



SPRINGVILLE COMMUNITY BOARD
110 South Main Street
City Council Workroom
Wednesday, May 04, 2022 5:30 PM

CALL TO ORDER

APPROVAL OF THE MINUTES

Motion to approve minutes from the April 20, 2022 meeting.

PUBLIC COMMENT

The public is invited to make comments or bring issues before the board for discussion.

DISCUSSION ITEMS

1. A walking tour around the civic area of downtown.
2. Presentation on the Citizens' Survey.
3. Review the introduction of the 2010 General Plan.

ADJOURNMENT BY CONSENSUS

THIS AGENDA IS SUBJECT TO CHANGE WITH A MINIMUM OF 24-HOURS NOTICE

This meeting was noticed in compliance with Utah Code 52-4-202 on March 29, 2022. Agendas and minutes are accessible through the Springville City website at www.springville.org/agendas-minutes. Springville Community Board meeting agendas are available through the Utah Public Meeting Notice website at www.utah.gov/pmn/index.html. Email subscriptions to Utah Public Meeting Notices are available through their website; In compliance with the Americans with Disabilities Act, the City will make reasonable accommodations to ensure accessibility to this meeting. If you need special assistance to participate in this meeting, please contact the Administration Department at (801) 491-7833 at least three business days prior to the meeting.

MINUTES OF THE MEETING OF THE SPRINGVILLE CITY COMMUNITY BOARD HELD ON
WEDNESDAY, APRIL 20, 2022, AT 6:00 A.M. AT THE CIVIC CENTER, 110 SOUTH MAIN STREET,
SPRINGVILLE, UTAH, IN THE COUNCIL WORK ROOM.

Board Members and Staff in Attendance: Mayor Packard, Councilmember Crandall, Cason Acor, Ann Anderson, Todd Fischio, Deborah Hall, Mike Florence, Scott Duncan, Mariah Hurst, Bryan Smith, Jennifer Grigg, Kelly Norman, Patrick Monney, and Josh Yost

Mayor Packard asked new members to introduce themselves. All members stated their names for the record.

CALL TO ORDER

Chair Hurst called the meeting to order at 6:03 a.m.

APPROVAL OF MINUTES

Ann Anderson moved to approve the minutes. Cason Acor seconded the motion & all voted aye.

PUBLIC COMMENT

There was none.

Discussion items

1. Discussion of General Plan elements, their relationship within the General Plan, and connection to other plans and ordinances.

Josh started his presentation with a PowerPoint explaining the basics of a general plan and the development of the Economic Development Plan in 2015. When he was hired in 2019, he was assigned to create the Main Street South Gateway Zone. He asked the board what elements led to something they like in the city. Cason said land use and annexation specifically jump out because of development plans at Utah Lake. Springville has waterways and land near the lake and we need a seat at that table to influence what happens to the lake. Josh explained that area is in the Springville Annexation Declaration. Mariah said she read through a chunk of the general plan, and noticed ideas in the plan had not been implemented yet. B. J. said economic development is important to our community. Josh said some points in the general plan have been implemented. The Parks Trails, and Recreation Master Plan update and the new Active Transportation Plan are almost complete. He asked members what parts of the general plan or the city they don't like. BJ added we need to balance housing and the type of housing with the growth we want. Ann said decisions in one area affect another area and traffic is a big concern to her. Josh said one of the cruxes of planning is to identify the desired future state of the city and identify the elements that will get there and the interplays and connections that are most likely to end in the wanted result.

Cason mentioned the North Main Street Corridor and the stark demarcation between Historic Main Street and North Main Street. Mike said the PAR tax will increase the number of parks, trails, and open space as housing increases. Mayor Packard asked about community identity and what the board wants this city to look and feel like and what keeps them here. Parks, economic development, business

44 districts, and transportation create that identity. As the geographic area of Springville grows west,
maintaining community identity becomes more challenging. Deborah stated there is a real opportunity
46 with the development of 1600 South. Mariah said volunteerism creates more buy-in which is a great
asset and asked how the general plan works with the budget. Josh emphasized that understanding the
48 interplay between developers, city staff, stakeholders, and the feasibility and technical aspects of some
of the recommendations in the general plan is important. Mayor Packard pointed out that this plan will
50 be the recommendation to the City Council so they can arrange a budget that supports the plan. Patrick
suggested keeping the budget in the back of our minds and the city is well run and keeps a balanced
52 budget. Grander plans require either increasing taxes or decreasing other services. Running without a
plan, as is evident in areas of our city, creates a hodgepodge. We need to quilt the areas together and
54 determine what we are willing to pay.

BJ said it is critical to remember the budget. One of our main duties is the community identity
56 that will drive the other decisions. It does not cost money to formulate a vision of how the city should
look. People will come into the city wanting to change how the city looks. Without spending money, the
58 city can control and manage how the city looks. He concluded by stating his takeaway is for this board
to articulate a vision for anyone who wants to spend money to develop as well as what to do with city
60 funds. Josh agreed by saying the general plan is the operating parameters and the code is the DNA.

Scott asked how the community identity has been articulated in the past. Josh answered
62 platitudes like *small-town feel* are hard to define and elements in the general plan should specifically
define that vision to determine what gets us there and if we have been successful getting there.
64

2. Discussion of the scope of the General Plan Update.

66 Director Yost continued by asking how we write new goals without scraping the plan we already
have. Certain elements are required by state law. Determining the scope of this update will accurately
68 predict the financial impact of this update when requesting bids. Listening and meeting with citizens and
stakeholders will define the breadth and depth of this update. He used the metaphor of a lens in his
70 presentation and asked board members to read the slides. He asked what areas of focus the board
would like to see represented. Scott said the plan should be simple. He emphasized safety and health
72 and asked about aesthetics. Cason agreed it should be more concise and because of his real estate
background thinks the city should let people do what they want with their property. The geographic
74 boundaries limit the space Springville can work with and people who were around when it was a smaller
community want to preserve that *small-town feel*. Josh asked about design elements in specific areas of
76 the city. Ann asked about the city's values and if the staff has surveyed the residents. Liz agreed with
Scott and stated town identity and vision are helpful to start planning and identifying what we like about
78 our community. Cason asked what five things we like about our city and said 'I know it when I feel it.' Liz
said we want our kids to live here. Josh concluded that the board wants to convene a discussion around
80 our community identity. Scott said good people have got us where we are at and they worked in good
faith. Patrick said to create an overall plan we must decide who we are and what the city looks like and
82 encapsulate what it feels like to be a small community. Deborah added members should share what
they love about the city. Kelly noted there are various opinions. Long-term Springvillites care about
84 historic downtown, but new move-ins don't have that emotional attachment. He asked where new
businesses will want to locate. The price of homes will drive what can be done. External forces will drive
86 what we want for this city. We need a recipe to control what happens or it will get out of hand.

Mariah noted historic downtown is the heart of Springville, but there is growth in other areas so
88 we need to preserve the historic downtown to keep the town cohesive and suggested investing in the
preservation of the heart of Springville. She asked what brings people to the heart of Springville.

90 BJ agreed we should think about it from a business owner's perspective and this board should
set clear ideas of what we want and don't want for 400 South and 1600 South. He would not mind if we

keep the look and feel of historic downtown throughout the city. The challenge is meeting the progressive view of what we need in the city with our articulated definition of a small town and include it in a plan so future councils have the backing to write code and know what they can say 'yes or no' to. He proposed our plan include a more robust section about our vision as well as prescribed details in our general plan to give future councils and staff teeth to decide what proposals fit the plan. Platitudes don't give enough direction.

Duncan suggested asking citizens to think outside their neighborhood. Coming home to his neighborhood makes him happy to live in Springville. Kelly agreed about avoiding the hustle and bustle of Spanish Fork and maintaining the *small-town feel* with parades and less traffic even if we have fewer eateries. The people who are asking for more restaurants also say no to the traffic. Cason agreed even though money is going to a different community. There is a balance between more money and creating other problems. Josh said it is worthwhile to take time at the outset to check back in with the citizens about what Springville is and what we want it to be. Cason asked about feedback. Josh answered to meet the community where they are and find out what they need to address their needs. It's not a poll on Facebook, its community activities, and neighborhood walks. The board discussed past biannual city surveys. BJ reiterated community buy-in is essential and this board should present a vision. Mariah asked members to come back with 5 things they like about Springville. The next meeting is May 4th at 5:30 p.m. Matt asked the board to read the city survey on the website.

ADJOURNED BY CONSENSUS AT 7:15 A.M.

This document constitutes the official minutes for the Springville City Community Board Meeting held on Wednesday, April 20, 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 Wednesday, April 20, 2022.

DATE APPROVED: _____

Jennifer Grigg
Deputy Recorder