



**PLANNING COMMISSION
WORK SESSION
Tuesday, August 8, 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: 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 6:48 p.m.

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

No minutes to review.

CONSENT AGENDA

3 BAR, LLC, seeking plat amendment approval for Lots 1 and 2 of the Spring Creek Industrial Park Subdivision, Plat D and Site Plan approval for the UMC, Inc. office/warehouse building located at 1224 North 450 West in the L-IM Light Industrial Manufacturing zone.

No discussion.

LEGISLATIVE SESSION

Approved
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Bear River Storage, LLC seeking to amend to the General Plan Land Use Map from Commercial to Industrial and the Official Zone Map from HC-Highway Commercial to L-IM Light Industrial Manufacturing for property located at approximately 450 West 1600 South.

Director Goins reviewed the Legislative Session agenda item with the Planning Commissioners and reminded the Planning Commissioners of a zoning change that was approved earlier in the year that no longer allowed storage units in the Highway Commercial zone.

Bear River Storage recently approached the City to discuss the next phase of their project and discovered the zone had been changed. They then met with City staff about this issue and provided the requested documents the City requested. The City reviewed the request and found the area is zoned for Light Industrial and Highway Commercial and agreed upon allowing the Bear River Storage to continue with the next stage of their storage unit project.

Director Goins explained some of the process the City went through with Bear River Storage.

City Staff supports the request.

Commissioner Clyde pointed out some typos in the Staff Report. HIM should be LIM in the Staff Report.

There were no questions from the Planning Commissioners.

ADMINISTRATIVE SESSION

Art City Investments, LLC, seeking Preliminary approval for The Village on 4th Subdivision located in the area of 550 West 400 South in the R2 Single/Two-Family Residential zone with a WF-1 Westfields Overlay and the RMF-2 Multi-Family Residential zone.

No discussion. Planner Thompson will review the changes to the original request in the Regular Session.

Art City Investments, LLC, seeking Preliminary Condominium approval for The Village on 4th Condominiums located in the area of 550 West 400 South in the RMF-2 Multi-Family Residential zone.

No discussion.

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 6:54 p.m.



**PLANNING COMMISSION
REGULAR SESSION
Tuesday, August 8, 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: 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 Clay moved to approve the agenda as written. Commissioner Farrer seconded the motion. The vote to approve the agenda was unanimous.

APPROVAL OF THE MINUTES

No minutes to review

CONSENT AGENDA

3 BAR, LLC, seeking plat amendment approval for Lots 1 and 2 of the Spring Creek Industrial Park Subdivision, Plat D and Site Plan approval for the UMC, Inc. office/warehouse building located at 1224 North 450 West in the L-IM Light Industrial Manufacturing zone.

Commissioner Clyde moved to approve 3 BAR, LLC, seeking plat amendment approval for Lots 1 and 2 of the Spring Creek Industrial Park Subdivision, Plat D and Site Plan approval for the UMC, Inc. office/warehouse building located at 1224 North 450 West in the L-IM Light Industrial Manufacturing zone. Commissioner Clay seconded the motion. The vote to approve the Consent Agenda was unanimous.

LEGISLATIVE SESSION:

Bear River Storage, LLC seeking to amend to the General Plan Land Use Map from Commercial to Industrial and the Official Zone Map from HC-Highway Commercial to L-IM Light Industrial Manufacturing for property located at approximately 450 West 1600 South.

Director Goins reviewed the request with the Planning Commissioners which is to change the HC-Highway to Light Industrial Manufacturing for the parcel. Director Goins showed the property to the Planning Commissioners. The properties are currently vacant. Director Goins explained what businesses are in the area. The applicant would like to build storage units on the vacant properties.

With the future use of 1600 South as a freeway interchange road, the higher intensity use will remain. With this request, there is no danger of overburdening the usage load in those areas. Director Goins showed the Planning Commissioners some pictures of the area and explained the proposed changes.

The City Staff recommends approving the request.

Commissioner Clyde asked about the zone boundaries. Director Goins explained how the zone boundaries bisect the zone property and that it is a preexisting condition which will be a non-conformity property.

Commissioner Baker asked about the zones further west of the property. Director Goins explained the different zones in the area.

Commissioner Young asked the applicant if they would like to address the Planning Commissioners.

Scott Miner

1535 Apple Orchard Lane
Mapleton

Mr. Miner briefly explained the history of the project and the expenses involved so far. They own the property around the requested property for the zone change. They would like to build storage units in that area.

Director Goins explained the buffer use between a residential and a non-residential area. Bear River Storage has a project currently under construction in the area.

Commissioner Baker asked about the required buffer for residential versus light manufacturing.

Commissioner Young opened a Public Hearing.

There were no public comments.

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

Chairman Young asked if there were any comments from the Planning Commissioners.

Commissioner Ellingson expressed concerned about the buffer requirements between the residential and LIM zones. She is fine with the storage units going in the area, but is concerned about the zone change.

Commissioner Clay moved to approve “Staff recommends that the Planning Commission forward a positive recommendation to the City Council to amend the Land Use Plan Map from Commercial to Industrial/Manufacturing, for the properties located at approximately 400 West 1600 South, otherwise known as parcels 26-043-0020 and 26-043-0009.” Commissioner Clyde seconded the motion. The vote to approve the request was unanimous.

Commissioner Clyde moved to approve the “Staff recommends that the Planning Commission forward a positive recommendation to the City Council to amend the Official Zone Map from Highway Commercial (HC) to Light Industrial/Manufacturing (L-IM), for the property located at approximately 400 West 1600 South, otherwise known as parcels 26-043-0020 and 26-043-0009.”

Commissioner Farrer seconded the motion. The vote to approve the request was unanimous.

ADMINISTRATIVE SESSION

Art City Investments, LLC, seeking Preliminary approval for The Village on 4th Subdivision located in the area of 550 West 400 South in the R2 Single/Two-Family Residential zone with a WF-1 Westfields Overlay and the RMF-2 Multi-Family Residential zone.

Art City Investments, LLC, seeking Preliminary Condominium approval for The Village on 4th Condominiums located in the area of 550 West 400 South in the RMF-2 Multi-Family Residential zone.

Planner Thompson reminded the Planning Commission that this item was on the agenda during the May Planning Commission meeting which was reviewed and approved; however, the City Council had concerns about the road layout when they reviewed the project.

The developers are looking at changing the road design. The density will remain basically the same.

There are two items to review and approve — a subdivision plat and a condominium plat. The subdivision plan requires creating the lots and includes part of the density program in the Westfields portion (R2 portion) of the development.

The subdivision will focus on the Westfield Overlay which is in the R2 zone. The condominium is in the RMF2 with no Westfields Overlay.

The base density bonus portion would allow 18 units in the RMF2 zone. The applicant is requesting 21 units which requires a 17% density bonus.

Planner Thompson reviewed the requirements for the density bonus.

Planner Thompson reviewed some of the changes.

As of yesterday, Springville City's Public Works Director is adamant that a right-in and right-out be provided for the residents onto 400 South. The City is working with UDOT to get it to align. This will not be a public street. The applicant does have an approved, existing driveway on 400 South, and UDOT will work with the applicant to have it relocated.

The approvals for this project are not ready to be reviewed and approved. City Council will need to approve the preliminary subdivision plans, but not the preliminary condominium plans.

Staff is in favor of the project.

Commissioner Baker asked about the base density in the applicant's previous plans. Planner Thompson said the density will remain the same. The concerns were with the streets. The block standard was not met for the project so this is why the new design was submitted.

The speed limit in that area will be 25 MPH.

Planner Thompson explained the density and buffer requirements.

Commissioner Clay moved to approve the Art City Investments, LLC, seeking Preliminary approval for The Village on 4th Subdivision located in the area of 550 West 400 South in the R2 Single/Two-Family Residential zone with a WF-1 Westfields Overlay and the RMF-2 Multi-Family Residential zone. Commissioner Farrer seconded the motion. The vote to approve the request was unanimous.

Commissioner Ellingson moved to approve the Art City Investments, LLC, seeking Preliminary Condominium approval for The Village on 4th Condominiums located in the area of 550 West 400 South in the RMF-2 Multi-Family Residential zone. Commissioner Farrer seconded the motion. The vote to approve the request was unanimous.

At the August 22 Planning Commission meeting the Planning Commissioners will take a field trip before the meeting.

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

Chairman Young adjourned the meeting at 7:30 p.m.