



# PLANNING COMMISSION

Tuesday, April 25, 2017

6:00 p.m.

**Commissioners in Attendance:** Chairman Frank Young, Genevieve Baker, Michael Clay, Carl Clyde, Michael Farrer and Brad Mertz

**Commissioners Excused:** Karen Ellingson

**Staff in Attendance:** Glen Goins, Community Development Director  
Laura Thompson, City Planner  
Lisa Bullock, Executive Assistant

**Council Representative:** Rick Child

## CALL TO ORDER

Chairman Young called the meeting to order at 6:00 p.m.

## CONSENT AGENDA

*Richard Mendenhall seeking a recommendation for Re-Final Approval for the Meadow Walk Subdivision located at approximately 900 South 950 West in the R1-10 Single-Family Residential and WF-1 Westfields Overlay zones.*

Planner Thompson reviewed the project with the Planning Commissioners. This plan has been reviewed by the Planning Commission in the past and the project has been given one extension. The project has changed developers, but the plans will remain the same. The applicant is only resubmitting the plans with a new start date.

## LEGISLATIVE SESSION

*Davis & Hawks Investments, LLC seeking an amendment to Section 11-4-301, Land Use Matrix of Springville City Code pertaining to allowing reception centers as a permitted use in the L-IM Light Industrial Manufacturing Zone.*

Planner Thompson reviewed the project with the Planning Commissioners. The applicant is proposing a permitted use. Reception centers are currently not allowed in this zone.

Commissioner Baker asked if the City would be adding it as a conditional use. Planner Thompson responded by stating the applicant is proposing it as a conditional use, and with the City's buffering requirements, it is a less-intensive use than an industrial use.

Commissioner Baker asked about the parking requirements for the reception center. Director Goins said the City reviewed the International Transportation Engineers manual and found uses that are similar to this project and came up with 3.1. Planner Thompson said that will be based on square footage and the applicant will need to meet the parking requirements.

The applicant also has another proposal for an office building and conference center, but that will only require an Administrative Approval.

Commissioner Baker asked if this was an inside or outside reception. The reception center will allow for both inside and outside receptions with most of the activity occurring in the evening hours, but the reception center will not be limited to evening hours. The only thing required for outdoor use in this zone is to have any outside storage screened.

Commissioner Clyde asked if this type of project is usually put in an industrial zone and wondered if this would be an issue. Director Goins responded by stating that the staff does not perceive any negative impact for allowing reception centers in this zone. In other cities where reception centers are allowed it tends to beautify the area. This is an occasional use and will bring attention to the area and be a positive for the City.

Commissioner Baker asked about the percentage of light industrial and commercial in the area the applicant is proposing to build the reception center. Commissioner Baker asked if it would take away from the light industrial businesses. Director Goins responded by saying that Springville City has an abundance of undeveloped commercial and light industrial land and he doesn't think it will overtake the light industrial use.

Commissioner Baker asked if the storage units are no longer allowed in commercial zones. Director Goins stated that storage units are no longer allowed in commercial areas and are now only allowed in light industrial areas.

## **ADMINISTRATIVE SESSION**

No items were discussed.

## **APPROVAL OF THE MINUTES**

*April 11, 2017*

Chairman Young asked if there were any corrections to the minutes. There was one change to the minutes under the approval of the agenda area — change the word minutes to agenda.

With nothing further to discuss, Commissioner Clay moved to adjourn the meeting. Commissioner Farrer seconded the motion.

Chairman Young adjourned the meeting at 6:12 p.m.



# PLANNING COMMISSION REGULAR SESSION

Tuesday, April 25, 2017  
6:15 p.m.

**Commissioners in Attendance:** Chairman Frank Young, Genevieve Baker, Michael Clay, Carl Clyde, Michael Farrer and Brad Mertz

**Commissioners Excused:** Karen Ellingson

**Staff in Attendance:** Glen Goins, Community Development Director  
Laura Thompson, City Planner  
Lisa Bullock, Executive Assistant

**Council Representative:** Rick Child

## CALL TO ORDER

Chairman Young called the meeting to order at 6:15 p.m.

## APPROVAL OF THE AGENDA

Commissioner Clay moved to approve the agenda as written. Commissioner Mertz seconded the motion. The vote to approve the agenda was unanimous.

## APPROVAL OF THE MINUTES

*April 11, 2017*

Chairman Young asked if there were any corrections to the minutes. There was one change to the minutes under the approval of the agenda area — change the word minutes to agenda.

Commissioner Mertz moved to approve the date of minutes here meeting minutes. Commissioner Clay seconded the motion. The vote to approve the meeting minutes was unanimous.

Director Goins added an item that was missed in the earlier Work Session. At the last City Council meeting one of the items discussed was the approval of a zone change for the subdivision at 750 West and 400 South and a text amendment to introduce shared driveway units. There was some serious discussion around this at that meeting and the City Council would like to meet with the Planning Commission on the ramifications of higher density developments and new housing types being introduced. A joint City Council and Planning Commission meeting will be scheduled in the near future to discuss these issues.

## **CONSENT AGENDA**

***Richard Mendenhall seeking a recommendation for Re-Final Approval for the Meadow Walk Subdivision located at approximately 900 South 950 West in the R1-10 Single-Family Residential and WF-1 Westfields Overlay zones.***

Commissioner Clay moved to approve Richard Mendenhall seeking a recommendation for Re-Final Approval for the Meadow Walk Subdivision located at approximately 900 South 950 West in the R1-10 Single-Family Residential and WF-1 Westfields Overlay zones. Commissioner Clyde seconded the motion. The vote to approve the Consent Agenda was unanimous.

## **LEGISLATIVE SESSION**

***Davis & Hawks Investments, LLC seeking an amendment to Section 11-4-301, Land Use Matrix of Springville City Code pertaining to allowing reception centers as a permitted use in the L-IM Light Industrial Manufacturing Zone.***

Planner Thompson reviewed the request by the applicant.

The applicant is requesting that the City consider allowing reception centers as a permitted use in the L-IM Light Industrial Manufacturing zone.

Reception centers are establishments which are rented by individuals or groups to accommodate private functions, such as, banquets, weddings etc.

Reception centers are currently permitted in all commercial zones and allowed with a conditional use permit in the BP-Business Park zone.

The LIM zoning district is intended to provide locations for manufacturing and industrial development of less intensive uses. The largest portion of these types of uses shall be contained inside of structures. These districts should be located near major arterial streets and be located so as to provide easy access to the Interstate Highway system. Because of the highly visible location of these uses, special attention shall be paid to visual aesthetics.

## **APPLICANTS**

**Mr. Tom Hawks**

893 South 1650 East

**Mr. Robert Davis**

676 West 1200 North

Commissioner Baker asked why it is a conditional use in the business area. Planner Thompson said this will need to be looked into.

The applicants, Tom Hawks and Robert Davis, addressed the Planning Commissioners and showed on the map where they will place the reception center and their plans for the reception center. The area will be made beautiful and appealing.

Chairman Young opened a Public Hearing. There were no public comments.

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

Commissioner Mertz moved to approve Davis & Hawks Investments, LLC seeking an amendment to Section 11-4-301, Land Use Matrix of Springville City Code pertaining to allowing reception centers as a permitted use in the L-IM Light Industrial Manufacturing Zone. Commissioner Farrer seconded the motion. The vote to approve the request was unanimous.

### **ADMINISTRATIVE SESSION**

No items were discussed.

With nothing further to discuss, Commissioner Clay moved to adjourn the meeting. Commissioner Clyde seconded the motion.

Chairman Young adjourned the meeting at 6:28 p.m.