost then reviewed the staff recommendations for height and stories.

Councilmember Packard stated a citizen commented to him they would like it to look similar to the downtown. Councilmember Packard stated there needs to be continuity in height and architectural design. The downtown is not that big; three, and four stories out ways itself.

Councilmember Snelson expressed he did not have a problem with the 55-foot maximum height.

Administrator Fitzgerald stated the importance of getting to a zoning proposal by consensus of the council. The zone would be in place and any remodeling would be required to follow.

Director Yost asked the council which three things they would like him to pursue.

Councilmember Monney conveyed the Allen's block needs to be part of downtown and he would like to hammer out the details.

Councilmember Crandall expressed this had been discussed at least four different times, she would like to discuss moving forward and give staff information to work on and have them bring it back to the council.

Councilmember Snelson commented the city was the people, he asked if there was a way people could walk through downtown and bring them together, to allow a hospitable place for people to gather.

Councilmember Snelson and Councilmember Jensen stated they agreed to the proposed height requirement. Councilmember Packard was not in agreement with the proposed height.

Mayor Child allowed for public comment.

Justin Earl, one of the developers interested in the Allen's block property addressed the council. He voiced concern with building height or number of floors and what is required in the building code. Building codes require stairwells for a determined amount of hallway dead ends, that would remove three to four units to accommodate a stairwell. It would also add cost and higher rents. When buildings are stepped the building code is the same. By limiting to four stories and allow for other building materials, he would like the Council to consider some of the economic impacts on development.

Councilmember Crandall expressed the hang-up seems to be the 400 south and Main Street corner and the height for that area.

Administrator Fitzgerald commented having the council's vision in place in light of the economics today, it would be highly unlikely we would see it today,

Mayor Child stated something needs to be in place.

Councilmember Packard suggested having the same percentage as the Reynolds block has and tiered down from there.

Councilmember Jensen expressed he would like to see something similar to Center Street in Provo.

Councilmember Snelson stated he would like to have Director Yost's professional opinion.

Councilmember Crandall commented she did not want the height as tall as the Reynolds building, she likes the continuation of downtown.

Councilmember Monney expressed he did not want 55 feet entirely and would like a percentage, with a continuation of downtown, no height on the corner.

Councilmember Jensen requested looking into residential on the main floor facing 400 south.

b) Discussion of impact fees and the City Cost Recovery Project - Troy Fitzgerald, City Administrator

No discussion due to the time limit.

c) Discussion of broadcasting council meetings in the future - Troy Fitzgerald, City Administrator

No discussion due to the time limit.

3. MAYOR, COUNCIL, AND ADMINISTRATIVE REPORTS

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

5) CLOSED SESSION

The Springville City Council may temporarily recess the regular meeting and convene in a closed session to discuss the character, professional competence, or physical or mental health of an individual, pending or reasonably imminent litigation, and the purchase, exchange, or lease of real property, as provided by Utah Code Annotated Section 52-4-205

There was none.

ADJOURNMENT

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

COUNCILMEMBER PACKARD SECONDED THE MOTION, ALL VOTED AYE.

This document constitutes the official minutes for the Springville City Council Work/Study meeting held on Tuesday, June 02, 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, June 02, 2020.

DATE APPROVED: June 16, 2020



Kim Crane, CMC
City Recorder