



AGENDA FOR THE
SPRINGVILLE COMMUNITY BOARD
110 South Main Street
Multi-Purpose Room
Wednesday, September 7, 2022, 5:30 PM

CALL TO ORDER

APPROVAL OF THE MINUTES

Motion to approve minutes from the August 17, 2022 meeting.

PUBLIC COMMENT

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

DISCUSSION ITEMS

1. 1600 South Discussion continued - Josh Yost Community Development Director

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 - August 17, 2022

MINUTES OF THE MEETING OF THE SPRINGVILLE CITY COMMUNITY BOARD HELD ON WEDNESDAY, August 17, 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, Byran Korth, Cason Acor, Dave Cook, Deborah Hall, Jennifer Grigg, Josh Yost, Kelly Norman, Liz Crandall, Mariah Hurst, Matt Packard, and Todd Fischio.

Excused: Patrick Monney, Scott Duncan

Mariah called the meeting to order at 6:34 a.m.

APPROVAL OF THE MINUTES

Motion to approve minutes from the meeting on August 03, 2022.

Deborah moved to approve the minutes and Cason seconded the motion. All voted aye.

PUBLIC COMMENT

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

There was none.

DISCUSSION ITEMS**1. 1600 South Discussion- Josh Yost Community Development Director**

Josh explained that over a year ago Springville City contracted a team of experts to craft a plan for the project area around the future 1600 South interchange, which extends from 900 South to I-15 on 1600 South including a ¼ mile of property on either side of 1600 South including a recent annexation. He explained the types of plans including a regulatory plan and a scenario plan allow multiple possibilities. This plan is a hybrid. Dave asked about a regulatory area based on who is attracted to the area. Director Yost explained we don't operate in a vacuum and staff evaluates square footage and different unit types. Dave continued by clarifying it is a zoning environment. Josh showed a proposed land use map and explained land use types. Todd clarified the scale and density in the area. Mayor Packard noted there is land south and north where the City is incorporating the same thought process. Dave asked about the Baxter substation moving. Mayor Packard said the road will not be straight because of the utilities. Deb clarified there is an overpass over the Sharp rail line that connects to the Tintic line south of 1600 South.

He continued by explaining that 1200 West will connect from the business park (1400 North) to 1600 South. The Tintic line will line up with Sharp and connect to Provo. Mayor Packard said there are ongoing changes to the proposal including mixed-use at certain intersections at proposed intersections. He talked to the mayor of Spanish Fork. Drivers will notice a difference driving from a huge shopping center to clusters of retail with walkability. Kelly asked about grocery stores controlling walkability. Mayor Packard said with zoning, a city can show a business the paths. Director Yost said the land use plan shows opportunities for the market to respond to the land. Dave said no grocery store wants to be away from the highway. Josh showed retail nodes at historic SLC street car crossings that developed organically over the last century into neighborhood centers where concentrations of development have grocery stores. BJ noted the high traffic in those areas. Dave said big box stores need congestion.



Josh said Canyon Creek is basically built out and brand families are exploring this area to locate near residential which would provide convenience to citizens and sales tax revenue to the City. In 30 years Canyon Creek might be replaced because that type of development has a limited lifespan.

BJ asked about density. Josh moved on to explain units per acre. Cason asked if 1600 South will be as wide as 400 South. Josh said 1600 South will be a five-lane arterial, staff is hoping for a better design because 400 South is too wide, especially at 700 West. Cason asked about widening SR 51. Josh said it is not our responsibility but part of our plan. BJ asked about connecting to Mapleton. Josh said the current plan shows the same intersection at SR 51. Mayor Packard asked about the increase in traffic at that intersection. Josh showed the long-term plan connecting to Highway 89. Mayor Packard suggested access to Mapleton has not been thought out very well. Todd compared it to another UDOT project in Provo. Dave said in the past Springville and Mapleton were considered the same community. Mayor Packard said a split happened more than 25 years ago when Mapleton aligned with Spanish Fork for wastewater service and Mapleton pays more because their taxes do not support Springville services. Byron asked if Mapleton anticipates retail development.

Mayor Packard said they travel west to the shopping centers, 400 South, and I-15. Josh said regional-scale retail development in Canyon Creek will benefit from the new interchange, but traffic to Mapleton will not change until 1600 South connects to Highway 89. BJ asked about the timeline. Josh said the project will start in the spring. Mariah questioned development before road completion. Cason recommended a Winco and asked about the Pull 'N' Save business and the Nebo bus barn. Mariah asked about north-south corridors through the 1600 South area. Byron asked about the interchange timeline. Josh answered that UDOT starts in the spring of 2023 and should be done by spring 2025. Dave Cook asked if Josh sees this interchange as a big benefit to the City. Josh answered yes, the development will create revenue and create a high-quality place to live and extend and improve the character of the West Fields. As Springville grows in density and bumps up against Spanish Fork, this 1600 South plan allows this city to define this area and own our density. Todd asked if this design hopes to push traffic down from Springville. Josh answered the connections will add substantial trips and access. Byron clarified that 1200 West is a main artery, not 950 West.

ADJOURNMENT BY CONSENSUS AT 7:30 A.M.

This document constitutes the official minutes for the Springville City Community Board Meeting held on Wednesday, August 17, 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, August 17, 2022.

DATE APPROVED: _____

Jennifer Grigg
Deputy Recorder

