



GENERAL PLAN UPDATE AD HOC COMMITTEE

OCTOBER 29, 2014 – 7:00 PM

MULTI-PURPOSE ROOM

Committee members in attendance: Norman Kelly; Walter Barrus; Lisa Willey; Jackie Gutierrez; Jacob Mortensen; Matt Stewart; Keith Austin; Garold Jensen; Frank Young; Rick Child; Christine Tolman; Michael Clay; Linda Mount; Ben Henderson; Von Alleman; Brian Johnson; Calvin Crandall; Marilee Allred; John Garfield; Ben Jolley; Mary Carlson; and Sherwin Harris

Committee members excused: Shannon Acor and Jason Miller

Staff in attendance: Director Fred Aegerter; Planner Laura Thompson and Secretary Darlene Gray

Director Aegerter called the meeting to order at 7:00 PM. He presented a brief summary of the process involved with the adoption of the 2010 General Plan. He informed the committee members that an Ad Hoc Committee had several meetings, Open Houses and then a committee edited the entire General Plan document that was presented to the Planning Commission and City Council.

Director Aegerter reported that events that have changed in the City since the plan was adopted were: the Library, the Chicken Ordinance; discussions on accessory apartments; etc. He identified and discussed the primary areas of growth.

Director Aegerter informed the members that the committee would be meeting every other week. He indicated that they would meet on Wednesday, November 5th, then November 19th and then on December 3rd. He asked each member to introduce themselves.

Kelly Norman: moved here in 1993 and lives behind Westside Elementary School. He stated that he enjoys living in Springville.

Walter Barrus: Lived in Springville 42 years and has been the President of the Chamber of Commerce. He has been involved in several committees, as well as the first youth diversionary program.

Lisa Willey: moved to Springville in 1993; a graduate of BYU and has worked at the Y for 17 years. She has served on the Parks and Recreation Board for many years.

Jackie Gutierrez: from Mexico City, she lives by Art City Elementary School. Currently, she is a senior at Springville High School.

Jacob Mortensen: has lived here his entire life and this is his second year on the City's Youth Council.

Matt Stewart: born and raised here; currently lives near the mouth of Hobble Creek Canyon. He works at Flow Serve and was a previous member of the General Plan Committee.

Keith Austin: Has lived here his entire life. He currently lives by Reams. He has been a general contractor about 20 years and loves Springville.

Garold Jensen: moved to Springville in the mid-60s. He was a member of the General Plan Committee and has enjoyed his time here.

Frank Young: moved here from Florida and has lived in many different places. He stated that Springville was a great place to be. He is currently a member of Planning Commission committee and has enjoyed his time on that committee.

Rick Child: has lived here all his life.

Christine Tolman: employed at BYU. She has served as the chair of the Planning Commission and was on the commission for 10 years. Ms. Tolman was on the previous General Plan committee and indicated it was a great experience. She commented that Springville was a great community and without proper planning, things don't happen; a plan is always needed.

Michael Clay: Five generation Springville resident. He is a Professor at BYU and Head of Urban Planning. He currently serves on the Planning Commission with committee member Young.

Linda Mount: moved here in 2009 from Provo; purchased a large garden with a house attached. She is an attorney with Lexus Nexus and loves living here. She stated that if people don't get involved in planning, someone else will plan it for you. She has served on a previous Ad Hoc Committee and was happy to be back on this committee.

Ben Henderson: has been a resident of a few years. He was a member of the Historic Center Community Ad Hoc Committee and has enjoyed the process.

Von Alleman: has lived for quite a while; his family is from Springville. He stated that he was very interested in the town and what happens here.

Brian Johnson: moved here 14 years ago and is raising his three daughters here. He is the retail manager for Sunroc and the current President of the Chamber of Commerce.

Calvin Crandall: a life-time resident; family settled in Springville in 1850. He currently lives on South Main Street and is a rancher/farmer by trade. Mr. Crandall indicated that he was on the original Ad Hoc Committee.

MariLee Allred: moved to Springville 15 years ago and lives in the Hunters Valley area. She stated that they came to Springville because of the strong sense of identity. Ms. Allred currently serves on the Library Board and the Art Board.

John Garfield: moved here with family and works at the Marriott in Provo.

Ben Jolley: previous City Council Member and enjoys the city. He indicated that they built their home in the Westfields and has a strong desire to improve the community.

Mary Carlson: moved to Springville from Bermuda and lives by the mouth of Hobble Creek by the creek. She indicated that she had the opportunity to be on Ad Hoc Committee last year and was flattered to have been asked to come back. She stated that she love Springville and appreciates it more. Ms. Carlson expressed her appreciation to Director Aegerter for his hard work and effort.

Sherwin Harris: moved to Springville in 1998 because it “wasn’t Provo”. He stated that he was serving on this committee to be involved as much as possible.

Craig Conover: Current City Council Member.

Mitch Vance: BYU student taking planning class.

Daniel Jean: moved here from Haiti and is a graduate student at BYU in Engineering. He lives in Spanish Fork, but loves the trees in Springville because they remind him of his home.

James Francis: from South Dakota and is a student of Urban Planning. He works at the Mission Training Center cafeteria. He has interned with Mike Philp in GIS.

Kirsten Wenz: from Germany and is a student at BYU.

Richard Peters: from Chicago; an Urban Planning student and stated that Springville was a good town.

Laura Thompson: City Planner who has worked at Springville City for 17 years; she loves her job.

Darlene Gray: Secretary to Director Aegerter.

Director Aegerter began his presentation regarding Housing and Transportation and the cost to the community. He then turned the time over to the students for their presentations.

BYU students, Richard Peters; Daniel Jean; Kirsten Wenz and James Francis presented an overview of the Land Use and Population section of the General Plan. They posed the following questions:

What limitation cannot be changed?

- Mountain to the east limits the growth there and the lake to the northwest.
What is the community demand?
- Growth is slow and steady; Springville was not a small community anymore.
- There was a decline in growth from 1900 to 1920.

Mr. Francis reviewed information from 2008 to present regarding land use. He stated that the significant changes have been in the residential land use. He explained that the vast majority of the city's growth has been in the Westfields.

Mr. Jean presented information regarding population characteristics and that projections were for five year increments. He informed the committee members that there was no difference in terms of men and women and the population growth. Mr. Jean explained the population pyramid which was a reflection and not a projection from census information. Director Aegerter added that affordable housing would affect the population pyramid. Mr. Francis stated that when the pyramid narrows, it was because of either deaths or residents leaving the area. Ms. Wenz stated that the population in 2030 would increase to twice the size the city is now. CM Clay informed the committee members that the figures were statistic projections of past data. Director Aegerter added that as demographics and growth are looked at, the primary growth would be in southwest Salt Lake County because of the jobs in that area.

Mayor Clyde in attendance.

Director Aegerter distributed the Open Question Survey to the committee members.

Objective 1: Create a vibrant, attractive, walkable, and distinct town center district supported by a variety of commercial, employment, high-density residential, and civic uses.

CM Harris stated that the City was small geographically and stated that he was in favor of multi-family, but not a lot in the downtown area. Director Aegerter stated that people who live closest to an area would shop in that area. Mr. Harris stated that he grew up in Idaho Falls and most shopping was within about 10 miles. He commented that in such a geographically contained area it might be beneficial to have more commercial downtown rather than residential.

CM Henderson indicated that as more development happens by the freeway, most residents would shop in that area. He stated that there were not enough people to keep the downtown vibrant. He added that it would be beneficial to have more residents in the downtown area. Director Aegerter identified and explained the TC – Town Center designation.

CM Mount stated that multi-family in the Town Center may not secure shopping in the area because people would drive to wherever they want to shop. She suggested defining how much square footage there was in the downtown area and at looking to make downtown vital.

CM Young indicated that was known that there were generation of people who want to live downtown and there should be someplace for them to live.

CM Tolman stated that Generation Y brought different needs and wants. Director Aegerter reminded the committee members that there were different groups with different needs and wants.

CM Jolley stated that there was a need for a spectrum of housing because people rent to start and then move into purchase of their first home. He commented that the city could not say 'no' to multi-family use and that the mixed use in the downtown area added to the generational desire. The mixed use could become a spark for young people to come to Springville. He added that there was a need without saturating the community with it. Director Aegerter stated that the city had to address the cycle of life.

CM Carlson stated that in looking at a housing point of view, it would be attractive for a small business to have people living right around their shops.

CM Norman stated that he had no comment.

CM Barrus asked how much of an impact US 89 would have on the downtown area. Director Aegerter stated that US 89 could be an issue and the city would have to work with the State to do what they could. He indicated that some things would have to be done; i.e. a median. CM Barrus stated that Springville was known as the Art City and the Art Museum should be the focus.

CM Johnson stated that the Chamber of Commerce was trying to identify the museum as a more prominent part of the community. He commented that the Chamber has been non-functioning, but as the President of the Chamber, he was putting the focus on being more involved with businesses and providing a chamber that supports local businesses.

CM Willey referred to multi-family use in the Town Center, but stated that there was only one vacant lot in the downtown area. Director Aegerter commented that the point was well taken.

CM Willey referred to objectives 2 and 3 and mentioned the Main Street Trick or Treat. She informed the committee that Provo City has a First Friday Walk and suggested Springville needed to do something like that here.

CM Willey referred to objective 6 and discussed pedestrian safety; e.g. having the orange flags in a bucket for pedestrians to use in crossing the street. Director Aegerter stated that the orange flags had come up before and reported that UDOT did not allow the flags on their roads; Main Street is a UDOT road.

CM Gutierrez had no comments.

CM Mortenson commented that he did not shop downtown, but there was a need to try to get more people into the downtown area.

CM Stewart expressed his concern the fine line the City would be walking in being able to make downtown a destination for people to live or shop or both. He commented that it would take a lot of research. CM Stewart stated that he had visited City Creek and Gateway shopping centers and that shops that had been at Gateway had moved to City Creek. His concern was that Springville would have the same issue if a 'Gateway' was created that would be popular for just a little while.

CM Austin had no comments.

CM Jensen stated that City Creek had increased the downtown population because it provided places to live. Director Aegerter commented that the committee members needed to look at how housing would fit in the community.

CM Young commented that he liked what Provo had done with the downtown façade. He stated that he would want to protect the downtown center feel.

CM Child stated that Springville has done a lot for the downtown area; the Library brings a lot of people to downtown as well as the splash pad.

CM Tolman referred to objective 1 and 'civic uses'. She stated that the strategies did not explain what civic uses were. She suggested including some language regarding looking for other opportunities to create other civic uses. CM Tolman referred to strategy 1b: ...identify and help resolve downtown... and stated that the new Chamber of Commerce wanted to energize the community with more action. She was in favor of allowing the mixed use because there were a lot of opportunities to add second floors to existing buildings.

CM Clay stated that he was in favor of the goal and strategies.

CM Mount stated that she liked the walkability concept.

CM Henderson stated that he had no comments.

CM Alleman indicated that he liked everything, but cautioned everyone to be careful with what they did in the area. He added that people wanted to feel comfortable with what was going to be in the area.

CM Johnson was okay with the goals and strategies. He informed the committee members that Shirlene Johnson, Chamber of Commerce representative, has developed relationships with businesses.

CM Crandall stated that the multi-family developments; i.e.; Outlook and Brookline, were on the edges of the city and seemed contrary to what the committee was discussing. He commented that the main commercial use was not on Main Street anymore.

CM Allred stated that the strategies did not address encouraging new businesses coming in. She stated that the Library and splash pad drawing more people into the town center, but there needed to be more and they should be identifiable. She suggested encouraging smaller unique businesses to come to Main Street.

CM Garfield agreed with CM Child. He reported that Provo City had been wrestling with their downtown some years ago and now Provo City is ranked fourth in in the nation for their unique downtown area. He added that Generation Y changed the way people shop, travel; their patterns were completely different. CM Garfield stated that he would want a sense of holistic-type of living and something drastic would have to been done with the downtown or shopping would shift to other areas. He commented that when Frontrunner comes in to Springville, the focus of 'town' would shift.

CM Jolley stated that he was okay with the goal and strategies. He referred to objective 1: Create a ...walkable and distinct town center ... and stated that another type of communication other than a notice in the monthly billing should be added to the objective because every citizen should know when something is happening in the city. CM Jolley indicated that there would be more engagement when people were informed about something happening. He suggested that an educative plan should be included in the strategy. CM Willey stated that she would be attending a November 8th open house because of the sign she saw advertising it.

CM Carlson expressed her concern because someone said it was hard to work through issues they had here. She stated that children were having a hard time finding things to do in Springville. She added that she liked the idea of finding things to make it good and interesting to get more people here.

CM Harris stated that walkability and pedestrian safety; trails and parks; the connectivity; and the wide streets were things that he favored. He indicated that there should be more bike lanes and wider sidewalks to bring people to the city center. CM Harris also suggested better advertise for events. He reported that the digital sign on North Main Street had not worked for quite a while.

CM Barrus asked what was happening with the Rivoli Theatre. Director Aegerter indicated that the City owned the theatre and was trying to maintain it. He reported that seating from Ogden High School had been installed.

Councilmember Conover responded that money was an issue right now. Mayor Clyde stated that it cost about one-quarter of a million dollars to bring the facility into ADA compliance.

Director Aegerter asked the committee members to review the other objectives. He thanked everyone for their attendance. He distributed the Open Question Survey and asked the committee members to complete the survey and leave it with him.

CM Garfield asked that a meeting schedule be sent again.

Director Aegerter adjourned the meeting at 9:05 PM.