



MINUTES

Springville City Council and Legislative Breakfast Meeting - OCTOBER 11, 2022

MINUTES OF THE MEETING OF THE SPRINGVILLE CITY COUNCIL AND LOCAL LEGISLATORS HELD ON TUESDAY, OCTOBER 11, 2022 AT 7:30 A.M. AT THE CIVIC CENTER, MULTI-PURPOSE ROOM, 110 SOUTH MAIN STREET, SPRINGVILLE, UTAH.

Presiding and Conducting: Mayor Matt Packard
Legislative Guests: Representatives David Hinkens, District 27; Stephen Whyte, District 65; Norman Thurston, District 64

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

City Staff in Attendance: City Administrator Troy Fitzgerald, City Recorder Kim Crane, Administrative Assistant Nicole Nielsen.

CALL TO ORDER - Mayor Packard welcomed everyone and called the Work/Study meeting to order at 7:37 p.m.

BUSINESS DISCUSSION

Mayor Packard thanked everyone for attending and asked for introductions. He continued with thoughts on affordable housing and market conditions. He said Cities have a difficult time with affordable housing for their citizens. Representative Thurston expressed it was supply and demand, previous state administrations needed to stop saying they were importing jobs when it's actually people. Things are overpriced now and we need to allow building for what is in demand within reason. He commented there were some great areas of new development in Springville.

Representative Whyte reported he was co-chair of the Commission for Housing Affordability and has spent time with state shareholders learning about the different issues. Currently, the state is facing a shortage of housing. The average household cost of a home is \$500,000; 71% of all Utahans cannot afford the average cost of a home. The townhomes, apartments, and smaller lots are the missing piece. Ideas are starting to bubble up, with one proposal submitted from the Home Builders Association requesting cities to do x, y, and z, and if they are do not funding will not be available for TIP, and B, and C Road funds. He is not sure how it will pan out this year with the legislature. Mayor Packard expressed why would this be the city's problem, these are supply and demand numbers, he believes the market is responding, so why not have builders have a stake at the table?

Representative Thurston expressed home ownership was critical and there is a need to have a transitional stage for young families.

Councilmember Snelson asked why Springville needs to be wrapped in with bad players in other cities, what does affordable housing actually mean. Councilmember Sorensen said Springville has been doing what is needed and other cities need to catch up, Springville should not be penalized. Representative Thurston explained it was based on income. Administrator Fitzgerald referred to the Gardner Institute study.

Councilmember Miller left the meeting at 8:10 a.m.

Mayor Packard said he would like to see the state help with some programs. Councilmember Crandall said she would like to be able to solve it within the city and without the state. Administrator Fitzgerald conveyed cities have been working on solving issues within, now it seems there are bigger outside influences.

Representative Thurston commended Springville City for doing a good job, for what is being required Springville City already meeting them.

Mayor Packard commented the city has a good feel for the community, and what they want. To have the state come in and cities lose their identity they are left with the result.

Representative Hicken reported he also represented Moab City and they are dealing with short-term rentals taking up their housing. A discussion of building inspector shortages was had and a request to have the state be able to provide more incentives to cities to help with financing more training.

Mayor Packard commented Springville was in good shape water-wise; the city has been very careful over time with water. How will other communities that are short on water affect Springville? Representative Thurston stated Utah County has been doing a good job with conservation. The question will be the Great Salt Lake.

Administrator Fitzgerald said the upcoming 1600 south project was forthcoming and emphasized the state funding was more than the city's annual budget. Mayor Packard stated the city may need help with UDOT and a railroad crossing and working through the process. The road is currently a city road, with federal dollars to build the interchange, the city will not be able to maintain the road and it should become a state road. He expressed Phase 2 needs to happen with the road going to Highway 89 to Mapleton. Councilmember Sorensen said it would be critical to take traffic off of 400 south. Mayor Packard said we need to be sensitive to the process, but it needs to happen. Representative Whyte explained discussions were ongoing regarding Phase 2, the problem is the time frame is very long range. He encouraged the council and mayor to send him their thoughts and recommendations.

Mayor Packard thanked everyone for spending the time for discussion. Representative Thurston said he would like to see more communication and an opportunity to interact with the community. Representative Hicken was willing to help where he can, as he represents over nine different counties. Representative Whyte would like to meet again and was happy to be able to help.

ADJOURNMENT

Meeting adjourned at 9:10 a.m.

This document constitutes the official minutes for the Springville City Council and Legislative Breakfast Meeting held on Tuesday, October 11, 2022.

I, Kim Crane, do hereby certify that I am the duly appointed, qualified, and acting City Recorder for Springville City, of Utah County, State of Utah. I do hereby certify that the foregoing minutes represent a true, accurate, and complete record of this meeting held on Tuesday, October 11, 2022.

DATE APPROVED: November 01, 2022



*Kim Crane
City Recorder*

