



**Springville**

**PLANNING COMMISSION  
WORK SESSION  
APRIL 23, 2013 – 6:00 PM**

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

Commissioners excused: Carl Clyde and Frank Young

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 6:00 PM.

**Approval of Agenda**

CM Packard moved to approve the agenda as written. CM Nolte seconded the motion. The vote to approve the agenda was unanimous.

**Approval of Minutes: March 26, 2013 and April 9, 2013**

CM Huff asked if the Commissioners had the opportunity to review the meeting minutes. CM Clay moved to approve the meeting minutes of the March 26, 2013 and the April 9, 2013. CM Mertz seconded the motion. The vote to approve the meeting minutes was unanimous.

**Consent Agenda**

CM Huff explained the Consent Agenda process.

Jim Graves, representing Flowserve seeking site plan approval for the Flowserve addition located at 1350 North Mountain Springs Parkway in the BP – Business Park zone.

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

**Legislative Session**

CM Huff explained that the Commissioners were a recommending body to the City Council.

Mike Stewart seeking to amend the Springville City Municipal Code, Title 11, Section 11-7-410 and Title 14, Section 14-5-101 pertaining to required improvements. (Continued from March 26, 2013)

Planner Snyder approached the Commissioners and explained that applicant submitted language to the City for Planning Commissioners to review. He indicated that the City was not in favor of the proposed language and stated that there was on-going discussion. Planner Snyder reported that the applicant's counsel had submitted additional language that had not been included in the Public Hearing

advertisement. The item would be re-noticed for Public Hearing on May 14, 2013. He added that the item was also advertised for the May 21st City Council meeting.

CM Nolte asked if all the concerns would be addressed at that time or would they be listed in the staff report again. Planner Snyder reported that the concerns would be left in the staff report. He stated that the City would like to come to a consensus, but some departments still had some outstanding issues. He added that concerns would continue to be reviewed with the applicant.

CM Packard asked if staff had researched issues with other communities regarding this type of project. Planner Snyder reported that research has been done and he would bring that to the Commissioners.

CM Clay asked if the applicant had responded to the road. Planner Snyder stated that the applicant indicated that they intended to put down asphalt before there was too much on-site traffic. He added that the City Engineer indicated that they would have problems with traffic.

CM Packard moved to continue the item to the May 14, 2013 Planning Commission meeting to allow for additional discussion and review by staff with the applicant. CM Mertz seconded the motion. The vote to continue the item was unanimous.

Springville City seeking to amend Section 11-4-301, *Land Use Matrix* of the Springville City Code, 1991 pertaining to Heavy Equipment Sales.

Planner Thompson approached the Commissioners and explained that the heavy equipment sales was not a permitted use in the zone, but does exist. There were also a few other proposed changes, including the change from a conditional use to a permitted use; i.e. auto parts sales in the TC – Town Center zone; equipment sales of heavy equipment in the HC – Highway Commercial zone; outdoor storage of trucks and heavy equipment in the HC and LIM – Light Industrial Manufacturing zones. She indicated that trucks and heavy equipment could not be displayed in the landscaped areas. She explained that was already addressed in the Code. Planner Thompson continued to identify conditional uses that were being changed to permitted uses; tire shops in the HC zone and vehicle sales in the CC – Community Commercial zone.

CM Huff opened the Public Hearing for comment.

**Public Hearing**

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

**Consideration**

CM Clay asked Planner Thompson if there were lot size restrictions in CC-Community Commercial zone. Planner Thompson indicated that there was not. CM Mertz asked if storage designation would be separate from sales. Planner Thompson indicated that there were a lot of existing businesses that have been grandfathered. She explained that any new business would have to meet the current Code regarding screening, etc. CM Mertz questioned if the City wouldn't prefer conditions rather than permitted uses. Planner Thompson indicated that there were Ordinances already in place that would address conditions; i.e. screening, etc. CM Nolte asked if all existing businesses were approved without the landscaping. Planner Thompson indicated that most had been.

CM Nolte moved recommend approval to amend 11-4-301, *Land Use Matrix* of Springville City Code, 1991 amending the Auto and Vehicle Related Uses section. CM Mertz if the approval to amend the Code included all the changes discussed. Planner Thompson indicated that it would. CM Mertz seconded the motion. The vote to recommend approve to the City Council was unanimous.

### **Administrative Session**

#### Presentation by Brigham Young University students regarding Commercial Design Standards.

Director Aegerter turned over to BYU students. Each of the students approached the Commissioners and introduced themselves. Marcus Ashdown, team leader; Jaimes Loucks; Andrew Glenn; Brett Hamilton; Jenna Albers; Michael Resare; Fernando Silva; Ashley Ward and Briona Derrick.

The students reviewed the draft of the Commercial Design Standards.

Mr. Ashdown indicated that they had been looking at Springville City and creating some Commercial Design Standards. He stated that he would present an introduction and then each team leader would present a different aspect of the standards for the commercial district. He explained that each team leader took one or a few of the districts and applied standards that they felt appropriate in keeping the historical and art nature that Springville has tried to be centered around and making the proposal for the design standards to ensure that future would remain the same.

Mr. Ashdown indicated that the presentation would be a quick highlight of the draft that the Commissioners had in their packets. Each team leader discussed the following:

Mr. Ashdown: Orientation of new buildings; pedestrian walkways; lighting; screening; and building color.

Mr. Hamilton: Museum Corridor; setbacks; parking to the side or rear of the building to minimize the visual impact; pedestrian friendly corridor; require each new development to add to what is already here; i.e. art features; water feature; public art; etc.; building materials would primarily be brick and the standard would be for all sides of the building; recognizable entrances and details; roof style and pitch; sign size; landscaping; and residential construction.

Mr. Ashdown: Historic Downtown Center; Design Committee. He indicated that the main goal was to preserve what was already there and keep with the beautification of Main Street and the district. He discussed keeping the parking off the street except the parallel parking and keeping the rest of the parking in the back or side of buildings. Mr. Ashdown continued to discuss connectivity; landscaping; building compatibility; signs; flat roofs on commercial buildings and pitch roofs on residential buildings; paths and walkways; civic facilities should be different and held to different standards, but should respect the historic standards.

Ms. Albers: Main Street Commercial; North and South Main and bookends historical district. They wanted to maintain the historical feel. They strongly suggested using a secondary material; e.g. wood or a decorative brick and they wanted to keep the façade of the building; anywhere that pedestrians would see the building or if there is a side street, the façade should be maintained all the way around. She indicated that parking should be to the side or rear of the building. They wanted to avoid one-material,

long uninterrupted façade themes, as well as all glass buildings. Ms. Albers discussed coloring and strongly recommended using earth tones. Ms. Albers indicated that signs should be in accordance with the current code. Additions should maintain the use of the primary materials for the existing structure.

Mr. Loucks: North and South Gateway District; I-15 Corridor; and the Westfields District. He indicated that the design draft was more specific, but he would outline the information. He indicated that all commercial buildings should employ the different textures, patterns, colors and materials that way the building has more than one dimension. He stated that all commercial buildings should have at least a variation in the horizontal plane. Mr. Loucks discussed the current parking lot code and suggested the use of open space within a commercial development of more than two-acres. He indicated that the Municipal Code was sufficient regarding signage. Mr. Loucks indicated that the City should require pathways from parking areas to the buildings. He stated this could be achieved by plantings, elevated sidewalks and through different plantings, etc.

Mr. Loucks discussed the I-15 Corridor stating that any and all design features within the North and South Main districts that were appropriate should be incorporated into the I-15, Highway Commercial Corridor. He reviewed the Westfield District indicating that it follows the same design standard with the North and South Main Street district. He discussed connectivity in the area of 400 South Street regarding landscaping buffers, stating that those could become a buffer for pedestrian and cyclists as well. Mr. Loucks explained that

Mr. Loucks distributed and reviewed a memo regarding other findings to the Commissioners; i.e. utility boxes; review of the current zoning on the east side of the I-15 Corridor of Highway Commercial to Regional Commercial and asked if there were any questions. CM Packard stated that the group had not addressed Hobbie Creek. Mr. Ashdown indicated that they did not consider Hobbie Creek because it did not run through the Main Street Commercial zone. CM Packard commented that a nice walking path was needed. Mr. Ashdown stated that they were all looking at commercial design standards and did not address Hobbie Creek and other areas. He agreed that landscaping and other elements like Hobbie Creek should be addressed.

CM Huff asked if the standards ought to be standards or were they guidelines. Mr. Ashdown stated that they should be codified like zoning ordinances with room to give exceptions. He added that the Design Committee should be allowed flexibility.

CM Mertz stated that he would be interested in their opinion of which district was the most critical in needing design standards. Mr. Ashdown replied that the gateway and museum corridor seemed to be the most critical. He stated that the downtown area should be the center of attention; Main Street and the museum had been identified as “Springville”, but from Center Street to 400 South had been set as a precedent. CM Packard stated that north Main to 1400 North needed a lot of work too. Mr. Ashdown agreed and added that there was an overlap between the historic district and North and South Main.

CM Mertz and CM Packard stated that they were impressed with the well, prepared presentation. CM Clay stated that the students had been turned over to Director Aegerter who took the lead. He gave the credit to Director Aegerter and the students. Director Aegerter reported that Planner Snyder provided the information and added that this had been a team effort. In response to CM Packard’s comment, he

indicated that a 2014 project may involve stream hydrology and thought about bringing in engineering students.

CM Clay informed the Commissioners that if they wanted more projects done, he could bring students in every semester. Director Aegerter stated that this would be an amazing resource especially one with capable and committed students.

CM Huff stated that the commercial design standards had been something the Commissioners have wanted for last three to four years. He stated that this was a big step forward and expressed his appreciation to the students. He added that this was a tremendous resource for the City. Director Aegerter indicated that he would have one or two students help refine the document.

CM Huff asked what the next step would be. Director Aegerter indicated that the next step would be refining the document; expanding illustrations, photos, etc. It would include the standards for the design committee and how far they can go with approvals. CM Packard asked if this would be presented to the City Council. Director Aegerter indicated that this would come back to the Commissioners, there would be a Public Hearing sometime in the summer and he hoped this would be adopted by December. He added that the Community Plan was being done as well.

CM Huff expressed appreciation to the students.

CM Huff asked if there was an itinerary for the Denver trip. Director Aegerter responded that the itinerary was being developed, but reported that they would visit the Denver, Lakewood and possibly the Westminster areas. He stated that the emphasis would be whether Springville was building a community that would still look good in 50 or 100 years.

CM Huff asked if the City was seeing any pressure for multi-family dwellings. Director Aegerter indicated that he was spoken with a developer who questioned mixed use. He added that it was interesting to see how much land had been identified for multi-family use.

CM Mertz reported that he would not be able to attend the first meeting in May.

With nothing further to discuss, CM Mertz moved to close the Work Session. CM Packard seconded the motion. The vote to close the Work Session was unanimous. CM Huff closed the Work Session at 7:20 PM.