

MINUTES OF THE WORK/STUDY MEETING OF THE SPRINGVILLE CITY COUNCIL HELD ON TUESDAY, MARCH 08, 2022, AT 5:00 P.M. AT THE CIVIC CENTER, 110 SOUTH MAIN STREET, SPRINGVILLE, UTAH.

Presiding and Conducting: Mayor Matt Packard

Elected Officials in Attendance: Liz Crandall
Craig Jensen
Jason Miller
Mike Snelson
Chris Sorensen

City Staff in Attendance: City Administrator Troy Fitzgerald, Assistant City Administrator/City Attorney John Penrod, City Recorder Kim Crane, Deputy Recorder Jennifer Grigg, Administration Director Patrick Monney, Community Development Director Josh Yost, Public Safety Director Lance Haight, and Museum of Art Director Dr. Rita Wright.

CALL TO ORDER

Mayor Packard welcomed everyone and called the meeting to order at 5:01 p.m.

COUNCIL BUSINESS

1. Calendar

- Mar 15 - Work/Study Meeting 5:30 p.m., Regular Meeting 7:00 p.m.
- Apr 05 - Work/Study Meeting 5:30 p.m., Regular Meeting 7:00 p.m.
- Apr 12 - Work/Study Meeting 5:30 p.m.

2. MAYOR, COUNCIL, AND ADMINISTRATIVE REPORTS

a) Discussion 1600 South Planning - Josh Yost, Community Development Director

Mayor Packard opened the meeting to public comment. Richard Mendenhall stood and stated that his team and the Crandall family are working on future development south of 1600 South. He presented data to frame the issues and address outstanding questions:

- What do the landowners want?
- What does the Council want?
- What provides the best tax base?

He said the north side of 1600 South is substantially improved already and land-use change options are limited. The land connecting to the Canyon Creek Corridor can be redeployed for uses that have historically not been viable in the marketplace. The Crandall property is part of the area his team recommends for the highest and best use of this area. When the interchange is complete, 1600 South will be maintained by UDOT with limiting access standards. The property can be better accessed from the interior with a suggested north/south road from 1200 West to SR-51 with lower speeds that are more conducive and appropriate to commercial activity. Depending on the uses Springville City is motivated to entitle here, the opportunities for densities and tax base are similar to Canyon Creek.

Councilmember Crandall asked how traditional retail has changed since Mr. Mendenhall developed Canyon Creek. He said Springville can handle at least 500,000 sq. ft. of retail opportunity. Mr. Mendenhall explained that developing the highest and best use of this area from undeveloped land covers the cost of infrastructure expansion and creates a tax base to provide services and amenities in our community. Councilmember Crandall said this proposed project is different from the Canyon Creek project. Mr. Mendenhall said the market has matured. Councilmember Snelson asked about the population to support this retail. Mr. Mendenhall said Springville has that population today and there is no end to countywide population growth. He said there is extraordinarily high demand, but an all-residential development covers cost with no flexibility to serve the community. He continued by saying his team is here to bring data to the table and go the direction the city wants to go. The mathematical formula for increasing tax base does not work with only single-family residential.

Councilmember Snelson asked for clarification on the north/south road and intersection. Mr. Mendenhall explained changes to the railroad, avoiding powerline easements, and the circuitous route of Canyon Creek Road. Mayor Packard asked about property on 1600 South. Mr. Mendenhall said this property is set in its land use and market values need to increase to the point that owners are willing to repurpose their land. Councilmember Jensen complimented the idea. Mr. Mendenhall concluded by reiterating developments all over the county that started from undeveloped land have covered the cost of infrastructure and exported money to the city for other services as long as the plan goes to the highest and best use that the market will support. Director Yost added clarification about the study area. Mr. Calvin Crandall stood and asked about the study area. Councilmember Jensen clarified that the developer pays for this road. Mr. Mendenhall agreed and added there could be pioneering agreements. Mayor Packard asked for clarification on the road and it crossing SR 51 in the future.

Councilmember Crandall asked for a site plan for the bike park. Administrator Fitzgerald said the process is budgeted and a consultant is creating that plan. Councilmember Crandall continued by clarifying there is also a smaller children's bike park by the CRC. Councilmember Snelson asked staff to share the plans. Councilmember Crandall asked about the Parks General Plan. Administrator Fitzgerald said the presentation is scheduled for the middle of April. Mayor Packard asked for lead time to read through it. Administrator Fitzgerald stated the draft and plans would be sent to the Council. Councilmember Sorensen said concept plans of the bike park have been shared in the public committee meetings. Councilmember Snelson said the neighbors are attending the meetings. Administrator Fitzgerald said there will be public input on the budget and amenities, so it is a very cooperative process. Councilmember Sorensen said the past comments of the neighborhood have been incorporated into the plan including a berm, off-street parking, and trees, but the final plan is not done so there is more opportunity for input. Councilmember Crandall asked about the time frame. Administrator Fitzgerald said completing the park by the end of the year is not realistic because of the tank construction.

3. ADJOURNMENT

COUNCILMEMBER JENSEN MOVED TO ADJOURN THE REGULAR MEETING AT 5:50 P.M.
COUNCILMEMBER SNELSON SECONDED THE MOTION, AND ALL PRESENT VOTED AYE.

4. CLOSED SESSION, IF NEEDED - TO BE ANNOUNCED IN MOTION

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 UCA 52-4-205.

There was none

*This document constitutes the official minutes for the Springville City Council Regular Meeting held on Tuesday, March 08, 2022
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,
March 08, 2022.*

DATE APPROVED: April 05, 2022

Jennifer Grigg
Deputy Recorder