



**PLANNING COMMISSION
WORK SESSION
Tuesday, September 12, 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 6:45 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

August 22, 2017

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

CONSENT AGENDA

No items.

(continued)

LEGISLATIVE SESSION

Cory Andersen seeking a recommendation for a proposed amendment to the General Plan Land Use Map from Medium Density Residential and Commercial to Medium High Density Residential for approximately 12 acres of property located in the area of 600 South Main.

Cory Andersen seeking a recommendation for a proposed amendment to the Official Zone Map from the R2 Single/Two-Family Residential Zone and the CC-Community Commercial Zone to the RMF-2 Multi-Family Residential Zone for approximately 12 acres of property in the area of 600 South Main.

Director Goins reviewed the items below and explained some of the reasons to the changes to the agenda and why staff recommends a continuance of the agenda items on 4b.

Commissioner Clay asked if the applicant owns the entire property. The applicant is an agent for the land owner.

ADMINISTRATIVE SESSION

Discussion of commercial design standards.

Director Goins briefly explained why the commercial design standards packet is being reviewed and why the Planning Commissioners would be required to review and provide direction. Commissioner Clay remembers when the design standards were created and agreed that it needs to be updated.

Discussion of the south Main Street Corridor.

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 Farrer seconded the motion. The vote to adjourn was unanimous.

Chairman Young adjourned the Work Session at 6:53 p.m.



**PLANNING COMMISSION
REGULAR SESSION
Tuesday, September 12 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. and welcomed the public.

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

August 22, 2017

Chairman Young asked if there were any corrections to the minutes. There were no corrections to the minutes. Commissioner Baker moved to approve the August 22, 2017 minutes. Commissioner Ellingson seconded the motion. The vote to approve the meeting minutes was unanimous.

CONSENT AGENDA

No items.

LEGISLATIVE SESSION

Cory Andersen seeking a recommendation for a proposed amendment to the General Plan Land Use Map from Medium Density Residential and Commercial to Medium High Density Residential for approximately 12 acres of property located in the area of 600 South Main.

Cory Andersen seeking a recommendation for a proposed amendment to the Official Zone Map from the R2 Single/Two-Family Residential Zone and the CC-Community Commercial Zone to the RMF-2 Multi-Family Residential Zone for approximately 12 acres of property in the area of 600 South Main.

Director Goins asked that the two agenda items be combined into one presentation and discussion since the items both are in regards to the same property.

The agenda items are from a past Planning Commission meeting. Director Goins showed the area on a map for the Planning Commissioners to review.

The proposal is to amend the Land Use Plan. The General Plan is the guideline of the City and what future land use changes should become. The Land Use Map is the first consideration to amend in order to accommodate a residential multi-family product in an RMF2 zone. The proposal is to change the entire site to a medium high density.

The requested changes are addressed in the General Plan. Director Goins read some of the General Plan verbiage that addresses this issue. The mixed use refers to vertical mixed usage with commercial on the ground floor and residential housing on the upper floors. The request is to change the entire site to a medium-high residential zone which would accommodate the RMF-2 zone.

Director Goins stated that the residents would prefer to have the property retain its current density and are not interested in having additional multi-family added to the area. They are concerned about how these uses will affect their community.

Director Goins explained Land Use 1 or (LU1) of the General Plan. The Land Use 1 recommends retaining the existing zoning in residential districts while continuing to allow multi-family above main floors in the town center.

With the help of the City Planner, the City was able to find information from the ADHOC Committee meetings that related to a rezone on this property. Director Goins read the staff report from that meeting to the Planning Commissioners which expressed some concerns about having multi-family on the property due to limited access to the property. The applicant is aware of the issues and is working on a plan to address the traffic issues.

In addition to the Historic District Plan, this property is in the Economic Development Master Plan, which calls the area the south Main Street Corridor. The Plan states that multi-family is appropriate for the corridor as are other commercial uses.

As Staff considered the proposal, they took into consideration the various City Plans and the work of the ADHOC committee. Staff feels this property is not the best for commercial property, but a residential density of some type may be a better buffer for the adjacent residential uses. Director Goins explained some of the setback requirements for commercial and residential zones. Main Street will need to be addressed and reflect some mixed use in that area.

In consideration of the zone, Director Goins addressed the largest issue Staff found, which is traffic. There is limited frontage on Main Street and there are issues with the transition to US 89, which limits the viability of having commercial on the property. Director Goins explained some of the issues with accessing Main Street and the freeway. Any use on the property is going to have traffic issues.

Another consideration is utilities. The applicant has not been required to include utilities with their application. Depending on what the area is zoned as, it would have an effect on the utilities; therefore, a study of the utilities would be required.

Based on the request to fully rezone and change the Land Use Plan, Staff recommends denial of the request. Director Goins has reviewed the above areas with the applicant and he is aware of the obligations the City has to the General Plan as well as the consideration to the traffic and utilities issues.

Commissioner Baker asked about the City's block standards and if public roads can be constructed for the area. Director Goins responded by stating that it can be done, but there have been changes to the proposed block standards. The applicant has submitted several changes to the City. A traffic survey will be completed.

Chairman Young invited the applicant to address the Planning Commissioners.

Cory Andersen
638 South 300 West
Mapleton

Mr. Andersen explained they have created a project in Orem like the one they are proposing to build in Springville. He feels there is a need for this type of affordable housing and that many young married and young single adults are interested in this type of housing.

Mr. Anderson gave some background on the property and working with Springville City and the Nebo School District. Mr. Andersen explained why Springville would be a good location for a project like this and why there is a need for it. He explained that there are four property owners. The applicant would like to get a continuous on the item so he can meet with the City, the Planning Commissioners and the residents to further discuss the project and other possibilities.

Mr. Andersen is concerned about having the bottom of the building being commercial due to the fact that the facility on 450 South has been built for three years and still does not have commercial businesses in the bottom half.

Kordel Braley, Senior Transportation Engineer
RSG
41 N. Rio Grande Street
Suite 106
Salt Lake City

Mr. Braley is a senior traffic engineer for RSG and has reviewed the property and the area and is working on a traffic study.

Mr. Anderson and Mr. Braley have met with UDOT and they are interested in working with them to consolidate some of the accesses in that area.

There is a concern with the accesses because of the two state roads in that area (US Highway 89 and 400 South). There are concerns with the left-hand turn from the property, which is currently not allowed.

Commissioner Ellingson asked if the traffic study addressed the trains and the train crossings in that area. Mr. Braley will look into this.

The original report was based on 320 residential units with a p.m. peak hour generation which was 151. When the report was updated to 174 units, the p.m. peak hour generation was 94.

Commissioner Clyde asked about the zoning change and if it was included into the plan. Mr. Braley said that this information was not included in the reports they conducted. The report was based on the current zone.

Commissioner Baker asked about the a.m. traffic and rush hour traffic. Commissioner Baker asked what direction the report had the exiting information going.

An origin destination report was not included in the traffic study.

Commissioner Young opened a Public Hearing.

Marlene Reed
70 E 400 S

Ms. Reed asked about the number of units, where the children who may live in the condos will go to school and expressed concerns about the children safely crossing Main. She asked who will pay for the police personnel to monitor that area. She stated that 18,000 cars pass in front of her house every day. She is concerned about the traffic that is currently there and

having it increase. She has a hard time getting out of her driveway in the mornings due to the amount of traffic in front of her home.

She asked if the units would be condos or rentals and would like this addressed tonight.

Randy Bird
555 South 170 West

Mr. Bird asked how many accesses there would be on the Main Street. He asked if there would be a road on the Hatfield Property and has concerns about the traffic going in and out of the area and the increase in the traffic. He is concerned about the access onto 700 South and the increased traffic.

Bobbie Castle
512 North 400 East

Ms. Castle would like to see a crime rate study done so that it will show what the crime rate impacts will be if the project is put on the property. She would like to know what the crime rates were before the project at 450 South Main was put in and after.

She praised the Springville community. Ms Castle said she understands the growth in Orem because she worked at Utah Valley University for 22 years and feels there is a need for that type of housing in Orem and Provo, but feels that most of the residents of Springville like the small-town feel and want to keep it that way.

Cathy Bird
555 South 170 West

Ms. Bird moved to 170 West when she was 19 years old and has been there ever since. She gave a brief background of her family and living at 555 South 170 West. She is concerned that the project would be in her backyard. She agrees that the area needs to be improved, but she is concerned about the increase in crime, traffic and having so many people moving into the area. She said that she cannot access 400 South starting at 3 p.m. due to the traffic as well as the accidents. She is very concerned about increasing the traffic and feels this property is going to cause more traffic issues. She asked the applicant if he would want this project in his backyard. She wants the homes in the area to remain single family resident and is very concerned about what problems will be created if this project is built. She wants Springville to remain a small, clean town.

Roger Fulwider
165 East 800 South

Mr. Fulwider has lived in Springville for 44 years and has also lived in other states. From living in different states he has noticed that people don't do well when they live like sardines. He has noticed by watching the news that there is a lot of crime in high density housing areas. He is concerned about the crime rate that this type of project will create. He told a story of a police chase that happened in his front yard. After reviewing the plan that was

submitted and traffic issues it would create, he feels the property should be divided into single-family lots so the people are. He doesn't want to move, but he will consider it if the project is put in and the traffic issues increase.

Arden Hjorth
633 South 170 West

Mr. Hjorth proposes that the medium density remain as it is and that it not be changed to high density. Mr. Hjorth was born and raised in Springville. He invited the Planning Commissioners come sit for a while at 170 West 700 South to see the amount of traffic, the speeds and the traffic accidents for themselves. He expressed concern about the school children walking to school with no sidewalks. He asked that the Planning Commissioners take into consideration the residents' concerns.

Karen Ifediba
450 South 100 East

She was here when the Land Use Plan study was done. She reviewed some of the history of the property and the rezone of the area about six to eight years ago. The zone change was stopped at that time. She feels the land use should remain as it is and not have an increase in density. Duplexes should not be expanded. It is not the responsibility of Springville City or the residents to make sure the person who owns the land can make the maximum use and money on their land. She asked that Springville City and the Planning Commissioners take into consideration what is best for the citizens of Springville.

To have someone come in and think they can buy some property and make as much money as possible by changing the land use is inappropriate. Ms. Ifediba also addressed the block standards and the traffic flow. She feels the way it is set up, the property would be landlocked.

Ms. Ifediba reviewed the height of 45 feet and the building on 451 S. Main. She expressed concern of the lack of space between her property and the building on 451 S. Main Street and the fence on her property. All that the fence does is to allow for people to jump the fence and come over to her property and rob her. The 45 feet height does not protect the current property.

She also feels that Springville should not become a college town. She talked about the possible plans of having a small college being built in the West Fields, on the north side, of Springville. She is concerned about a possible college coming to Springville which would eventually expand and then the people coming in would rent for just a few years with little interest in maintaining the condos.

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

Mr. Andersen addressed the Planning Commissioners again and thanked the residents for their comments. He explained that the project is not apartments, but is owner occupied condos with FHA financing. This would not allow for the condos to be purchased and then turned around and rent them as per the HOAs and CCRs rules and turn them into rentals. These are owner occupied and they are not subsidized. Even though this project is a stacked building, it is not an apartment complex.

Mr. Andersen will look into the traffic concerns that were raised by the residents.

Mr. Andersen understands the concerns of the residents, but would like to provide a place for young couples to live in Springville.

Mr. Andersen asked for direction from the Planning Commissioners on mixed use on Main Street and the setbacks they would prefer.

Mr. Andersen asked that the item be continued and not voted on at tonight's meeting.

Commissioner Baker would prefer that the property not be mixed use. She is concerned about the four story building. She is concerned about the traffic. She reviewed the Historic District Plan for that area and raised concern about raising the density in the Historic District and this proposal would do just that. She is very concerned about the current traffic and feels the project would cause more problems with the traffic. She doesn't see how they can have a higher density. She feels the area should be changed to a low density just because of the traffic alone.

Chairman Young would like an analysis done on what the car stacking would be.

Commissioner Ellingson asked about the traffic flow to the north and how would it change the traffic flow if the property was built. She is very concerned about the traffic and the safety of people traveling in that area. She has some reservations of building in that area due to the traffic concerns.

Commissioner Clyde is also concerned about the traffic issues even with the current zoning. He relayed some of the traffic issues he has experienced in that area. He realizes the property is valuable and needs to be developed, but the traffic issues need to be addressed before it is developed.

Commissioner Farrer expressed some of the traffic issues as well as the current zoning. He would like to see the property developed, but feels the issues need to be addressed before the land is developed. He is concerned about lots that are not kept up and the City needs to look better than it currently does. A lot of improvements have been made, but there is still a lot of work that needs to be addressed such as Center Street not having curb and gutter and the Evergreen Cemetery. He would like to see something in that area and asked the Planning Commissioners what they should do.

Commissioner Baker again suggested having the density for that area lowered. She discussed having the land zoned for single-family homes and not having the property commercial or multi-family housing. She wondered if people really want homes with larger lots and feels there is a

market for that. She would like the density rolled back so that families who want homes and yards can be in that area. There are places for multi-family, but this property is not the area for it.

The next Planning Commission meetings are September 26 and October 10. Mr. Andersen would like to present at one of these meetings.

Commissioner Ellingson moved to revisit the agenda item at the October 10 Planning Commission meeting. Commissioner Clyde seconded the motion. The vote to revisit the agenda item was unanimous.

ADMINISTRATIVE SESSION

Discussion of commercial design standards.

Director Goins explained that Staff is updating the commercial design standards for Springville City and he asked the Planning Commissioners what is important to them to have in the commercial design standards for Main Street.

Director Goins reviewed some of the current design standards and then suggested some areas of discussion for the Planning Commissioners would be the standards for lighting, signage, building design, etc.

Chairman Young would like to keep the storage to three stories. He likes the buildings north of the Sonic building. He likes the Zions building.

Commissioner Ellingson talked about the landscaping barrier and would like to keep the historic look on Main Street.

Director Goins suggested not using percentages when suggesting standards.

Director Goins asked about the location of the parking and the landscaping. Commissioner Ellingson would like to see the parking in the rear for a more historical look even though parking in the front is more acceptable.

Chairman Young would like Main Street to be walkable.

Commissioner Baker would like to see the landscaping have space for the sculptures since we are the Art City.

Commissioner Ellingson suggested having boundaries as to how far is historical on Main Street. Chairman Young shared a city who implemented one mile that is historical.

Commissioner Baker would like Main Street to be walkable further down with curb and sidewalk.

Director Goins shared his experience of Main Street and how people want to get out of their car and see Main Street and the mountains.

Director Goins addressed the issue of the speeds increasing on Main Street the further north you go.

Commissioner Ellingson suggested having bicycle lanes.

Commissioner Baker feels it is a hard balance to reach having a design standard and having every building look a certain way and not be a clone of the other buildings.

Commissioner Ellingson talked about having builders adopt the design standards and having some variation depending on what area of Main Street the property is located on.

Chairman Young suggested having Main Street extended each decade to meet the historic look.

Commissioner Clyde prefers to have examples of designs to look at to determine what he likes because he is a visual person.

Director Goins said that a lot of design standards are adopted to have one design standard and it doesn't account for the changes in the designing of buildings. The City would implement design standards that allow for changes in design.

Chairman Young asked if MAG had a redesign plan. Director Goins said that UDOT has a plan and will bring it to the Planning Commissioners once he has it.

Commissioner Baker asked what is currently in the design standards. The Staff will email the current design standards to the Planning Commissioners.

Commissioner Farrer suggested having someone who has an architectural background attend a Planning Commission meeting and make suggestions as to what the design standards could be.

Commissioner Ellingson suggested offering grants for improvements. Councilman Young suggested not having a grant program and provided a background on some of the buildings they had the grant money used on.

The design standards would only be for any new developments, but could be used to encourage current buildings to update to the new standards when possible.

Discussion of the South Main Street Corridor.

Director Goins feels there was a lot of discussion at the meeting tonight that addressed the South Main Street Corridor.

Director Goins reviewed the Springville City map and the zoning in the various areas. There are gaps within the city that need to be addressed by having the areas surveyed. Director

Goins reviewed some of the depths of different areas and how deep the property can be. CRA could encompass a significant amount of area for redevelopment purposes.

The town center zone limits the heights on the property.

Commissioner Clyde suggested a roundabout that could tie in all of the roads in that area and help with the traffic flow. Director Goins said the Staff has looked into the option of having a roundabout by Love's Travel Stop.

With nothing further to discuss, Commissioner Ellingson moved to adjourn the meeting. Commissioner Farrer seconded the motion. Chairman Young adjourned the meeting at 9:16 p.m.