



Springville

**PLANNING COMMISSION
WORK SESSION
September 24, 2013 – 6:00 PM**

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

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

Council Representative Excused: Rick Child

Call to Order

CM Huff called the meeting to order at 6:00 PM. He asked if any of the Commissioners had any questions with the agenda. There were none.

Approval of agenda

CM Clyde moved to approve the agenda. CM Clay seconded the motion. The vote to approve the agenda was unanimous.

Approval of Minutes: August 27, 2013 and September 10, 2013

CM Huff asked if there were any questions regarding the meeting minutes. There were none. CM Packard moved to approve the August 27, 2013 and September 10, 2013 meeting minutes. CM Young seconded the motion. The vote to approve the meeting minutes was unanimous.

Consent Agenda

Glenn and Dorene Gallier seeking approval for the G. Gallier Subdivision Plat A, a minor subdivision located at 1415 North Main Street in the HC – Highway Commercial zone.

Jim DeGraffenreid, representing HBH, seeking approval to amend the site plan located at 1060 North Spring Creek Place in the BP – Business Park zone.

CM Huff read the agenda item into the record. CM Huff read the process regarding the Consent Agenda. CM Huff asked if any Commissioner would like to remove the item from the Consent Agenda. There were none.

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

Legislative Session

Nothing.

Administrative Session

Tour and discussion regarding canopy located at 1662 West 500 South.

The Planning Commissioners and staff went to the identified location.

Director Aegerter explained that the Commissioners would be reviewing the Wiggy Wash canopy which was not included in the plans. He explained that the canopy was setback nine-feet on 500 South.

Director Aegerter informed the Commissioners that the owner was proposing an amendment to the ordinance. Director Aegerter explained that if the ordinance was changed to a nine-foot setback, this would typically apply to car washes and gas stations.

Director Aegerter indicated that the Commissioners might also drive through the Westfields to look at a variety of park strips. He stated that the ordinance currently stated that park strips of three-feet or less could be filled in with concrete, three-feet to six-feet with landscaping and six-feet and wider with trees and landscaping. However, the main reason for the field trip would be to look at the canopy.

CM Nolte asked if the Wiggy Wash sign that extends above the bridge was part of the site plan.

Director Aegerter indicated that it was included as part of the structure. CM Nolte commented that the developer found a loop hole because she felt the sign was too high and so close to the bridge. She asked if the business next to them could do the same. Director Aegerter indicated that they could and added that the Wiggy Wash sign was a liberal interpretation of the sign ordinance. CM Nolte asked if there could be a way to mitigate that in the future. Director Aegerter indicated that there could be by requiring the sign be attached to a solid wall. CM Nolte stated that the sign seemed to be a flagrant interpretation of the sign ordinance and asked what that part of the building was used for. She asked how they could justify calling that as part of the building. Director Aegerter reported that the Mayor and Economic Development Committee have asked staff to review the sign ordinance. He added that there have been a lot of people who have contacted the City about that sign. CM Nolte asked if the City could request adjusting the lumens. Director Aegerter reported that the City did contact Wiggy Wash about the sign, but the ordinance doesn't address lumens.

CM Young asked if this facility has been built at the same time as the Spanish Fork facility. Director Aegerter indicated that it was now. CM Huff reported that the Super Wash in Orem was the same.

Director Aegerter explained that when the sign ordinance was originally done, the Ad Hoc Committee members were asked what they wanted their city to look like. The response was that they did not want the city to look like State Street in Orem.

CM Mertz asked how a canopy was defined. Director Aegerter responded that a canopy was a covering for a vehicle. He indicated that the applicant was asking for the definition of a canopy or an arch to be broadened. Director Aegerter stated that the applicant had proposed to change the sign ordinance to allow his canopy as pole signs, but that area does not allow for pole signs. He added that this was a peculiar situation. He explained that when staff went to review the site, the canopy or signs had already been installed. CM Mertz asked if this would be considered a canopy or an arch or a sign post. Director Aegerter stated that if it were a canopy there would have to be a certain setback. He explained that the real issue was the setback. CM Packard reminded the Commissioners that any change of an ordinance would apply to the city as a whole.

The Commissioners left the Civic Center for their on-site visit at 6:16 pm.

The Commissioners met on site at the Wiggy Wash, 1662 West 500 South, to review and discuss the signage. Director Aegerter explained that the structure was setback nine-feet. The circulation lanes were for stacking. He identified two lanes for inside-out service and two lanes for exterior service only. CM Clay asked if the signs could be considered as temporary signs. CM Clyde asked if the pole signs would be okay. He asked if the pole could be six-feet high and then the applicant could place the sign at the six-foot mark and hang it towards the sidewalk. Director Aegerter stated that originally, the site plans did not show the poles. He added that even lowering the poles, the structure would still be in the 25-foot setback area. CM Clyde asked if the code would consider the structure a canopy. Director Aegerter indicated that it would not; it was a structure.

Chris Hailstone, the applicant, met the Commissioners on-site.

Director Aegerter informed the Commissioners that the issue was because of the double frontage of the lot. CM Huff asked how many lots there were with dual frontage. Director Aegerter responded that any lots along 500 West.

Mr. Hailstone asked if the main question was visibility. Director Aegerter indicated it was visibility and circulation.

The Commissioners and staff left the site to tour the Westfields park strips. Director Aegerter identified 225 South 650 West was a good example of park strips; the trees will canopy over a good portion of the street. There is a good mix of single family dwellings; twin homes and apartments. He explained that the standard park strip in the area was eight-feet; adding that a park strip must be at least six-feet wide to have a tree. Director Aegerter reported that field trips have been taken to other cities and some of those cities had 13-foot park strips. He reported that the Springville City Forester felt that the eight-foot park strip would be ideal. He reiterated that the three-foot park strip could be filled in with concrete or rocks. He added that the argument has been water conservation. Director Aegerter stated that the Westfields was the only place in the city that will soon have pressurized irrigation. He indicated that within three-years, 70-percent of the park strip should be covered with vegetation. Director Aegerter reported that the subdivision developers pay for the street trees and the City plants and maintains the trees for one year and then the resident cares for the trees. CM Mertz asked how the city maintains the trees. Director Aegerter indicated that they place water bags around the trees. CM Mertz asked what the City was doing with trees that were planted by residents. Director Aegerter indicated that he wasn't sure as City Forester Roylance dealt with that.

CM Huff stated that 200 North and 700 East had trees planted in a three-foot park strip. He indicated that the sidewalks were coming up because of the roots.

With nothing further to discuss, CM Packard moved to adjourn the meeting. CM Nolte seconded the motions. The vote to adjourn was unanimous. CM Huff adjourned the meeting at 7:18PM.