



Minutes of the Mayor's Economic Advisory Commission Meeting held on Tuesday, September 08, 2015, at 7:00 p.m. at the Civic Center, 110 South Main Street, Springville, Utah.

Committee Members in attendance

Mayor Wilford Clyde, Councilman Craig Conover, Chair Mike Snelson, Kristian Kallaker, Brian Johnson, Kevin Jennings and Rick Salsbury.

Staff in Attendance Included

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

Call to Order

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

There were no minutes to approve.

1) Business/City Update

Administrator Fitzgerald reported Smith's development bid package will go out in November. According to the Building Permit reports, the City will break records in 2015 for number of commercial permits.

Mayor Clyde relayed he met with the president of Larry Miller Megaplex and the development director about a year ago. The development director now has a real estate contact to work with. Spanish Fork has also contacted LHM Megaplex. Boyer is working to trade property in the west fields for residential property somewhere else. Some of the Boyer family grew up in Springville. He mentioned LHM Megaplex to the Boyers. They are likely ready to sell property. Operations Manager Oldroyd noted the cinema customers from Towne Center would come to Springville. Administrator Fitzgerald stated Miller and Boyer work together throughout the state. It would be a 45,000 sq. ft. theatre with 10 screens and no IMAX. Mr. Jennings stated Water Gardens Theater has been sold many times. Mayor Clyde noted Cinemark and the whole East Bay area are struggling.

Administrator Fitzgerald stated Down East is looking south of Provo for a Home Concept, 20,000 square foot store. The reverse osmosis water bottling building on North Main has been sold.

2) Discussions

a) Review of the final draft of the Economic Development Plan and its final presentation to the City Council – Troy Fitzgerald, City Administrator

Chair Snelson noted the Village Center Master plan will be a smaller zone that does not cross 4th South. Administrator Fitzgerald noted the committee decided to hold the property for the future Mass Transit Station, when the Village Center Master Plan will apply.

Councilman Conover, Mayor Clyde and Administrator Fitzgerald discussed a possible railroad crossing on Center Street in the future because IPP may change.

Administrator Fitzgerald stated the 1750 West connector is the most important road in this Economic Analysis, which will be funded by street impact fees.

Mr. Kallaker suggested the plan should be descriptive not prescriptive and asked if Historic Town Center should extend past 300 South. There should be zero setbacks passed 4th to match Historic Town Center.

Mayor Clyde suggested coordinating with zoning and planning so names of districts and Plat A Historic Business District are clear. Historic Center Community Plan (Plat A) is just a neighborhood plan, nonbinding and not a zone change.

52 Mr. Salisbury questioned if developer fees are set at the lowest manageable rate. Administrator
Fitzgerald answered it is a balancing act to incentivize development for all. Springville has a sizable
54 inventory of affordable housing. Mayor Clyde noted impact fees must cover services, but housing needs
to be affordable. Mr. Salisbury stated investors are buying the homes and townhomes, not homeowners.
56 Mr. Kallaker noted the location drives the price. Mr. Jennings suggested the City should attract employers
that pay higher wages. Administrator Fitzgerald answered wages must go up no workers are available.
58 Mr. Salisbury suggested instead of collecting impact fees upfront, charge the homeowner over 5 years as
a property tax. It would bring the house cost down by collecting property tax/impact fees from
60 homeowners instead of developers. Administrator Fitzgerald answered it could work as a special services
district which accesses it as a tax.

62 Mr. Kallaker suggested the City should not compete with local businesses, but a pool and sports
courts are appropriate. Mr. Johnson agreed, stating Provo exercise gyms have not seen an impact on
64 their business since the Provo Recreation Center was built.

66 Mr. Johnson moved to approve the final draft of The Economic Development Plan and present it to
the City Council. Mr. Jennings seconded the motion. The motion passed unanimously. Chair Snelson was
68 chosen to present the plan to City Council.

b) **Commission Membership Suggestions**

70 Kerry Oman Realtor

Newel Rigtrip Realtor

72 Steve Monson Financial Advisor (801-318-4050)

Cameron Scott Tatton Baird Hatters (801) 382-8320

74 Traer Caywood Orthodontist

Brian Trapnell Orthodontist

76 Brian Wignal Wiggy Wash

Chair Snelson adjourned meeting at 8:20 p.m.