



AGENDA FOR THE
SPRINGVILLE COMMUNITY BOARD
110 South Main Street
Multi-Purpose Room
Wednesday, March 15, 2023, 6:30 AM

CALL TO ORDER

APPROVAL OF THE MINUTES

Motion to approve minutes from the March 01, 2022 meeting.

PUBLIC COMMENT

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

DISCUSSION ITEMS

1. Discuss the public participation process and associated readings as described in Josh's next steps email.
2. Identify people and groups representing all segments of the community to engage in the comprehensive planning process.
3. Define means of engagement that will most effectively involve those people and groups.
4. Discuss changing the meetings to once a month and more than an hour at a time.

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 15, 2023. 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, MARCH 01, 2023, AT 5:30 P.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, Carla Wiese, Cason Acor, Chelsea Rosander, Jennifer Grigg, Josh Yost, Liz Crandall, Deborah Hall, Mariah Hurst, Kelly Norman, Patrick Monney, Scott Duncan and Todd Fischio.

Excused: Alex Dahl, Dave Cook, Mayor Matt Packard, Mike Florence, Thomas Jones

Call to Order 5:31 p.m.

APPROVAL OF THE MINUTES

BJ moved to approve the minutes from February 15, 2023, and Todd 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

Josh started the discussion by asking for reactions to the reading assignment. Chelsey answered the textbook is providing a good guide to follow. Deborah said it needs to be done. Mariah said we are on the right track. Scott asked about the timeline. Carla said there is no statutory deadline for replacing a general plan. Mariah answered the examples in the textbook made her realize the current Springville general plan is robust. Carla listed the state code requirements including a community vision statement. Mariah wants to prioritize community feedback and representation from the different sides of the city. Chelsea added there is a disconnect between the city and the people even with communication through the Facebook page and the website. She suggested a new webpage. Josh said there is a bullet point in the current general plan to improve communication and he is brainstorming additional methods to communicate with the community.

Josh listed some challenges to this process. His first observations from the textbook include the systems approach and the comprehensive list of standards on page 8 of the textbook. He asked if there are words to avoid in this community like *equity*, *resiliency*, and *sustainable*. Liz suggested avoiding those words because those words popped out to her as *woke*. BJ said everyone sees those words through a different lens. Deborah asked about replacement words. Mariah suggested refining those words with a description of the definitions this board is using. Josh read from table 1.1 on page 8. BJ said the wording in the table appears heavy-handed. Josh said an example of a way the government could ensure *equity* is to end exclusionary zoning (sizing standards and housing types) which applies to equitable transportation as well. A city cannot control the free market.

Josh continued by stating this textbook gives a good framework for creating our new plan. BJ asked if this is the only rubric cities use. Josh answered if a city is progressive and up-to-date. Mariah asked what is an alternative rubric. Josh answered past rubrics are using the rational planning model but this textbook describes state-of-the-art planning. Liz asked how this textbook is different from the current general plan and if our lack of implementation is the only difference.

40 Josh answered that this textbook established standards, principles, policies, and attributes not a
specific outcome to reach a livable environment. BJ asked if the current plan follows this rubric. Josh
42 answers yes but mainly in the narrative, adding it is 12 years old. BJ said the new plan will not shift
drastically away from the existing plan. Josh said that this board needs to revalidate and vet some of the
44 ideas in the existing general plan because recent policy direction from the current council conflicts with
the existing plan. There is strength in going through this process with robust public engagement because
46 when we go before the City Council, we can say this is the best thinking of our community coupled with
expert input and broad-based, representing a large segment of the community. The demographics of
48 Springville have changed in ten years, especially in the west fields. A drastic change to the existing
general plan is unnecessary. Chelsea agreed stating this board will just clarify each chapter and add the
50 details that are missing.

Scott said the document must be reasonable or the courts will weigh in. Josh referred to Justice
52 George Sutherland who established the legality of zoning in the United States and is from Springville.
Carla added general plans are not specific and that zoning code is not their purpose. If a petition to change
54 our code comes to the City Council, they can refer to the guidelines in our general plan. Courts back the
decisions of municipalities when there is a general plan. Scott added the plan should state we want to be
56 a small community. Josh added that zoning law builds on a century of understanding comprehensive
planning. Mariah said this is evidence-based practice and suggested the board should follow the rubric
58 in this text. Josh said he will take the guidance. Carla said the board will have opinions as we review each
section. The book guides a board through the decision-making process. It does not project an outcome.
60 BJ concurred. Josh said the book is not a mandate. Carla agreed and stated she looks forward to a robust
discussion around these principles.

62 Josh said the next step is deciding on how to set the stage. Staff has time to facilitate and project
manage the general plan update, but no time to write it in-house because of the amount of proposed
64 development currently in Springville. Chelsea said this board can simplify each chapter so it is easier to
navigate. Josh said the final stage will be improving the structure of the document. Cason clarified this
66 board is doing the conceptual stuff and asked for the details of the workload for the staff. Josh said there
is a budget to outsource this. Mariah asked if the consultant implements community engagement. Josh
68 answered determining the scope for the consultant is part of this stage. There are firms that specialize in
gathering, assembling, updating, and quantitatively analyzing technical data (housing mix, transportation,
70 acreage of residential and commercial, level of service, etc.), as well as the public engagement process
which takes expertise and is time-consuming. The actual typing of the words is straightforward. The
72 current task is deciding how to determine what consultant we want to engage.

Cason clarified that Josh is concerned with which type of consultant to hire and asked if there is
74 a frame of reference to look to. Josh answered that depends on the outcome questions. The most well-
regarded and awarded general plans had an in-house large staff and outsourced public engagement.
76 Some consultants only contributed data, some technical work, and others only public engagement. Josh
said that Administrator Fitzgerald suggested Springville staff should push the consultant harder and
78 demand more out of the consultant team to achieve better results instead of hiring a consultant to tell us
what to do. The plan is to hire a consultant to gather a staff with the resources it takes to do it, and then
80 the outcome will reflect our understanding of Springville from the public engagement. He asked how to
procure that, either a request for proposals or an initial step of a request for qualifications. He also asked
82 if the scope should include a code overhaul so the code does what the general plan tells us to do. This
consultant needs to understand the on-the-ground regulatory aspects of a general plan. The deliverable
84 of this process will be a general plan with an immediately implementable updated zoning code.

Liz asked if a consultant or staff writes the code and how well did, we do with following the general
86 plan for the past 10 years with all that time and effort. She continued by stating that in the past when we

bring in consultants, they guide us and come up with an agenda that may not be ours. She stated she is not all in on the request for proposal because she does not want the city to be snowballed. Josh said he is interested in finding the best process and the hardest part is communicating through this request for proposal what we want. A scope is a contract and he does not want to spend money on useless criteria without thoroughly communicating with the consultant. A well-crafted general plan requires a ton of public engagement. The RFP process can be detailed enough to eliminate unqualified consultants.

Chelsea said this board is capable of creating a general plan and adding another person in the mix would complicate this process and we just need to start. Liz asked if there are questions that we cannot answer. Josh said that is not the highest use of this board's time and it is a bigger process. Deborah said the request for proposal makes the most sense combined with a request for qualifications. Josh said the board needs to craft the scope to state what we want before we send out either request. Deborah said to include the code in the scope because that adds value to this plan. Mariah said she has been on committees where the consultant's suggestions are not feasible which is what she thinks Chelsea wants to avoid. Carla described the Reframing Downtown master plan and meets with the consultant weekly. Josh said he wants tons of public engagement. Liz stated her concern is as soon as we get a general plan it will change and our plan should include an implementation process and a code-writing process so that in 10 years, we will be able to see that we built what we wanted. We want to understand what is in our general plan so it can be implemented and evaluated for success in 10 years. Chelsea said we need to determine the responsible party and the resources. Carla said the state recommends updating the general plan every 5 years. Patrick said things evolve and the board will keep track of implementation. Byran said this process has been educational. Todd suggested the board start the process. Josh asked what is the most impactful task for this board while we wait for the request for qualifications. Cason asked if there is a more effective way to run our meetings. I suggested an email poll.

ADJOURNMENT BY CONSENSUS 6:50 p.m.

This document constitutes the official minutes for the Springville City Community Board Meeting held on Wednesday, March 01, 2023.

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, March 01, 2023.

DATE APPROVED: _____

Jennifer Grigg
Deputy Recorder