



Springville

**PLANNING COMMISSION
WORK SESSION
November 12, 2013 – 6:45 PM**

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

Commissioners excused: Michael Clay and Craig Huff

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 Mertz called the briefing meeting to order at 6:45 PM. He asked if everyone had the opportunity to review the agenda. He asked if there were any questions on the minutes. With none, CM Mertz asked if anyone had any questions regarding the Consent Agenda items.

Roger and Connie Christen seeking a minor subdivision to remedy an illegal subdivision located at approximately 1500 South 1750 West in the LIM – Light Industrial Manufacturing zone.

CM Mertz asked if the property was in the flood plain. Planner Thompson explained that the comment regarding the flood plain was from the irrigation company because they wanted to ensure that future property owners would be aware of a possible flooding issue.

GCD seeking final subdivision plat and phase 1 site plan re-approval for the Aldara at Outlook Subdivision, Plat A, located at 700 South 2600 West in the HC zone and MU Overlay zone.

Planner Snyder reported that this project had been approved in the past. CM Nolte stated that she did not see any DRC comments regarding signage associated with this project. Planner Snyder indicated that the applicant had not submitted an application for signage. CM Mertz asked if the applicant had done anything as yet. Planner Snyder responded that there were a lot of things addressed in the Development Agreement, but he had not received a copy of the agreement from the City Attorney.

Richard Lifferth representing Von Hutchings requesting to amend the General Plan Land Use Element and Official Zone Map on the parcel located at 871 South Main.

Planner Thompson distributed a corrected page of her staff report and indicated that the motion on the original report was not complete.

CM Nolte asked if the property was rezoned, would all requirements have to be met. She added that if not and the property remained as residential, would the structure have to be removed. Planner Thompson indicated that there would not be enough property for a residence. She displayed pictures of the property for the Commissioners.

CM Huff in attendance at 6:57 PM. He apologized for being late. CM Mertz turned the meeting over to CM Huff at 6:58 PM.

Springville City seeking an amendment to Title 11, Chapter 4, Section 501 et. Seq. of the Municipal Code pertaining to accessory structures in a commercial and industrial site development and 11-6-313, Types of Signs.

Director Aegerter indicated that this agenda item would have to be continued. He asked the Commissioners who would be available on November 23rd. CM Mertz stated that he would not be here.

With nothing further to discuss, CM Young moved to adjourn the work session. CM Packard seconded the motion. CM Huff adjourned the work session at 6:59 PM.



Springville

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

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

Commissioners excused: Michael Clay

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

Approval of Minutes: October 22, 2013

CM Young moved to approve the October 22, 2013 meeting minutes. CM Mertz seconded the motion. The vote to approve the October 22, 2013 meeting minutes was unanimous.

Consent Agenda

Roger and Connie Christen seeking a minor subdivision to remedy an illegal subdivision located at approximately 1500 South 1750 West in the LIM – Light Industrial Manufacturing zone.

GCD seeking final subdivision plat and phase 1 site plan re-approval for the Aldara at Outlook Subdivision, Plat A, located at 700 South 2600 West in the HC zone and MU Overlay zone.

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

Legislative Session

Richard Lifferth representing Von Hutchings requesting to amend the General Plan Land Use Element and Official Zone Map on the parcel located at 871 South Main.

Planner Thompson approached the Commissioners and reviewed the information in the staff report. She stated that in 1990 the zoning designation was changed to be consistent with the zoning on that side of the road. She indicated that the lot currently meets all lot requirements, but the use is non-conforming in that zone. Planner Thompson reported that the building has been for storage until January 2013. The rezone for a new use would trigger site plan requirements, landscaping, public improvements, parking upgrade for off-street parking, etc. She added that building codes may be triggered as well; ADA

requirements, fire codes, sprinklers, restroom facilities, as well as electrical upgrades. She stated that staff recommended approval of the General Plan Land Use and re-zoning of the property. Planner Thompson stated that the applicant was made aware of the upgrades.

CM Huff asked if Mr. Lifferth he had anything to add and invited him to the podium. Mr. Lifferth, who resides at 524 South 300 East approached the Commissioners. He stated that Mr. Von Hutchings had used the property for a commercial business, but Mr. Hutchings had not renewed his business license. He stated that the property needed to be re-zoned to the LIM designation. CM Huff asked Mr. Lifferth if he was aware of all the upgrades that would be required. Mr. Lifferth asked if there were any waivers he could request; i.e. landscaping. Director Aegerter stated that the site plan approval would come back to the Commissioners. Mr. Lifferth stated that with regards to ADA parking, he had spoken to Building Official Jason Van Ausdal today.

Public Hearing

CM Huff opened the Public Hearing and asked if there was anyone who would like to address the Commissioners.

Karen Ifediba, who resides at 40 South 100 East, approached the Commissioners and stated that this would be an excellent use of the property. She indicated that the required improvements would be a great thing. She added that the property had always been a commercial piece of property.

With no other comments, CM Mertz moved to close the Public Hearing. CM Clyde seconded the motion. CM Huff closed the Public Hearing.

Consideration

CM Huff stated that he always remembered that parcel as commercial property.

With no other discussion, CM Mertz moved to recommend approval to amend the General Plan Land Use Element and Official Zone Map on the parcel located at 871 South Main. CM Packard seconded the motion. The vote to recommend approval was unanimous.

Director Aegerter informed Mr. Lifferth that this item would go before the City Council on December 3rd.

Springville City seeking an amendment to Title 11, chapter 4, Section 501 et. Seq. of the Municipal Code pertaining to accessory structures in a commercial and industrial site development and 11-6-313, Types of Signs.

CM Packard moved to continue this agenda item to the November 26, 2013 Planning Commission meeting. CM Young seconded the motion. The vote to continue the item was unanimous. A public hearing was not opened.

Administrative Session

Nothing

With no others items to discuss, CM Clyde moved to adjourn. CM Nolte seconded the motion. CM Huff adjourned the meeting at 7:18 PM.