



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

Commissioners in Attendance: Chairman Frank Young, Genevieve Baker, Michael Clay, Carl Clyde, Karen Ellingson, Michael Farrer 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 6:48 p.m.

APPROVAL OF AGENDA

No discussion

APPROVAL OF MINUTES

August 8, 2017

No discussion.

CONSENT AGENDA

TJM Properties, LLC seeking Site Plan approval for the Spring Pointe Business Park, an office/warehouse development located at 687 North 2000 West in the HC-Highway Commercial Zone.

No discussion.

LEGISLATIVE SESSION

Rick Killpack seeking a proposed amendment to the Official Zone Map from the R1-10 Single-Family Residential Zone to the R1-15 Single-Family Residential Zone on property located at 1248 East 900 South.

Director Goins briefly reviewed the zone change for the property at 1248 East 900 South for the request to have animal rights. There are letters from adjacent property owners supporting the zone change. Staff supports this request.

Corey Anderson seeking a proposed amendment to the General Plan Land Use Map from Commercial and Medium Density Residential to Medium High Density Residential on multiple properties in the area of 600 South Main Street.

Corey Anderson seeking a proposed amendment to the Official Zone Map from the CC-Community Commercial Zone and the R2 Residential Single/Two-Family Residential Zone to the RMF-2 Residential Multi-Family Zone on multiple properties in the area of 600 South Main Street.

Director Goins briefly reviewed the request with the Planning Commissioners. There have been many discussions about the property and the applicant's plans for the property. The request would be mixed use with commercial on the bottom and residential on the top. Behind those buildings would be multi-family housing. Director Goins explained the zoning and will go into further detail in the Regular Session at tonight's meeting. There are concerns about transportation and traffic issues, which Director Goins will review at the Regular Session. A traffic study will be required from the applicant.

Director Goins explained the UDOT document which is referenced in the 2040 Plan by Mountain Association of Government. At this time we do not know how the plan will affect the exchange ramp to the west. The applicant will be coordinating with UDOT on this.

Commissioner Clay asked if UDOT has seen the request. As of the date of this meeting, UDOT has not seen the application, but will review it once the site plan process begins. UDOT's approval will be required at site plan level.

Commissioner Ellingson asked about the zone areas on the map that was provided in the meeting packet. Director Goins explained the zone map that was in the packets and will review this in more detail with an updated map during the Regular Session.

ADMINISTRATIVE SESSION

No agenda items.

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

Chairman Young adjourned the Work Session at 6:59 p.m.



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

Commissioners in Attendance: Chairman Frank Young, Genevieve Baker, Michael Clay, Carl Clyde, Karen Ellingson, Michael Farrer 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 Baker seconded the motion. The vote to approve the agenda was unanimous.

APPROVAL OF THE MINUTES

August 8, 2017

The minutes will be approved at the next meeting because they were not on the agenda.

CONSENT AGENDA

TJM Properties, LLC seeking Site Plan approval for the Spring Pointe Business Park, an office/warehouse development located at 687 North 2000 West in the HC-Highway Commercial Zone.

No discussion.

Commissioner Clay moved to approve/not approve the request of TJM Properties, LLC seeking Site Plan approval for the Spring Pointe Business Park, an office/warehouse development located at 687 North 2000 West in the HC-Highway Commercial Zone. Commissioner Mertz seconded the motion. The vote to approve the request was unanimous.

LEGISLATIVE SESSION:

Rick Killpack seeking a proposed amendment to the Official Zone Map from the R1-10 Single-Family Residential Zone to the R1-15 Single-Family Residential Zone on property located at 1248 East 900 South.

Director Goins reviewed the proposal with the Planning Commissioners. The applicant would like to have animal rights on the property. The minimum zone that allows for animal rights in the R1-15 zone. Director Goins showed the property on a map and explained the size of the lot, which is a large lot size. This request would not be considered a spot zone and the proposal supports all of the aspects of the City's Master Plan. Staff supports approval of the proposal.

Commissioner Baker asked if the other properties in the area have grandfathered animal rights. Director Goins said that they do have grandfathered animal rights.

Commissioner Ellingson asked why we are not changing the zone for the surrounding properties. Director Goins responded by stating that no other property owners in that area requested a zone change for their property.

If the zone is changed, the lot size would increase to a 15,000 square foot minimum lot size and the setbacks would change.

Commissioner Young opened a Public Hearing.

**Jeanette Killpack
1248 East 900 South**

Ms. Killpack's daughter is a horse rider and needs an area at the family's home to train instead of traveling to be able to train. Having the horse at the family property would also allow for her daughter to be able to bond with her horse. The building would be a smaller building and there would be a lean-to to store the hay in.

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

Commissioner Mertz moved to approve the request of Rick Killpack seeking a proposed amendment to the Official Zone Map from the R1-10 Single-Family Residential Zone to the R1-15 Single-Family Residential Zone on property located at 1248 East 900 South. Commissioner Clyde seconded the motion. The vote to approve the request was unanimous.

(continued)

Corey Anderson seeking a proposed amendment to the General Plan Land Use Map from Commercial and Medium Density Residential to Medium High Density Residential on multiple properties in the area of 600 South Main Street.

Corey Anderson seeking a proposed amendment to the Official Zone Map from the CC-Community Commercial Zone and the R2 Residential Single/Two-Family Residential Zone to the RMF-2 Residential Multi-Family Zone on multiple properties in the area of 600 South Main Street.

Director Goins presented both proposals to the Planning Commissioners.

The requests have been reviewed by the Planning Commission at a previous meeting. The Nebo School District is no longer using the property at 600 S. Main Street and the property was sold. The property is zoned R-2, but the bulk of the property is zoned Community Commercial. Mr. Anderson's request is to amend the general plan allowed in the current code.

Any time a zone is proposed to be changed, Springville City reviews the current Land Use Plan and the designation of the property. The current General Land Use Plan shows the property is zoned in accordance to the Land Use Plan. The proposal would be to change the Land Use Plan to Medium-High Density Residential and the remaining portions of the property not included in that would be commercial. The north east area of the commercial property will not be affected, only the south area.

Since both proposals are being considered at the same time, Director Goins also reviewed the proposal of the zone map amendment request. The current zoning is Community Commercial and R-2 residential. The proposal is to change the zoning to RMF-2 which is the highest density, multi-family residential zone. Director Goins broke down the areas of the property and explained the zone change for each area. The southern piece of the property is currently zoned R-2 and is proposed to be changed to Community Commercial. The remaining portions are proposed to be changed to an RMF-2. The applicant has submitted legal engineering descriptions to ensure the accuracy of the sizes of the property.

Staff examined the existing City Code and policies to determine if the proposal meets the City's future plans. The applicant initially intended something completely different for the property when they first submitted the proposal and presented it to the Planning Commission. Since then, the applicant has spent several months working with the City Staff to determine what would be supportable as the City considers the policy.

The second consideration of this project is the exchange ramp that comes off of Main Street and heads south. The exchange ramp disrupts southbound traffic and reduces the commercial viability of the property. Staff is concerned about protecting the commercial element on Main Street, but feels this property is not the best location for community commercial.

Director Goins informed the Planning Commissioners that page two of the site plan given them was updated due to a redesign. The proposed changes based on the applicant's

descriptions result in a total of 9.85 acres instead of 10.11 acres being rezoned to RMF-2 and 0.6 acres being rezoned to Community Commercial.

In regards to the General Plan, the Staff's analysis revealed that in Objective 3 of the General Plan it states that it is to include a "variety of appropriately located multi-family housing units to help ensure a variety of housing rights within the City." With this objective, the applicant's proposal becomes a feasible option to consider. The General Plan states that "multi-family housing is most appropriate as redevelopment along the north and south Main Street corridors." Some mixed use should also be considered in the Historic Town Center. This type of development should also be located within close proximity of community commercial uses. The applicant's proposal meets all of those criteria. The question that needs to be addressed by the Planning Commission is what does "some mixed use" mean and how much is that?

The Historic Center Community Plan states that the sentiment of the residents will be considered. The residents are very interested in having the property retain its current density. The residents are not interested in the inclusion of any additional apartments or multi-family units within the area and are concerned about how these uses affect their community. The City takes the residents' concerns and requests seriously. In the current zone, mixed use is allowed. With no zone change, City Staff considered what could be the most impactful use to consider. Currently the Community Commercial zone allows a mixed-used development to occur with non-residential use on the ground floor and a residential density of some to be on top of the commercial area.

The Historic Center Community Plan does not preclude the possibility of multi-family. The Land Use Strategy recommends to retain the existing zoning regulation district while continuing to allow multi-family above the main floors in the Town Center. Staff met with the applicant about this and explained their expectations in regards to future development of the property. The City is concerned about maintaining the frontage along the Main Street corridor to see mixed use or non-residential use exclusively.

The City Council and adhoc committees have discussed having multi-family on this property. Director Goins read a section of the minutes from that meeting which was called "A Proposal to Rezone Property at 700 South between Main and 170 West to Multi-Family." The committee recognized there would be problems with this property being used as commercial because of limited access to Main Street (no left turn). The committee felt the addition of multi-family units on the property was inappropriate until a resolution to the access problem can be found. The committee was also concerned about introducing multi-family to this area could be considered as condoning the inclusion of multi-family throughout the community.

Director Goins asked if access to the property was not a factor how would it be considered. A number of land uses could work on the property if there was no issue with access. If a traffic study and engineering plans for the access could be reviewed and approved, the proposal for the property would become a possibility.

In addition to the General Plan and the Historic Center Community Plan, the City also adopted the Economic Development Master Plan, which provides a few recommendations for

the property. An analysis on the South Main Corridor was done and resulted in recommending that the corridor is appropriate for the inclusion of mixed-use zoning and other commercial usages are also encouraged. Zoning should allow for the City to respond to economically viable projects that become available in this corridor.

In analyzing all of the components, Staff finds that the General Plan could support some measure of multi-family housing on the property, specifically the west side. The provision that the housing must be appropriately located leads staff to make the consideration of multi-family units on the property be based on the appropriate studies and engineered plans for such things as traffic and carrying capacity and infrastructure utilities. The study would have to vet out what the development impact is and how it could be mitigated (typically at site plan level).

Staff finds that in order to fulfil the vision and guidelines of the City's plans the eastern portion of the property, with frontage along Main Street, should include an element of mixed-use. The applicant is now proposing this, but didn't propose this in the past request.

In terms of the zoning, considerations to the Zone Map must be compared to the purposes of the zones. Each zone category has a stated purpose. This proposal is to consider if this better serves the purpose of the property's zone. The R-2 purpose states that it provides for single family and two-family residents in attached and detached dwellings at a medium, low-density and is generally urban in nature. Street access for residents in this zone should be primarily from local and residential collector streets.

The street access is a problem for this property. Director Goins showed the 700 South street, the corridor area and the properties zoned R-2 to the Planning Commissioners.

The purpose of the Community Commercial zone is stated to provide a range of commercial goods and services greater than those found in the neighborhood commercial zone, but on a more limited basis and intensity than those found in regional and highway commercial zones.

The Community Commercial zone should be located at or near a major intersection. Parking needs to be provided on-site and landscaping is included in all areas not required for buildings, storage, parking and traffic circulation. Parking and storage areas being screened and appropriate landscaping buffers and fencing for adjacent and less-intensive uses.

The Residential Multi-Family Zone provides for multi-family attached dwellings at medium to medium-high densities. These zones include a variety of residential flats and multi-level row houses with parking, generally located behind or on the side of buildings. Single and two-family residences are also allowed in this zone. Primary access to the units should face the street and vehicle access should generally be from collector and general streets. Uses in this zone are urban in nature due to their densities. This zone should typically abut an arterial or collector street or abut a higher intensity use and serve as a transition zone to lower-density.

The applicant provided the City with some detailed sketches that showed a road pattern that could work for the property.

The property is difficult to put Community Commercial uses on due to the exchange ramp and the R1-8 zone next to it.

Residential uses are generally considered less intensive than commercial uses. Staff feels that the introduction of an RMF-1 or and RMF-2 zone on the property would be able to provide a buffer to the R1-8 neighborhood to the west of the property.

Staff finds that proposed zone change is a viable option for this property with the inclusion of the mixed-use component on Main Street subject to the verification of adequate structure ability and service potential.

The biggest contention of the proposal is in regards to traffic in the area. The applicant has proposed a road system that could work in that area. The property would be accessed from Main Street, turns south, and connected to 700 South, and run for a distance north to a cul-de-sac. Staff reviewed several traffic options. There is a 25 foot piece of roadway that UDOT could provide potential access to provide a right-in turn.

The use of 700 South is a local street which presents its own issues when you consider introducing more traffic and the access to Main Street. You have to cross the exchange ramp to get to 700 South and then crossing two lanes to get onto Main Street again. Another issue is the three at-grade rail crossings, one of which will most likely be taken out for the Rails to Trails project. There is no easy answer for the traffic so the site plan will be extremely important to address the traffic concerns. UDOT has future plans to update the area (project 25). UDOT will be included in the planning process for this property.

Staff supports a traffic study, which Springville City reserves the right to conduct a traffic study of its own, or through a consultant, dispute and/or issue their own study to determine the feasibility and mitigation.

The applicant also feels the traffic is a big concern that needs to be addressed.

The utility issue would be addressed at the site plan level and the proposal supports the current infrastructure in the area.

Staff supports the applicant's proposal and recommends approval.

Director Goins showed the Planning Commissioners different examples of densities in various zones within Springville City.

Commissioner Clay asked about the transportation issues and asked if we have reached out to UDOT about what their proposed plans are for the area. Director Goins said that the City has not reached out to UDOT yet at the zone change level and will request it at the site plan approval process. Any site plan consideration would require a traffic study. Director Goins explained why the traffic study was not part of the zone consideration, but the Planning Commissioners can review the traffic study that the applicant had done if they are interested in reviewing it for the zone change.

Commissioner Clyde asked about comparing the density on the residential and the community commercial floors of the building compared to just the RMF-2. Director Goins responded by stating that the density would be less for the residential underneath the community commercial because you lose a floor, but the height would be the same. The height of the community commercial zone is 45 feet. The height of an RMF-2 zone is 35 feet. When you have a mixed-use product in the community commercial zone you have to measure the residential standards by the RMF-2 provisions so the mixed use zone would be 35 feet in height.

Commissioner Clyde asked if the traffic report compares what the current zone density is and the proposed zone density would be and what the traffic impact would be. Director Goins stated that it would.

Chairman Young invited the applicant to present to the Planning Commission.

Corey Anderson
638 South 300 West
Mapleton

Mr. Anderson said that Director Goins presented the proposal very well. The proposal is a condo-based project and each unit will be privately owned and will not be rented. This type of project is valuable to those individuals who are just starting out and is a need in Utah County.

Chairman Young asked if there would be a home owners association. Mr. Anderson said they would manage the project until it is 75% filled and then turn it over to a home owner association. He explained this project is for individuals who have one or two adults in the unit. The units are smaller and does not allow for a lot of people to move into the condos. Mr. Anderson explained one of his projects in Orem does not have a lot of vehicles on the property. Mr. Anderson said he is finding that there is a need for this type of project because of the affordability of it. The apartments in Utah County are renting for prices that individuals just starting out are not able to afford.

Kordel Braley
41 North Rio Grande Street
Suite 106
Salt Lake City

Mr. Braley conducted the traffic study. He outlined and explained the traffic study to the Planning Commissioners.

Mr. Braley stated that this project would generate about 50% of peak hour trips compared to what would be allowed with commercial.

The report addresses what the traffic was when the school on the property was still open and being used in regards to the current zoning and found that the proposed project generates less a.m. traffic, but would slightly increase the p.m. traffic.

Chairman Young asked how travelers would get to I-15 from the property. Mr. Braley responded by stating that based on the peak hours using their techniques and data collection a level of service is generated to provide a rough estimate of what is happening at the intersections. They found that in the peak hours a lot of the traffic would exit onto Main Street; however, due to the fairly high volumes on that road there would be some delay. The less direct route would be to go to 700 South and turn east back to Main Street. The other option that would be slower would be to turn right, head west, cross the railroad crossings and go to 950 West to cross at the traffic light.

Mr. Braley asked UDOT about the railroad crossing and were told that two of the crossings are active with lots, bells and gates and have approximately 10 trains on each track. The train speeds are approximately 50 to 60 MPH. The third, and most westerly crossing, has an estimated two trains per day with a speed of 10 MPH, which may be turned into a Rails to Trails.

Commissioner Baker asked about specific times of the trains. Mr. Braley stated that there were no specific times of the day in provided in the UDOT report.

Commissioner Young asked about the future plans UDOT has for 700 South and Highway 89. Mr. Barley talked with a representative from UDOT recently and was told that the project is Phase 1 project which is planned to be completed by 2024 (in theory), but he wasn't aware of any specifics. The long-range plan project is valued at \$30 million dollars.

If a traffic study was done on 700 South and Highway 89, Mr. Braley would look at whether the intersection should remain as it is, traffic light at the intersection and 700 South improvements

Mr. Braley stated that there is not a lot of traffic that uses 700 South at this time and it doesn't warrant a traffic light.

Commissioner Clyde asked what can be done with the current zoning versus the proposed zoning without the future plans of UDOT. Mr. Braley said the traffic study he conducted supports the zone change and would lessen the traffic by 50%.

Commissioner Baker asked what was considered in regards to the traffic study. Mr. Braley stated that they used condominium /townhouse data from the Institute of Transportation Engineers (ITE) and is based on a national average. If the HOA self imposes something more restrictive then Mr. Braley's guess is that it would lower the number of trips, not increase them. The density of the condominium/townhouse data was 175 condominiums with 9,000 square feet of commercial space.

Commissioner Ellingson asked what the traffic impact of 170 West would be. Mr. Braley said he doesn't think any traffic will go to 170 West because a left-hand turn is required. He showed the Planning Commissioners why he feels that 170 West would not be used by showing them on the electronic map. Commissioner Baker and Commissioner Ellingson both feel that 170 West will be used frequently. Commissioner Baker would like to see a traffic study that includes 170 West. Mr. Braley said he would include 170 West in the traffic study, but it most likely wouldn't change his recommendation for the zone change.

Commissioner Ellingson asked if the traffic study addressed the issue of if everyone wanted to go west on 700 South. Mr. Braley said the existing traffic is around 400 to 500 trips. The project would add 1,500 trips per day.

Chairman Young opened a Public Hearing.

Randy Berg
555 South 170 West
Springville

Mr. Berg agrees that people will go down 700 South and is concerned that the p.m. hour traffic will come through his neighborhood. Currently in the p.m. hours there are about 50 to 60 cars coming down the street he lives on.

He is concerned about accessing the road in the morning hours. At 3:30 p.m. the traffic starts again and comes out 170 West. He sat on 700 South at 5 p.m. and it took five minutes to get across it just the other day. He feels if the project goes through the traffic impact will be too heavy and will not be able to handle it. There are also a lot of cars parked on 170 West.

Mike Johnson
600 South 170 West
Springville

Mr. Jensen is concerned about what will be built on the area and how will it affect the value of the properties on 170 West. He wonders if that matters to anyone who is not directly impacted by it and if it really is considered by anyone.

With any high or medium density — what quality of residents will it attract? He is relieved to hear that the project will be purchased condos; however, he asked if it will be able to be maintained as purchased condos or will it result in rentals in the future as other condo projects have become in other cities in the past. He is concerned about the changes and how it will impact their neighborhood and residents and if anyone cares since it doesn't apply directly to them.

Mr. Johnson stated that the traffic is horrendous on 400 South and the project will increase the traffic. He stated that it is impossible to access 400 South from 170 West during the peak morning and evening hours. There are times when it is impossible to access Main Street from 700 South during the peak hours. He is very concerned about this.

The egress on 700 South is already being used more than when the study was probably done. There are more people using 700 South to get over to 950 West to access the light. There is an elementary school, a Smith's Marketplace and an aquatics center that is being built which will increase the traffic on 700 South. Then you add the additional construction on 700 South and the traffic in that area is going to become monumental. You cannot do anything to improve the

traffic on 700 South because the residential areas are already set up and are two lane roads and cannot be widened.

He is concerned about foot traffic and the safety of pedestrians and school children in that area.

He stated that the railroad lines are a problem than otherwise stated. He is concerned that as the 700 South traffic increases the problems with the railroad lines will increase as well.

Mr. Johnson asked if the traffic study is agenda driven or is it truly objective. Mr. Johnson asked if he can he count on it being objective? He has some real concerns and wants to know that his concerns and his voice matter to somebody.

Arden Hjorth
633 South 170 West
Springville

Mr. Hjorth asked what happens when the residents of the condos have visitors and where will the cars be parked and what will the impact be? At a previous meeting Mr. Hjorth invited all of the Planning Commissioners to come into the area and see the traffic problems and the speeds on 170 West and on 700 South and hopes the Planning Commissioners did that to see what the traffic is now and consider what the future impact will be. He would like to see the area be a low-density for the property. Maybe the City needs to go in a different direction for the property. It is valuable commercial property, but he would like nice homes be put on the area. He asked the Planning Commission to consider what would be best for the current residents and the neighborhood. He proposed putting lower-density in there with single family homes. He feels this would help the traffic impact.

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

The applicant, Corey Anderson, again addressed the Planning Commissioners and the concerns of the residents. He understands the traffic is a concern. He explained the many changes they have made on the project to meet block standards, address the traffic issues, etc.

Mr. Anderson addressed the questions about the quality of the residents and the values of the properties. He said the property values in Orem have gone up on their properties. Mr. Anderson stated that the quality of the residents is not something that can be addressed and then gave some brief examples of the issues in the single-family resident zone he lives in in Mapleton. No one knows what the quality of the residents will be. What he does know is there are standards the individuals must meet in order to get the loan for the condo. They will have to have a job, have a credit score, have a down payment, etc. It is not easy to guarantee the type of residents that will be in the condos. The property has FHA standards and will be policed by the HOA in that you cannot have more than 50% of the units non-owner occupied. This is stated in the CC&Rs, is on the plat and is recorded everywhere.

The applicant has set up other projects so that the HOAs are set up correctly and will survive once they are gone.

The parking standards are 2.25 per unit. Only two cars are allowed for each unit. There will be plenty of parking for visitors.

Commissioner Mertz asked about the ownership. Mr. Anderson currently owns the entire property.

Chairman Young asked if the Planning Commissioners had any questions.

Commissioner Mertz asked the Staff for examples of what could be put in the area based on the current zoning. Director Goins showed the Planning Commissioners what uses are currently allowed on the property with the current zoning. This information can be found in the City Code, section 11-4-301, at the website below:

<http://www.codepublishing.com/UT/Springville/html/Springville11/Springville114.html#11-4-301>

Some of the types of commercial projects that can be put on the property with the current zoning area: living facilities, college university, schools, auto and vehicles, service station, paint and body shop, commercial parking lot, rentals of trucks and trailers, indoor storage, car lot, personal and professional services, animal clinics, funeral homes, laundry mat, office uses, reception area, repair services, art studio, tattoo parlor, pet store, antique shop, convenience store, a store like Home Depot or Smith's, bed and breakfast, restaurants, bar or tavern, bowling, roller rink, theater.

Director Goins also briefly reviewed the type of residential uses that can be put on the property with the current zoning.

Commissioner Clyde asked if the current zone wasn't changed and a developer met the current requirements if they would be approved without having to come to the Planning Commission. Director Goins briefly explained the site plan process. Director Goins stated there has been little interest in the property due to the problems expressed.

Commissioner Baker stated that the Planning Commissioners have not seen the traffic study and would like to receive a copy of it to review. She also stated there are other areas to consider besides the traffic. She stated that the Historic District Community Plan has not all been addressed in all areas and gave some examples. This area is not in the Town Center, it is in the Historic District Community. The AD HOC, Planning Commissioners and the City Council approved the Historic District Community Plan to not allow for additional multi-family dwellings in the area. Instead of talking about if the zone should be changed, the Planning Commission needs to address the Historic District Community Plan that was approved and this project is not in accordance with that Historic Plan.

Commissioner Baker stated that the traffic is a mess in the area where the property is located, but aside from the traffic issue, the Historic Center in our community has a sense of community that they want to preserve and encourage. Changing the zone to the highest density allowed is not in

accordance with the Historic District Community Plan and asked that the Planning Commissioners and City Staff remember that.

Commissioner Baker believes that the Historic District has the highest number of rental units in the city and does not want to increase this. We want to encourage owner occupied, but changing it to RMF-2 does not mean that the condos have to be owner occupied. How often do we have to remind ourselves that when we are changing zoning we are not changing it for a specific purpose? Commissioner Baker is concerned that if we change the zone then the applicant could build it and sell it and it wouldn't remain owner-occupied. We are not changing the zone for Mr. Anderson's project, we are changing the zone for future projects. Commissioner Baker feels we need to further study the property to determine what is best for the community and feels it might need to be changed to an appropriate residential zoning and community commercial instead of changing it to a zone that is not what the community, Planning Commission and the City Council all agreed upon for this area.

Commissioner Mertz asked if the Planning Commissioners were against putting in a store like Smith's on the property, which is the type of business that the property is currently zoned for. Commissioner Baker feels that because the property is in the Historic District, the property is not currently zoned correctly. She also feels that RMF-2 is not the appropriate alternative for the zone either.

Commissioner Mertz and Commissioner Baker discussed the possibilities of what could be put in the area. The traffic issue is a big concern no matter what type of project is put on the property. Commissioner Baker wants to make the decision based on the approved Historic District Community Plan.

Chairman Mertz asked what the other Planning Commissioners are thinking about the project.

Commissioner Clay expressed his opinion on the challenges of the property and the traffic. The property wouldn't work for a major commercial project. The property is not being used as intensely as it could be. He agrees that the property is not zoned appropriately. Trying to infill land that has problems is a challenge and one of two things usually happens with this type of property — either the land will be consumed by a less than desirable use or it is left vacant. He agrees that the proposal is not in conformity with the Historic District Community Plan. Commissioner Clay stated that property values do matter and quality of life does matter and are very important. He thinks that when the Planning Commissioners make decisions they should make them from a position of asking themselves "What would I want if I lived in this area?" He feels that it would not be economically feasible to put single-family residents on the property, but would help the traffic situation. He stated that the traffic will be a problem whether it is a single-family or multi-family property. One of the things he does like in regards to traffic is that 1600 South will become an interstate interchange impact which will allow for a right turn to reach the freeway. Given all that and respecting Commissioner Baker's concerns, he would vote in favor of the proposal.

Chairman Young would be in favor of the project and feels the project would lessen the traffic.

Commissioner Mertz respects the opinions and comments stated. The Economic Development Plan, which came after the Historic District Community Plan, does allow for this use. He would vote in favor of the project.

Commissioner Farrer feels the area definitely needs to be improved and a change does need to be made. He feels that a commercial business will not be put on that property. He is very sensitive to those residents living on 170 West and knows the area well. He has no question in his mind that what has been proposed will definitely increase the traffic on 170 West and agrees with those that stated this. He doesn't feel good about any of the suggestions and doesn't know what to do about all of the issues with the property. He would ask that the City Council look at this a lot harder than the Planning Commission has and to get adequate traffic studies completed by someone other than those who have a vested, financial interest in the property.

The Planning Commissioners discussed the traffic issues and the possibility of UDOT addressing the roads and traffic at the south-end of Main Street with the exchange ramp.

Commissioner Ellingson stated the Planning Commissioners are all very concerned about what is best for the neighborhood and which of the options will have the most positive impact. The reality is that we cannot dictate development on the property except through zoning. The question is what zone will have the more positive impact on the neighborhood. Her hope is that the difficulty of accessing 400 South through 170 West would be a deterrent.

Commissioner Baker would like to see the area developed and not remain vacant. She wants to make sure we are promoting well maintained properties and the historical district is maintained. The residents on 170 West have the same pride in their neighborhood as do all of the Planning Commissioners do in their neighborhoods. It is important to her that we promote and encourage the sense of community that Springville has had and should continue. There have been many instances of multi-family housing that have not promoted the sense of community. She discussed the zone changes and affordability of the property.

Commissioner Clay reviewed the pros and cons of changing the zone and affordability.

Commissioner Mertz stated that Springville is growing and evolving.

Commissioner Farrer stated that he personally wouldn't buy a single family home if it was on that property because of the problems with the area. There was discussion about affordability. He feels that whatever is put in the area will negatively impact the 170 West and hopes that it can be approved if the project goes through.

Commissioner Baker wants to see the area development, but wants to promote well maintained neighborhoods as it is in the Historic District and maintain the sense of community that Springville is proud of.

The Planning Commissioners briefly discussed the impact on real estate and property values, developing land and zoning.

Commissioner Farrer stated that he wouldn't move into a single family home if it was on the property and doesn't feel it is viable to have single family dwellings due to all of the issues. The difference between single family homes and multi-family being put on the land is the price of the home. He feels it is viable to put multi-family, but whatever is put on the property it will impact the residents on 170 West.

Commissioner Mertz moved to approve Corey Anderson seeking a proposed amendment to the General Plan Land Use Map from Commercial and Medium Density Residential to Medium High Density Residential on multiple properties in the area of 600 South Main Street. Commissioner Clay seconded the motion.

Individual Planning Commissioner Votes

Commissioner Ellingson — Yay
Commissioner Baker — Nay
Commissioner Clyde — Yay
Commissioner Clay — Yay
Commissioner Mertz — Yay
Commissioner Farrer — Yay
Commissioner Young — Yay

Commissioner Mertz moved to approve Corey Anderson seeking a proposed amendment to the Official Zone Map from the CC-Community Commercial Zone and the R2 Residential Single/Two-Family Residential Zone to the RMF-2 Residential Multi-Family Zone on multiple properties in the area of 600 South Main Street. Commissioner Farrer seconded the motion.

Individual Planning Commissioner Votes

Commissioner Farrer — Yay
Commissioner Mertz — Yay
Commissioner Clay — Yay
Commissioner Clyde — Yay
Commissioner Baker — Nay
Commissioner Ellingson — Yay
Commissioner Young — Yay

The Planning Commissioners would like the minutes from tonight's meeting given to the City Council for the meeting addressing Mr. Anderson's proposal. Director Goins said a draft copy of the minutes will be given to the City Council.

Commissioner Baker requested that the City Council be provided with the traffic study as well.

Commissioner Ellingson requested that the Planning Commission receive a copy of the minutes (even in draft form) for any meetings that are re-addressing a topic they have already reviewed at a past meeting.

ADMINISTRATIVE SESSION

No agenda items.

With nothing further to discuss, Commissioner Baker moved to adjourn the meeting.
Commissioner Clay seconded the motion.

Chairman Young adjourned the meeting at 9:33 p.m.