

IN ATTENDANCE

Commissioners Present: Chair Karen Ellingson, Genevieve Baker, Michael Farrer, Ralph Calder, and Brett Nelson

Commissioners Excused: Ann Anderson, Rod Parker

City Staff: Josh Yost, Community Development Director
Carla Wiese, Planner II/Economic Development Specialist
Heather Goins, Executive Assistant

CALL TO ORDER

Chair Ellingson called the meeting to order at 7:07 p.m.

APPROVAL OF THE AGENDA

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

APPROVAL OF THE MINUTES

January 23, 2024

Commissioner Farrer moved to approve the January 23, 2024 meeting minutes. Commissioner Nelson seconded the motion. The vote to approve the meeting minutes was unanimous.

CONSENT AGENDA

No Items

ADMINISTRATIVE SESSION

No Items

LEGISLATIVE SESSION:

- 1) *Eternal Spring, LLC, requests an amendment of the Official Zone Map to apply the Neighborhood Commercial (NC) Zone to the entirety of parcel 23:031:0089, consisting of 2.04 acres and located at approximately 301 South 950 West.*

1:15 Carla Wiese, Planner II/Economic Development Specialist, presented. This change would not be inconsistent with the zoning in the surrounding areas. It would allow the property owner to have more options for the development of the property. The NC zone provides access to commercial that isn't a regional destination. Commissioner Nelson asked for some examples of NC. She named Tropical Café, offices, banks and an auto parts store. Commissioner Nelson said these are low traffic uses. Nothing that would

create additional traffic. The assisted living is next to the parcel. Staff thinks that one zone on the parcel is best. It borders residential. The Intermountain Springville parcel is already NC and is right next to this parcel in question.

Chair Ellingson invited the applicant to speak. He declined.

6:40 Commissioner Nelson moved to open the Public Hearing. Commissioner Farrer seconded. The public hearing was opened at 7:13 p.m.

Hunter Huffman

154 C Street

The NC zone is like what we have on 400 S with Reams and the dental offices. It is not unprecedented to have this use.

7:55 Commissioner Farrer moved to close the Public Hearing. Commissioner Calder seconded. The public hearing was closed at 7:15 p.m.

8:17 Commissioner Nelson moved to recommend rezoning of parcel 23:031:0089 in its entirety to Neighborhood Commercial (NC). Commissioner Farrer seconded the motion. The vote to approve the Legislative Session item was unanimous.

8:35 Chair Ellingson asked what is being built by the professional offices on 400 S. Director Yost said it is a restaurant pad that will have Tadka and Chubby's. Ms. Wiese reminded them we did the rezone to do the drive through. Chair Ellingson said she remembered that, but businesses don't always go in after approvals. Ms. Wiese said they already had a letter of intent from Chubby's and the drive-through decision and we felt confident that would go in.

- 2) *Western Paving Inc. requests an amendment of the Official Zone Map to apply the Materials Processing and Storage to parcels 26:054:0080, 26:054:0063, and 26:055:0098, consisting of 13.6 acres, located to the rear of the existing Western Paving operation at 2021 South State Street.***

10:43 Josh Yost, Community Development Director, let the Commissioners know Western Paving contacted us today and asked for a continuance until the next meeting. A public hearing is needed, as it was noticed for this meeting.

11:50 Commissioner Farrer asked if this is the same property as Sumsion that had the concrete processing. Director Yost said yes. Commissioner Nelson said that caused a big ruckus back then. Chair Ellingson agreed and said this will be a big conversation. Commissioner Calder asked if they would like to withdraw their application. Director Yost said no, a principal of the business is not able to attend tonight. Chair Ellingson asked if there is anything we should know before it comes back. Director Yost said there is nothing. We can cover it here.

12:47 Commissioner Calder moved to open the Public Hearing. Commissioner Nelson seconded. The public hearing opened at 7:20 p.m. Seeing no speakers, Commissioner Farrer moved to close the Public Hearing. Commissioner Nelson seconded. The public hearing was closed at 7:20 p.m.

13:35 Commissioner Farrer moved to continue this item. Commissioner Calder seconded. The vote to continue this item was unanimous. Commissioner Nelson asked when this will come back. Director Yost said it will be the next meeting on the 27th.

3) *Springville Community Development requests amendments to the Westfields Central New Neighborhood Plan to clarify setback requirements and architectural standards.*

13:56 Josh Yost, Community Development Director, presented the clarifying changes to the designs that are needed in the code. He said we have pushed on some of the builders' design elements and there have been several items called out that have common themes. Town homes and loft home can have a zero foot setback which could make them be right against each other. The code change would say if these are adjacent to the same lot type, that zero minimum setback applies, but if they are adjacent to a different lot type, there needs to be at least a 5-foot setback.

18:54 Director Yost explained how porch encroachments are used to build public facing homes and make transitional spaces. Here projections are allowed on porches into the setbacks. Some builders were confused on what was considered a projection. We clarified that bays and cantilevers can project 2 feet into any required yard space but not more than 20% of the wall length. Porches and patio coverings can project up to the full projection depth that is permitted based on the lot type. Letting them encroach encourages neighborliness. This works better to get to the intent than using buildable space for the porches.

Those are the two setback changes we are making.

21:48 The architectural standards are grouped into two topics. Artificial wood texture siding or fake panels aren't permitted. Material and color changes need to occur at a vertical line on a concave corner. We want to clarify vertical changes with materials should happen at floor levels or at the eave line on gable ends and heavy materials should be placed under lighter materials.

Commissioner Baker arrived at 7:30 p.m.

23:22 Chair Ellingson asked how it's determined so that columns and posts are appropriate with the architectural style of the building. Director Yost said we look at the pattern for that type of style. The application for the design review specifies a long list of styles. They tell us what they are choosing and then they choose the style type. Chair Ellingson said there is something concrete and accepted among the architectural community that you can draw from so it isn't arbitrary. Director Yost said that is correct.

24:36 Commissioner Calder asked if all those items must be shown on the plan. Director Yost said they do. Commissioner Calder asked how they are enforced when they are built. Director Yost said he watches them closely and we are training the inspectors to check for these design standards when they conduct inspections. Commissioner Calder said it is like CCNR's. Director Yost said yes.

Commissioner Calder asked about encroachments. Director Yost said an enclosed porch would not be allowed to encroach into the setback. Commissioner Calder said the

homeowner would know that they can't sheet in the porch. Director Yost said they may not know but if they asked, we would tell them it is part of the code. He said he wouldn't be opposed to the screen panels to keep the bugs out.

Chair Ellingson asked what muntin configuration means. Director Yost said muntin's are divider bars in a pane of glass. The sash is the piece of the window that moves.

29:00 Architectural elements currently don't require porches to have railings. That is a key element of creating a well-articulated elevation with texture and variety that makes it interesting. You can use color to change up the elevations. The minimum base floor elevation is 18 inches above the sidewalk. The building code may require a low railing, but we wanted to clearly articulate that.

In regards to elevations, when the same building plan is repeated two or more times on a block face, variation in architectural elevation is required. Changing color palette, materials, porch details, window details, picket fence styles are ways to accomplish this requirement. Commissioner Baker asked if the fence must be picket. Director Yost said no, it would be better to say fence styles.

36:15 Director Yost clarified that window trim cannot be a picture frame. They need a combination of a seal and a cap to be true to the architectural expression we want in this area. Windows need to make sense to the interior floor plan but also the external plan.

39:20 Chair Ellingson is glad the requirement to be white was taken out. Director Yost said some designers have things that are important to them. This was important to Tom. Now as he looks back and says he doesn't want to enforce the white and VOC.

Director Yost let the Planning Commissioners know there are two building permit applications for Westfield's Central in the prep stage.

Commissioner Calder asked where Westfield's Central is located. Director Yost said it is located at 700 S and 950 W.

43:53 Commissioner Farrer moved to open the Public Hearing. Commissioner Nelson seconded. The public hearing was opened at 7:51p.m. Seeing no speakers, Commissioner Baker moved to close the Public Hearing. Commissioner Calder seconded. The public hearing was closed at 7:51 p.m.

Commissioner Calder thinks it is great that this creates standards for a neighborhood. Those become a legacy.

45:30 Commissioner Farrer moved to recommend approval of amendments to the Westfields Central New Neighborhood Plan to clarify setback requirements and architectural standards. Commissioner Calder seconded the motion. The vote to approve the Legislative Session item was unanimous.

With nothing further to discuss, Commissioner Baker moved to adjourn the meeting. Commissioner Farrer seconded the motion. Chair Ellingson adjourned the meeting at 7:53 p.m.