



**PLANNING COMMISSION
WORK SESSION
Tuesday, June 13, 2017
6:45 p.m.**

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

Commissioners Excused: Michael Clay and Brad Mertz

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 6:45 p.m.

APPROVAL OF AGENDA

Chairman Young asked if there were any corrections to the agenda. There were no changes to the agenda.

APPROVAL OF MINUTES

There were no minutes to approve.

CONSENT AGENDA

CWA Company seeking site plan approval for CV5 Business Park, a multi-unit office/warehouse project located at 2498 west 700 south in the HC-Highway Commercial zone.

This item was not reviewed during the Work Session.

(continued)

LEGISLATIVE SESSION

Brian Trapnell seeking an amendment to Springville City Code regarding electronic message signs in Sign District C, specifically section 11-6-113(5).

Director Goins reviewed the request with the Planning Commissioners. Trapnell Orthodontics is seeking an amendment to the code in order to allow for their EMS sign to be used. A sign permit was applied for and approved, but when the sign was built, it was not the type of sign that was originally approved by the City. Director Goins reviewed the City Code for signage in that area with the Planning Commissioners.

Dr. Trapnell is proposing to have the words “facing 400 South” removed from the code in order for the sign to meet the frontage requirements (by counting frontage on other streets).

If the amendment to the code is made and the sign is approved, the impact on the neighborhood from the lighting from the sign will need to be addressed and the code for lighting will need to be followed.

Staff has proposed some language that if used would support the sign code amendment. Director Goins explained the frontage requirements and the angle of the sign. Director Goins distributed a proposed ordinance to the Planning Commissioners. There was a brief discussion with the Planning Commissioners and Director Goins about the frontage requirements, sign angles and any distractions from the EMS sign.

Springville City seeking proposed amendments to the Springville City Code regarding residential treatment facilities, specifically sections: 11-3-402, definitions; 11-4-301, land use matrix; and adopting section 11-6-131, residential facilities for persons with a disability and residential facilities for elderly persons.

Director Goins reviewed the request with the Planning Commission. There have been State and Federal code changes to address how to treat residential treatment facilities. This proposed amendment change would align the Springville City Code with State and Federal codes.

ADMINISTRATIVE SESSION

No items to discuss.

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

Chairman Young adjourned the Work Session at 7:01 p.m.



**PLANNING COMMISSION
REGULAR SESSION
Tuesday, June 13, 2017
7:00 p.m.**

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

Commissioners Excused: Michael Clay and Brad Mertz

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 7:00 p.m.

APPROVAL OF THE AGENDA

Commissioner Ellingson moved to approve the agenda as written. Commissioner Farrer seconded the motion. The vote to approve the agenda was unanimous.

APPROVAL OF THE MINUTES

There were no minutes to approve.

CONSENT AGENDA

CWA Company seeking site plan approval for CV5 Business Park, a multi-unit office/warehouse project located at 2498 West 700 South in the HC-Highway Commercial zone.

Commissioner Baker moved to approve the CWA Company seeking site plan approval for CV5 Business Park, a multi-unit office/warehouse project located at 2498 West 700 South in the HC-Highway Commercial zone. Commissioner Farrer seconded the motion. The vote to approve the Consent Agenda was unanimous.

LEGISLATIVE SESSION:

Brian Trapnell seeking an amendment to Springville City Code regarding electronic message signs in sign District C, specifically section 11-6-113(5).

Director Goins reviewed the request with the Planning Commissioners. There are districts within the City in which sign code allowances vary based on the specific area.

Director Goins showed the Planning Commissioners the sign district on 400 South and outlying areas.

The request is to remove language from the City Code that requires the calculation of property frontage along 400 South. Currently you need 200 feet of frontage along 400 South to qualify for an EMS sign.

The City is concerned about three commercial properties in this area that are in residential areas and the effects of having electronic signs in these areas in regards to the lights from the sign in residential neighborhoods.

The proposal is to remove the wording “facing 400 South” which would allow all of the properties highlighted in the report to have the option to apply for an EMS sign.

Staff reviewed the request and came up with some language that protects the neighborhoods and addresses the frontage requirements. The proposed language can be found in the proposed ordinance found in the Planning Commission packets. The change to the language would be “any EMS portion of a sign must be primarily directed at no greater than a 45 degree angle facing parallel to 400 South.” Director Goins further explained the language. With this language, the total EMS signs allowed in that area would be 12.

The City approached the applicant with the language change and the applicant expressed no concern.

Director Goins showed the Planning Commissioners the current Trapnell Orthodontics sign, the placement of the sign, reviewed the history of the sign and the approval of the sign. The sign was not originally approved to be an EMS sign.

The Planning Commissioners asked a few questions about the language change which Director Goins explained. Director Goins explained that to have the EMS portion of a sign parallel to or directed to 400 South, where the properties do not have immediate frontage, they will not be allowed to direct to 400 South.

The Planning Commissioners discussed the frontage requirements with Director Goins.

The light volumes and brightness, the location and placement of EMS signs and how City Code addresses these issue were discussed. Applicants are required to submit a photometric study when applying for a sign permit for an EMS sign. No EMS signs are allowed on Main Street.

Staff recommends approval of the applicant's proposed request.

Commissioner Young invited the applicant to address the Planning Commissioners.

Brian Trapnell
187 East 400 South

The corner that the sign is on is maintained by the applicant and he feels a slight disadvantage of not being able to use the sign. When the sign was built, the applicant and his contractor did not fully understand the difference between an illuminated sign versus an electronic sign.

The EMS sign is currently covered by another type of sign.

Dr. Trapnell would like to use the sign for various messages for his business as well as allow other businesses in the community to use it to relay messages to the community for upcoming events, etc. Dr. Trapnell has been approached by the Art Museum and the local schools about using it to display some of their messages. The sign will be turned off each evening around 9 or 10 p.m.

Commissioner Young opened a Public Hearing.

Art Johnson
200 East 360 South

Mr. Johnson asked if anyone had considered the school children walking in that area and how the sign would distract them and the drivers and possibly cause a dangerous situation with the traffic on 400 South.

Mr. Johnson is concerned about the light from the sign and he opposes signs like this in the City and on the freeway. He does not want to see this sign or any other EMS signs on 400 South.

Mr. Johnson and his wife wrote a list of their concerns with the EMS sign, which he submitted to the Planning Commissioners to review.

Commissioner Young asked for a vote to close the Public Hearing. Commissioner Clyde motioned to close the Public Hearing and Commissioner Farrer seconded the motion. The vote to close the Public Hearing was unanimous.

The Planning Commissioners discussed the proposal. There was concern with the EMS signs not aligning with the Historic District Plan which was approved by the Planning Commission and the City Council. It was asked why the City would allow electronic signs on 400 South, but not on Main Street.

There were concerns expressed about electronic signs being in the residential areas and the lighting from the sign.

There were concerns expressed about the electronic signs causing driver distractions as well as the two elementary schools in that area, the crosswalks and possible distractions from the sign that may cause accidents. There are bus routes and bike paths in that area as well that may be cause for concern.

Commissioner Baker does not support EMS signs in this area.

Commissioner Ellingson has not noticed any additional distractions with the Reams signs in that area. She doesn't feel the EMS signs would cause more distractions.

Director Goins reviewed the approval standards with the Planning Commissioners. City Code is friendly towards business advertising, but the code is also there to support and protect neighborhoods. This situation has multiple ordinances. Director Goins explained how the staff would review a request like this. Some of the areas the Staff reviewed are:

- Is the sign compatible with its surroundings and does it effectively index the environment while preserving/promoting the aesthetic and sense of order in the community?
- Is the sign conducive to promoting traffic safety, add to the convenience and ease of public travel by preventing visual distractions and promote pedestrian protection.
- Has to enhance property values, increase the standard of living and serve to attract visitors by establishing first-class business in commercial districts.

When the City looks at EMS signs, they also look at what else could be put in the area such as a lighted cabinet display. City Code prohibits any flashing, starbursts or pulsating signs.

Commissioner Baker is concerned about increasing the amount of EMS signs on 400 South.

Baker moved to not recommend the request of Brian Trapnell seeking an amendment to Springville City Code regarding electronic message signs in sign district c, specifically section 11-6-113(5). Commissioner Clyde seconded the motion.

Planning Commission Votes

Commission Ellingson — for the approval of the sign

Commissioner Baker — against the approval of the sign

Commissioner Clyde — against the approval of the sign

Commissioner Farrer — for the approval of the sign

Commissioner Young — against the approval of the sign

This item will move to the City Council.

(continued)

Springville City seeking proposed amendments to the Springville City Code regarding residential treatment facilities, specifically sections: 11-3-402, definitions; 11-4-301, land use matrix; and adopting section 11-6-131, residential facilities for persons with a disability and residential facilities for elderly persons.

Director Goins presented the request to the Planning Commissioners. There have been some changes to the Federal laws which prompted Springville City to update the City Code.

Staff reviewed some of the changes other cities have made according to the Federal code changes and updated Springville City's code according to some of the changes they reviewed.

Director Goins reviewed the code as it pertains to conditional and permitted uses and zoning requirements with the updated code.

Staff proposed changing some of the language to the code, which they are asking the Planning Commission to consider. The new language would protect the City in regards to who can dwell in what units in a building. The section is under 11-3-402 in the ordinance given to the Planning Commissioners. The definition reads:

A single-family or multiple-family dwelling unit that is occupied by eight or fewer elderly persons and meets the requirements of Section 10-9-516 Utah Code is amended does not include healthcare facilities.

Staff feels that using the word "dwelling" instead of "unit" better protects the City. Staff is asking the Planning Commission to consider this change. The Staff is recommending the change to bring Springville City's code into alignment with what the Federal mandate is.

Each application submitted for a residential facility will be reviewed based on its own merits. Other cities have required financial statements and performance reports to determine if what is being requested is actually necessary for the treatment of those protective classes of people who need assistance without moving into areas that are solely profit based.

There was discussion about the difference between independent, senior and residential facilities.

Commissioner Young opened a Public Hearing.

Karen Ifediba
450 South 100 East

Ms. Ifediba commends the Staff for the changes they are making to the City Code due to the State and Federal changes as well as protecting neighborhoods of which this type of facility will be placed. She appreciates that the Staff recognizes that dwelling and unit are very different. She agrees with what the Staff has done and the City Attorney and feels this is an excellent way to provide a way for those who need to be taken care of and not disrupt a neighborhood too much.

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

Commissioner Farrer moved to approve Springville City seeking proposed amendments to the Springville City Code regarding residential treatment facilities, specifically sections: 11-3-402, definitions; 11-4-301, land use matrix; and adopting section 11-6-131, residential facilities for persons with a disability and residential facilities for elderly persons. Commissioner Ellingson seconded the motion. The vote to approve the request was unanimous.

ADMINISTRATIVE SESSION

No items were discussed.

With nothing further to discuss, Commissioner Clyde moved to adjourn the meeting. Commissioner Baker seconded the motion. Chairman Young adjourned the meeting at 8:01 p.m.