

MINUTES

Planning Commission
Work Session
Tuesday, Feb. 12, 2019

IN ATTENDANCE

Commissioners: Chairman Frank Young, Genevieve Baker, Carl Clyde,
Karen Ellingson, Michael Farrer and Brad Mertz

Excused: Michael Clay

City Staff: Glen Goins, Community Development Director
Laura Thompson, City Planner
Lisa Bullock, Executive Assistant

City Council: Chris Creer

CALL TO ORDER

Chairman Young called the meeting to order at 7:01 p.m.

DISCUSSION OF AGENDA

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

DISCUSSION OF MINUTES

August 14, 2019, August 28, 2018, December 11, 2018

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

CONSENT AGENDA

Matthew Baker seeking a recommendation for final approval for Ashton Springs Subdivision, Plat 'A' located in the area of 900 S 750 W in the R1-10 Single-Family and WF-1 Westfields Overlay zones.

No discussion.

LEGISLATIVE SESSION

Springville City seeking an amendment to the Official Zone Map to change the zoning on properties along Main Street from 300 South to approximately 500 South from the CC-Community Commercial Zone to the TC-Town Center Zone.

Staff would like to continue this item to the next Planning Commission meeting.

Springville City seeking to amend Springville City Code, Sections 11-3-402, Definitions; and 11-4-301, Land Use Matrix.

After reviewing the current uses and zones, Director Goins and Staff have determined that they needed to be updated. Director Goins will review this in the Regular Session.

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

Chairman Young adjourned the meeting at 7:03 p.m.

IN ATTENDANCE

Commissioners: Chairman Frank Young, Genevieve Baker, Carl Clyde, Karen Ellingson, Michael Farrer and Brad Mertz

Excused: Michael Clay

City Staff: Glen Goins, Community Development Director
Laura Thompson, City Planner
Lisa Bullock, Executive Assistant

City Council: Chris Creer

CALL TO ORDER

Chairman Young called the meeting to order at 7:03 p.m.

APPROVAL OF THE AGENDA

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

APPROVAL OF THE MINUTES

August 14, 2019, August 28, 2018, December 11, 2018

Commissioner Farrer moved to approve the August 14, 2018, August 28, 2018 and December 11, 2018 minutes. Commissioner Baker seconded the motion. The vote to approve the meeting minutes was unanimous.

CONSENT AGENDA

Matthew Baker seeking a recommendation for final approval for Ashton Springs Subdivision, Plat 'A' located in the area of 900 S 750 W in the R1-10 Single-Family and WF-1 Westfields Overlay zones.

Commissioner Baker moved to approve the Consent Agenda. Commissioner Mertz seconded the motion. The vote to approve the Consent Agenda was unanimous.

LEGISLATIVE SESSION:

Springville City seeking an amendment to the Official Zone Map to change the zoning on properties along Main Street from 300 South to approximately 500 South from the CC-Community Commercial Zone to the TC-Town Center Zone.

Staff requested this item to be moved to the next Planning Commission meeting.

Commissioner Baker moved to move the Springville City seeking an amendment to the Official Zone Map to change the zoning on properties along Main Street from 300 South to approximately 500 South from the CC-Community Commercial Zone to the TC-Town Center Zone item to the next Planning Commission meeting. Commissioner Ellingson seconded the motion. The vote to move the item was unanimous.

Springville City seeking to amend Springville City Code, Sections 11-3-402, Definitions; and 11-4-301, Land Use Matrix.

Director Goins addressed the Planning Commission by stating that Staff recently reviewed the current Land Use Matrix and would like to change as many conditional uses to permitted uses as possible. The document the Planning Commission is reviewing tonight has been reviewed by several City departments including Administration and Legal. In general, most cities are moving away from conditional uses and allowing more permitted uses.

The recommended changes are being presented to the Planning Commissioners for their review. Director Goins asked the Planning Commissioners if they would like to address the items they have questions on or review the entire list. The Commissioners would like to review only the items they have questions on.

Commissioner Ellingson asked about the schools and churches being permitted in the commercial zones and feels they are more geared towards the residential zones due to children going to school and the crossing of busy roads. Director Goins responded by stating this use was already in the commercial zones. This is a protected use. The builders would have to comply with all of the City's standards when building in each of the zones. The City cannot restrict them from occurring. The only change was to the use from conditional to permitted in each of the zones. The use was not added or removed in any zone.

Commissioner Baker asked that since churches and schools are in a protected use, then how are we able to completely remove "convent, monastery or other group dwelling for a religious community". Director Goins responded by stating that this use is more for a housing related use. This use is not required or protected.

Commissioner Ellingson asked why Fraternal/Benevolent Societies was removed from the Town Center Zone. Director Goins stated that it is not a use that has been requested in Springville City and one of the types of uses that has been requested in this use is as a bar. There was also discussion between Staff as to whether the Town Center was an appropriate zone for that type of use. After discussing this, Staff opted to take the use out of the Town Center Zone. The Main Street Community Commercial areas would accommodate this use.

Commissioner Ellingson asked why fur farms, RV parks and private clubs were all removed. Director Goins stated that this was because these are not requested uses. With the growth Springville City is having, the likelihood of having a fur farm requested is very minimal. As for the RV Parks use, it would fall under Sports and Recreational Facilities. There are only two zones that accommodate the RV Park use. The one RV park Springville City currently has does not run according to City Code, which is a short-stay basis. If any future RV parks apply, it would be for a short-stay term only. When the City receives this type of request, the applicant would like a long-term stay option as this is the only maintainable option for this type of business. Short -term stay is the only option the City allows, so because of this, the City feels it is no longer needed as a use as a Recreational Vehicle Court.

Commissioner Ellingson asked about the Private Parks use not being allowed in the zone that allows for multi-family housing. She asked if it should be allowed for when an apartment complex is being built and a small green area or park is required for that complex. City Planner Thompson said this would be a conditional item and would be part of the site plan.

Chairman Young asked about the removal of the word “indoor” from the Racetrack use and wondered if this is the type of use for a go-cart facility. Director Goins said this was for requests such as go-carts. Director Goins explained that a lot of companies such as Naskart and K1 have moved indoors. With the noise ordinance, etc. Staff felt that by not allowing it we can protect the neighboring properties. Director Goins said Staff is open to suggestions by the Planning Commissioners.

Commissioner Baker asked what the difference is between an animal hospital and an animal clinic. Planner Thompson responded by stating the difference is the long-term stay of boarding and housing animals in an animal hospital. Director Goins stated this is also a space issue and the Town Center Zone requires more density. There is also the issue of providing outdoor exercising for the animals and the noise ordinance with bringing the animals in and out of the area. Commissioner Baker is concerned about removing the use from the Village Center Zone because people will have pets, and the option to walk to the clinic instead of driving would be a benefit. Director Goins said the use is currently allowed in both the Town Center Zone and the Village Center Zone. The proposal is to remove them from these two zones, but welcomes the Planning Commissioners’ recommendations. Commissioner Baker proposes leaving it in the Village Center Zone and removing it from the Town Center Zone. The intent of the Village Center Zone is to create a small community where they have all of the things they need in that community. Director Goins and Chairman Young agreed that this is a great description.

Commissioner Baker proposes leaving the animal clinic in the Village Center Zone as a permitted use and removing it from the Town Center Zone.

Commissioner Ellingson stated that animal clinics and grooming should be allowed in the same zones.

Commissioner Baker asked why the Convenience Store with Gasoline Sales is being proposed to be removed from the Community Commercial Zone, but remaining in the

Neighborhood Commercial Zone. Director Goins stated the reason this is proposed to be removed is due to its adjacency to the downtown.

Commissioner Mertz asked what constitutes a wireless facility. Director Goins explained that a wireless facility is the tower or any pertinent piece of the tower. There are several of them and they are all on different areas within the City. Staff debated this and ultimately resided with assigning them permitted uses because they all have standards that must be met. They are now venturing into more protected territory.

Commissioner Baker asked why animal retail sales is allowed in the Village Center Zone, but not the Town Center Zone. She feels it should be included in the Town Center Zone. Commissioner Baker would like to Animal Retail Sales allowed in both the Village Center Zone and the Town Center Zone. It was decided to keep the use in both zones.

Commissioner Baker asked about the Theater use being changed from a permitted use to a permitted use. Director Goins said this was a typo.

Director Goins explained the proposed definition at the bottom of the Land Use Matrix. There was a brief discussion about this, but no proposals were given by the Planning Commissioners.

Chairman Young opened a Public Hearing.

Karen Ifediba
450 South 100 East

Ms. Ifebida commended the staff and Planning Commissioners reviewing and looking at ways to improve the Code. She appreciates it when the amount of conditional uses are reduced. She agrees with what is being proposed to be changed and all of the work that went into to comply with the current State and Federal laws. She really thinks this is an excellent thing to do by reducing the conditional uses within the City.

Aaron Cope
385 East Provo

Mr. Cope stated that in listening to the various points and proposals for changing the code, it seems like everything has been very well prepared and all of the arguments for it make sense.

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 Springville City seeking to amend Springville City Code, Sections 11-3-402, Definitions; and 11-4-301, Land Use Matrix with the noted changes. Commissioner Farrer seconded the motion. The vote to approve the Legislative Session item was unanimous.

Chairman Young aske asked the Planning Commissioners for any further comments. Commissioner Mertz echoed the comments that Karen Ifediba made during the Public Hearing about Staff.

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

Chairman Young adjourned the meeting at 8:37 p.m.