



MAYOR'S ECONOMIC ADVISORY COMMISSION
110 SOUTH MAIN, SPRINGVILLE, UTAH
SPRINGVILLE CIVIC CENTER COUNCIL WORKROOM
TUESDAY APRIL 30, 2019 7:00 P.M.

1. Approval of minutes from Economic Development meeting on January 22, 2019
2. Discuss what is happening to the Allen's property
3. Review Wavetronics and the proposed road changes
4. Discuss business recruiting strategies and attracting big box business
5. Review Historic Downtown design standards in code
6. Review Economic Master Plan for west side of town

This meeting was noticed in compliance with Utah Code §52-4-202 on **January 18, 2018**. Agendas and minutes are accessible through the Springville City website at www.springville.org/agendasminutes. Meeting agendas are available through the Utah Public Meeting Notice website at <http://www.utah.gov/pmn/index.html>. Email subscriptions to Utah Public Meeting Notices are available through their website. s/s - Jennifer Grigg, Deputy Recorder

Commission members in attendance: Mayor Richard Child, Robert Anderson, Melanie Bott, Glen Evans, Shannon Kallaker, Larry Lamb, Luis Muzquiz, Eric Riddle and Councilmember Mike Snelson.

- 5 Staff in attendance included: Community Development Director Glen Goins and Deputy City Recorder Jennifer Grigg
Excused: Shirleen Jordan, Rick Salisbury, Rod Oldroyd

CALL TO ORDER

10 Chair Muzquiz notified Councilmember Snelson that he was running late, so Councilmember Snelson opened the meeting at 7:04 pm. The idea of a vice chair was discussed.

15 **1. Approval of minutes from Economic Development meeting on October 23, 2018.**

Mayor Child moved to approve the minutes from October 23, 2018. Mr. Anderson seconded the motion, and all voted aye.

20 **2. Report on feedback from citizens as assigned in last meeting. Commission members should be reaching out to fellow citizens for input on economic development based on the Springville Economic Development Master Plan.**

25 Robert Anderson asked about the Allen's property. Councilmember Snelson answered the Allen family says there are no plans and the rumors are not true. Director Goins said it is zoned for mixed use, with nonresidential required on the ground floor. He reported the corner at 1400 North and Main Street is expecting a 7/11. He asked the developer for space for a Springville gateway monument. Chairman Muzquiz suggested caution when changing zoning for specific property and developers.

30 Melanie Bott asked about a development at 950 West and 1200 South. Councilmember Snelson answered Dave Simpson is building a single family subdivision. She reported that residents also requested bigger parks like the park behind Costco in Spanish Fork. Councilmember Snelson answered Community Park is huge and there are plans to continue improving it. Director Goins mentioned Corey Anderson, who is developing where the Nebo ALC was, is completing his application and presenting to the Planning Commission soon. It is zoned mixed use near Main Street and multifamily behind. Mrs. Bott continued by asking if residents could band together and donate property to get a larger park. Councilmember Snelson answered yes and said many parks are property that was donated, even if the property is donated; the city needs revenue to budget for maintenance of the park. Mayor Child noted that Springville has more park space than required and more than surrounding cities. Mrs. Bott asked if developers are required to put in parks. Mayor Child said yes, and he reported that Buildings and Grounds Director Brad Neel feels the small parks take more

35

40

time to maintain. Small parks can become a maintenance liability. Mayor Child added that overuse at Community Park killed all the grass, so it closed down for a time. Chairman Muzquiz asked about improving Jolley's Ranch. He suggested trimming the trees and adding power pedestals for larger RVs. Mayor Child agreed that even though it is always full, the campground could be better and improvements would add to the longevity of Jolley's Ranch.

Glen Evans asked about the multi-family development on the south side of 400 South and asked if we want that kind of housing at the entrance to our city. Mayor Child answered the property was zoned for that application. Several proposals came before this one was approved, including commercial which would need more traffic access. Housing developments traffic is not as bad as commercial. Mrs. Bott disagreed because there are two traffic accesses for that residential development and that intersection is a mess. Director Goins stated it is a right in/right out driveway with ingress. Code requires two ways in and out because of the number of units. UDOT gave the approval. Everything that is built was approved by the city, the Planning Commission and UDOT. That piece of property was not a great option for commercial development. Because of the approved residential development's design, light industrial traffic avoids the neighborhood. It is all in the code. High Density zoning plans for arterial roads at a 60/40 rate; 60% multifamily, 40% commercial. Most comments come from people who are worried about the height of that development, but it is under the recommended height listed in the code.

Eric Riddle said people ask about the empty retail pads at the Smith's property as well as additional fast casual restaurants; not sit down and not fast food. Councilmember Snelson asked what residents are going to do to attract these restaurants. A business will locate based on demographics. By city code, all of these businesses are allowed in commercial zoning. If residents form a committee, they can reach out to the business and ask if they would build in Springville. Mayor Child asked if Stuart Adams is the pad developer in front of Smith's. Director Goins said brokers are the best contacts. The Economic Development Cooperation of Utah (EDCUtah) is actively helping on projects like this. Mayor Child said Spanish Fork developed on land that was only useful for commercial, not residential or agricultural, because it is too alkali. Springville has open property that is highly productive agricultural land, but limited acreage and the price is high. Chairman Muzquiz said he used to wonder why Springville did not get the businesses that Spanish Fork did, but now he realizes that Springville has limited land to develop and he does not want Costco here.

Councilmember Snelson added that the old pool is being turned into an indoor fieldhouse. Mayor Child said there could be changes when the new high school is built, 7 years from now.

3. Reminder of the Central Bank Economic Summit Breakfast on Feb 6th at 8:00 am.

Carpooling was arranged. Natalie Gochnour from the Utah Governor's Office of Economic Development will present.

85 **4. Review the length of terms for each member appointment**

Councilmember Snelson reported that Rick Salisbury and Shirleen Jordan finish their terms in 2020. He suggested staggering the terms for continuity. Mayor Child reaffirmed the appointment of Shannon Kallaker to replace her husband when his term was completed. Larry Lamb and Melanie Bott agreed to two year appointments. Each member is allowed to reapply. The rest of the appointments are four year appointments to achieve continuity on the commission.

95 **5. What can the commission do to help the Community Development Department?**

Director Goins noted the Planning Commission, Council, Administration and this Economic Development Commission are doing a great job. He stated there is great talent in this room. As members, he asked the commission to tell residents to get in touch with the Community Development Department to get the real story. He stated we are a very open department; come look at our projects, files, reports and review everything. The department will get residents with questions involved and they will get the real answer. Official corrective answers to the Facebook posts are usually rejected by the public. There are actually some notices going around mimicking city notices. He continued by stating when Chairman Muzquiz remodeled his restaurant, he asked about art in the city code and planned a beautification of his property; a great tribute to Art City.

105 Councilmember Snelson stated he has the department looking at changing the sign code and staff is creating a presentation explaining the former code and possibilities. Individuals can affect change just by bringing up a topic. As an example, he does not think EMS (electronic media signs) signs are good in small towns. Have everyone contact Community Development with questions and suggestions. He stated Jennifer Grigg has much knowledge of Springville history and resources. Larson Video is still renting VHS and has added a taco truck.

115 **6. Discuss what was happening on SR75 and the Provo Mountain Vista Industrial Park. Dirt has been moving in this area, but the property is still owned by the Redevelopment Agency of Provo.**

Mayor Child said he asked Administrator Fitzgerald about this property. It is the old Ironton slag pile and is contaminated and capped. Mayor Child reported that Administrator Fitzgerald asked Dick Holms, the administrator at Provo about this property. The property is owned by the Redevelopment Agency of Provo. It will impact Springville and make our adjacent intersection more valuable for commercial developments. Mayor Child read the email from Administrator Fitzgerald that stated Mr.

125 Holms answered the low lying ground is being filled because the Army Corp of
Engineers declared the property is not wetlands. The large mounds of dirt from the
previous cleanup are being dispersed to raise the grade. There is a matching grant from
the EDA (U.S. Economic Development Administration) to connect a new road from
SR75 to Mount Vista Parkway at the roundabout in Provo. Provo City anticipates
130 construction to commence this summer or next. There will be acceleration and
deceleration lanes at 1400 North, but no traffic signals. As development at the southern
end of the property, with the one million square foot Vanderhall building, coming online,
there will be no need for traffic signals at this time. Chairman Muzquiz interjected it will
be the biggest building in Utah. Councilmember Snelson answered Vanderhall
manufactures a 3 wheel open cockpit car. Director Goins says this is a dream compared
135 to previously proposed development adding light industrial and trucks up and down
1400 North. Mayor Child said it will be another success like Stouffer's, manufacturing
cars instead of food.

Councilmember Snelson concluded by stating every member of the commission
can add agenda items for the next meeting. The changes to the sign ordinance will have
a committee before the next meeting.

140 Mayor Child said southern Utah county towns are pushing the state for funding
for the 1600 South interchange. Chairman Muzquiz said that will be great for retail
development. Mayor Child reviewed the city limits along 1600 South. Director Goins
stated the Tintic line is going away. Director Goins said there will be a road from 950
West that will connect to 2600 S off of SR51.

145 **ADJOURNMENT**

Melanie Bott moved to adjourn the meeting. Larry Lamb seconded the motion,
and all voted aye.

150 Chair Muzquiz adjourned meeting at 7:42 p.m.