



Springville

**PLANNING COMMISSION
WORK SESSION
FEBRUARY 12, 2013 – 6:30 PM**

Commissioners in attendance: Frank Young; Craig Huff; Carl Clyde; Brad Mertz and Michael Clay (6:34 PM)

Commissioners excused: Joyce Nolte and Brent Packard

Staff in attendance: Planner Laura Thompson and Secretary Darlene Gray

Council Representative Excused: Rick Child

Call to Order:

CM Huff called the meeting to order at 6:30 PM.

Approval of Agenda

Approval of Minutes: January 8, 2013

CM Huff asked if the Commissioners had the opportunity to review the meeting minutes.

Consent Agenda

Paul Washburn, representing the Housing Authority of Utah County, seeking final approval of the Charity Square, Plat A Subdivision located at 451 South Main Street in the CC – Community Commercial and R1-8, Residential Single Family zones.

Housing Authority of Utah County seeking final approval for the Aimonetto Center Condominiums to be located at 451 South Main Street in the CC – Community Commercial and R1-8, Residential Single Family zones.

Planner Thompson indicated that these two items should be kept on the Consent Agenda. The subdivision and condominium plats look good and were ready to go.

CM Huff asked if the parcel to the east would be sold. Planner Thompson indicated that the parcel would go to the City to remain as parking for the museum. If the use changes from parking, the parcel would have to be in accordance with the R1-8 zoning designation as a single family lot. CM Huff commented that the school used the parcel for parking too. Planner Thompson indicated that was correct.

CM Young commented that he was surprised that the property line went right up to the pharmacy. Planner Thompson indicated that the adjustment had been made. She stated that originally the building owner was going to add onto the existing building, but now there will be separate structure.

CM Huff asked about the entrance into Little Caesar's. Planner Thompson indicated that that entrance will be closed and there would be no access from the west. She added that there would be cross access from the south. She explained that the City engineers would not approve the original proposal of the new building because of problems with stacking as well as ingress and egress. Planner Thompson explained that the City Attorney sketched out a plan moving the building to the east of the lot. The City engineers played with the plan and then sent it to the applicant's engineer; everything fit.

CM Huff asked if the Heritage tree would remain. Planner Thompson indicated that it would remain. CM Clyde questioned why the tree could not be cut down. Planner Thompson explained that there is a tree protection plan in the City. She informed the Commissioners that the developer would put in all the parking. CM Young asked if it would not be necessary to request that in the motion. Planner Thompson stated that staff would still like the agreement as one of the contingencies in the motion.

CM Clyde asked if the cross easement had been granted. Planner Thompson indicated that there has been a verbal agreement regarding cross access. The applicant has submitted a Property Consent form and the City Attorney will require a recorded deed. CM Young asked if the cross access would be a hindrance. Planner Thompson stated that she did not see that as hindering the project. She reported that one change would be the reduction of units from 31 units to 25 units for the senior housing. The reduction was made for funding purposes.

CM Clyde asked if the Housing Authority was a public agency. Planner Thompson indicated that it was.

CM Huff asked if there were any concerns with the request to decrease the landscaping buffer by nine-feet. CM Young asked if the applicant would have to improve the buffer between the houses to the south. Planner Thompson indicated that they would not because the buffering falls within the one-third reduction. CM Huff commented that he liked the 25-foot building setback and referred to the dentist's office on 200 East and 400 South.

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 22, 2013)

CM Huff indicated that he would open the Public Hearing again, specifically for the landscaping buffer reduction.

Planner Thompson reported that Mrs. Reed had contacted her regarding the access for her trailer. Planner Thompson informed Mrs. Reed that there was no recorded agreement regarding the access and that Mrs. Reed would not be able to maintain the access. CM Clyde asked if an agreement was between two property owners would they still need approval from the City. He also informed Planner Thompson of an error in the staff report.

CM Huff commented that the Commissioners went through quite a bit of discussion when this was brought to them in previous meetings. Planner Thompson confirmed that there had been through quite a bit; a zone change, the writing of the Ordinance and then the condominium plat. She stated that this would be a good project.

With nothing further to discuss, CM Clyde moved to close the Work Session. CM Young seconded the motion. The vote to close the Work Session was unanimous. CM Huff closed the Work Session at 6:47 PM.



**PLANNING COMMISSION
REGULAR SESSION
FEBRUARY 12, 2013 – 7:00 PM**

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

Commissioners excused: Joyce Nolte and Brent Packard

Staff in attendance: Planner Laura Thompson and Secretary Darlene Gray

Council Representative: Rick Child

Call to Order:

CM Huff called the meeting to order at 7:00 PM.

Approval of Agenda:

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

Approval of Minutes: January 8, 2013

CM Huff asked if the Commissioners had the opportunity to review the meeting minutes. CM Young moved to approve the January 8, 2013 meeting minutes. CM Clyde seconded the motion. The vote to approve the January 8, 2013 meeting minutes was unanimous.

Consent Agenda

CM Huff reviewed the Consent Agenda process. He asked the Commissioners if there was any reason why any of these items should be taken off the Consent Agenda.

Paul Washburn, representing the Housing Authority of Utah County, seeking final approval of the Charity Square, Plat A Subdivision located at 451 South Main Street in the CC – Community Commercial and R1-8, Residential Single Family zones.

Housing Authority of Utah County seeking final approval for the Aimonetto Center Condominiums to be located at 451 South Main Street in the CC – Community Commercial and R1-8, Residential Single Family zones.

CM Mertz moved to approve the Consent Agenda. CM Huff read the Consent Agenda items. CM Young seconded the motion. The vote to approve the Consent Agenda was unanimous.

Legislative Session

CM Huff reported that this item had been continued from the last two meetings.

Housing Authority of Utah County seeking conditional use approval for a public agency owned senior housing complex and site plan approval for a fast food / office building to be located at 451 South Main Street in the CC – Community Commercial zone. (Continued from January 22, 2013)

Planner Thompson approached the Commissioners and reviewed the staff report. She indicated that a reduction in the landscape buffering had been requested. Planner Thompson explained that within the buffer there would be evergreen trees and shrubs. She reported that the applicant would be installing a landscape buffer between the existing buildings.

CM Young asked if there would be fencing. Planner Thompson indicated that there would be a six-foot vinyl fencing. CM Huff if the fencing would be along the east and south property lines. Planner Thompson indicated that it would be. She stated that as part of the conditional use permit for the senior housing, a similar project should not be established within one-half mile of another senior housing project; the project must be located within one-eighth mile of bussing; located within one-half mile to pharmacy, grocery etc. Planner Thompson reviewed the outstanding issues from the December 20, 2012 DRC meeting. She explained that all issues have been addressed except for minor red-lines that the engineer felt could be resolved prior to the recording of the plat.

CM Young asked if the parking was adequate. Planner Thompson indicated that it would be. She stated that staff recommended approval with contingencies.

CM Huff asked if there would be a cross access with the Strong office to the south. Planner Thompson indicated that there would be two from the existing entrances and one from the new parking area.

CM Clyde asked if there would be any door exits on the east side of the building. Planner Thompson indicated there would not be. The building entrance would be on the north. Mr. Ray Green indicated that there would also be a door on the south east corner of building.

With no other questions for Planner Thompson, CM Huff invited Mr. Paul Washburn to approach the Commissioners. Mr. Washburn indicated that the commercial units would have twelve-foot ceilings and the ceiling on the first floor of residential units would have the same height. He reported that there would be storage lockers for the tenants in the basement and the building would be serviced with an elevator.

CM Mertz asked what the proposed time table was for construction. Mr. Washburn responded that they would like to begin late this spring. He explained that traditionally this type of housing would be funded by conventional financing.

CM Young asked if there would be requirements for living at this housing project. Mr. Washburn stated that the residents had to be over age 65; they must have been on a waiting list which has been closed for the last five-years. When the tenants move in, the rent and utilities combined cannot exceed 25% of their income. Mr. Washburn identified the tenants as generally being women on Social Security. Mr. Washburn assured the Commissioners that they would keep their standards high; not allow over-night guests; highly monitor the facility; provide arrangements for medical check-ups; set up a work room for the tenants, etc. Mr. Washburn stated that even though the City had been generous with parking, there would not be a lot of vehicles parked there.

CM Huff commented that he had previously mentioned how nice the facilities were on 1200 South in Orem. He expressed his appreciation for the continued effort from Mr. Washburn and others for getting the project to this point. Mr. Washburn expressed his appreciation for the help from neighbors, the drug store, Mr. Strong and others.

CM Huff re-opened the Public Hearing.

Public Hearing

Karen Ifediba who lives at 450 South 100 East approached the Commissioners and indicated that she had some concerns. She stated that she is a neighbor to the senior housing project and thought this would be a wonderful project. She explained that the only problem would be where the Reed's live and that the Reeds think they have an access to their property through the parking lot. Ms. Ifediba stated that the Reeds think they have a written agreement. She indicated that the Luke's seemed really happy with the project. She stated that she assumed that the attorney had reviewed the buffer reduction and indicated that she was open to allowing them to reduce the amount from 25-feet to 16-feet. Ms. Ifediba added that the reduction mostly affected her property and this would be an excellent use. She expressed her appreciation for the excellent job concerning this project.

Mr. Washburn explained that for years the Reed's used the access for a small utility trailer. He reported that the Title Company checked the recorded documents and found that an easement did not exist.

CM Huff expressed his appreciation to Ms. Ifediba for bringing up the access issue and stated that Mr. Washburn had been working on that.

With no other discussion, CM Mertz moved to close the Public Hearing. CM Clay seconded the motion. The vote to close the Public Hearing was unanimous.

Consideration

CM Huff asked the Commissioners if they had any concerns with reducing the buffer to 16-feet. He asked Planner Thompson how far the restaurant would be from the fence. Planner Thompson stated that it would be 25-feet with the buffer and the setback. CM Young asked if the building would have to come back to the Commissioners for approval. Planner Thompson indicated that it would not come back to the Commissioners; this was the approval.

CM Clyde moved to approve the site plan and conditional use permit for the Housing Authority of Utah County located at 451 South Main Street in the CC – Community Commercial zone with the following contingencies; all outstanding engineering comments from DRC and post DRC review are addressed prior to the recording of the subdivision and condominium plats and issuance of a building permit; allowance of a nine-foot reduction from the twenty-five foot landscape transitional buffer; and an agreement from Maple Mountain Commercial, LLC is submitted for improvements and cross access easements on the property as part of this development. CM Mertz asked if CM Clyde would care to amend motion to a 'written' agreement. CM Clyde indicated he would amend his motion to include that the agreement would be a written agreement from Maple Mountain Commercial. With the motion made and amended, CM Young seconded the motion. The vote was as follows:

CM Young – Aye

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

Administrative Session

Nothing.

CM Clay asked about the Springville Jr. High School CM Young asked if the project would be brought back to the Planning Commission. CM Huff commented that the Jr. High School only had one street, but the City could not force the School District to develop two streets. He suggested having something at the next meeting to discuss requiring two streets for a school.

CM Clyde suggested adding something about the parking. Planner Thompson indicated that these were issues that had been discussed in Code meetings and added that staff was working on that. She stated that she would convey the Commissioner's concerns to Director Aegerter. CM Young stated that Charter Schools have legislated themselves out of any code review.

CM Mertz moved to adjourn the Regular Session. CM Young seconded the motion. The vote to adjourn was unanimous. CM Huff adjourned the meeting at 7:28 PM.