



**PLANNING COMMISSION
WORK SESSION
Tuesday, July 25, 2017
6:00 p.m.**

Commissioners in Attendance: Genevieve Baker, Carl Clyde, Michael Farrer and Brad Mertz

Commissioners Excused: Michael Clay, Karen Ellingson and Frank Young

Staff in Attendance: Glen Goins, Community Development Director
Lisa Bullock, Executive Assistant

Council Representative: Rick Child

CALL TO ORDER

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

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

July 11, 2017

Chairman Clyde asked if there were any corrections to the minutes. There were no corrections to the minutes.

CONSENT AGENDA

No items to review.

LEGISLATIVE SESSION

No items to review.

ADMINISTRATIVE SESSION

Discussion concerning multi-family units when above commercial (mixed use) requirements.

Director Goins reviewed the Administrative Session agenda item with the Planning Commissioners and the approval process. The discussion will focus on two developments within Springville City and address any concerns with them as well as review the City Code. At this time, there is no specific project or application to discuss.

Director Goins reviewed last month's agenda item regarding a multi-family project that several residents expressed concern about. The applicant withdrew the project indefinitely. There are no updates at this time on that particular project. Commissioner Mertz asked how the public will be notified on this project in the future.

The notification process for public meeting notices is to post the information on the State of Utah's website, Springville City's website and the bulletin board at the Springville City Civic Center. A public notice is posted in the local newspaper and a sign is placed on the property when applicable. A meeting agenda must be posted 24-hours before the meeting and a public notice must be posted within 10 days of the meeting.

Councilman Child explained that if an applicant requests an agenda item to be continued indefinitely it means the City has no say as to when it is put back on the agenda, and the applicant will need to contact the City to have it reviewed and reinstated.

Director Goins explained that applications have expiration dates. The applicant would be contacted before the application expires.

When the applicant is ready to submit the project to the City again, a proposal will be submitted to the City for review and a public hearing notice will be posted.

With nothing further to discuss, Commissioner Baker moved to adjourn the meeting. Commissioner Mertz seconded the motion. Chairman Clyde adjourned the meeting at 6:15 p.m.



**PLANNING COMMISSION
REGULAR SESSION
Tuesday, July 25, 2017
6:15 p.m.**

Commissioners in Attendance: Genevieve Baker, Carl Clyde, Michael Farrer and Brad Mertz

Commissioners Excused: Michael Clay, Karen Ellingson and Frank Young

Staff in Attendance: Glen Goins, Community Development Director
Lisa Bullock, Executive Assistant

Council Representative: Rick Child

CALL TO ORDER

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

APPROVAL OF THE AGENDA

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

APPROVAL OF THE MINUTES

July 11, 2017

Chairman Clyde asked if there were any corrections to the minutes. The wording about the applicant withdrawing the application needs to be changed to “continued indefinitely” on the minutes. Commissioner Mertz moved to approve the July 11, 2017 meeting minutes with the noted changes. Commissioner Baker seconded the motion. The vote to approve the meeting minutes was unanimous.

CONSENT AGENDA

There were no items to review.

LEGISLATIVE SESSION

There were no items to review.

ADMINISTRATIVE SESSION

Discussion concerning multi-family units when above commercial (mixed use) requirements.

Director Goins presented to the Planning Commissioners about the Administrative Session agenda item. There are a couple of projects that require a discussion to determine if the City Code adequately addresses the needs of the residents and the City. An area that needs specific attention and review is that of a residential use above a non-residential use. Examples of this type of project are at 451 S. Main Street and one currently under construction at 79 West 900 North. This agenda item is to specifically address the City Code to ensure it is adequate for upcoming projects such as these.

There are four zones that currently allow residential above commercial (mixed use). They are as follows:

- Professional Office
- Village Center
- Town Center
- Community Commercial

Commissioner Farrer would like to better understand what the developments are at 451 S. Main and 79 West 400 North. Director Goins does not have a specific site plan for the projects. Commissioner Clyde remembers discussing how many blocks there were to a park when this was reviewed.

Director Goins said there have been no concerns raised about these types of projects, but the Staff felt the City Code needed to be reviewed and addressed to determine if it is prudent for the City.

There are no open space requirements at this time for these types of projects.

Director Goins reviewed the discussion at a previous meeting of the 60/40 mix of multi-family to retail office. The response was to have more of a 90 to 10 ratio.

Commissioner Baker brought up the Village Center area. Commissioner Clyde remembers that the lack of open space was a concern.

Director Goins talked about the bonus of having additional bedrooms.

Director Goins brought up the downtown area and having it remain quaint. The 400 South projects are intensifying as is the downtown area. There are future projects that could have four floors.

Commissioner Baker is concerned about the building height and having three commercial floors on top of a residential floor. Director Goins explained the height requirements in each zone and provided a few examples.

Commissioner Clyde suggested have Staff provide packets to the Planning Commissioners that include comparisons of the various building heights with information about what is allowed in the different zoning areas and zone maps.

Commissioner Baker suggested a tour of the different building within the City to review the height requirements in the various zones as well as viewing other buildings in surrounding cities as well. Staff will arrange for this tour.

If there is residential areas in the commercial zones then the height limit is 35 feet which includes the commercial area above the multi-family. This is something the Planning Commission can review and determine what would be best for the City.

Karen Ifediba provided a brief background on the heights of the City Civic Center.

The Planning Commissioners would like to see design standards with comparisons of other design standards from various cities. Director Goins will have the design standards addressed in an upcoming meeting.

Director Goins suggested having the tour before the next meeting. The Planning Commissioners would then return to the Civic Center to attend the meeting at 7 p.m. The Planning Commissioners approved this. Director Goins will schedule the tours.

The Planning Commissioners and Director Goins suggested some areas to review in the design standards. They are as follows:

- Lack of open space
- Parking
- Height of buildings
- Separation of uses
- Downtown
- Crossing of an arterial road
- Green space

A concern that has been brought up in the past that needs to be addressed is the block standard. In traditional multi-family complexes you will see an area of the middle of the complex. Springville City does not allow this which is part of the City Code and the Design Standards. Director Goins discussed private roads with the Planning Commissioners.

Director Goins encouraged the public in attendance to contact him with any concerns they may have with the multi-family above commercial projects as well as any other concerns they may have.

With nothing further to discuss, Commissioner Mertz moved to adjourn the meeting. Commissioner Baker seconded the motion. Chairman Clyde adjourned the meeting at 6:50 p.m.