



AGENDA FOR THE
SPRINGVILLE COMMUNITY BOARD
110 South Main Street
Multi-Purpose Room
Wednesday, December 07, 2022, 5:30 P.M.

CALL TO ORDER

APPROVAL OF THE MINUTES

Motion to approve minutes from the August 08, 2022 and November 16, 2022 meeting.

PUBLIC COMMENT

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

DISCUSSION ITEMS

1. Community Facilities and Services Chapter Seven of the existing General Plan—Mariah Hurst

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 December 07, 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.



Letter of Recommendation to City Council
Springville Board Name:
Community Board

Applicant:	Request:	Date of Meeting: November 16, 2022
Josh Yost Community Development Director	Approve the meeting schedule of the Springville City Community Board for the year 2023.	

Motion by:	Second by:
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RECOMMENDATION	☐	APPROVE	☐	DISAPPROVE	☐	OTHER:
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CONDITIONS OF APPROVAL:

Springville City Community Board 2023 Meeting Schedule:

January: 4 & 18
February: 1 & 15
March: 1 & 15
April: 5 & 19
May: 3 & 17
June: 7 & 21
July: 19 6:30 A.M.
August: 2 & 16
September: 6 & 20
October: 4 & 18
November: 1 & 15
December: 6 5:30 P.M.

Time: 5:30 P.M. FIRST WEDNESDAY & 6:30 A.M. THIRD WEDNESDAY
Day: FIRST AND THIRD WEDNESDAY OF EACH MONTH
Place: 110 South Main St. Multi-Purpose Room
How Often: Bimonthly except as noted

Voting Record:

Member Name	APPROVE	DENY	ABSTAIN
Cason Acor			
Todd Fischio			
Deborah Hall			
Mike Florence			
Scott Duncan			
Mariah Hurst			
Bryan Smith			
Kelly Norman			
Byran Korth			
David Cook			

Chair/Director Mariah Hurst	Date 11/16/2022
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Springville City Community Board Meeting - November 16, 2022

MINUTES OF THE MEETING OF THE SPRINGVILLE CITY COMMUNITY BOARD HELD ON WEDNESDAY, NOVEMBER 16, 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: Byran Korth, Cason Acor, Dave Cook, Deborah Hall, Jennifer Grigg, Josh Yost, Patrick Monney, Mayor Matt Packard, Mike Florence, and Thomas Jones.
Excused: Alex Dahl, Bryan BJ Smith, Kelly Norman, Liz Crandall, Mariah Hurst, Scott Duncan, and Todd Fischio.

Cason Acor called the meeting to order at 6:33 a.m.

APPROVAL OF THE MINUTES

Dave moved to approve minutes from the October 19, 2022, and November 02, 2022 meetings. Mike seconded and all present 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. Parks, Trails, & Recreation—Chapter Six of the existing General Plan—Byron Korth

Byron started the discussion of current master plans including the Springville City Parks, Recreation, Trails, and Open Space Master Plan of March 2022 and the not yet adopted Active Transportation Plan also of this year. Mayor Packard said this board can change the parks and rec plan if they choose and the active transportation plan is wide open for comment because it is not yet approved. Otherwise, the parks and rec plan can be cut and pasted into the future general plan, and City Council will discuss the active transportation plan in the next few weeks. Byron clarified who created the parks and rec plan and asked about the intent. Deborah said she served on the board that worked on the parks and rec plan and the consultant conducted surveys of residents. That committee used that input from the community to create the current parks and rec plan.

Mayor Packard stated that philosophically politicians are nervous about saying *this is what the city should do* because they are not experts, so they hire a consultant. As an example, the Active Transportation Plan proposed by a consultant will cost \$44 million over time. Elected officials take the information and make it practical while still running the city, using the metaphor, of making a battleship during the battle. This board's job is to get involved and come up with something workable.

Dave said master plans are usually impractical. Cason agreed and asked what fat to trim. Mayor Packard answered our City Council will work on this Active Transportation Plan from a budget standpoint in the next two weeks and the \$44 million is over an extended period. He said the input of this board is important and may steer the Council in a different direction. With so many committees it can be a messy process. Dave said he needs to study it and asked if they have identified properties. Mayor Packard said that just because the rec and park plan is approved does not mean this board cannot find what is wrong with it. Byron stated he found these two plans when he reached out to Josh and realized other committees

40 are working on similar things. Mayor Packard said this board can decide to get involved in these plans
or let the PAR Board settle on this parks and rec plan. Byron asked if the general plan covers existing
42 master plans. Josh answered we can capture some of its high-level policies and move on. Cason agreed
and stated the general plan should reference the master plan documents to incorporate the high-level
44 points in the future general plan. He said as a professional who researches municipal documents in other
communities it is frustrating trying to find concise information and suggested having a central deposit of
46 information that references other documents.

Dave said if we are the board that looks over the whole thing, we need to study the master plans
48 whether we agree or disagree. Some projects will require bonding and he wondered if the citizens would
be willing to pay for what they want. He said great plans come with a penny that comes out of a resident's
50 power bill like the library bond. He continued by asking if the west side has enough citizens for another
park. He pivoted and said this committee focusing on affordable housing would contribute more to the
52 City. He added experts create a 10,000-foot level plan and take their consulting fees.

Byron returned to his original question dealing with parks, trails, and recreation and wondered
54 how to grasp the general purpose of this committee. He said these consultants went out into the
community and gathered plenty of data from the community. Mayor Packard stated this board has the
56 authority to look at all master plans, adopted and pending. Byron said the board needs to be aware of
plans still in process. Mayor Packard listed the Downtown Main Street Plan and the 1600 South Area
58 Plan. Josh added there are more technical master plans like stormwater, streets, and sewer plant that
are ongoing. Mayor Packard stated that this is the process that will update the general plan.

Byron said this chapter looks at parks, open spaces, events, trails, arts, and recreation, all of
60 which existed before the 2010 General Plan. He asked for general reactions from the board. He noted
62 that trails overlap with transportation and active transportation. Dave asked how affordable housing will
affect the master plan or the parks and recreation plan. He said a well-thought-out plan requires roads
64 and determines who pays. This board will not affect that plan unless we decide where things are supposed
to be and who pays for them. Mike said this plan set a level of service (LOS) that explains the price based
66 on what residents said they want. When a plan says it will cost \$40 million, the revenue comes from new
developments over time. He said Lindon has a \$4500 parks impact fee for a residential unit. Dave said
68 impact fees make affordable housing overpriced.

Deborah said she is glad we are looking at it because arts and parks are part of the *hometown*
70 *feel* and the cultural identity of Springville so it does matter. She suggested a Packard Performing Arts
Center and said we need a visionary perspective of the things we want in Springville and complimented
72 leadership and citizens on coming together on the future bike park. Springville needs these legacy pieces
and she expressed gratitude to the citizens who had the vision of the museum and these efforts affect
74 our community now and in the future. Patrick said staff met to discuss plans supporting the existing
general plan and directors were scolded because operational plans not following the existing general plan
76 which is the guiding plan and is what the look and feel of the city should be and directors should look to
the general plan before they create operating plans. He asked how these plans support the overall vision
78 of the community. This plan is a high-level plan and directors need to support this plan and follow its
direction when they get in the weeds.

Mayor Packard said these questions are spot on and planning is not always clear. The state
80 legislature is proposing that a city is held accountable for its general plan. That is how powerful the
general plan is; telling directors what to do. General plans can be amended due to new data from a new
82 study. The PAR committee is looking at parks, art, and recreation but this board is over 20 things and can
take or reject suggestions from the PAR committee because their proposed plans need to work into the
84 general plan. At the end of the day, that is the power of this general plan. Byron said that vision is
becoming clear and the struggle is to create this general plan as the city is ongoing. The current decisions
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need to be informed by the existing general plan while this process will influence our new general plan. Patrick said he is thankful we have a 2010 plan and we are not starting from scratch and all plans are fluid when other issues come up. Michael said cities forget to update a general plan and it can be updated every year. Patrick said this board can correct staff when they go off the plan and is setting the course of the community.

Byron said being aware of the cogs of the city benefits this board in creating a new general plan and started wrapping up by stating he is concerned with the Dry Creek Trail in his area. He questioned its timing and funding and said these trails make no sense and he questioned the lack of city maintenance. Local citizens complain that the trails in this area are not maintained. He suggested that trails should connect throughout our community so families can bike between parks. The existing general plan requires development to incorporate interconnectivity throughout the city/parks. Mayor Packard said you hit the nail on the head and that lays the framework for how the city operates. Then the board will move on to roads and the board tells the staff this is how we want our roads to look.

Deborah said connecting parks sounds amazing and asked about the investment. Patrick said great ideas still need to work within our budget. Dave added we also need to work with private property. Patrick said this committee has invested months to learn about general plans. Byron said he is learning to consider cost but this board does not get specific with the funding. Mayor Packard said the board must think through the funding process. Patrick said nothing kills creativity more than a plan that is not attainable and cited an example of a new park that includes costly playground equipment and maintenance. Byron said the general plan must include the creation as well as the maintenance of any additional services. Patrick reiterated this board must be mindful, realistic, and considerate of revenue streams before mandating a project in the general plan.

Dave suggested this board consider a realistic level of service referring to his experience managing Boy Scout properties. Patrick referenced Disney's level of service and the increased cost of tickets. Dave said he is a CPA and believes in saving not spending. Springville City offers many nice services and even private property owners' lack of maintenance affects some city amenities. Patrick concluded that this board made a good connection today; making the purpose of the committee and the general plan clear. All the other master plans need to find their direction from this new general plan.

Byron said in closing, from a general plan standpoint this board should listen to the recommendations of the previous general plan and continue developing parks and trails that connect using bike-friendly existing streets to prioritize interconnectivity that adds to the *small-town feel*. Families want a trail connecting to Spanish Fork Parks, not just trails to bus routes. Part of the funding is for materials, and volunteerism could be utilized for labor. The former general plan includes goals and policies and this board needs to take a look at it and decide if we agree and want to incorporate those goals into the new general plan.

Mayor Packard said thank you for bringing up those questions. He said the City Council has only so much time and they do not have the time to dig into all the material. That is the power and purpose of this board. Don't hesitate to be critical and come up with different ideas.

2. Vote on the proposed schedule for 2023—Postponed for correction.

Byron found the next agenda item on the google doc which is *Chapter Seven: Community Facilities and Services* presented by Mariah.

ADJOURNMENT BY CONSENSUS 7:30 a.m.

132 *This document constitutes the official minutes for the Springville City Community Board Meeting*
133 *held on Wednesday, November 16, 2022.*

134 *I, Jennifer Grigg, do hereby certify that I am the duly appointed, qualified, and acting Deputy*
135 *Recorder for Springville City, of Utah County, State of Utah. I do hereby certify that the foregoing minutes*
136 *represent a true and accurate, and complete record of this meeting held on Wednesday, November 16,*
137 *2022.*

138 DATE APPROVED: _____

140 Jennifer Grigg
 Deputy Recorder



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 and a recent annexation. He explained two types of plans; a regulatory plan and a scenario plan. This plan is a hybrid of the two. 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 using 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.

Josh 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 near the Spanish Fork boundary and connect to Provo. Mayor Packard said there are ongoing changes to the proposal including mixed-use 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 away from the freeway. BJ noted the high traffic in those areas on the east side of Salt Lake City. Dave said big box stores need congestion. Josh said Canyon Creek is built

out and brand families are exploring this 1600 South area to locate near residential which would provide convenience to citizens and sales tax revenue to Springville. 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 for Springville services because their taxes do not support Springville. Byron wondered if Mapleton anticipates retail development.

Mayor Packard said they travel west to the shopping centers, using 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 this 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 the spring of 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 the 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

