Call to Order
CM Young called the meeting to order at 6:50 PM. He asked if the Commissioners had any questions or corrections regarding the agenda or minutes. He stated the time in the minutes needed to be corrected from 7:54 to 6:54.

Consent Agenda
Nothing

Legislative Session
David Hardy with State Street Auto Wrecking seeking conditional use/site plan approval for a caretaker dwelling for a small impound lot located at 1001 North Main Street in the HC-Highway Commercial Zone.

Director Aegerter addressed commissioners and stated the primary office for State Street Auto Wrecking was located in Provo, Utah. He added Springville had changed the policy to require that a towing company had to be located in Springville in order to be utilized by the police department. He explained that as a result there was several satellite towing locations in the city. Director Aegerter reviewed the staff reports and stated it would be a small satellite location that would hold up to ten cars and a caretaker dwelling. CM Young asked if it would have a landscape buffer. Director Aegerter explained because the adjacent uses were commercial, it did not require a buffer. CM Huff asked if the applicant would be required to come back before the commission if they desired to expand in the future. Director Aegerter stated they would.
Matthew Mecham seeking to amend Section 11-6-121 of the Springville City Development Code in regards to flag lot requirements.

Director Aegerter explained that the amendment would consist of the following four changes:
1. Allow for two flag lots to come off of one access way.
2. Flag lots would be an Administrative Approval instead of having to go to the Planning Commission.
3. The current seventy foot setback between buildings would change to have the same setbacks that existed in the zone for the front and the rear and a twenty foot setback on the side yards.
4. Eliminate the 1-year sunset on lot approval.

Director Aegerter explained that they looked at other cities in Utah County and most allowed at least two flag lots off of one access. CM Nolte stated the seventy foot regulation was originally made out of concern for surrounding neighbors. She questioned what had changed. Director Aegerter stated that after consideration they felt that fifty to sixty feet was adequate privacy. He explained if there was a two story home on a flag lot, there would be a side yard abutting someone’s rear yard, similar to a corner lot. He added a side yard did not usually create as much activity as the front and rear yard which would typically still be sixty feet.

CM Young asked if there were any further questions. With nothing further to discuss, CM Clay moved to close the Work Session. CM Clyde seconded the motion. The vote to adjourn was unanimous. CM Young adjourned the Work Session at 7:05 PM.
Commissioners in attendance: Carl Clyde; Joyce Nolte; Michael Clay; Craig Huff; Frank Young; Brad Mertz and Genevieve Baker (7:10 )

Staff in attendance: Director Fred Aegerter; Secretary Stephanie Nieporte

Council Representative: Rick Child

Call to Order
CM Young called the meeting to order at 7:05 PM. He asked if any of the Commissioners had questions regarding the agenda or minutes. There were none.

Approval of Agenda
CM Clyde moved to approve the agenda as written. CM Mertz seconded the motion. The vote to approve the agenda was unanimous.

Approval of Minutes: August 11, 2015
CM Young asked if there were any corrections to the minutes. CM Young stated the time correction had been discussed in the briefing meeting. With no further corrections, CM Huff moved to approve the corrected August 11, 2015 meeting minutes. CM Clay seconded the motion. The vote to approve the meeting minutes was unanimous.

Consent Agenda
Nothing

Legislative Session
David Hardy with State Street Auto Wrecking seeking conditional use/site plan approval for a caretaker dwelling for a small impound lot located at 1001 North Main Street in the HC-Highway Commercial Zone.

Director Aegerter stated the proposal was for a small impound lot which would hold up to 10 cars. He indicated the staff had reviewed the proposal and felt the impacts were minimal. He added it was in a Commercial Zone that included other types of storage. CM Young questioned how tall the screening fence would be. Director Aegerter stated it would be six feet high.

CM Young asked if the applicant was present. He was not. CM Young opened the public hearing.

Public Hearing
No one came forward to speak.
CM Young asked if there were any questions. There were none. CM Mertz moved to close the public hearing. CM Nolte seconded the motion. The vote to close the Public Hearing was unanimous.

**Consideration**

With no further discussion, CM Mertz moved to grant conditional use and site plan approval for the State Street Auto Wrecking caretaker dwelling and impound lot located at 1001 North Main Street in the HC – Highway Commercial Zone. CM Huff seconded the motion. The vote was as follows:

- CM Clyde – Aye
- CM Young – Aye
- CM Huff – Aye
- CM Nolte – Aye
- CM Clay – Aye
- CM Mertz – Aye

Matthew Mecham seeking to amend Section 11-6-121 of the Springville City Development Code in regards to flag lot requirements.

Director Aegerter stated the intent of flag lots was to allow development of substantial, buildable properties where the extension of public streets cannot or should not be extended, due to sensitive land, topographic or other natural features. He reviewed the staff report and stated the staff had reviewed the proposal and recommended the proposed changes to the ordinance.

CM Clyde stated the current code allowed flag lots on a building site of 20,000 square feet exclusive of the access way. He questioned if there would be two houses on a 20,000 square foot lot with the new changes. Director Aegerter stated each lot would be required to have 20,000 square feet. CM Baker questioned why the sunset clause was being removed. Director Aegerter stated if the standards were met, there was no need for it to go before the Planning Commission again. He added it was vested in the lot, not whomever had it approved. CM Clyde suggested a change in wording in Section 2b. He suggested it say “At least twenty-four (24) feet width for the full length of the access way shall be paved with either concrete or asphalt.” The other Commissioners agreed.

CM Young asked if Mr. Mecham would like to speak.

Mathew Mecham addressed Commissioners and stated the paved surface would not be any different than what the standard was currently. He added the requirement was twelve feet of paved surface. He stated that compared to other cities, Springville’s standard was by far the most restrictive. CM Young asked if there were any questions for Mr. Mecham. There were none.

CM Young opened the public hearing.

**Public Hearing**

NO one came forward
CM Clyde moved to close the public hearing. CM Baker seconded the motion. The vote to close the Public Hearing was unanimous.

Consideration

CM Clyde stated with twenty four feet there would only be three feet for landscaping. Director Aegerter stated their concern was just making there was somewhere for the water to go. CM Baker stated when the Ad Hoc Committee met they discussed flag lots and did not want to encourage more of them.

With no further discussion, CM Huff moved to recommend approval of the proposed amendments to Section 11-6-121 of Springville City Development Code, in regards to the development of flag lots. CM Young stated they needed to add CM Clyde’s clarifying language. CM Young asked if Commissioners were in favor of denying the motion. The vote was as follows:

   CM Baker – Aye
   CM Clyde – Aye
   CM Young – Aye
   CM Huff – Aye
   CM Nolte – Aye
   CM Clay – Aye
   CM Mertz - Aye

CM Huff moved to recommend approval of the proposed amendments to Section 11-6-121 of Springville City Development Code, in regards to the development of flag lots with the following change to Section 2b. At least twenty-four (24) feet of the access way shall be paved with either concrete or asphalt. At least twenty-four (24) feet width for the full length of the access way shall be paved with either concrete or asphalt. CM Clay seconded the motion. The vote was as follows:

   CM Baker – Aye
   CM Clyde – Aye
   CM Young – Aye
   CM Huff – Aye
   CM Nolte – Aye
   CM Clay – Aye
   CM Mertz - Aye

Administrative session:

Nothing

With nothing further to discuss, CM Clyde moved to adjourn the meeting. CM Clay seconded the motion. CM Young adjourned the meeting at 7:46 PM.