



**PLANNING COMMISSION
WORK SESSION
JANUARY 22, 2013 – 6:00 PM**

Commissioners in attendance: Brent Packard; Frank Young; Craig Huff; Joyce Nolte; Michael Clay; Carl Clyde and Brad Mertz

Staff in attendance: Director Fred Aegerter and Secretary Darlene Gray

Council Representative: Rick Child

Call to Order:

CM Huff called the meeting to order at 6:00 PM.

Approval of Agenda:

CM Young moved to approve the agenda as written. CM Clay seconded the motion. The vote to approve the agenda was unanimous.

Approval of Minutes: January 8, 2013

CM Huff indicated that he did not receive the meeting minutes for January 8, 2013 meeting minutes and indicated that they would be reviewed for approval at the next meeting.

Consent Agenda

CM Huff indicated that there were no Consent Agenda items.

Legislative Session

Housing Authority of Utah County seeking conditional use approval for public agency senior housing to be located at 451 South Main Street in the CC – Community Commercial and R1-8 Residential Single Family zones. (Continued from January 8, 2013)

CM Huff indicated that the applicant had not submitted the required documents in time, so this item would have to be continued. He indicated that the Public Hearing had been held at the January 8th meeting.

CM Young asked if the Public Hearing would be posted again. Director Aegerter indicated that it would not.

CM Mertz moved to continue this item to the February 12, 2013 Planning Commission meeting. CM Packard seconded the motion. The vote to continue the item was as follows:

Roll Call

CM Packard – Aye

CM Young - Aye

CM Nolte - Aye

CM Huff – Aye
CM Clyde – Aye
CM Clay – Aye
CM Mertz - Aye

Administrative Session

Discussion regarding Community Plan Open House

Director Aegerter indicated that the Open House flyer had been placed in front of the Commissioners. CM Nolte confirmed that she received a flyer at her home. Director Aegerter asked if she had received any comments from neighbors. She indicated that she had not.

Director Aegerter explained that the Open House would begin with a ten-minute overview; the attendees would be asked to complete a survey; and then the group would be divided into specific groups for discussion. At the end, all attendees would be asked to come back together. Director Aegerter indicated that the process would be similar to the format of the General Plan Open House. He reported that he had asked City Councilman Child to welcome the community, etc. Director Aegerter stated that he would be preparing the information for Cl. Child.

Director Aegerter indicated that the group would separate into three groups and each group would have a Planning Commissioner as a scribe. CM Huff asked which of the Commissioners would be available to attend. CMs Clay, Clyde, Nolte, Huff and Young indicated that they would be available. CM Packard asked how long the Open House would last. Director Aegerter indicated that the meeting should last about one-and-one-half hours; from 6:30 PM to 8:00 PM. He stated that over the last ten to fifteen years, the biggest issue in Plat A has been the rezoning of the area. On occasion residents have come in and wanted to rezone and he did not know how much of an issue that would be at the meeting; especially the 400 South area.

CM Huff asked if the Commissioners would want to volunteer as scribes. CM Packard indicated that he would not because he would not want a conflict of interest. Director Aegerter explained that attendees would present their ideas; the ideas would be listed and then the list would be given to an Ad Hoc Committee.

CM Clay stated that it would be impossible to forecast how many might attend. He indicated that he asked because he had advertised the Open House to his students. He stated that he would not want 20 students to show up and only ten residents. Director Aegerter stated that he would guess there could be between 25 and 100 attendees. He expressed his appreciation to CM Clay for inviting his students.

Discussion regarding Planning Commission Spring Retreat

Director Aegerter reported that the Commissioners took a tour to Ogden and he hoped the Commissioners found that interesting. In the last meeting, CM Huff suggested taking a trip to Denver. Director Aegerter indicated that he had already researched the cost for a day-trip to Denver. The groups would leave very early on a Saturday morning and come back late that evening. A 15-passenger van would be rented for them to visit several communities. He has considered asking the City Attorney to join them and he would discuss what happened at the Legislature this year. Director Aegerter asked the Commissioners if they had any thoughts. He added that there were a lot of interesting things coming out of the Denver area and he would want a trip there to be worthwhile. Director Aegerter indicated that he

was looking at the last Saturday in April because the Legislature would be done. Otherwise they could plan the same that has been done in the past; a Land Use Law Attorney and they could invite Jody Burnett as the guest speaker. If the decision is to go to Denver, the Commissioners would still have to discuss Legislative changes in a Work Session.

CM Huff asked for the Commissioner's thoughts. He stated that in the past, the Commissioners have met at 8 AM and dismissed at about 4 PM. Director Aegerter reported that the Commissioners would leave on an 8 AM flight out of Salt Lake City; have a tour, lunch and dinner in Denver and return late that evening. CMs Clay, Mertz, Clyde, Nolte, and Young indicated that sounded great. Director Aegerter stated that the cost of the trip would be about the same as past retreats with speaker costs. He indicated that the last Saturday in April would be the 27th.

Discussion regarding a project for BYU Planning class

Director Aegerter indicated that CM Clay is the Director of the Planning program at Brigham Young University and has a class project. CM Clay has indicated that there may be some students who could help with a project here in Springville. In terms of items discussed by the commissioners; e.g. design standards, an advantage to having the students help is the energy and technical skill in terms of things they can put together. He turned the meeting over to CM Clay.

CM Clay reported that every year in the planning program the students learn planning methods. He stated that ten-to-twenty students spend eight-to-ten weeks taking on a real-world planning project. CM Clay indicated that Spanish Fork City contacted him last year and the students worked on an inventory of the downtown area; transportation issues, etc. The students worked to prepare a summary report and were ambitious regarding what Spanish Fork could be. CM Clay reported that the students built a 3D model that allowed the Planning Commission to 'fly' through and review design features. As part of the model, the students made placards for each business on the block and the idea was that the more time people were in the downtown area, the more money was spent. CM Clay reported that at the end of the ten-weeks, the students presented their work to the Planning Department. As their professor, CM Clay stated that he would do the same for Springville and would like some direction if there is an interest here. He stated that he would love to have Springville be the subject for this semester and hoped Springville would take them up on their offer.

Director Aegerter indicated that students had helped a few years ago and reported that the students did a good job. He stated that options could be the design standards; entry ways to the City; gateways; or several different things. Cl. Child suggested the 400 South Corridor. CM Clay stated the students could work on whatever direction the Commissioners would like as long as it was within the ten-week period.

CM Nolte commented that the City has struggled with defining itself visually as the Art City and she would like to see things through their fresh eyes. She indicated that she would be curious to see what they could come up with; i.e. the Art Museum; coming to Springville; an assessment of what has already been done in Plat A; entry ways; etc.

CM Clay indicated that whatever they would do, Director Aegerter would give them guidance and codify what the Commissioners wanted was done.

CM Huff indicated that he liked the idea of doing the design standards.

Director Aegerter indicated that it would be helpful to the students also to be part of the planning process. He added that property owners would have to be made aware of what was going on.

CM Packard asked how big an area would be involved in this project. Director Aegerter identified the area as being from the Museum corridor and the downtown area in looking at contextual issues. He added that it would not include the Westfields. He stated that it could include north and south Main Street as well as different areas. Director Aegerter added that the direction from the Commissioners had been to develop basic standards first.

CM Young asked if there were enough students to do a study on the gateway / entry ways. CM Clay indicated that they could do several different ones as long as they were defined. He indicated that this has been done every year and hoped the students could continue to work on these types of projects.

CM Nolte identified the immediate concern with design standard. CM Clay stated that it usually took eight-weeks to go through the process and the last two weeks were used for preparing reports and visual presentation of findings.

Director Aegerter stated that this type of offer would be of value to the Commissioners and several Council Members who have expressed their concerns.

CM Huff asked how many of the Commissioners would be in favor of working on the design standards. CM Clay excused himself from the vote. All of the other Commissioners indicated that they were in favor of working on the design standards.

CM Clay indicated that Director Aegerter would have to attend some of the classes. CM Mertz suggested that Commissioner Huff should attend also. CM Clay reported that the class meets on Tuesdays and Thursdays at 9:30 AM. He stated that the students would be excited to have a Commissioner attend. CM Clay expressed a disclaimer that these are students and not consultants.

With nothing further to discuss, CM Huff requested a motion to adjourn the meeting. CM Packard moved to adjourn the meeting. CM Clyde seconded the motion. The vote to close the meeting was unanimous. CM Huff adjourned the meeting at 6:31 PM.

CM Nolte indicated that she would out of town for the February 12, 2013 meeting.