



1 Minutes of the Mayor's Economic Advisory Commission Meeting held on Tuesday, January 12, 2016,  
2 at 7:00 p.m. at the Civic Center, 110 South Main Street, Springville, Utah.  
3

4 **Committee Members in attendance**

5 Mayor Wilford Clyde, Councilman Craig Conover, Chair Mike Snelson, Kristian Kallaker, Brian  
6 Johnson, Kevin Jennings, Dan Bott, Clair Anderson, Shirlene Jordan, Dave Nemelka and Rick Salsibury.  
7

8 **Staff in attendance included**

9 City Administrator Troy Fitzgerald, City Operations Manager Rod Oldroyd, Deputy City Recorder  
10 Jennifer Grigg  
11

12 **Call to Order**

13 Chair Mike Snelson brought the meeting to order at 7:03 p.m. and welcomed everybody.  
14

15 **Approval of Minutes from the January 12, 2016 meeting**

16 Mr. Johnson moved to approve the minutes from January 12, 2016 meeting. Mr. Salsibury  
17 seconded the motion, and all present voted aye.  
18

19 **1) Discussions**

- 20 a) Review of the recently approved Lakeside Community Development plan and how it will  
21 potentially impact commercial development. (Troy Fitzgerald)  
22

23 Three possible plans were submitted to the Planning Commission including possible zoning changes  
24 to the Lakeside Community Development plan. A large-scale developer is looking for high densities on  
25 the west side north of 4th South. Neighborhood plan will include goals and strategies for the future.  
26 Currently some residents have issues with the amount of commercial development. There is a possibility  
27 of moving agricultural further west and changing some of it from commercial to residential. The City  
28 Staff/Planning Commission is looking to the Economic Advisory Commission for recommendations.

29 Chair Snelson expressed concern about residential zones infringing on commercial area.

30 Mr. Salisbury asked if Spanish Fork Main Street will continue. Administrator Fitzgerald answered yes;  
31 the road could be a breakpoint between commercial and residential and it will be a collector road for  
32 Provo. The challenge is it gets close to the lake, with a possible plan crossing over Provo Bay.

33 Mr. Salisbury questioned why density is not higher.

34 Administrator Fitzgerald noted the Planning Commission recommended medium to low density.

35 Mr. Salisbury stated it is a good area for higher density.

36 Administrator Fitzgerald noted there are arguments for high density around the freeway exchange.  
37 There is a high-density project driving this zone change. The Planning Commission directed City staff to  
38 complete the study in less than 3 months. The Planning Commission's recommendation was a density  
39 lower than this contractor wanted.

40 In addition, the number of building permits is high and staff is planning to be busy for the next 3  
41 months. Subdivisions from 2006 are back and building again.  
42

- 43 b) Review of 1st quarter economic development. (Rod Oldroyd)  
44

45 Mr. Oldroyd announced the new Deseret Industries is large and will open in September. Mr.  
46 Salisbury's restaurant has beautiful brickwork. Mr. Salisbury noted the inside finishing detail work and  
47 kitchen is done and landscaping will be done by the end of next week with a soft opening at the end of  
48 May, with a grand opening during Art City Days. Seating is designed for 300 but will be cut back to 230-  
49 250.

50 Other businesses opening include Standard Plumbing Supply, Tracker Boats, Ashford Assisted  
51 Living, Stonehenge, Lemon and Sage Artesian Kitchen and Market and Bakery, AutoMax and Quick  
52 Quack Carwash.



Mayor's Economic Advisory Commission Meeting Minutes  
April 12, 2016 7:00pm  
Springville City Civic Center Multi-Purpose Room

53 Residential development continues west of I-15 and near InstaCare. There are 3 entities interested in  
54 the Rivoli Theatre. Springville is the #36 best place to live according to Money Magazine.  
55

56 c) Discussion on how the City can encourage the strengthening of the Chamber of Commerce  
57 through active participation of local businesses. (Rod Oldroyd)  
58

59 Mr. Oldroyd reported the Chamber met today. Shirlene Jordan is an excellent director and has increased  
60 Chamber membership from 40 to 140 members.. The Chamber is supported by the City and businesses  
61 are more involved. Any suggestions to improve the value of the Chamber are appreciated.  
62

63 **2) Other items raised by the Commission.**

64 Mr. Oldroyd noted a new Wal-Mart Market might open in South Provo. Mr. Anderson noted the Provo  
65 Towne Center sold to General Growth, a group in Seattle. Mr. Oldroyd noted Springville Wal-Mart is doing  
66 better, after a 20% drop. Wal-Mart is building a Market in Spanish Fork near the Maple Mountain High  
67 School. The Springville Wal-Mart is #88 out of 4100 stores nationwide.  
68

69 Chair Snelson asked about rumored Stouffers water usage waste. Administrator Fitzgerald noted the  
70 City does not subsidize their water, they pay the commercial rate. For sewer, they pay the industrial rate.  
71 They pay large penalties regularly. Chair Snelson asked if Stouffers is good for the city. Administrator  
72 Fitzgerald noted because the city has grown, usage from a large user provides revenue and they employ  
73 2,000 workers and participate on boards and commissions. They are a food source in emergency  
74 planning.  
75

76 Mr. Johnson asked about 87 N Main which an office warehouse development north of Copies Plus.  
77

78 Chair Snelson adjourned meeting at 7:40 p.m.