



**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.