



Mayor's Economic Advisory Commission Meeting Minutes

April 14, 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, Dan Bott, Clair Anderson, Rick Salsbury and Dave Nemelka

Staff in attendance included

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

Committee Members absent

Shirlene Jordan, Brian Johnson

Call to Order

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

Approval of Minutes

There were none.

Discussions

Suggestions for members of this committee-Steve Monson

Presentation of 4th South Corridors Westfields/Museum

Westfields

There is new construction in the area including a rehabilitation facility, an assisted living center a church a bank and an elementary school. There is a new traffic light at 950 West and 400 South. Brigham Ashton owns some of the undeveloped property. The Mayor clarified that this economic zone is not deep with residential zoning behind the Westfields Corridor. Mr. Salisbury commented that the price of the land is too high for developers. Owners are asking \$160 per acre when they should be willing to sell for appraisal. Mr. Anderson suggested professional offices with front pads for chain restaurants. Mayor commented that impact fees will be collected to build 1200 West on the power line corridor.

Mayor Clyde stated the City needs to attract a developer with pads ready and put in a road at 1750 W to improve viability for developers. Chair Snelson asked is there a hurry to offer tax increment

40 price incentive or wait for price to drop with normal market activity. Councilman Conover asked how many
41 retailers do we lose to Spanish Fork. City Operations Manager Oldroyd, the City has 3 square miles of
42 undeveloped land left in City limits. The Cal Bird development will have restaurant pads site available. Mr.
43 Nemelka reiterated the frontage road is first priority to drive development to the expensive land and the
44 road should be included in the 15 year plan and engineered in advance.

45 Mayor Clyde suggested focus on 1750 West; let land prices adjust. New development will correct
46 land value. A frontage road on the east side of I-15 will cost \$2 million per mile. There can be two
47 Springvilles separated by the railroad viaduct and it is currently zoned that way; generally commercial
48 west of the railroad and residential east of the railroad.

49 Chair Snelson/Mayor requested businesses for the residents west of the viaduct like Salisbury's
50 example, local service businesses like doctors, orthodontists and the new rental event center and more
51 working lunch businesses, a movie theatre and shopping center.

52 **Museum-100 East-800 East on 400 South**

53 Chair Snelson suggested residential will eventually be replaced with businesses. Administrator
54 Fitzgerald noted 400 South is being restriped to four lanes with no street parking from 200 East to 400
55 East. The Master plan includes property acquisition to widen 400 South from Main Street to 800 East.
56 The Oldroyd Berg Mortuary property is zoned multi-family. Mayor Clyde stated this corridor still has
57 residential potential. It will gradually develop with nodes of commercial within the residential.

58 Administrator Fitzgerald reported Provo loses grocery revenue because of lack of development in
59 East Bay. Springville businesses benefit from residents of South Provo. Mr. Nemelka emphasized having
60 the plan will attract the developer. Businesses need a pad ready for them to build on. Keep the small town
61 feel east of 400 East.

62 Administrator Fitzgerald stated UDOT plans a Mapleton Interchange for I-15 in the 3-4 years
63 Mountainland Metropolitan Plan. A divergent diamond design will work there. Mayor Clyde noted
64 Thanksgiving Point is a divergent diamond, but must be rebuilt already. Administrator Fitzgerald noted the
65 City will learn from poor planning for restaurants in Lehi which are under parked. A developer can win a
66 bid by under parking which reduces construction costs.

67 Does Springville City need a full-time economic development director? The committee concluded
68 that economic development is included in the City Planner's job.

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70 **Chair Snelson adjourned meeting at 8:03 p.m.**