



## **Mayor's Economic Advisory Commission Meeting Agenda**

**March 10, 2015 7:00pm**

Springville City Civic Center Multi-Purpose Room

- 1) Consideration of Economic Development Goals for the I-15 Corridor and South Interchange District
- 2) Other business as determined by the Commission



# Mayor's Economic Advisory Commission Meeting Minutes

February 10, 2015 7:00pm

Springville City Civic Center Multi-Purpose Room

## Committee Members in attendance

Councilman Craig Conover, Chair Mike Snelson, Kevin Jennings, Rick Salsibury and Clair Anderson.

## Staff in attendance included

City Administrator Troy Fitzgerald, City Operations Manager Rod Oldroyd, Deputy City Recorder Jennifer Grigg

## Committee Members absent

Mayor Wilford Clyde, Kristian Kallaker, Dan Bott, Elizabeth Elder, Alan Shurtliff, Shirlene Jordan, Brian Johnson and Dave Nemelka, were not able to attend.

## Call to Order

Chair Mike Snelson brought the meeting to order at 7:00 p.m. and welcomed everybody.

## Approval of Minutes

Chair Mike Snelson acknowledged the minutes of the January 13, 2015 meeting and requested a correction for attendance to show that Mike Snelson was not present. Clair Anderson moved to approve the minutes as corrected. Rick Salisbury seconded, and all voted aye.

## Discussions

### Report and Discussion on Sign Ordinance Amendments

Chairman Snelson reviewed the recommendations to the City Council regarding the Sign Ordinance Ad Hoc Committee which include:

- Removing permanent A-Frame signs used by the City
- Value of Electronic Signs to businesses and the City
- Suggested the Committee act as a clearing house treating the sign ordinance as a living document
- Increase the top of curb height of pole signs to 65 feet in the Commercial Sign Districts; square footage increases recommended as well. The signs in the South Interchange District are all 65 feet.

Administrator Fitzgerald reported the staff is preparing a proposal for Council to purchase an electronic sign.

Clair Anderson praised the Sign Ordinance Committee, saying if the sign height change were its only accomplishment; the committee was worth it; good job.

### Administrator Fitzgerald outlined a presentation on zoning and economic development goals for the North Interchange District

The City has twelve Economic Divisions. The EDC will review each economic district on a faster schedule, one or two per month. This month's district is the North Interchange District.

51 Administrator Fitzgerald listed the questions before this committee.

52 1. What is our vision for this area of town?

53 2. What actions, based upon our values should the City take to enhance possible desired development?

54 3. What businesses do we want to see?

55 The Committee discussed existing infrastructure, previous attempts at development, significant wetlands  
56 present, the expansion of the Industrial Park and extending 1750 West from 1600 South to the North  
57 Interchange with impact fees.

58 Councilman Conover noted the area would be a good retail value. The property north of the Stouffer's  
59 retail store has significant wetlands as well as the west side of the freeway, where the creek goes to the  
60 lake. Because of the wetland designation, there is not much room for development.

61 Administrator Fitzgerald clarified the extension of 1750 West would be good for business as part of a 5 to  
62 20-year plan.

63 Suggested businesses included travel related businesses:

64 • Gas Stations

65 • Hotels

66 • Restaurants

67 • Car dealerships.

68 Councilman Conover mentioned future Mitsubishi dealership and the 15 mile law requiring a manufacturer  
69 to separate dealerships.

70 Administrator Fitzgerald recently learned that the League of Cities and Towns will lobby the legislature to  
71 change sales tax allocation for car dealerships/also lower the 15 mile buffer between manufacturers. The  
72 law does not affect used car dealerships.

73 Administrator Fitzgerald asked the committee, "What action can we take to enhance development?"

74 Responses included:

75 • Extending 1750 West

76 • Pads ready to development would be great

77 • Stub in the utilities before the road goes through

78

79 When new businesses come to town and pay impact fees, the City builds revenue to add roads. A million  
80 dollars will build approximately one half mile of road. 1750 West and 1250 West is a road project collecting  
81 impact fees. With impact fee revenue in the bank, the City Council has flexibility to add to road funds or  
82 maintenance dollars and decide which road to complete first.

83 Councilman Conover suggested a city entrance signage welcoming travelers at the North Interchange.

84 Rick Salisbury suggested apartment complexes west of the North Interchange District?

85 Administrator Fitzgerald answered the professional recommendation is for high-density residential, but the  
86 Council declined to change the zone.

87 Councilman Conover suggested changing the area to light industrial zone. 1650 West, by the creek, would  
88 be great for high-density residential which would attract retail to the North Interchange District.

89 Rick Salisbury noted high-density apartments near the Interchange because of convenience to all  
90 amenities.

91 Administrator Fitzgerald asked, "What is your consideration on the west side of the freeway?"

92 Suggestions included:

- 93 • Hotel
- 94 • Trailer Park
- 95 • General Retail

96  
97 Mountainland Association of Governments is considering extending 2600 West across Provo Bay, working  
98 around the wetlands that include the June Sucker spawning area. The proposal includes the area around  
99 the Provo Airport and the possibility of a dike and draining of Provo Bay. Another consideration connects  
100 2600 West to the Springville North Interchange. Provo City Planners consider housing development near  
101 the Provo Airport, which has a road connecting to the Provo University Avenue Interchange.

102  
103 Operation Manager Rod Oldroyd noted a new transient/short term stay trailer park is approved for  
104 development north of Freeway Propane.

105  
106 Administrator Fitzgerald acknowledged a 4% sales tax increase for the State in Calendar 2014. Springville  
107 had an 8% sales tax increase compared with 6% in Spanish Fork. Springville received the same amount of  
108 sales tax from the new Holiday Inn as every new Spanish Fork restaurant combined.

109  
110 Extending 1750 West to the North Interchange adds a new North-South Corridor in Springville.

111  
112 **Business City Update**

113  
114 Administrator Fitzgerald noted there is a more development chatter now than in the last 6 or 7 years  
115 combined, including retail, and non-retail, a restaurant and furniture store. Developers are calling every  
116 week; some requesting is existing pads.

117  
118 There is a new elementary school permitted at 950 West/750 South. There is also an assisted living center  
119 approved and more professional offices in the Westfields Corridor and 2650 West. Calendar Year 2014  
120 tallied the most dwelling units started in Springville history. Subdivisions are coming back, and large-scale  
121 home builders are interested in larger developments.

122  
123 The Transfer Station status is adding a host city fee in an entirely enclosed/odor controlled 70,000-90,000  
124 square foot facility that would include impact fees and selling 15-20 acres of SUWSD property for retail in  
125 Springville. Stouffer's is the major contributor to odor problems in Springville, not the Transfer Station.

126  
127 The City Council is aware that Springville has too much commercial ground zoned if we want the right  
128 balance of Residential/Commercial Development. A tentative Fire Station on 1250 West with a park is  
129 planned. The City has plans to use the land under power lines at 1250 West and 1600 South for Soccer  
130 Fields/OpenSpace; also useful for developers in that area.

131  
132 **Adjourn 7:49 pm**



## STAFF REPORT

**DATE:** March 5, 2015  
**TO:** Honorable Mayor and City Council  
**FROM:** Troy Fitzgerald, City Administrator  
**SUBJECT: ECONOMIC DEVELOPMENT – I-15 CORRIDOR**

---

### **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 I-15 Corridor. The primary zone for this area of town is Highway Commercial (“HC.”) The purpose of the HC 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 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 less intense uses.

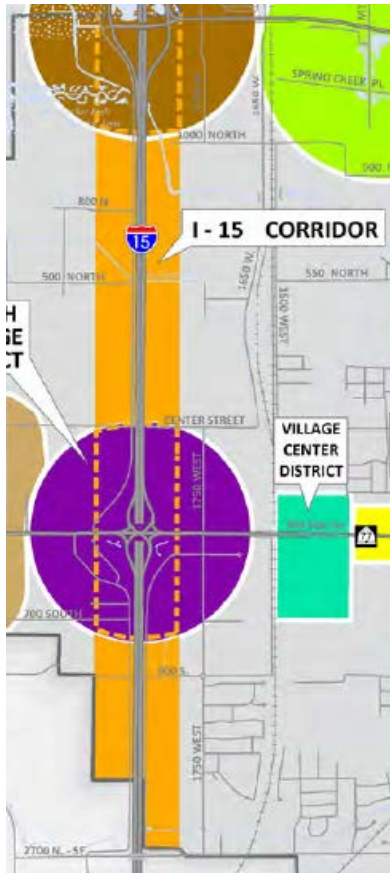
**(d) The HC zoning district is intended to provide an area abutting major arterial streets or interstate frontage roads for a full range of commercial and professional uses; however, the primary focus should be on uses which require large retail display or merchandise storage area and serve a regional market. 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 less intense uses.**

Springville City Code §11-4-102.

The HC 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 paint and body shop is conditional in the HC 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.

## **DISCUSSION**

The I-15 Corridor covers the land on either side of I-15 in all areas of town *except* the interchange areas.



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
<b>RESIDENTIAL/DOMESTIC</b>										
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				
<b>INSTITUTIONAL/SPECIAL SRVCS</b>										
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	
<b>UTILITY-RELATED SERVICES</b>										
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
<b>AUTO &amp; VEHICLE RELATED USES</b>										
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
<b>AUTO &amp; VEHICLE RELATED USES</b>	<b>P</b>	<b>B</b>	<b>V</b>	<b>T</b>	<b>N</b>	<b>C</b>	<b>R</b>	<b>HC</b>	<b>LI</b>	<b>HI</b>
	<b>O</b>	<b>P</b>	<b>C</b>	<b>C</b>	<b>C</b>	<b>C</b>	<b>C</b>		<b>M</b>	<b>M</b>
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	
<b>COMMERCIAL, PROFESSIONAL &amp; PERSONAL SERVICES</b>										
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		
<b>RETAIL SALES</b>										
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		
<b>RETAIL SALES</b>	<b>P</b>	<b>B</b>	<b>V</b>	<b>T</b>	<b>N</b>	<b>C</b>	<b>R</b>	<b>HC</b>	<b>LI</b>	<b>HI</b>
	<b>O</b>	<b>P</b>	<b>C</b>	<b>C</b>	<b>C</b>	<b>C</b>	<b>C</b>		<b>M</b>	<b>M</b>
General Retail Stores <= 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	P	
<b>ACCOMMODATIONS/FOOD &amp; BEVERAGE SERVICE</b>										
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
<b>INDUSTRIAL/MANUFACTURING &amp; RELATED USES</b>										
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
<b>AGRICULTURE &amp; RELATED USES</b>										
Animal Keeping										
Apiary or Beekeeping										
Crop Production for Sale										
Dairy										
Farm Building										
Farm Industry or Ranch										
Fur Farm										
Orchard - Commercial										
<b>SPORTS &amp; RECREATIONAL FACILITIES</b>										
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		
<b>SPORTS &amp; RECREATIONAL FACILITIES</b>	<b>P</b> <b>O</b>	<b>B</b> <b>P</b>	<b>V</b> <b>C</b>	<b>T</b> <b>C</b>	<b>N</b> <b>C</b>	<b>C</b> <b>C</b>	<b>R</b> <b>C</b>	<b>HC</b>	<b>LI</b> <b>M</b>	<b>HI</b> <b>M</b>
Roller Rinks						C	P	P		
Theater				C		C	P	P		
Zoo - Petting Zoo										
<b>SUPPLEMENTARY/ACCESSORY USES</b>										
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)		



## STAFF REPORT

**DATE:** March 5, 2015  
**TO:** Honorable Mayor and City Council  
**FROM:** Troy Fitzgerald, City Administrator  
**SUBJECT:** ECONOMIC DEVELOPMENT – SOUTH 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 South 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 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 less intense uses.**

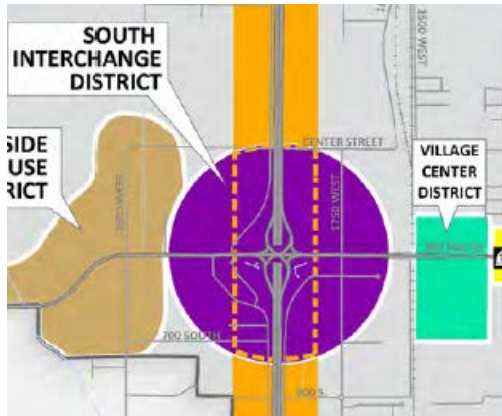
(d) The HC zoning district is intended to provide an area abutting major arterial streets or interstate frontage roads for a full range of commercial and professional uses; however, the primary focus should be on uses which require large retail display or merchandise storage area and serve a regional market. 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 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.

## **DISCUSSION**

The South Interchange District covers the land from Center Street to about 900 South on either side of I-15.



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. Hobbie 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
<b>RESIDENTIAL/DOMESTIC</b>										
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				
<b>INSTITUTIONAL/SPECIAL SRVCS</b>										
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	
<b>UTILITY-RELATED SERVICES</b>										
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



<b>AUTO &amp; VEHICLE RELATED USES</b>										
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
<b>AUTO &amp; VEHICLE RELATED USES</b>	<b>P</b>	<b>B</b>	<b>V</b>	<b>T</b>	<b>N</b>	<b>C</b>	<b>R</b>	<b>HC</b>	<b>LI</b>	<b>HI</b>
	<b>O</b>	<b>P</b>	<b>C</b>	<b>C</b>	<b>C</b>	<b>C</b>	<b>C</b>		<b>M</b>	<b>M</b>
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	
<b>COMMERCIAL, PROFESSIONAL &amp; PERSONAL SERVICES</b>										
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		
<b>RETAIL SALES</b>										
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		
<b>RETAIL SALES</b>	<b>P</b>	<b>B</b>	<b>V</b>	<b>T</b>	<b>N</b>	<b>C</b>	<b>R</b>	<b>HC</b>	<b>LI</b>	<b>HI</b>
	<b>O</b>	<b>P</b>	<b>C</b>	<b>C</b>	<b>C</b>	<b>C</b>	<b>C</b>		<b>M</b>	<b>M</b>
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		
<b>ACCOMMODATIONS/FOOD &amp; BEVERAGE SERVICE</b>										
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	P	C
<b>INDUSTRIAL/MANUFACTURING &amp; RELATED USES</b>											
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
<b>AGRICULTURE &amp; RELATED USES</b>											
Animal Keeping											
Apiary or Beekeeping											
Crop Production for Sale											
Dairy											
Farm Building											
Farm Industry or Ranch											
Fur Farm											
Orchard - Commercial											
<b>SPORTS &amp; RECREATIONAL FACILITIES</b>											
Batting Cage						C	C	C	P	P	
Bowling Alley						C	P	P	P		
Dance Hall						C	P	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	P	
Recreational Facility - Outdoor		C				C	C	P	P	P	
Recreational Vehicle Court							C	P	P		
<b>SPORTS &amp; RECREATIONAL FACILITIES</b>	<b>P</b> <b>O</b>	<b>B</b> <b>P</b>	<b>V</b> <b>C</b>	<b>T</b> <b>C</b>	<b>N</b> <b>C</b>	<b>C</b> <b>C</b>	<b>R</b> <b>C</b>	<b>HC</b>	<b>LI</b> <b>M</b>	<b>HI</b> <b>M</b>	
Roller Rinks						C	P	P			
Theater				C		C	P	P			
Zoo - Petting Zoo											
<b>SUPPLEMENTARY/ACCESSORY USES</b>											
Accessory Building	P	P	P	P	P	P	P	P	P	P	P
Caretaker Dwelling	C		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 Facilites 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)		