

MINUTES OF THE WORK/STUDY MEETING OF THE SPRINGVILLE CITY COUNCIL HELD ON TUESDAY, NOVEMBER 09, 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
Bret Nelson
Excused: 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, Deputy Recorder Jennifer Grigg, Building and Grounds Director Bradley Neel, Community Development Director Josh Yost, Golf Pro Craig Norman, Library Director Dan Mickelson, Operations Director Patrick Monney, Power Director Leon Fredrickson, Public Safety Director Lance Haight, Public Works Director Brad Stapley, and Recreation Director Stacey Child.

CALL TO ORDER

Mayor Child welcomed everyone and called the Work/Study meeting to order at 5:30 P.M. He reviewed the details for tonight's meeting.

1. Calendar

- Nov 11 - City Offices Closed (observance of Veteran's Day)
- Nov 16 - Work/Study Meeting 5:30 p.m., 7:00 p.m. Regular Meeting
- Dec 07 - Work/Study Meeting 5:30 p.m., 7:00 p.m. Regular Meeting

2. Discussion and Presentations

Mayor Child introduced Director Riddle who said he and Director Stapley attended the South Utah Valley Solid Waste District Technical Advisory Committee where they learned the project cost estimate for the new transfer station in Spanish Fork has increased to more than \$43 million. The board passed a parameters resolution contemplating a \$30 million bond; the plan is to pay for the rest with \$13 million in cash. So far, the preliminary modeling does not affect rates for the member cities. The committee recommends moving forward to bidding for a guaranteed maximum price. Councilmember Jensen asked if Director Riddle is recommending not going for the whole \$30 million. Administrator Fitzgerald stated this is a construction management contract and the bidding process is anticipated as the next step with a contractor on board. Director Riddle said a contractor's bid could be higher than estimated costs. Administrator Fitzgerald asked the Council for guidance. Councilmember Jensen said the project has hurried up and slowed down since the sale of the property was decided and the original budget for moving the facility was under \$30 million. Administrator Fitzgerald said the committee will blame Springville City for the delay because we are asking questions. Councilmember Jensen added it needs to be done; we need a new transfer station. Mayor Child added the fiasco right now is because they built a crappy building



in the first place and never fulfilled the original agreement. Councilmember Jensen agreed and stated it was underbuilt. Mayor Child added they never landscaped. Councilmember Jensen said the projected build has an education facility and solar panels, so the committee can strip it down to make it less expensive. Director Riddle said the committee is aware that Springville City has been critical of the existing building, so they want to do this right with no regrets 18 years from now. There are still elements on the table to whittle the price down, but it is not worth the argument until the bid process solidifies actual numbers, then a combination of financing and price-cutting can create an actual budget. Hughes General Contractors will perform much of the contract. Councilmember Packard added that he gave Mike Mendenhall, Spanish Fork Mayor-elect a heads up that Springville City wants to study this out more. Councilmember Jensen said Chris Thomson, the Public Works Director in Spanish Fork, is a rock star. Administrator Fitzgerald said Springville and Provo are more budget-conscious. Councilmember Jensen said Spanish Fork has a little bit of a blank check mentality.

Recorder Crane said the next election update is on November 12, 2021, and the election canvass with final numbers will be at the next council meeting. Director Monney asked about turnout. Administrator Fitzgerald said the turn-out is higher than in 2019. Councilmembers said Stephen L. Whyte Associate Vice President of Utah Valley University Marketing and Communications was appointed by the Republican Party as Representative for District 65, replacing Francis Gibson and he is approachable. Administrator Fitzgerald added that the Utah County Election webpage states votes for the entire county are about 97% counted.

a) Discussion on the Lakeside Landing Plan - Josh Yost, Community Development Director

Director Yost started his presentation by listing three elements the Council asked staff to focus on: input from the Planning Commission, parking, and pattern books. He started by explaining double frontage lots with a fence on the front yard, minimal side setbacks, minimum porch depth, vinyl, and corrugated metal. Councilmember Packard asked about high-quality vinyl and corrugated metal. Director Yost said they are both common and are used in contemporary buildings. Councilmember Packard asked how it will look 50 years from now. Director Yost said it is subjective and if specified properly both are durable materials. Ed Axley of Unified Business Alliance and Davies Design Build, said these are categories of siding that should not be excluded that have many different looks and are very durable. Councilmember Packard asked to stay away from corrugated metal like on a chicken coup. Mayor Child said different styles of corrugated metal can be decorative and durable. Mr. Axley offered to exclude that wavy corrugation look, but not all corrugations of metal. Glen Lance with Alpine Development added the various looks of corrugated metal can be phenomenal. Director Yost said there are some looks captured in those descriptions that we would not want. Councilmember Packard said these developers could sell to somebody else. Councilmember Crandall said the general plan states a preference for brick. Director Yost said brick is part of the material palate for the general plan. Mayor Child explained brick is part of the density bonus for the Outlook Apartments. Mr. Lance said forcing brick does not look good and this vinyl, warrants for 50 years. He said because the developer must sell all of the units, the style needs to be what people want so code flexibility will help the developer sell units.

Councilmember Packard encouraged staff to put the words of this developer into code. Director Yost said the code is not restrictive as to style and allows a range of permitted styles like Modern, Tudor, Craftsman, or even Frank Gehry style houses. Councilmember Packard asked for clarification on side yard setbacks.

Director Yost continued by explaining parking requirements in surrounding municipalities, where Springville requirement averages more parking stalls per unit; near the top of the pack. This Lakeside Landing development is offering one parking stall per unit up to 1,200 square feet and two parking stalls for any larger unit. He noted his concern that this creates an undesirable incentive to build smaller apartments. Councilmember Packard agreed and suggested a minimum of two parking stalls per

apartment all the way across. Councilmember Jensen asked if the market would dictate the number of parking stalls. Director Yost said this requirement only applies to multifamily in this development. Administrator Fitzgerald added some details like a four-plex in this development is required to have four parking stalls. Councilmember Packard said this parking requirement is not adequate for the average number of cars per household in America. He is worried about not having enough parking spaces leading to fighting for parking and street parking. Director Yost said meters, signage, and time limits can help manage parking. Administrator Fitzgerald added some details like a four-plex has four parking places. Councilmember Packard said usually the people in apartments are all working and need a car per person. Director Yost said apartment owners with one car are subsidizing parking for the two-car apartment owners.

Councilmember Packard said he is worried about not having enough parking spaces to accommodate everyone that lives there. Director Yost said additional land area for parking at grade or in a garage in today's market is expensive. Increasing the parking requirement decreases density. Councilmember Jensen said too much parking leads to vehicle storage yards; too little parking leads to free enterprise parking management and the developer struggles to rent units. Mayor Child asked about a previous development parking requirement. Administrator Fitzgerald answered required parking is 2.25 with on-street parking. Councilmember Jensen clarified that the development has two and three-bedroom units. Councilmember Packard emphasized that development still has on-street parking issues.

Mr. Lance referred to the part of the development with two-car garages. Administrator Fitzgerald showed the list of uses including a maximum of eight for other parts of the development. Mr. Lance suggested the Council should trust the consultants he hired to design the development. Mr. Axley interjected an expensive consultant who did market studies and this is the right mix with similar parking ratios comparable to developments from Salt Lake City to Saint George. Administrator Fitzgerald asked Mr. Axley about parking at other current developments. Mr. Axley answered a downtown Salt Lake City development has zero stalls for the whole building because it is a no-car, really urban community full of working professionals. Millennials are selling their second cars. He is building developments in Orem with more than one and less than two parking stalls required per unit. Councilmember Packard said it needs to be in code and in writing before we shoehorn people in. Mr. Lance suggested meeting with the designer at a future work session. Councilmember Packard questioned the suggestion of the designer and the practicality of having one stall per unit. Councilmember Crandall referred to local college communities with six cars per apartment. Mr. Axley said he does not rent to clients with more than one car.

Councilmember Packard suggested tabling this issue. Mayor Child reiterated this is the part of the development where the units are multi-family, not single-family; it is hard to apply one parking requirement to every development. Mr. Axley said there are different parking requirements in the same community and that is what they have done. Councilmember Packard reiterated his belief that each unit needs more than one parking space. Greg Cronin, Cronin Realty Group, LLC, introduced himself and said it is not an abnormality in a planned community, for residents to walk a couple of streets to their car to shared parking areas. Developers plan for the normal with an abundance and shared parking area is by design. There are places to move into as needed. Shared parking by design prevents urban sprawl. As communities age, parking lots look dilapidated first. Parking infrastructure needs good maintenance and to be designed correctly to look good in a community. The worst thing for a developer is too little parking to meet the market demand. He said there is a lot of money spent on consultants to get things right. The study and design of parking is an industry and developers rely on expert data for the master plan.

Administrator Fitzgerald asked the Council what information is needed to give direction to change the code. Councilmember Jensen suggested going with professional requirements with the caveat to bring it back to the Council if it does not work. Administrator Fitzgerald reminded the Council that this development agreement is vested for six years. Attorney Penrod said the vesting can be bifurcated, but he suggested making the decision upfront. Councilmember Jensen said the demand for more parking

can become an economic issue that the developer would need to solve. Administrator Fitzgerald gave an example of density and parking changes. Mr. Axley suggested adding another floor which decreases structures by 15%. Councilmember Packard stated he understands the economics of units, but the city must live with this parking problem of 1.2 parking places per unit after the developer is gone. Mr. Axley agreed and stated this is a \$280 million project and that is why he hired Jeff Neese, MAI, and Korkut Onaran, Ph.D., CNU AP for scientific and academic recommendation on how these things should park.

Administrator Fitzgerald interjected by stating the challenges are this development, must function as a walkable community. Another local development sold out with 2.25 parking spaces per unit and the city gets complaints monthly from residents about the on-street parking problem. Springville is a suburban area, not an urban area. There is no bus route and no promise from UDOT for a bus route.

Councilmember Nelson arrived at 6:31 pm.

Mr. Axley suggested most municipalities regulate on-street parking. Administrator Fitzgerald said Korkut assume on-street parking in his expert recommendation. The council needs to have this discussion and come to a conclusion before this code is voted on by the council. Loyal Hume referred to a development agreement in Provo expanding the MTC. He said adding more flexibility in height to this development could solve three add open space, and parking as well as decrease the number of buildings. Administrator Fitzgerald said that will require a rewrite of the code, changing the entire plan, and representing it to the planning commission, and starting over with this Council. Director Yost added decreasing buildings means street frontages with no buildings which do not meet the code. Parking is now too far and the project does not feel neighborly or urban. Councilmember Packard said the added density is not the Springville look. Returning to the parking discussion, he said the parking requirement is too thin to live with. Mr. Cronin accepted the assignment to explain the why behind the parking requirement. Administrator Fitzgerald said the Council needs to decide if they want to determine the number or return this plan to the Planning Commission or not and if the suggested requirement stays at 1, then does this Council vote for it.

Mr. Lance suggested approval before January. Councilmember Packard acquiesced to 1.5. Councilmember Crandall postulated 1.5 should be the minimum. Councilmember Nelson suggested 1.5 or more. Administrator Fitzgerald asked for more scientific information. Mr. Axley noted the loss of buildings and commercial to increased parking and streetscape is a catch -22 with a razor's edge support for neighborhood commercial. He continued by saying Jeff, whose report cost \$10,000, says there is less than a 3% chance this will work with more parking. Those buildings will disappear and the community will fail commercially and on the streetscape. He suggested a middle ground between the consultants and the Council. He does not want to lose the integrity of the project; he wants a neighborhood commercial (zone) that works. These kinds of shops need the support of families and rooftops. He knows what works and has seen this in other towns and the consultants are grabbing data from surrounding towns. Mayor Child asked about coming back in the next work session.

Mr. Lance said there are long lots and maybe he can move the garages forward. Administrator Fitzgerald said none of these questioned lot types are garage lots. He said this situation has been known for a year and a half and is about net density; the unit count must come down to be comfortable with this Council. Administrator Fitzgerald and Mr. Axley continued to discuss the density and expert parking requirements. Mr. Lance reported that Korkut said 1.5 parking spots per unit works and the Council said they can live with it. Councilmember Crandall said she has talked to people who live in places without enough parking and it is terrible. Councilmember Jensen said that is what they do not want to build. Councilmember Nelson said if this development is on the razor's edge of succeeding what if we end up with another parking problem community. Mr. Axley said he knows what is successful and has \$40 million of his own money in this job and he does not have communities that fail. Mr. Lance clarified the timing of the Council meetings in December.

Mayor Child concluded the meeting by saying he was willing to do extra meetings because we would like to get it done.

3. MAYOR, COUNCIL, AND ADMINISTRATIVE REPORTS

- a) Discussion with Department Directors
- b) Mayor and Council Reports

4. ADJOURNMENT

5. CLOSED SESSION

The Springville City Council may temporarily recess the regular meeting and convene in a closed session as provided by UCA 52-4-205.

COUNCILMEMBER PACKARD MOVED TO GO INTO A CLOSED SESSION REGARDING PROPERTY AT 6:48 P.M. AND CLOSE THE WORK SESSION AFTER.

COUNCILMEMBER CRANDALL SECONDED THE MOTION. THE VOTE IS RECORDED AS FOLLOWS:

COUNCILMEMBER CRANDALL	AYE
COUNCILMEMBER JENSEN	AYE
COUNCILMEMBER PACKARD	AYE
COUNCILMEMBER NELSON	AYE
COUNCILMEMBER SNELSON	ABSENT

This document constitutes the official minutes for the Springville City Council Work/Study meeting held on Tuesday, November 09, 2021.

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 Tuesday, November 09, 2021.

DATE APPROVED: 12/07/2021

Jennifer Grigg
Deputy Recorder