



**PLANNING COMMISSION  
WORK SESSION  
Tuesday, March 14, 2017  
6:45 p.m.**

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

**Commissioners Excused:** Brad Mertz

**Staff in Attendance:** Laura Thompson, City Planner  
Lisa Bullock, Executive Assistant

**Council Representative:** Rick Child

**CALL TO ORDER**

Chairman Young called the meeting to order at 6:47 p.m.

**CONSENT AGENDA**

***Warner & Associates Construction seeking site plan approval for Spring Haven Business Park, an office/warehouse project located at 2591 West 700 South in the HC-Highway Commercial Zone.***

Planner Thompson briefly reviewed the request with the Planning Commissioners. There are 16 units in the development. The lift station in the area was designed for commercial use; however, when the Outlook Apartments were built it put the lift station at capacity. This is one of the issues that need to be addressed.

***Steve Kelly seeking site plan approval for a senior independent living development located at 559 South 2600 West.***

This item was approved in 2014 and then it expired. The developer is now submitting a new layout (which has multiple buildings) for approval.

The lift station in this area is a concern as it is at capacity.

The developer is asking for a landscaping buffer reduction. It requires a 15 foot buffer, but they are requesting a 10 foot buffer. The reduction is being requested to provide more room

for the buildings and to allow more open space in the middle area. There will be a solid masonry wall between Brookline and the new development.

Planner Thompson showed the Planning Commissioners a drawing of the proposed buildings.

Staff is in support of the five foot reduction.

***Darrell Gauthier seeking Preliminary approval for a six-lot industrial subdivision located in the area of 400 North 1750 West in the L-IM Light Industrial Manufacturing Zone.***

This request is preliminary so it will be coming back for the Planning Commission's review.

This is a six lot industrial subdivision with an average lot size of just under an acre. Eventually 1750 West will connect to Center Street to make for better access.

***Doug Fowkes seeking subdivision plat amendment approval for Lot 4 of Sam Dexy, Plat A, located at 2115 West 1150 North in the HC-Highway Commercial zone.***

The developer would like to subdivide this lot. The developer meets all of the requirements and the setbacks will be met. If the lot is subdivided, it will mirror what is across the street.

***Garth Christensen seeking site plan approval for a maintenance shop for C and F Corporate Services located at 1741 West 500 North in the L-IM Light Industrial Manufacturing zone.***

This is a maintenance shop for a small trucking company in the Overland Industrial Manufacturing zone. The applicant is asking for the storage area to be fenced with chain-link fencing with slats, which requires Planning Commission approval.

Staff is supportive of the request.

**LEGISLATIVE SESSION**

***Springville City seeking to amend Springville City Code, specifically sections: 11-3-402, Definitions; 11-4-301, Land Use Matrix; 11-5-402, Use and Development Regulations; 11-5-403, Density Determination; and 11-5-406, Housing Mix Requirements.***

- i. Public Hearing***
- ii. Consideration***

Laura emailed a revised amendment to the Planning Commissioners and provided a hard copy for each of them at the meeting. This item will be addressed at the regular meeting.

## **ADMINISTRATIVE SESSION**

No items were discussed.

Chairman Young asked if there were any further questions or comments. With nothing further to discuss, Commissioner Clay moved to close the Work Session. Commissioner Baker seconded the motion. The vote to adjourn was unanimous.

Chairman Young adjourned the Work Session at 6:56 p.m.



**PLANNING COMMISSION  
REGULAR SESSION  
Tuesday, March 14, 2017  
7:00 p.m.**

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

**Commissioners Excused:** Brad Mertz

**Staff in Attendance:** Laura Thompson, City Planner  
John Penrod, City Attorney  
Lisa Bullock, Executive Assistant

**Council Representative:** Rick Child

**CALL TO ORDER**

Chairman Young called the meeting to order at 7:00 p.m.

Chairman welcomed Scout Group 65 to the meeting, they are working on earning their Community Merit Badge.

**APPROVAL OF THE AGENDA**

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

**APPROVAL OF THE MINUTES**

There were no minutes to approve.

**CONSENT AGENDA**

*Warner & Associates Construction seeking site plan approval for Spring Haven Business Park, an office/warehouse project located at 2591 West 700 South in the HC-Highway Commercial Zone.*

There was no discussion.

***Steve Kelly seeking site plan approval for a senior independent living development located at 559 South 2600 West.***

There was no discussion.

***Darrell Gauthier seeking Preliminary approval for a six-lot industrial subdivision located in the area of 400 North 1750 West in the L-IM Light Industrial Manufacturing Zone.***

There was no discussion.

***Doug Fowkes seeking subdivision plat amendment approval for Lot 4 of Sam Dexy, Plat A, located at 2115 West 1150 North in the HC-Highway Commercial zone.***

There was no discussion.

***Garth Christensen seeking site plan approval for a maintenance shop for C and F Corporate Services located at 1741 West 500 North in the L-IM Light Industrial Manufacturing zone.***

There was no discussion.

Commissioner Ellingson moved to approve all of the items on the Consent Agenda. Commissioner Clay seconded the motion. The vote to approve all of the items on the Consent Agenda was unanimous.

## **LEGISLATIVE SESSION**

***Springville City seeking to amend Springville City Code, specifically sections: 11-3-402, Definitions; 11-4-301, Land Use Matrix; 11-5-402, Use and Development Regulations; 11-5-403, Density Determination; and 11-5-406, Housing Mix Requirements.***

- i. Public Hearing***
- ii. Consideration***

Planner Thompson reported that Planning and Legal Staff are in the process of reviewing some of the City Code in order to update and clarify the language.

### 11-3-402, Definitions

Planner Thompson reviewed the first section in regards to the definition of a brew restaurant. The focus will be on the restaurant. Staff proposes that a brew restaurant obtain a business licenses to brew and sell beer in connection with the bonafide restaurant where the revenue from the sale of beer is less than 50% of the gross dollar volume — subject to all city license

requirements and applicable provisions. There is also a separate line for a brewery restaurant in the Land Use Matrix to make it clearer. It is allowed in all of the commercial and industrial zones, except for the professional office zones.

In reviewing the Land Use Matrix there were a lot of conditional uses that don't have conditions tied to them. As the staff continues to review the code, additional changes will be brought to the Planning Commission for review.

There was discussion about what the difference is between a brew pub versus a brew restaurant. Currently there is not a difference according to City ordinances, but the City would like to differentiate between the two. There will be a line item for pub and tavern and another for brew-restaurant/restaurant-café in order to separate the differences.

#### 11-4-301, Land Use Matrix

Planner Thompson reviewed the change which is the removal of storage units in the highway and commercial zones and permitting them only in the light industrial zone. There is a lot of prime commercial property that the City feels should be maintained for commercial uses. Chairman Young asked if the City received any public comments on this change. Planner Thompson has only spoken with one person and he did not have any issues with the change. The storage units that are currently in the commercial areas will be grandfathered in.

#### 11-5-402, Use and Development Regulations

The next changes all fall within the West Fields Overlay. The changes would make the language more user-friendly. An applicant has challenged the City on the R1-5 development standards. Currently the smallest single-family lots in the Westfields are 5,000 square feet. This change would amend the R1-5 because the R1-5 was created for the Historic District areas

#### 11-5-403, Density Determination

The density determination table has been brought to the Planning Commission in the past for changes. The first sentence of the density determination table was changed by removing the word "net" and replacing it with the word "gross". However, the second sentence in the table still has the word "net" in it and it is confusing to the reader. This change would allow for the removal of the word "net" and the definition would be "the baseline units per acre, in the overlay zones are based on the gross developable acreage and is determined by the number of units per acre, excluding 30% of the developable land that is attributable to street right-of-way and then divided by the minimum lot size of the underlying zone and then rounded down to near the tenth of an acre."

#### 11-5-406, Housing Mix Requirements

Staff has debated on the housing mix and is working on clarifying the language. Currently in the housing mix you can do 25% at the base density, then you can do an additional 45% as a single-family standard and can chose an R1-8 or an R1-2 (7,000 square foot lot). Staff would like to clarify that it is going to be a 7,000 square foot lot minimum if a developer choses this option.

Attorney Penrod stated that with respect to Section 11-5-403, where it is the density determination, the City is finding that people are getting confused with gross developable, net developable and baseline units per acre. The City is working on making the wording clearer by focusing on baseline units per acre.

The density is not changing, just how the City is defining it will change so there is only one definition instead of three. Attorney Penrod stated the housing mix is not changing. It is based on the minimum lot size, which is 7,000 square feet. The R1-5 will be excluded from the Lakeside and Westfields overlays. The R1-5 zone is for the Historic District area.

Chairman Young opened a Public Hearing.

There were no comments during the Public Hearing.

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

Commissioner Clyde moved to approve Springville City seeking to amend Springville City Code, specifically sections: 11-3-402, Definitions; 11-4-301, Land Use Matrix; 11-5-402, Use and Development Regulations; 11-5-403, Density Determination; and 11-5-406, Housing Mix Requirements. Commissioner Clay seconded the motion. The vote to approve the amendments was unanimous.

This item will move forward to the City Council.

#### **ADMINISTRATIVE SESSION**

No administrative issues were discussed.

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

Chairman Young adjourned the meeting at 7:20 p.m.