



MINUTES
Springville City Council Work/Study Meeting - JULY 06, 2021

MINUTES OF THE WORK/STUDY MEETING OF THE SPRINGVILLE CITY COUNCIL HELD ON TUESDAY, JULY 06, 2021 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
Matt Packard
Mike Snelson
Brett Nelson

City Staff in Attendance: City Administrator Troy Fitzgerald, Assistant City Administrator/Finance Director Bruce Riddle, City Recorder Kim Crane, Building and Grounds Director Bradley Neel, Community Development Director Josh Yost, Golf Pro Craig Norman, Police Chief Lance Haight, Power Director Leon Fredrickson, Public Works Director Brad Stapley, 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 p.m.

COUNCIL BUSINESS

1. Calendar

- Jul 13 - Work/Study Meeting 5:30 p.m.
- Jul 20 - Work/Study Meeting 5:30 p.m., Regular Meeting 7:00 p.m.
- Jul 23 - Pioneer Day Observed (Friday, City Offices Closed)
- Aug 03 - Work/Study Meeting 5:30 p.m., Regular 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 Packard
- b) Pledge of Allegiance - Councilmember Nelson
- c) Consent Agenda
 1. Approval of minutes for the Works Study meeting on April 20, 2021, and the Budget Meeting on April 27, 2021
 2. Approval of the Mayor's appointment of Shane Lamb and Sydney Condie to the Parks and Recreation Board
 3. Approval of Surplus Property - Streets Dump Truck - Brad Stapley, Public Works

4. Approval of an amendment to the purchase and sale agreement with GWC Capital LLC - John Penrod, Assistant City Administrator/City Attorney

Mayor Child asked if there was any discussion on tonight's consent agenda.

3. DISCUSSIONS/PRESENTATIONS

a) Lakeside Landing District Plan and Code Discussion - Josh Yost, Community Development Director

Director Yost gave an introduction to the Lakeside Landing Development Plan. He explained it included 160 acres and approximately 2000 units, 25 acres of parks and open space, and 120,000 square feet of commercial. The 2011 General Plan Land Use Map has three options for the Freeway Corridor and Lakeside area no option was selected. The Lakeside Community Plan was adopted in 2016 and proposed a mix of housing options. In late 2019 a zone map amendment request for Lakeside Land Partners was a very collaborative process, fourteen versions have since been reviewed. The Lakeside Landing is a form-based code and has a master zoning code for one area.

Director Yost reported the Lakeside Landing Special District adopts a set of standards to create an internally consistent code to be applied to Lakeside Landing. It uses a "lot type" approach that is based on transect zones. It establishes transect zones within the Lakeside Landing Special District through a regulatory plan and specifies the permitted uses, densities, and building forms within each transect.

Korkut Onaran with Pel-Ona Architects and Urbanists addressed the recommended code guidelines versus the required design standards.

Glen Lent with Davies Design Build commented the form-based code for the area was providing more regulation and standards than in other areas of the state. He explained they work to meet the demands of the city and the potential builder.

Director Yost reviewed the landscape standards assigned to the space types, included are plantings, sidewalks and patios, alleys, lighting, and fences. Each road was classified as a type, with the design standards it would maintain good living and transportation.

Councilmember Nelson asked for clarification on street width with parking and the city being able to maintain the roads, garbage, and snow removal. Administrator Fitzgerald stated the roads would meet the needs of the city and public safety response.

Director Yost explained the code would tell where subzones are, streets are located, and density, with a well-connected grid allowing collector streets. He also reviewed lot types.

Councilmember Snelson said he reviewed the code and feels comfortable with the lot types. Councilmember Nelson said he was also comfortable with the lot types, but the south end seems a little overloaded.

Councilmember Snelson asked Director Yost to address for the record the density and possible overcrowded streets. He felt comfortable with it because he knows what is going to happen. Director Yost replied it goes back to the planning work that has already been done in the General Plan and Lakeside Community Plan where 10,000 people were anticipated in the area the Lakeside Landing Plan is in line with that number. Policy documents have been in place for over five years that call out this range of density in population for the area. The overall buildout population is achieved by these new neighborhoods. From an ecological, social, and economical perspective, it is more productive and sustainable in a smaller land footprint.

Councilmember Packard stated he did not agree, it's our responsibility to make the city look the way it is supposed to look, the city is not responsible for creating affordable housing and solve the housing problem. Director Yost clarified he was not asserting it would be more or less affordable. He stated if you take 2000 units in R1-10 zoning out to the edge of the annexation policy declaration boundary we would struggle in twenty or thirty years to maintain the infrastructure and struggle from a fiscal standpoint to

cover future obligations in maintaining the infrastructure by counting on new growth to continually meet our obligations for capital facilities over time. If we put a larger number of housing units in a smaller area we provide a more fiscally responsible development pattern. It costs the city less to maintain, it provides a higher ratio of land value per amount of dollars spent for capital improvements. On the social side, it provides an opportunity for interaction and civic engagement and activity for a type of lifestyle that is harder to achieve in a more spread-out automobile centered area. Ecologically there would be fewer vehicle trips per unit, and walkability, as far as affordability some parts would be a premium. The Daybreak model is a pattern of the proposed development it also has the highest absorption and recovery from recession. There are tradeoffs both ways. As far as what we want the community to look like is more subjective and more difficult to answer.

Councilmember Nelson questioned if there was a guarantee there would be grocery stores and restaurants and not a ton of roofs. Director Yost explained it was guaranteeing commercial square footage not a type of tenant, the location is in an area conducive to those types of businesses. Providing a substantial population for supporting a market for this, it is not requiring any specific tenants. As the neighborhood develops it will attract and maintain. Development agreements will govern a developer's participation.

Councilmember Jensen stated he likes the plan and asked if it could be duplicated so the council doesn't have to do this each time. Director Yost replied it would be a big part of the general plan if the council adopts a plan to facilitate the type of development.

Ed Axley with Davies Design stated they don't want to do something outside of what Springville is and keep with traditional. Need to have a walkable community and provide a product that promotes it. When a community is laid out right horizontally it brings community.

Councilmember Crandall stated she likes the plan, we need to get the standards and regulations and trust the builders will follow the plan. She expressed uneasiness about the guarantee and would hope for more green space.

Mayor Child commented there was not one thing that fits all. The new generation is wanting other things than what our predecessors have, and we need to be conscientious about that.

Director Yost reported if Davies Design Build provided a set of designs for each different lot type and the council liked them it could be handled in a development agreement.

Director Yost provided information on an option of a Town Design Architect as a third-party expert for the city who would review and help with design outcomes. Parking will be something to consider as well as parks in close proximity.

MAYOR, COUNCIL, AND ADMINISTRATIVE REPORTS

Mayor Child asked for any other comments.

5. 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 PACKARD MOVED TO ADJOURN THE WORK/STUDY MEETING OF THE SPRINGVILLE CITY COUNCIL AT 6:59 P.M.

COUNCILMEMBER SNELSON SECONDED THE MOTION, ALL VOTED AYE.



This document constitutes the official minutes for the Springville City Council Work/Study meeting held on Tuesday, July 06, 2021.
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, July 06, 2021.

DATE APPROVED: September 21, 2021



Kim Crane, CMC
City Recorder