



AGENDA FOR THE
SPRINGVILLE COMMUNITY BOARD
110 South Main Street
Multi-Purpose Room
Wednesday, August 3, 2022, 5:30 PM

CALL TO ORDER

APPROVAL OF THE MINUTES

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

PUBLIC COMMENT

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

DISCUSSION ITEMS

1. Land Use Chapter of the Existing General Plan—Mike and Cason

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.

Springville City Community Board Meeting - July 20, 2022

MINUTES OF THE MEETING OF THE SPRINGVILLE CITY COMMUNITY BOARD HELD ON WEDNESDAY, JULY 20, 2022, AT 6:30 A.M. AT THE CIVIC CENTER, 110 SOUTH MAIN STREET, SPRINGVILLE, UTAH, IN THE MULTI-PURPOSE ROOM.

Board Members and Staff in Attendance: Bryan BJ Smith, Cason Acor, Deborah Hall, Jennifer Grigg, Kelly Norman, Liz Crandall, Mariah Hurst, Matt Packard, Patrick Monney, and Todd Fischio.

Excused: Byran Korth

Call to Order: 6:35 a.m.

APPROVAL OF THE MINUTES

Cason Acor moved to approve the minutes from the July 06, 2022 meeting and Mike Florence seconded the motion. All voted aye.

PUBLIC COMMENT

The board asked for the calendar notifications to be updated. Jennifer asked the board to subscribe to the state public notice website at <https://www.utah.gov/pmn/>.

Mariah asked board members to sign up for chapters in the current general plan online at https://docs.google.com/spreadsheets/d/1rQXtKdbM0-Z_AzjeVDPwbZ5KTudDzrBVPouesh9lz3M/edit#gid=0.

DISCUSSION ITEMS**1. Land Use Chapter of the Existing General Plan—Mike and Cason**

Mike summarized his presentation from the last meeting by stating the land use element of the general plan lays out future land use for the next ten years, detailing things like areas where commercial and residential development is permitted and transit notes. He referred to the maps and goals in the existing general plan. Mariah asked for the locations of those maps and asked about what planning for the future should be. Mayor Packard said as far as a general plan update, this board can wipe the slate clean and start over or work through the city zone by zone and decide what this board wants to see happen differently. He gave an example of subzones within zones. He said this committee can become restrictive in how a building looks and what businesses are allowed where. Most cities are general, but Park City is incredibly prescriptive. Mariah said that would be helpful as the new I-15 interchange is built. Mayor Packard said it is like building a battleship during the battle. Deborah asked about changing zones going forward. Mariah asked about the existing businesses. Mayor Packard answered existing businesses are grandfathered in even after a zone changes.

Cason continued his presentation by reviewing objectives one and two of the *Goals, Objectives, and Strategies* on page 35 of the *Shaping Springville for 2030 General Plan* published in 2011. Bryan asked about the boundaries of the Towne Center District. Mayor Packard answered the boundary is 400 North. Mariah suggested there are things we can plan and put in moving forward so the area of walkable downtown is clear. Cason complimented the city on being active and continued by saying the public is concerned with density and zoning in the downtown area. Build out will be a population of 60,000 and the responsibility of the city is to achieve that in sustainable ways, while managing resources, and traffic when the city's population doubles. Part of the responsibility for the implementation of these strategies lies in this group. BJ said even though this committee can hold them

42 accountable, this board does not have actual authority. He found it interesting that this general plan
includes high density in the Town Center District and suggested this board be very careful about how
44 that is defined. Cason asked Mayor Packard about a recent meeting and downtown density. Cason
emphasized improving walkability downtown.

46 He continued to the next objective on page 38 of the current general plan. He emphasized
neighborhoods segmented by back lot boundary lines with sufficient schools, parks, and amenities.
48 Specifically, he noticed the strategy of locating services within each neighborhood with cohesiveness
for pedestrians and traffic. Another point he discussed was the need for ordinance language requiring a
50 mix of housing styles and lot width. Mariah added development should include charging cars. Kelly
asked about Google Fiber becoming standard in all new neighborhoods. BJ tangentially asked about
52 the City providing a resource like charging electric vehicles (EVs) and suggested a business should
offer that service. Cason agreed and added charging stations at gathering places would be a good idea.
54 Mariah said the point is the plan should account for unknown services in the future. BJ asked if the City
looks at incentivizing EVs and Solar. The board discussed net metering. BJ asked for guidelines to add
56 an EV charger to his home. Mayor Packard explained a solar contract the City just signed. Cason asked
what role the City plays in providing alternative energy and Mariah added any future technology.

58 BJ asked about churches. Mike answered churches are a permitted use in a residential zone
and the Community Development Department contacts the churches and the school district when
60 planning new developments. Kelly explained his involvement in building churches in Springville. Mike
added there is coordination with development and property for church buildings. BJ asked about the
62 sale of church property. Cason said the churches consider future use and their own possible
development when considering traditional real estate transactions. Patrick noted the City works with
64 churches often because of property along 400 South. Mayor Packard added most of the land on 400
South is church land and explained a mixed-use development in Arizona. Patrick mentioned City Creek
66 in Salt Lake City.

Cason moved on to objective three concerning multi-family units and policy-related issues.
68 Mayor Packard emphasized this is the heart of the discussion for this board and said density is high
when it is more than a single-family residence. Accepting higher density can include prescribing how it
70 looks with setbacks and specific architecture. Cason complimented the mixed-use component which
provides opportunities for business, offices as well as housing while maintaining the feel of old
72 downtown and dealing properly with traffic and parking. Mike added that mixed-use can add the benefit
of sales tax. Patrick asked how mixed-use/high-density developments often become traditionally lower-
74 income housing types of neighborhoods, realizing Springville cannot support a high-priced market.
Deborah Hall suggested selling individual units versus one owner renting through a management
76 company; the city can zone it for the developer to sell each as individual units. Todd suggested being
thoughtful because the trend is corporations buying all the single homes. There is an economic engine
78 driving this. Property value and rents have a huge impact. BJ asked how density impacts current
infrastructure and suggested infrastructure comes first and allowing that to dictate what we allow
80 instead of trying to retrofit infrastructure. Mike said a small area plan and strict design standards weeds
out some developers and brings in better developers. He emphasized the positive impacts higher
82 density can have on a community when planned appropriately. Mayor Packard added the work of this
board is huge because this plan drives the infrastructure and the developers pay the impact fees to
84 build what they want. Patrick said impact fees increase the cost of the project which increases the
prices for homeowners. Mayor Packard said to let the market settle this. No one can afford to get in, but
86 everyone one gets in eventually. The City needs to calculate impact fees before the burden of
increasing taxes or bonding to build a new sewer plant. Cason asked about preempting impact studies.
88 Mayor Packard answered the process is ongoing and is posted every year. The state legislature
requires a municipality to prove the number until there is a new study. Mike said when a city updates an

90 impact fee; a home builders association lobbies cities and threatens lawsuits even though they are not
91 justified because cities cannot ignore their actual costs for infrastructure. BJ asked about state
92 regulation on density. Mike answered the state mandates every city to have an affordable housing plan
93 with high density around a transit station. Affordable housing is based on income 80% of an area's
94 median income. Mayor Packard added the state is interjecting itself more and more and becoming very
prescriptive and involved in city zoning.

96 Cason concluded his presentation by returning to the type of people who live in apartment
97 buildings while at the same time creating affordable housing. He explained the way to dictate who lives
98 in housing is pricing. The City plays some role in pricing by prescribing how a development looks and
the amount of the impact fees. If it is more expensive for the developer, the rent is higher which
100 dictates who lives in that development. Specifically for the Allen's Block, in his professional opinion,
those units will cost between \$1750 and \$2000. Part of the problem is reframing the idea of the type of
102 people who live in apartment buildings; young professionals with families and kids who are priced out of
the market. It can be a townhome complex, not necessarily a traditional apartment building even
104 individually owned.

Regarding affordability, he explained it is the law of supply and demand; meaning bring demand
106 and prices down, with more supply. The solution will be unique to this area and this board is in a
position to dictate what that looks like. Mariah started to conclude the meeting. Mike asked about the
108 consultant. Cason suggested the board read the presentation that Mike emailed to them. Mayor
Packard teased by suggesting the developer gets zero profit for affordable housing. Todd said the
110 developer takes off once the project is done and they do not care about people, cities, or infrastructure.
He concluded by stating supply and demand will take care of the affordable housing and we are in a
112 feeding frenzy right now.

114 ADJOURNMENT BY CONSENSUS

116 *This document constitutes the official minutes for the Springville City Community Board Meeting held on Wednesday,*
118 *July 20, 2022.*

120 *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, July 20, 2022.

122 DATE APPROVED: _____

124 _____
Jennifer Grigg
Deputy Recorder