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3 **Mayor's Economic Advisory Commission Meeting Minutes**
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5 **June 09, 2015 7:00pm**
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7 Springville City Civic Center Multi-Purpose Room/Executive Conference Room
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9 **Committee members in attendance**

10 **Mayor Wilford Clyde, Councilman Craig Conover, Chair Mike Snelson, Brian Johnson,**
11 **Kevin Jennings and Dan Bott**

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13 **Staff in attendance**

14 **City Administrator Troy Fitzgerald, City Operations Manager Rod Oldroyd and Deputy City**
15 **Recorder Jennifer Grigg**

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17 **Committee members absent**

18 **Clair Anderson, Kristian Kallaker, Shirlene Jordan, and Dave Nemelka**
19

20 **Call to Order**

21 Chair Mike Snelson brought the meeting to order at 7:08 p.m. and welcomed everybody.

22 **Approval of Minutes**

23 Chair Mike Snelson acknowledged the minutes of the April 18, 2015 meeting.

24 Dan Bott moved to approve the minutes. Brian Johnson seconded and all voted aye.
25

26 **Discussions**
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28 **1) Administrator Fitzgerald continued the discussion on zoning and economic**
29 **development goals with the final 3 areas: the Historic Town Center District and the**
30 **Lakeside Mixed Use District and the Village Center District**

- 31
32 1. What is our vision for this area of town?
33 2. What actions, based upon our values should the City be taking to enhance the
34 possibility of desirable development in this area of town?
35 3. What businesses are an example of the type of development the City wants to see?
36

37 **HISTORIC TOWN CENTER DISTRICT**

38 Administrator Fitzgerald asked if the size of the District be too small to promote as an economic
39 district and would adding pads, new asphalt and landscaping to the Allen's property improve the Districts
40 appeal.

41 Administrator Fitzgerald noted Provo has worked to keep its historic look combined with modern
42 buildings like the new Zion's building.

43 Chair Snelson voiced feedback from residence that downtown Springville should be maintained
44 and still attract businesses that increase revenue.

45 Mr. Jennings commented the library doesn't match the historic look of Town Center District. The
46 City has parking on the street, why make the businesses put their parking behind. I wouldn't want my wife
47 parking and walking behind the buildings.

48 Mr. Bott suggested making the Allen's shopping center into a transitional district by adding pads
49 to help with transition and tie it into the historic district. Added businesses in the Allen's' parking lot would
50 improve the 300/400South transition to the historic district and blend better.

51 Mayor Clyde suggested offering an incentive for historic architecture.

52 Administrator Fitzgerald stated we don't need design standards. Provo has mixed architecture
53 with older architecture and modern buildings like the new Zion's building. Design standards would cost
54 over \$50,000. Nonconforming use charges are designed to move buildings toward conformity. Certain
55 rules drive improvements; like parking lot improvements which would require landscaping. Repairing a
56 building to conform to design standards could be required by the next city council. Mayor Clyde
57 suggested an incentive to develop in the Historic Town Center District and adding parking improvements
58 as well.

59 Finance Director Bruce Riddle just came back from a conference that declared incentivizing Main
60 Street almost always brings more dollars to the city (per acre).

61

62 **VILLAGE CENTER DISTRICT**

63 The idea of the Village Center started 15 years ago: walkable community, mixed use centered on
64 a train station like the East Coast or Europe. LDS church owns most of this land and requested a master
65 plan with school district and the City. It included watercolor drawings with a railroad station and
66 pedestrian bridge to a church and the area near Legend's Motorcycle Emporium. The plan was similar to
67 the rejuvenation plan in Provo. The design is called "New Urbanism."

68 Mayor Clyde disagrees with this plan. Frontrunner will not be in Springville for at least 10 years.
69 The property the Church owns is overpriced. Comparable land sale prices are not being applied.

70 Mr. Jennings asked if the plan for a walkable community included both sides of 400 South.

71 Administrator Fitzgerald answered yes, but not it is not walkable. He stated the plan is
72 abandonable if it is too conceptual and the City can leave development to the current zoning.

73 Mayor Clyde concluded the current zoning will suffice to determine commercial development
74 which includes commercial next to 400 South and residential to the south of the commercial
75 developments.

76 UTA can't bring the Frontrunner train because the track they bought is 6 feet misaligned with the
77 current Frontrunner tracks and will take a \$30 million structure to correct.

78

79 **LAKESIDE MIXED USE DISTRICT**

80 Administrator Fitzgerald stated this district is gaining momentum because of the new apartments.
81 Mike Stewart is the developer of the Outlook Centre at 2600 West and 400 South which will have assisted
82 living, retail and office space.

83 He reported a resident of the Brookline condominium development is disappointed with Love's
84 Truck Stop; wants a return to agriculture. In that development, the homes are too close to 400 South.
85 UDOT has installed signs to stop truck parking on 400 South and they plan to redesign the intersection.
86 The current zoning allows mixed use at major intersections with housing around those retail uses. Solid
87 Waste Transfer Station is slated to move. Another plan is to enclose the facility and sell property along
88 400 South. There is a long list of requirements including containing the smell within the building because
89 no restaurant will locate there. Standard Plumbing/Sprinkler World will consolidate to the new building
90 behind Wal-Mart.

91 Administrator Fitzgerald concluded the Village Center District and the Lakeside Mixed-Use
92 District are on the 20 year plan.

93 Mr. Jennings asked about making the Village Center a park/playing field while waiting for
94 Fronrunner. The City could buy and use it as playing fields until developers are ready.

95 Mayor Clyde agreed and stated higher density can work there. He opined that diamond sports are
96 dropping while basketball and soccer are increasing. He also stated mixed use zones should be planned
97 very carefully. They don't always work/succeed the way you visualize.

98 **2) Other business as determined by the Commission**

99 **Business Update**

100

101 **Adjourn 8:00 pm**