



**PLANNING COMMISSION
WORK SESSION
Tuesday, September 13, 2016
6:45 p.m.**

- Commissioners in Attendance:** Chairman Frank Young, Genevieve Baker, Karen Ellingson, Michael Clay and Michael Farrer
- Commissioners Excused:** Carl Clyde and Brad Mertz
- Staff in Attendance:** Jason Van Ausdal, Community Development; Laura Thompson, City Planner and Lisa Bullock, Executive Assistant
- Council Representative:** Rick Child

CALL TO ORDER

Chairman Young called the meeting to order at 6:50 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 9, 2016 and August 23, 2016

Chairman Young asked if there were any corrections to the minutes. Changes need to be made to the Commissioner names on a couple of the motions and then the minutes can be approved.

Commissioner Baker moved to approve the meeting minutes with the changes made. Commissioner Clay seconded the motion. The vote to approve the meeting minutes after the changes are made was unanimous.

CONSIDERATION OF THE CONSENT AGENDA

No items to review.

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LEGISLATIVE SESSION

Chris Furstenau seeking a recommendation to amend the Official Zone Map from the BP-Business Park Zone to the L-IM – Light Industrial Manufacturing Zone in the area of 700 West 1200 North.

- i. Public Hearing*
- ii. Consideration*

Planner Thompson reviewed the request with the Planning Commission.

Springville City seeking a recommendation to amend Section 11-4-406 in regards to height regulations for community uses in residential zones.

- i. Public Hearing*
- ii. Consideration*

Planner Thompson reviewed the request with the Planning Commission.

ADMINISTRATIVE SESSION

No items discussed

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 7:00 p.m.

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**PLANNING COMMISSION
REGULAR SESSION
Tuesday, September 13, 2016
7:00 p.m.**

- Commissioners in Attendance:** Chairman Frank Young, Genevieve Baker, Karen Ellingson, Michael Clay and Michael Farrer
- Commissioners Excused:** Carl Clyde and Brad Mertz
- Staff in Attendance:** Community Development Interim Director Jason Van Ausdal, Planner Laura Thompson and Executive Assistant Lisa Bullock
- Council Representative:** Rick Child

CALL TO ORDER

Chairman Young called the meeting to order at 7:02 p.m.

LEGISLATIVE SESSION

Chris Furstenau seeking a recommendation to amend the Official Zone Map from the BP-Business Park Zone to the L-IM – Light Industrial Manufacturing Zone in the area of 700 West 1200 North.

- i. Public Hearing*
- ii. Consideration*

Planner Thompson reviewed the proposal to change the business park zoning property to the L-IM zoning. The property is part of the Spring Creek Industrial Park which contains seven parcels, five of which are vacant. The applicant would like to develop the vacant property. In June 2010, the industrial park was rezoned from the BP Business Park zone to an L-IM because the smaller lots were finding it difficult to develop according to the BP zoning which requires a 50% maximum lot coverage. Planner Thompson reviewed the zoning requirements for the BP zone. Planning staff is in favor of amending the zone to the L-IM zone due to changing the zoning to the L-IM will make it easier for the current property owners to develop the area.

Chairman Young opened a public hearing for the above request. No public comments were given. Commissioner Clay made a motion to close the public hearing and Commissioner Baker seconded the motion. The vote to close the public hearing was unanimous.

Commissioner Clay made a motion to approve Chris Furstenuau's request in seeking a recommendation to amend the Official Zone Map from the BP-Business Park Zone to the L-IM – Light Industrial Manufacturing Zone in the area of 700 West 1200 North. Commissioner Farrer seconded the motion. The vote to approve the zoning changes was unanimous.

Springville City seeking a recommendation to amend Section 11-4-406 in regards to height regulations for community uses in residential zones.

- i. Public Hearing*
- ii. Consideration*

Planner Laura reviewed the recommendations to amend the height regulations in a residential zone.

The majority of the building will have a height of 38 feet to the roof line with portions extending up to 51 feet with the corners being 53 feet. The property is currently an R1-10 zone which has a height limit of 30 feet. The site consists of 5.62 acres.

Meadow Brook Elementary is to the east of the site, 1200 West is the public right-way and 700 South is to the north of the property site. To the south there is a vacant lot that could potentially house a single dwelling residence.

The proposal is to extend the height to 55 feet with the inclusion that when community uses that are adjacent to residential uses, that exceed 35 feet in height, shall have one additional foot of rear and/or interior side yards setback for every foot of height above 35 feet.

Staff is in favor of the proposal.

Chairman Young opened the public hearing. There were no comments given at the public hearing. Commissioner Clay motioned to close the public hearing. Commissioner Baker seconded the motion. The closing of the public hearing was unanimous.

Commissioner Clay moved to approve Springville City seeking a recommendation to amend Section 11-4-406 in regards to height regulations for community uses in residential zones. Commissioner Farrer seconded the motion. The vote to approve the request to approve the height requirement was unanimous.

ADMINISTRATIVE SESSION

There were no administrative items discussed.

Chairman Young motioned to adjourn the meeting. Commissioner Ellington moved to close the meeting and Commissioner Clay seconded the motion. The vote to adjourn was unanimous. Chairman Young adjourned the meeting at 7:26 p.m.