



## Mayor's Economic Advisory Commission Meeting Minutes

March 10, 2015 7:00pm

Springville City Civic Center Executive Conference Room

**Committee members in attendance: Councilman Craig Conover, Chair Mike Snelson, Kevin Jennings, Kristian Kallaker, Mayor Wilford Clyde and Dan Bott.**

**Staff in attendance included: City Administrator Troy Fitzgerald, City Operations Manager Rod Oldroyd and Deputy City Recorder Jennifer Grigg.**

**Committee members absent; Shirlene Jordan, Brian Johnson, Rick Salisbury, Clair Anderson and Dave Nemelka.**

### **Call to Order**

Chair Mike Snelson brought the meeting to order at 7:03 p.m. and welcomed everybody.

### **Approval of Minutes**

Chair Mike Snelson acknowledged the minutes of the February 10, 2015 meeting.

Dan Bott moved to approve the minutes. Kevin Jennings seconded and all voted aye.

Chair Mike Snelson received the resignation of Liz Elder and Mayor Clyde received Alan Shurtleff's resignation as well.

Mr. Kallaker mentioned Tuesday is hard with his travel.

Mayor Clyde is calling additional members of the Commission and is taking recommendations.

### **Discussions**

**Administrator Fitzgerald outlined a presentation on zoning and economic development goals for the I-15 Corridor and South Interchange District**

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?

### **I-15 CORRIDOR**

1750 West Corridor will be the connector road from the North Interchange to the South Interchange; it is currently zoned commercial. With property purchases, 1750 West will connect 1600 South to 1400 North. Impact fees would fund construction as revenue become available.

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

41 Mayor Clyde suggested the area is too big to zone all of it commercial. A business park would be a good  
42 idea to the north end of the corridor; making Springville the South side of the Silicon Slope, as well as the  
43 proximity to two large universities and the Novell campus. When the business locates here, the  
44 retail/restaurants will follow.

45 Administrator Fitzgerald clarified a business park similar to Lehi with six to seven story buildings. He  
46 reminded the committee of the RDA on the west side of the I-15 corridor. There is already development  
47 occurring.

48 Business Parks North of Center Street and Big Box Retail like Lowe's, Target, Miller Mirapex Theatres,  
49 and Kohl's South of Center Street would be optimal development for the I-15 Corridor. Infrastructure  
50 exists on the West side of I-15.

51 Administrator Fitzgerald stated developers know that Springville has the potential to fill in with residential.  
52 Provo is developing new office park idea west of East Bay. They will always struggle with the swamp and  
53 the lake in East Bay.

54 Chair Snelson asked what does the City have to help developers in that area.

55 RDA Board/City Council

56 Dan Bott suggested improving the frontage road and North Interchange District and the look of  
57 the road by Flying J Truck Stop. A road is a big project, but just beyond the creek is a start.

58 Administrator Fitzgerald suggested increased enforcement where truckers park/live on 1750 West, when  
59 marketing the area is a priority. As we build aquatic center/rec center, making the connection look good  
60 will improve.

61 Kevin Jennings suggested potential residents would not appreciate the truck stop feel of the area. To  
62 promote housing north of Center, cleaning up the truck stop would support a residential/mixed use  
63 designation.

64 Kristian Kallaker warned against cannibalizing Downtown businesses.

65 Chair Snelson mentioned the artsy boutique business plan for downtown.

66 Administrator Fitzgerald stated the village has well-planned clusters potential retail pods. Trax would need  
67 more dense housing. UTA owns track/right of way on the east side of 1400 West. There is also a possible  
68 retail corridor from new Walmart (Spanish Fork) to old Walmart (Springville.) Mapleton and other cities  
69 area pushing UDOT for a 1600 South Interchange. UDOT would purchase the Suntana raceway property  
70 20-30 year plan; hoping to move to the 6-10 year plan

71 There is some property for sale on the West side including SUVSWD's front property. Love's has some  
72 for sale as well.

73

#### 74 **SOUTH INTERCHANGE DISTRICT**

75 The committee suggested keeping big box development (Wal-Mart, Target) on the east side of I-15 and  
76 travel businesses (Love's, motels) on the west side. 3-way access to the Wadsworth Development  
77 property is needed and midsize box retail (Old Navy, Lowe's and Carnival Shoes) facing south would  
78 visibility of the property to the north.

79

80 Councilman Conover commented that the restaurant development in Spanish Fork has the back of all the  
81 restaurants faces the interchange.

82 Mr. Kalacker suggested the City focus on connecting Center Street to the Villiage Center/Fronrunner  
83 station. That would also connect residential to the north access of the retail in South Interchange District.  
84 It needs a railroad crossing on Center Street at 900 South. There are underpasses already in the master  
85 plan. A new fire station access would be on 1200 West.

86 There is a federal registry of railroad crossings listing one in the Intermountain Power Project rail yard.  
87 When it was built, three railroad crossings; 2 private and 1 public, were closed. Between 2002 and 2010,  
88 those crossings disappeared from the registry. <https://www.federalregister.gov/articles/2015/01/06/2014-30279/national-highway-rail-crossing-inventory-reporting-requirements>  
89

90 Springville City regularly questions UDOT about the missing railroad crossings. Eric Cheng, and his  
91 assistant are the only employees supervising all crossings in the state.

92 Connecting Center Street would need access through the rail yard; potentially reopen the crossing.

93 IPP Delta power plant uses coal at the rate of two trains per day which pass through Springville.  
94 California will be converting to natural gas in the future.

#### 95 **Business Update**

96 There are 15 new businesses in Springville this month, including a new retired apartment complex south  
97 of Art City Pharmacy.

98 Administrator Fitzgerald noted December sales tax continue to outpace Spanish Fork.

99 Springville 62,000

100 Spanish Fork 48,000

101 Even with all the new restaurants in Spanish Fork, Springville has larger businesses; Love's equals 4  
102 restaurants. Utah State Liquor store, Rustica Hardware and Cracker Barrel are all great tax revenue  
103 producers.

104 There is interest in the Community Theatre. It could leased/sell for \$750,000.

105 Bartholomew Grand Opening will be during Art City Days.

106 **Adjourn 8:10 pm**