



**PLANNING COMMISSION
WORK SESSION
JULY 22, 2008 – 6:30 PM
COUNCIL CHAMBERS**

Commissioners in Attendance: Dale DeLlamas, Ryan Staker, Norma Shelline;
Craig Huff and Von Alleman

Commissioners Excused: Michael Barker and Stacey Petersen

Staff in Attendance: Director Fred Aegerter; Planner Laura Boyd;
and Clerk Darlene Gray

Commissioner DeLlamas called the Work Session to order at 6:38 PM.

Commissioner DeLlamas asked if there were any concerns with the minutes. Clerk Gray explained that she contacted Commissioner Barker via email regarding his motion to approve the Neways Incorporated amendment to their site plan and conditional use. She asked him to clarify what he meant by “specific material”. Commissioner Barker responded via email indicating that masonry was the material that he intended be used for the fencing buffer.

Consent Agenda

Milton Christensen seeking a recommendation for Spring Pointe Retail Center Subdivision, Plat B, an amendment to Lot 6, Plat A located at about 800 North 2000 West in the HC – Highway Commercial zone.

Planner Boyd asked if there were any questions. Commissioner Huff asked if any business was ready to move in. Planner Boyd reported that a small distribution business was currently going through the preliminary steps. Commissioner Staker commented that the project has been approved for six years. Planner Boyd explained that some businesses had been proposed, but none have followed through. She stated that Mr. Christensen would not be in attendance tonight.

Administrative Session

Discussion regarding residential densities in the Westfields.

Director Aegerter explained that this density issue comes up every year. He reported that within the last six months, developers have approached the City asking about the density again. He stated that the purpose of the discussion was for staff to receive direction from the Planning Commissioners regarding what they would like to consider or what their concerns might be. Commissioner DeLlamas asked how Duck Creek fit into the Westfields densities. Director Aegerter explained that Duck Creek is zoned R2, Residential Single or Two-Family and the developer participated in the density bonus program, paying fees in lieu of open space development. Commissioner Staker stated

that with respect to developers who have developed in the Westfields he would think that density had been addressed and the City did not deviate from Code. Director Aegerter indicated that every year since the adoption of the Westfields Overlay, developers, e.g. Fieldstone and Hamlet Homes, have requested higher densities. He stated that it was important to bring back to the Commissioners to discuss and review the information on how the Westfields density was developed. He added that this was not an action item.

Design Standards Presentation

Director Aegerter explained that commercial building had been discussed, especially on 400 South, but no design standards have been adopted. He stated that there has been a metal addition to the Park RoShe building on Main Street and another is proposed for a tumbling gym to be built behind the UCCU and the auto parts store on North Main. He stated that this would be a discussion item for the Commissioners.

With no further discussion, Commissioner Huff moved to adjourn the Work Session. Commissioner Staker seconded the motion. The vote to close the Work Session was unanimous.

Commissioner DeLlamas closed the Work Session at 6:59 PM.



**PLANNING COMMISSION
REGULAR SESSION
JULY 22, 2008 – 7:00 PM
COUNCIL CHAMBERS**

Commissioners in Attendance: Dale DeLlamas, Ryan Staker, Norma Shelline;
Craig Huff and Von Alleman

Commissioners Excused: Michael Barker and Stacey Petersen

Council Representative: Mark Packard (7:02 PM)

Staff in Attendance: Director Fred Aegerter; Planner Laura Boyd;
and Clerk Darlene Gray

Call to Order

Commissioner DeLlamas called the meeting to order at 7:00 PM and welcomed everyone in attendance.

Approval of the Agenda

Commissioner Huff moved to approve the agenda as published. Commissioner Alleman seconded the motion. The vote to approve the agenda was unanimous.

Approval of the Minutes – July 8, 2008 and July 10, 2008

Commissioner Huff stated that the motion to approve the July 10, 2008 meeting minutes should include the change discussed with regards to Commissioner Barker's motion for the Neways fencing, striking "specific" to "masonry".

Commissioner Alleman moved to approve the meeting minutes for July 8, 2008 and July 10, 2008 with the correction to Commissioner Barker's motion to approve with a masonry fence. Commissioner Staker seconded the motion. The vote to approve the meeting minutes was unanimous.

Consent Agenda

Milton Christensen seeking a recommendation for Spring Pointe Retail Center Subdivision, Plat B, an amendment to Lot 6, Plat A located at about 800 North 2000 West in the HC – Highway Commercial zone.

Commissioner Huff moved to approve the Consent Agenda. Commissioner Shelline seconded the motion. The vote to approve the Consent Agenda was unanimous.

Administrative Session

Discussion regarding residential densities in the Westfields.

Director Aegerter presented information regarding the Westfields. He reported that at the time annexation, developers approached the City regarding smaller ranchettes. The Planning Commissioners reviewed the proposal and were concerned with open space and the 30,000 square foot lot size. The concern was how property owners might use the large lots. Director Aegerter reported that the Planning Commissioners asked the City Council to hire a consultant to review the Westfields. The consultant identified a vision statement identifying specific things. The Westfields Plan was adopted in 2002 and the Development Ordinance reflecting the plan policies was adopted in 2003.

Director Aegerter discussed points of the vision statement:

- A gateway to Springville*
- A transportation network*
- Quality development*
- A village made up of neighborhoods*
- Preserved Open Space*
- A Community Core*
- Conservation of Resources*

Analysis: as moved away from village center, density decreased.

Should consideration be given to increase residential density in the Westfields community? What information justifies increased density?

Director Aegerter explained that at the Planning Commission retreat in 2005, the commissioners divided into two groups and discussed housing in the 400 South area west of I-15. They determined that residential use should be considered for the area, but setback from the shore line. Four developers have approached the City about density bonuses in the Westfields because single family units are not selling. Subdivisions such as Duck Creek; River Park and River Park West Town Homes have slowed down in terms of construction. He noted that the Crystal Springs Subdivision developer approached the City and would like to rezone the subdivision to R2. To date, only six or seven single family dwelling building plans have been submitted. In the busiest years, the department has seen 250 single family homes being built.

Director Aegerter stated that developers have asked if the City would consider mixed use or multi-family dwellings for properties in the Neighborhood Commercial zones along 400 South. He stated that the challenge is the current block standard.

How do increased densities affect the Westfield density bonus program?

Designed specifically for: Participate in open space and building materials.

Director Aegerter commented that although developers have requested for more intense residential zoning designation, several Council Members have recommended not allowing the density that was approved in the General Plan.

Commissioner Staker questioned the 200 multi-family units that have been approved but not constructed. Director Aegerter responded that the units are either approved or under construction, but they are not occupied. He reported that row houses are currently under construction in the River Park West Subdivision.

Commissioner Staker asked what developers were proposing the increased density. Director Aegerter indicated that Otto Belvedere and Cody Pickering had both discussed the R2 rezoning with Planning staff.

Commissioner Huff questioned why the Commissioners would be looking at any rezoning if there is a committee appointed to review the General Plan in the near future. Director Aegerter explained that typically the committee reviewing the General Plan would be looking at any change in the area; anything that would affect the whole land use plan; identifying errors in the plan; etc. Basically the two things reviewed in the General Plan would be any major changes in the area or mistakes in the plan.

Commissioner DeLlamas commented that it appeared that the developers were looking for the rezone because of economic reasons. Commissioner Huff stated that he did not want to rezone property based economic events. Commissioner Alleman added that developers have to be willing to put businesses in the Village Center with some sort of connection across the transit station tracks. He commented that there are deep commercial lots that are still relying on sub-standard roads.

Director Aegerter reported that there are two parcels; 40 acres owned by The Church of Jesus Christ of Latter-Day Saints and another 20 acre parcel that The Church acquired. Carl Duke, The Church representative called Director Aegerter some time ago and indicated that they would like to have 30 units per acre. The Church would master plan the project and then sell it. The developer would be required to develop the land as master planned. Because of the owner and commitment, Director Aegerter thought this would be a viable project that could work. Commissioner Alleman asked if UDOT would ensure a proper connection for access under the 400 South bridge. Director Aegerter responded in the affirmative.

Commissioner DeLlamas stated that he felt a mistake was made along the railroad tracks by not zoning for a higher density and thought the area should have been zoned R2. Commissioner Alleman stated that he thought the density was correct. Commissioner Staker agreed with Commissioner DeLlamas, but was unsure about the 60 acres in the Village Center. Director Aegerter stated that the Commissioners would be looking at more than the 60 acres and referred to the appendices included in the staff report.

Commissioner DeLlamas questioned the sewer situation if there would be added density. Director Aegerter stated that the sewer system would have to be analyzed and added that there are already challenges with the sewer system in the Westfields.

Commissioner DeLlamas asked where UDOT was planning stop lights on 400 South. Director Aegerter stated that lights would be located at 1200 West and 550 West.

Commissioner Huff asked if UDOT would install a planted median. Director Aegerter responded that UDOT would put in the median and the City may be responsible plant it. Commissioner Shelline asked if UDOT considered passive turn lanes rather than a median. Director Aegerter responded in the affirmative, but stated that UDOT refers to the passive turn lanes as 'suicide lanes'.

Commissioner DeLlamas asked if it would be appropriate to hear from Cody Pickering. Mr. Pickering, who lives in the Brookwood Estates, approached the Commissioners and expressed his appreciation for the time and opportunity to address the Commissioners. He stated that detached starter homes are null and void and there is more of a need for town homes or condominiums. He stated that he was not saying there should be drastic changes because of the current economy, but asked that the Commissioners look at a possible zone change. Mr. Pickering stated that there are issues in the Westfields because basements are not allowed and that makes it hard to compete with other cities. He added that there is little to no interest in purchasing or developing in the Westfields. Mr. Pickering commented that the density bonus is confusing, but when applied, can create a very nice, clean looking subdivision. Mr. Pickering closed by thanking the Commissioners for their time and consideration. Commissioner DeLlamas thanked Mr. Pickering.

Commissioner Alleman stated that there is a variety in the homes in the Westfields and asked if the R2 zone required variation. Director Aegerter responded in the negative, stating that variation comes with the density bonus. Planner Boyd stated that any base line density still requires variation in the elevation. Commissioner Alleman asked where the variety was in River Park West. Director Aegerter responded that the variety was not required in multi-family facades.

Commissioner Staker asked Mr. Pickering if higher density were granted what would his plan be. Mr. Pickering stated that it would be three or four-plex town homes; mixed uses, twin-homes, etc. He reiterated that the density bonus is a good program. He stated that he is not saying that developers don't want to make money, but he was saying that single family dwellings are not working now because it is too big of a risk to go forward with single family development. He indicated that he was trying to have town homes under \$200,000 and buyers still have to qualify for banking. He added that he thought he could offer a nice subdivision with the higher density. They would have to be creative, offer a nice product that is not a tract-home looking.

Commissioner DeLlamas asked what the feeling was with regards to changing the zoning along the tracks. Director Aegerter indicated that zoning changes must have some rationale for why it's being done. Commissioner Alleman stated that developments around the railroad tracks have already been approved. Director Aegerter agreed and added that the developers have all come in to request the higher density. He reiterated that if the Commissioners choose to approve the higher density they must have good rationale and reasoning for doing it.

Commissioner DeLlamas stated that the biggest draw back is that other developers have complied with the Westfields Overlay. The biggest benefit would be generating the economy setting a big boost with more building in the area.

Commissioner Huff stated that there were too many issues involved and he would like to see what recommendation would be offered by the General Plan committee before making any decision. He added that there are two Planning Commissioners who are members of the General Plan committee who could bring information back to the Commissioners. Commissioner Alleman agreed, adding that the Commissioners would not be doing their job if they planned for next year and not 20 years. He stated that if zoning was determined by what is sellable right now, the Commissioner would have to rezone everywhere in the City.

Commissioner Shelline asked what the time frame was for a decision. Director Aegerter stated that Mr. Pickering's concerns were fairly immediate. Mr. Pickering stated that he is not set on the R2 zoning, but it would be nice to have the R2 flexibility. He indicated that he would be open to the R1-8 zoning. Director Aegerter stated that the Planning Commission had originally recommended the R1-8 designation, but the City Council didn't follow the recommendation. Commissioner Huff asked if Mr. Pickering could come back to request a rezone. Director Aegerter responded in the affirmative adding that Mr. Pickering could state that a mistake was made because the area should have been R1-8.

Karen Ifediba addressed the Commissioners stating that her observation has been that the City Council was more concerned about services that could be provided on a timely basis that would allow for the development. She stated that the City made long range plans according to hired consultants and she don't think that at the development rate at the time there would have been sewer system problems, which is a real problem in that area. She added that the water system also is a problem in that area. Additional concerns were that the electrical service would be over-extended. Director Aegerter stated that the sewer service is not resolved to the south. He explained that the developer of the Jessie's Brook Subdivision came in and worked an agreement to take the sewer line over to 1750 West and with additional development the City would like to get them back to 1500 West.

Ms. Ifediba stated that the cost associated with the repair to the sewer line was in the tens of millions of dollars and the City didn't have the funds to provide the required sewer system. She stated that the actual meeting minutes state that the City Council was very conservative with denser developing because there were inadequate funds. She indicated that Public Works Director Brad Stapley could provide a cost breakdown of City services for the various areas in the Westfields and eastern part of the City. Director Aegerter stated that when the Westfields was being developed the City only had water, sewer and park impact fees in place. Ms. Ifediba stated that since 1999, she kept pursuing impact fees. The impact fees were finally approved because of a problem with power; I.E. the existing power customers were paying for power to Westfields residents whose impact fees were only \$100.00. In the meantime, the other residents kept paying the increase of fees. She approached Cal Baxter regarding impact fees.

Commissioner Huff moved to take a five minute break at 8:43 PM. Commissioner Alleman seconded the motion. The vote to take a brief break was unanimous.

Commissioner Shelling moved to reopen the meeting. Commissioner Staker seconded the motion. DeLlamas reconvened the meeting at 8:47 PM. Commissioner Huff entered the meeting at 8:48 PM.

Commercial Design Standards

Director Aegerter explained that Planning Intern Kyle Jardine created the slide presentation. The presentation considered the following issues:

Why need for commercial design standards:

- safety
- reflect community's unique character
- enhance economy
- compatibility.

Common themes

- entrances
- connectivity
- human scale
- screening
- compatibility
- parking
- building orientation
- setbacks
- building materials
- articulation
- fenestration
- signs
- landscaping
- lighting and security

Director Aegerter asked the Commissioners to be thinking about when they would like to develop commercial design standards. He indicated that there is concern that the City should have some kind of commercial design standard in place before developments starts in 2009. Commissioner Alleman agreed that something should be in place. Planner Boyd stated that screening techniques in place for the Westfields could apply City wide.

With nothing further to discuss, Commissioner Alleman moved to adjourn. Commissioner Huff seconded the motion. The vote to adjourn was unanimous. Commissioner DeLlamas adjourned the meeting at 9:24 PM.