



Springville

**PLANNING COMMISSION
WORK SESSION
APRIL 9, 2013 – 6:30 PM**

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

Commissioners Excused: Carl Clyde

Staff in attendance: Director Fred Aegerter; Planner Laura Thompson; Planner Brandon Snyder and Secretary Darlene Gray

Call to Order:

CM Huff called the Work Session to order at 6:35 PM. He asked if the Commissioners had a chance to review the agenda and asked if there were any questions. With none he reviewed the agenda items.

Jay Lems on behalf of David Delight, Zion's Bank, seeking approval of the Zion's Bank Subdivision, a one lot minor subdivision to be located at 438 South 750 West in the Neighborhood Commercial (NC) Zone.

CM Young asked if there were any changes since the last time this had been presented. With none, CM Huff asked if there was any reason that this item should be taken off the Consent Agenda. Planner Thompson indicated this item was not for site plan approval but for a lot creation. She added that the site plan has not come to the Commissioners yet. Planner Snyder commented that the CM Huff was probably thinking of the Stonehenge project that came to the Commissioners.

CM Mertz asked what the purpose was for a one-lot subdivision. Planner Snyder indicated that a one-lot subdivision can be done under State Code and the remainder of the property can be designated as future development as long as the subdivision meets the applicable ordinances. He indicated that Zion's Bank had concerns with the Stonehenge project not moving as fast as they wanted. Director Aegerter added that sometimes minor subdivisions are a clean-up from illegally split lots. Planner Thompson stated that the City would also get the street dedication that would have been required.

Litefoot Investments, LLC seeking a recommendation of approval to vacate a portion of an unimproved street located at approximately 700 North 880 East and approval to vacate and amend Lot 11, Block 1 of Halls Eastern Hills Subdivision.

CM Huff explained that the vacation involved a steep section of property where a street was supposed to be. CM Young asked if the sewer line would extend into the cul-de-sac. Planner Thompson indicated that it would. She stated that this approval would include the street vacation and approval to vacate and amend lot 11 of Halls Eastern Hills Subdivision. She reported that the vacation had been reviewed and approved by the Development Review Committee (DRC) but the Commissioners would not see the subdivision until the preliminary approval request. CM Huff informed the Commissioners that they would not want to discuss anything but the street vacation. CM Nolte expressed her concern with why the Commissioners had received a letter from a citizen. CM Huff explained that the citizen expressed

their concern for wetlands and other issues. CM Packard asked if the dedicated wetlands were by the State or the Federal government. Planner Thompson indicated they were dedicated by the State.

Jerry Brailsford, representing Brailsford Cast & Stone Inc. seeking conditional use approval for the Brailsford Storage Lot located at 642 West 1300 North in the LIM – Light Industrial Manufacturing zone.

CM Huff asked if this item was coming back at the request of the City. Planner Thompson indicated that the applicant meant to include this additional area in the initial proposal, so this is a formality to complete the site. She explained that Mr. Brailsford would be adding the same trees in the UDOT right-of-way and installing slats in the chain link fence next to Range Masters. Planner Thompson reported that the applicant had provided plans in January, but through an over-sight, the request was delayed. She stated that the initial request came before the Commission on November 13th 2012.

Clay Liston seeking site plan approval for the Tunex to be located at 745 South 1950 West in the HC – Highway Commercial zone.

CM Huff stated that preliminary approval had been granted at the last Planning Commission meeting. Planner Snyder indicated that the item was being brought back for review of site revisions. He explained that the engineering corrections had been sent to the applicant via email. CM Huff asked if the sewer issue would be resolved by going into the frontage road and by being pumped and at whose expense. Planner Snyder indicated that he was not aware of the details. CM Huff asked if this would involve any litigation and if the last three items on page 6 were the only contingencies. Planner Snyder reviewed the DRC comments and indicated that most had been addresses. CM Huff stated that a few DRC comments were pending and asked if they were significant enough to be concerned. Planner Snyder indicated that some of the engineering comments seemed to appear to be significant.

CM Young expressed his concern for the side slopes proposed. Planner Snyder stated that the temporary detention basin and storm drain information had not been submitted. He added that the landscaping, parking and building issues had all been addressed.

CM Huff asked if in a parking area the grade could be seven-percent. Planner Snyder indicated that as far as ADA parking, that would have to be reviewed by the City engineers. CM Huff commented that they were also requesting a 20-percent reduction in parking. Planner Snyder stated that the applicant erred on the safe side. CM Huff indicated that there were 63-parking stalls on plans, but commented that the applicant would still like an option of reduction. Planner Snyder indicated that the applicant would like to remove some parking to the east. CM Huff asked about the trucks currently parked on the property. Planner Snyder stated that the vehicles would have to be moved.

CM Young stated that the applicant would have to be responsible for the weed control on the remainder of the lots. Planner Snyder agreed.

Nomination of Chair

Nomination of Co-Chair

CM Huff asked if the Commissioners had any questions. Director Aegerter reported that CM Clyde would not be able to attend Commission meetings for three-weeks.

CM Packard moved to close the Work Session. CM Clay seconded the motion. The vote to close the Work Session was unanimous. CM Huff adjourned the Work Session at 6:57 PM.



Springville

**PLANNING COMMISSION
REGULAR SESSION – COUNCIL CHAMBERS
APRIL 9, 2013 – 7:00 PM**

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

Commissioners Excused: Carl Clyde

Staff in attendance: Director Fred Aegerter; Planner Laura Thompson; Planner Brandon Snyder 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 Clay moved to approve the agenda as written. CM Nolte seconded the motion. The vote to approve the agenda was unanimous.

Approval of Minutes

CM Huff indicated that there were no minutes to approve.

Consent Agenda

CM Huff explained the Consent Agenda process. He asked if any of the Commissioners would want to remove this item from the Consent Agenda.

Jay Lems on behalf of David Delight, Zion's Bank, seeking approval of the Zion's Bank Subdivision, a one-lot minor subdivision to be located at 438 South 750 West in the Neighborhood Commercial (NC) Zone.

CM Mertz moved to approve the Consent Agenda. CM Packard seconded the motion. The vote to approve the Consent Agenda was unanimous.

CM Huff reviewed the process for Public Hearing.

CM Huff asked the scout in attendance to introduce himself and identify the badge he was working on and his Troop number. Ethan Lawrence approached the Commissioners. He reported that he was working on his Citizenship in the Community badge and was with Troop 279.

Legislative Session

Litefoot Investments LLC seeking a recommendation of approval to vacate a portion of an unimproved street located at approximately 700 North 880 East and approval to vacate and amend Lot 11, Block 1 of Halls Eastern Hills Subdivision.

Planner Thompson apologized to citizens because the projector was not working for the presentation. She reviewed the staff report and history of the street. Planner Thompson explained that the utilities were in the right-of-way which included the existing storm drain. She reported that an existing sewer line runs through lot 11, into the right-of-way and down 800 East. Planner Thompson indicated that the roadway was never improved and that there is no access to it. Additionally, the applicant conducted a survey and feasibility study and indicated that the roadway was not accessible.

Planner Thompson indicated that the motion stated that the Property Owner's Consent Form had not been received. However, Mr. Steve Martin, the applicant, submitted the consent form prior to the start of the meeting and this would not be an issue. Planner Thompson explained that staff had no concerns regarding the street vacation.

CM Huff opened the Public Hearing.

Public Hearing

With no one wanting to address this item, CM Mertz moved to close the Public Hearing. CM Young seconded the motion. The vote to close the Public Hearing was unanimous.

Consideration

CM Huff commented that there seemed to be no reason not to vacate the street and called for discussion or a motion.

CM Young moved to recommend approval to vacate the portion of right-of-way located at approximately 700 North 880 East and vacate and amend Lot 11, Block 1 of Halls Eastern Hills Subdivision to be included in the East Sunset Ridge Subdivision. CM Packard seconded the motion. The vote to recommend approval to the City Council was unanimous.

Jerry Brailsford, representing Brailsford Cast & Stone Inc. seeking conditional use approval for the Brailsford Storage Lot located at 642 West 1300 North in the LIM – Light Industrial Manufacturing zone.

Planner Thompson approached the Commissioners and reviewed the staff report. She indicated that this item was a continuing item from November 13, 2012. She explained that a Conditional Use Permit had been granted for the storage area east of the building. Planner Thompson reported that the applicant was present.

CM Huff asked Mr. Brailsford if he had anything to add. With nothing, CM Huff opened the Public Hearing.

Public Hearing

Mr. Jonathan Lawrence; who resides at 1516 West Saxon Circle (Camelot Village) approached the Commissioners. He stated that there has always been a problem with that property, so he was glad this was being considered and thanked the Commissioners for looking at the item.

CM Packard moved to close the Public Hearing. CM Nolte seconded the motion. The vote to approve the conditional use was unanimous.

Consideration

CM Huff expressed his appreciation to the applicant for coming back and added that he appreciated their patience. He stated that although the overpass makes this location difficult to screen, the proposed screening will help to make this really nice.

CM Packard moved to grant approval of the Conditional Use Permit for the extended outdoor storage area for Brailsford Cast & Stone Inc. located at 642 West 1300 North in the LIM – Light Industrial Manufacturing zone. CM Mertz seconded the motion. The motion to approve the Conditional Use Permit was unanimous.

Administrative Session

Clay Liston seeking site plan approval for the Tunex to be located at 745 South 1950 West in the HC – Highway Commercial zone.

Planner Snyder approached the Commissioners and indicated that this item was before the Commission on March 26, 2013 and at that time, the Commissioners granted approval of the site plan based on contingencies listed. He reported that this would keep the applicant moving forward with his financing. He reported that the applicant submitted revised plans after the March 26th meeting. He explained that the Tunex building would be the first phase.

Planner Snyder reported that the applicant had submitted application for a parking reduction and referred to the second page of the staff report. He indicated that 55-stalls were required, but the applicant was providing 63-stalls. He indicated that the Commission's motion should indicate that the latest engineering red-line comments would need to be addressed. Planner Snyder informed the Commissioners that the applicant was present.

Planner Snyder explained that if the reduction in parking were granted, it would involve the parking to the east of the building. He referred to page one of the staff report; the type of service the applicant provided, which included minor and major repairs. He explained that the number of parking stalls required was based on the number of bays. Planner Snyder stated that the business model was not centered around major repairs and that the applicant was more interested in servicing a large quantity of customers. He displayed the parking stalls located at each Tunex; Draper, 14-stalls; American Fork, four-bay doors with 20-parking stalls; Washington City, five-bay doors with 12-parking stalls with 18-shared parking stalls; and South Jordan, eight-bay doors with 14-parking stalls. Planner Snyder reported that the Springville location would have 11-bay doors. CM Young asked if most of the parking would be for customers or would customers drive in and out for service. Mr. Liston reported that there would be eight or nine employees at the location and that the majority of the customers would be there for same-day service. CM Young asked if there were any ordinance that would prohibit long-term parking. Planner Snyder referred to Title 11, §11-4-301 Land Use Matrix and indicated that outdoor storage was a permitted use, but ordinance requirements would relate to screening, etc. CM Mertz asked how many bays were at the facility. Planner Snyder responded that there were 11-bays.

Mr. Clay Liston, who resides at 711 East 640 North in Orem, approached the Commissioners. He stated that one issue staff had difficulty addressing was regarding the number of stalls associated with each bay. He stated that he found the Code contradictory because vehicles would be parked inside the building at night for security purposes. He indicated that the parking required would be three times

more than the average service shop. He reported that there were four-bays for fast lubes and that vehicles would drive in one door and out the other in about a 30-minute service time.

CM Clay asked Mr. Liston if he had seen the engineering red-lines regarding the slope. Mr. Liston indicated that he had. CM Huff asked if Mr. Liston felt comfortable with the change. Mr. Liston stated that he had not caught the slope issue and was glad the City Engineers did. He stated that he planned on bringing fill in up to the level of building.

CM Packard commented that one of the red-lines on the plans dealt with the lift station for sewer. Mr. Liston stated that the engineers had to scramble on the sewer and storm drain systems design because the gravity flows to the east and west before finally arriving at the pump stations. He indicated that the subdivision lot had been approved by the City with no improvements. Mr. Liston stated that in the Master Plan, it was intended that his access to sewer and storm drain would be to flow east through someone else's property which did not include an easement for this size of a utility. He indicated that they have arrived at the best possible solution.

CM Huff asked if there were any contingencies that were a concern to Mr. Liston. Mr. Liston commented that compared to what they started out with, his concerns were minimal and easy to overcome.

CM Huff opened Public Hearing.

Public Hearing

CM Packard moved to close the Public Hearing. CM Clay seconded the motion. The vote to close the Public Hearing was unanimous.

Consideration

CM Young asked if the site should include possible uses that would need additional parking. Planner Snyder commented that the building had the center part for parking and the east side had an underground servicing area.

CM Huff asked if any of the Commissioners had any concerns with the parking. CM Packard stated that he would like to see more reduction in the parking. CM Huff stated that the Commissioners could only grant the 20-percent reduction. Planner Snyder reported that staff would be looking at changes to the Code regarding parking and other requirements. He stated that this could be brought back if there were concerns. CM Huff stated that he would be okay with bringing it back because he felt the City had been burned on developments that have not have adequate parking.

With no other discussion, CM Young moved to approve the Tunex site plan located at 745 South 1950 West in the HC – Highway Commercial zone contingent upon addressing all DRC and Post-DRC comments and latest revised set review comments. In addition, CM Young moved to approve the 20-percent reduction in site parking. CM Packard seconded the motion. The vote to approve the Tunex site plan was unanimous.

Nomination of Chair

CM Packard indicated that he has been impressed with CM Huff and moved that he be re-elected and the Planning Commission Chairperson. He stated that if Commissioner Mertz could promise to commit to being here for most meeting, he would suggest that he continue as the Co-Chairperson.

CM Packard moved to re-elect CM Huff as the chairperson. CM Mertz seconded the motion. The vote to re-elect CM Huff as the Commission chairperson was as follows:

CM Packard – Aye
CM Young – Aye
CM Nolte – Aye
CM Huff – Abstained
CM Clay – Aye
CM Mertz – Aye

CM Mertz stated that he did not know how many meeting he had missed, but promised that he would be in attendance for most of the meetings.

CM Young moved to re-elect CM Mertz as the co-chair. CM Nolte seconded the motion. The vote to re-elect CM Mertz as the Commission co-chair was unanimous.

With nothing further to discuss, CM Clay moved to close the Regular Session. CM Young seconded the motion. The vote to close the meeting was unanimous. CM Huff adjourned the Regular Session at 7:43 PM.