



Springville

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

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

Commissioners excused: Carl Clyde

Staff in attendance: Planner Brandon Snyder; Planning Intern Chelsea Bakaite and Secretary Darlene Gray

Council Representative: Rick Child

Call to Order

CM Huff opened the meeting 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: September 24, 2013 and October 8, 2013

CM Young moved to approve the minutes for the September 24, 2013 and October 8, 2013 meetings. CM Clay seconded the motion. The vote to approve the meeting minutes was unanimous.

Consent Agenda

Nothing

Legislative Session

Nothing

Administrative Session

Review and approval of 2014 Meeting Schedule

CM Young indicated that he would not be able to attend the February 2nd meeting. CM Packard moved to approve the 2014 Meeting Schedule. CM Nolte seconded the motion. The vote to approve the 2014 Meeting Schedule was unanimous.

Presentation regarding Design Standards

Planner Snyder introduced Planning Intern Chelsea Bakaite and indicated that she would present the design standard information. He explained that staff would appreciate any direction or input from the Commissioners.

Intern Bakaite reviewed the information in the packet provided to the Commissioners. She identified the areas which the design standards will cover; Main Street district; Museum Corridor; North and South

Main Street commercial district; North and South Gateway districts and Westfields; and the I-15 Corridor. She explained that there were two types of commercial development Springville was moving towards; walkable and auto-oriented developments.

Intern Bakaite reviewed possible design standards in the Historic Downtown; the Museum Corridor; related to Civic buildings and auto-oriented commercial areas.

CM Huff asked if every section in the document identified specific building materials. He stated that any type of material should not be used in the different corridors. Intern Bakaite stated that the historic district used brick and traditional materials; in the Westfields it would be adobe or something acceptable because there really isn't a history for that area. She added that materials should be much the same as what is already in the area.

CM Packard asked what Intern Bakaite would suggest in the situation like a Costco or big box wanting to build a particular type of store. He asked if Intern Bakaite would suggest that the City let that go or what would the City do with a national chain store wanting to build what they want. Intern Bakaite stated that it was important to break-up the wall space of a box store, even if the box store was constructed of metal. She indicated that there were ways to meet design standards that were not too expensive. She added that if a big or box store wanted to come to a city, they would build even with standards in place. Planner Snyder added that this would be the norm with any national chain store. He stated that it even happens with gas stations. Planner Snyder commented that applicants will hope that their design will be accepted, but at the same time there is a balancing act. Planner Snyder stated that the key question as the project moves to the City Council is that the balancing act takes place, but it also depends on what district the project is coming into. He referred to chapter 4, page 36.

CM Packard stated that Springville had the opportunity to have the Costco here, but he felt the building was an ugly building. CM Clay stated that the Costco recently built in Spanish Fork was one of the prettier Costco stores because of the brick. CM Nolte stated that the standards may need to be more specific; i.e. listing specific materials in the historic district as well as the museum corridor, or stating that brick is encouraged on at least 50-percent of the building. She referred to the Walgreens and indicated that the applicant and the City met and worked together on materials. CM Nolte stated that the City may also need to be more specific regarding colors because nothing is listed. Intern Bakaite asked how much color was too much color. CM Nolte suggested having a color spectrum or some form of reference, e.g. earth tones, accent colors, etc.

CM Packard reminded the Commissioners of the metal building for the business that was approved on Main Street. He suggested including a percentage that should be brick or some other type of material. CM Huff stated that the only area that was not specific regarding materials was the interchange. The draft focused more on a color scheme. Planner Snyder reviewed page 3 of the staff report.

CM Young stated that he would prefer seeking poor material examples in each section of the report; i.e. metal buildings. CM Huff stated that he sensed that the Commissioners were saying that they would like to tighten up on building materials in the north and south and gateway areas.

CL. Child asked what material would be used on the Holiday Inn Express. Planner Snyder indicated that stucco would be used. CL. Child stated that the box stores should be allowed to come into the City

because they bring revenue and people. He continued to explain that the buildings surrounding those box stores could be required to adhere to a different standard. Planner Snyder stated that would be difficult to do. CM Nolte referenced the Wal-Mart stating that the stucco was a shade of blue and then it was repainted to earth tones. She reported that the Wal-Mart in Heber City had an almost all brick façade. CM Nolte suggested design committee be formed where there can be negotiation with businesses and where a business can appeal a decision. She indicated that there must be a win-win situation.

CL. Child stated that he was in favor of brick and stone, but also has to make things work. He indicated that materials can be required in such a way that the builder can see the advantage. CM Huff referred to the standards in Heber City and the Walgreens there being all brick. He stated that an additional 3,000 to 6,000 more residents would bring more business to Springville.

CM Huff referred to chapter 4 and stated that he was getting the sense that the same building materials were to be used. He stated that he liked the idea of having the same building materials for all the districts. CM Mertz stated that the historic district was mostly all brick. CM Huff indicated that the report only referred to the north and south gateway.

CL. Child informed the Commissioners that the IHC buildings were originally built with tile, but they are now removing the tile and replacing it with brick. He stated as currently written, chapter 4 would allow a metal building. CM Huff stated that he would not like metal buildings, especially along 400 South. Intern Bakaite stated that was an error and she would correct it.

(CL. Child was excused at 6:39 PM)

CM Nolte asked who was responsible for the lighting on 400 South. Planner Snyder responded that the Springville Power Department decides the spacing of the lights as well as the style design. CM Young suggested a light design that would unify the area. Intern Bakaite asked the Commissioners about lighting on the buildings. CM Nolte stated that was already covered in the ordinance. She stated her concern was with street lighting.

CM Clay stated that he was encouraged by the conversation because gateways to a city were very important. He stated that as he has worked with cities, the better the design standards, the better the building has been. He indicated that big box buildings are built to what the City standard is. He asked what it was about Springville that makes a business want to move here. He added that if there are higher end buildings and better places, it's easier for potential developers to consider a community. CM Clay stated that he fully supported design standards.

CM Mertz agreed with comments made by CM Clay and CL Child. He added that if something was uniform, the developers would do it. He stated that he liked the parking lot screening, but would like to see it more defined. CM Huff stated that all the requirements were addressed in the landscaping ordinance and that the Wal-Mart was done prior to the parking ordinance. He commented that there was no landscaping in that parking lot.

CM Clay asked if this item would come back to the Commissioners. Planner Snyder indicated that Director Aegerter would bring the item back. CM Huff asked if the business community had seen the

information as yet. Planner Snyder responded that staff would like to take the information to the Chamber of Commerce as well as the Economic Development Committee that was formed by the Mayor. CM Huff stated that those groups needed to buy-in also.

CM Young asked if the City Attorney had reviewed the document. He indicated there were a lot of 'all's' and 'shall's' throughout the document. Planner Snyder stated that as staff did their research, the key was trying to decide what the Commissioners wanted; a standard versus a guideline. CM Young asked how big the book Intern Bakaite used (*Crime Prevention through Environmental Design*) was. Intern Bakaite responded that it was more of a handbook.

Ms. Ifediba reported that the power company had been working on changing the lighting around town. She stated that the change in lighting has been saving the City money. She indicated that she wanted the Commissioners to be aware that the Springville City Power Company was taking care of the City.

Planner Snyder thanked Intern Bakaite for the work she did on the report. Intern Bakaite stated that she appreciated the chance to do it. The Commissioners also expressed their appreciation for the great work Intern Bakaite had done.

CM Packard indicated that the discussion regarding chickens would be coming back to the Commissioners. Planner Snyder stated that it would not be discussed in too much depth. The proposed amendment to Code had been voted down by the Council Members, but they also made the decision to send it back to the Commissioner for more stringent codes or requirements.

With nothing further to discuss, CM Packard moved to adjourn the meeting. CM Young seconded the motion. The vote to adjourn was unanimous. CM Huff adjourned the meeting at 6:53 PM.