



Mayor's Economic Advisory Commission Meeting Agenda

February 10, 2015 7:00pm

Springville City Civic Center Multi-Purpose Room

- 1) Report and Discussion on Sign Ordinance Amendments
- 2) Consideration of Economic Development Goals for the North Interchange District
- 3) Other business as determined by the Commission



**Minutes of the
ECONOMIC DEVELOPMENT ADVISORY COMMITTEE MEETING**

January 13, 2015 7:00 p.m.

Committee Members in Attendance: Councilman Craig Conover, Rick Salisbury, Dan Bott, Kevin Jennings, Elizabeth Elder, Kristian Kallaker and Brian Johnson. Committee Members Absent: Mayor Wilford W. Clyde, Chairman Mike Snelson, Shirlene Jordan, Dave Nemelka, Alan Shurtliff, and Clair Anderson. Staff in attendance included: City Administrator Troy Fitzgerald and Deputy Recorder Jennifer Grigg. Staff member Administrative Services Manager Rod Oldroyd was excused.

CALL TO ORDER

City Administrator Fitzgerald brought the meeting to order at 7:04 p.m.

APPROVAL OF MINUTES

Mr. Kallaker moved to approve the minutes of the December 12, 2015 meeting and the 2015 calendar. Mr. Johnson seconded, and everyone voted aye.

DISCUSSIONS

Administrator Fitzgerald outlined a presentation on zoning and economic development goals for the North Main Corridor from Center Street to 900 North.

1. What is our vision for this area of town?
2. What actions, based upon our values should the City take to enhance possible desired development?
3. What businesses do we want to see?

The North Main Corridor is a Central Commercial Zone. There are other pockets of CC Zone in town. Chart included in the packet shows permitted use, prohibited uses and conditional use.

Conditional means certain business can be located in that zone if impacts are mitigated. The extra step of approval through the Planning Committee is implied. Certain egregious businesses are conditional and must make sure the additional impacts are mitigated. Recommendations from

this Commission might include requests for zone changes to allow non-existent businesses within the CC Zone. An example currently facing the City is in an NC zone where a developer proposes a use that is larger than permitted by the NC zone, which limits the size of retail businesses.

Councilman Conover asked why the district stop at 900 North. There is not much buildable space in this zone.

Mr. Kallaker commented there are many lots in transition

Ms. Elder asked how many lots for sale in Springville? There are lots that could be changed to more productive businesses.

Administrator Fitzgerald There is a surprising number of lots for sale. In the 1-15 year plan for Main Street, the changes took place over time with a median, zoning changes, purchased the Rivoli, coalition raised money and made changes to the fronts of the buildings. Huge change in uses and character of the businesses. There are four women-owned businesses in the Main Street District. Looking at ten years shows the change. A grant funded the new lighting. Council wants lighting extending down to 4th North and then to 9th North. This committee could suggest lighting pushed to 9th North. Requiring buildings closer to the highway to make North Main Street look more like downtown.

Ms. Elder asked what businesses will stay? Johnson Tire, Sonic, car part stores are not going to leave.

Administrator Fitzgerald asked are you happy with those businesses?

Ms. Elder stated she is not happy and would like to have a place to walk with more retail.

Councilman Craig Conover stated the extending the lighting all the way down Main Street would make the city feel continuous. The berm and the stand-alone businesses seem to be normal in that district.

Administrator Fitzgerald stated berms are to hide the parking lot not raise the signs. Provo removed berms on 9th East and the BYU Law School parking lot is too visible.

Mr. Kallaker noted berms turn it into a suburban look, not a downtown look.

Ms. Elder suggested trees in front of UCCU and visualizes the district more walkable. Make the highway more walkable, so the North Main District is tied the community together extending the feel like it is part of downtown, not out of town.

Mr. Kallaker suggested encouraging development between Center and 3rd North and activating those buildings into businesses.

Ms. Elder insurance, gift shops, doctor's offices would be great in that area. Sidewalk and crosswalks from 4th North to McDonald's would help. Convert houses near Chip Reynolds home and Salisbury Gym into businesses.

Mr. Salisbury stated traffic is too fast. There is no parking, and there should be no median in that part of town. Getting customers into that area is hard. Because there is no parking, demand is terrible There should be a traffic light at 900 North Main Street.

Mr. Kalaker remarked his approval of the median downtown. It slows traffic and invites pedestrians to cross.

Mr. Salisbury vehemently suggested cleaning up the four transient motels on Main Street.

Mr. Kalaker commented without taxes or zone changes there is no pressure for those lucrative businesses to clean up.

Administrator Fitzgerald stated that the City is making progress to collect transient tax from those businesses to clean up that block of Main Street.

Mr. Kallaker believes residential housing should remain as a use in the North Main Corridor.

Salisbury reported getting a loan for residential improvements after a city changes a zone to commercial is next to impossible.

Administrator Fitzgerald agreed, stating residential use would be a nonconforming use in the North Main Corridor. The City will need to approve any remodeling to a residential property under the current zone.

Administrator Fitzgerald stated Springville City has one of the least restrictive nonconforming ordinances in the state. Remodeling is allowed, but expanding will be denied. Once a property becomes commercial, it cannot return to residential use.

Mr. Kallaker stated the area has architectural value with some beautiful homes.

Administrator Fitzgerald reported the historic district provides limited protection for the homes in the North Main Corridor, but not restricting a homeowner.

Current traffic count at 900 North Main Street is 30,000 trips per day. Current traffic count at 1750 W 400 S is 28,000 trips per day.

ADJOURNMENT

Administrator Fitzgerald adjourned the meeting at 7:44 p.m.



STAFF REPORT

DATE: May 26, 2015

TO: Honorable Mayor and City Council

FROM: Troy Fitzgerald, City Administrator

SUBJECT: ECONOMIC DEVELOPMENT – NORTH INTERCHANGE DISTRICT

BACKGROUND

The Springville City General Plan establishes 12 economic development districts and corridors (map attached.) These districts and corridors identify areas around the city where the City hopes cohesive development occurs based upon the character of the local district. The Economic Development Plan will provide additional detail about the district or corridor with information about how the City hopes the district will develop and goals to direct staff in assisting development.

The City has already established zoning districts for the entire city. The economic development plan is different from the underlying zoning. Zoning districts have a purpose statement and a variety of permitted and conditional uses allowed in the area. In some cases, zoning for multiple districts may be the same, but the committee may desire to have the economic development district and corridors develop differently, despite the same underlying zoning.

Careful consideration of each district and corridor will allow the City to give guidance to developers about different areas of the city. Goals for each district and corridor will assist in encouraging development in harmony with the plan.

In this session, the Committee will be reviewing the North Interchange District. The primary zone for this area of town is Regional Commercial (“RC.”) The purpose of the RC Zone is:

(5) The Commercial Zoning Districts are intended to provide opportunities for commercial uses based on considerations such as: intensity of use; types of goods and services; and market area. These uses should generally abut on an arterial or major collector street, and in some districts, frontage roads.

(a) The NC zoning district is intended to provide commercial goods and services to an area of limited size for basic trade and personal services that occur on a daily or frequent basis. The major market area is generally limited to an area of approximately one to one and one-half miles in radius.

(b) The CC zoning district is intended to provide a range of commercial goods and services greater than those found in the NC zone but on a more limited basis and intensity than those found in the regional and highway commercial districts. The basic market for this district is vehicle-oriented and the primary market area is Springville City. This type of district should be located on an arterial street, at or near a major intersection. Parking is to be provided on-site. Landscaping is included in all areas not required for building(s), storage, parking and traffic circulation, with parking and storage areas being screened and an appropriate landscaped buffer and fencing adjacent to less intense uses.

(c) The RC zoning district is intended to provide an area in which a full range of commercial and service uses may locate in a limited area. The limited area of this district functions to heighten the intensity of uses, concentrate activities and make it a major commercial destination. These districts should abut arterial streets and be located near freeway access, as well as mass transit lines. Parking is to be provided on the site. Landscaping is required in all areas not necessary for building(s), storage, parking and traffic circulation, with parking and storage areas being screened and an appropriate landscaped buffer and fencing adjacent to less intense uses.

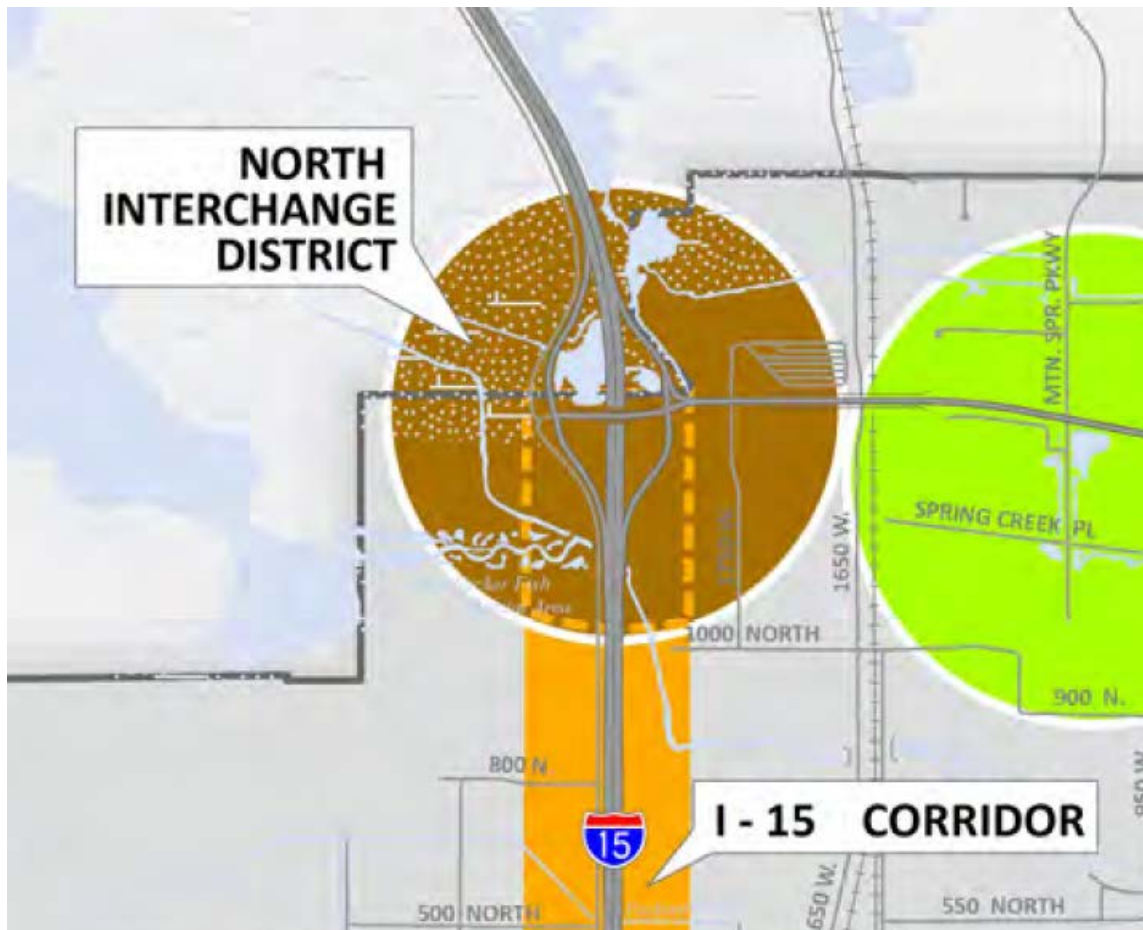
Springville City Code §11-4-102.

The RC Zone has a variety of uses. These uses are at the bottom of the report. On the chart, a “P,” means permitted. A permitted use can automatically locate in this area of town. If the box in the chart is blank, the use cannot locate in this area of town. If there is a “C,” the use is conditional. This means the use *may* locate in the zone, so long as the developer meets conditions imposed on the use that are set by the Planning Commission and City Council. The use must mitigate its impacts on other uses in the zone. So, for example, a towing service is conditional in the RC Zone. The Planning Commission may review its screening plan and require more plants than normal to ensure that the tow lot has adequate landscaping to buffer adjacent to less intense uses.

Some small parts of this District are in the Highway Commercial (HC) Zone and Light Industrial Manufacturing (LIM) Zone. You may want to peruse these uses as you prepare for the meeting.

DISCUSSION

The North Interchange District surrounds our north interchange with I-15 as shown in the picture below.



During Tuesday's discussion, the Committee should seek to answer the following questions:

1. What is our vision for this area of town?
2. What actions, based upon our values should the City be taking to enhance the possibility of desirable development in this area of town?
3. What businesses are an example of the type of development the City wants to see?

As a reminder, here is our core value statement:

Springville City has a magnificent **setting** which allows for immediate access to a variety of outdoor recreational pursuits while remaining connected to Utah's population centers. Springville City's family-centered and traditional neighborhoods have led to the development of important core values. Ideals include **education, arts and culture** and an **Americana lifestyle**. These values are exemplified by tree-lined streets, an historic downtown district, a walkable community with a variety of architectural styles and dominant facilities including an excellent library and a preeminent, regional art museum. Access to one of the best recreational canyon areas is also easily available. Hobble Creek Canyon features one of the most beautiful, world-class golf courses anywhere. The canyon also boasts campgrounds and picnic areas, hiking,

cycling, and a large, new park featuring a small, man-made lake accessible to swimming, fisherman and non-motorized boating. With all of these amenities and growth potential near I-15 make Springville and ideal location for business and families.

Troy Fitzgerald
 Troy Fitzgerald
 City Administrator

Attachments

PERMITTED USE	P O	B P	V C	T C	N C	C C	R C	HC	LI M	HI M
RESIDENTIAL/DOMESTIC										
Accessory Aprt / owner occupied										
Dwelling - Mobile Home										
Dwelling - Multiple Family			P	C						
Dwelling - Single or multi-family above first floor (Mixed Use)	P		P	P		P				
Dwelling - Public Agency Owned Senior Housing			C	C	C	C				
Dwelling - SF attached										
Dwelling - SF detached										
Dwelling - SF detached, manufact.										
Dwelling - Two unit (Duplex)										
Mobile Home Park										
Res. Facility for Elderly (8 or less)	P									
Res. Facility For disabilities (8 or less)	P									
Res. Facility For disabilities (9 or more)	P		P			P				
INSTITUTIONAL/SPECIAL SRVCS										
Assisted Living Facility	C		P		P	P		P		
Cemetery, Mausoleum, or Columbarium										
Church, Temple, Rectory	C	C	C	C	C	C	C	C	C	C
College, University, Trade School	C	C	C	C	C	C	C	C		
Convent, Monastery/ other group dwelling	C	C			C	C	C	C		
Correctional Facility										C
Daycare Center, Commercial	P	C	C	C	C	C	C	C		
Fraternal/Benevolent Societies				P		P	P	P		
Halfway House							C	C		C
Hospital		C								

Preschool, Commercial	P	C	C	C	C	C	C	C		
Public Buildings and/or Community Use	P	P	P	P	P	P	P	P	P	P
Rehabilitation/Treatment Facilities		C						C		
Rest Home	C									
Schools (Public, Private and Quasi Public)	C				C	C	C	C	C	
UTILITY-RELATED SERVICES										
Class 1 Utilities	P	P	P	P	P	P	P	P	P	P
Class 2 Utilities	C	C	C	C	C	C	P	P	P	P
Class 3 Utilities	C	C	C	C	C	C	C	C	P	P
Class 4 Utilities	C	C	C	C	C	C	C	C	C	C
Class 5 Utilities	C	C	C	C	C	C	C	C	C	P
AUTO & VEHICLE RELATED USES										
Auto Parts Sales - New & Recond. Indoor				P		P	P	P	P	P
Automobile Repair - Major						P	P	P	P	P
Automobile Repair - Minor			C		C	P	P	P	P	P
Car Wash - Manual & Automated			C		C	P	P	P	P	P
Equip Sales - Heavy & Farm								P	P	
Gasoline - Petroleum Products Storage								C	C	C
Gasoline Sales - Srvc St/Minor Auto Rpr			C		C	P	P	P	P	P
Gasoline Sales - Wholesale								C	C	C
Paint & Body Shop						C	C	C	C	P
AUTO & VEHICLE RELATED USES	P	B	V	T	N	C	R	HC	LI	HI
	O	P	C	C	C	C	C		M	M
Prkng Lots & Strctrs (Comm. Auto Only)	C	P	C	C	C	P	P	P		
Rental of Trucks or Trailers						P	P	P	P	
Storage-Indr (autos, boats, trvl trlrs)						P	P	P	P	P
Storage-Otdr (autos, boars, trvl trlrs)								P	P	P
Storage-Otdr (trucks, heavy equip)								P	P	P
Tire Recapping & Retreading Shops							C	P	P	P
Tire Sales						P	P	P		
Towing Service						C	P	P	P	P
Upholstery - Seat Cover						P	P	P	P	P
Vehicles Sales-auto, boat, motorcycle, snowmobiles, trailers, motor homes						P	P	P	P	
COMMERCIAL, PROFESSIONAL & PERSONAL SERVICES										
Animal Hospital						C	P	P	C	
Animal Grooming			P	P	P	P	P	P		
Animal Clinic			P	P	P	P	P	P		

Convenient Store with Gas Sales			C	C	P	P	P	P		
Financial Inst. - Banks, credit unions	P	C	P	P	P	P	P	P		
Funeral Home - Mortuary	C				C	P	P	P		
Kennels - Animal Boarding							P	P	P	P
Laboratory (Medical or Dental)	C	P	C	C	P	P	P	P	P	P
Laudromat - Self service			P	P	P	P	P	P		
Laundry - Dry Cleaning (Commercial)	C	C	P	P	P	P	P	P	P	
Office - General Business		P		P		P	P	P	P	
Office - Health Care Provider	P	P	P	P	P	P	P	P	P	
Office - Professional	P	P	C	P	P	P	P	P	P	
Personal Services	P	C	P	P	P	P	P	P		
Reception Center	C			P	P	P	P	P		
Rental Shop no outside display or storage			C	P			P	P		
Repair Srvc - Appliances & Electronic Eqpmnt			C	P	C	P	P	P	P	P
School - Commercial		C	C	P	C	P	P	P	P	
Storage - Small, Multi-Unit							C	C	P	
Studio - Art, Dance, Music, Drama	C		P	P	P	P	P	P		
Tattoo Parlor						C	P	P		
Taxidermy				P		P	P	P		
RETAIL SALES										
Adult Sexually Oriented Business									C	C
Animals, Retail Sales				C		C	P	P		
Antique or Collectable Shop			C	P	P	P	P	P		
Auction House (Equipment Only)							P	P		
Convenience Store			C	C	P	P	P	P		
Convenience Store with Gas Sales			C	C	P	P	P	P		
Drug Store / Pharmacy			C	P	P	P	P	P		
General Retail Stores < 15,000 sq. ft.			P	P	P	P	P	P		
General Retail Stores < 20,000 sq. ft.			C	P	P	P	P	P		
General Retail Stores < 25,000 sq. ft.			C	C	P	P	P	P		
General Retail Stores < 35,000 sq. ft.				C	P	P	P	P		
General Retail Stores < 40,000 sq. ft.					C	P	P	P		
RETAIL SALES	P	B	V	T	N	C	R	HC	LI	HI
	O	P	C	C	C	C	C		M	M
General Retail Stores < or= 80,000 sq. ft.					C1	C	P	P		
General Retail Stores > 80,000 sq. ft.							C	C		
Home Imprv & Garden Shop-Indoor with no Outdoor Storage			C	C	P	P	P	P		
Home Imprv & Garden Shop & Farm										

Supply with outdoor display & storage				C		C	P	P		
Pharmacies when part of a medical office	P	P	P	P	P	P	P	P	P	
Print Shop		C	P	P	P	P	P	P		
ACCOMMODATIONS/FOOD & BEVERAGE SERVICE										
Bars & Taverns				C		C	P	P		
Bed & Breakfast				P		C	P	P		
Fast Food Establishments			P	P	P	P	P	P	P	
Fast Food Estblmnts with drive in or thru				C	C	P	P	P		
Hotel		C		C		C	P	P	C	
Motel						C	P	P		
Private Club		C		C		C	P	P	C	
Restaurant / Café	P	C	P	P	P	P	P	P	P	C
INDUSTRIAL/MANUFACTURING & RELATED USES										
Artisan Shop								C	P	P
Contractor Yard								C	P	P
Light Industry - Manufacturing Process		P						C	P	P
Heavy Industry - Manufacturing Process										C
Storage - Outdoor								C	C	C
Storage - Sand, Gravel, Earth or Stone										P
Warehousing - Storage & Distribution		C						C	C	P
Wholesale Trade & Warehousing		C						C	C	P
AGRICULTURE & RELATED USES										
Animal Keeping										
Apiary or Beekeeping										
Crop Production for Sale										
Dairy										
Farm Building										
Farm Industry or Ranch										
Fur Farm										
Orchard - Commercial										
SPORTS & RECREATIONAL FACILITIES										
Batting Cage						C	C	P	P	
Bowling Alley						C	P	P		
Dance Hall						C	P	P		
Equestrian Center										
Golf Course		C								
Park or Playground (Private)	C		C	C						
Private Country Club		C								
Race Track								C	C	C

Recreation/Fitness Facility, Indoor Private		C	C	C	C	C	P	P	P	
Recreational Facility - Outdoor		C				C	C	P	P	
Recreational Vehicle Court							C	P		
SPORTS & RECREATIONAL FACILITIES	P	B	V	T	N	C	R	HC	LI	HI
	O	P	C	C	C	C	C		M	M
Roller Rinks						C	P	P		
Theater				C		C	P	P		
Zoo - Petting Zoo										
SUPPLEMENTARY/ACCESSORY USES										
Accessory Building	P	P	P	P	P	P	P	P	P	P
Caretaker Dwelling	C		C	C	C	C	C	C	C	C
Home Occupation	P		P	P						
Household Pets	P		P	P						
Recycling Drop-Off Containers	P	C	P	P	P	P	P	P	P	P
Sports / Tennis Court	P	P	P	P	P	P	P	P	P	P
Swimming Pool	P	P	P	P	P	P	P	P	P	P
Wind Energy Conversion Systems (WECS)	P	P	P	P	P	P	P	P	P	P
Wireless Facilities Collocated on a Structure approved for Collocation	P	P	C	C	P	P	P	P	P	P
Wireless Structure on City-Owned Prop	P	P	C	C	P	P	P	P	P	P
Wireless Structure on Prop owned by Non-City Public Agency	C	C	C	C	C	C	C	C	P	P
Wireless Facilities on Existing Bldg/Strct	P	P	C	C	P	P	P	P	P	P
Wireless Fac. On non-res. Strct on non-res. Sites in residential zones										
								#05-2010 (04/20/10)		