

## IN ATTENDANCE

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

**City Staff:** John Penrod, City Attorney  
Jason Van Ausdal, Building Official  
Laura Thompson, City Planner  
Heather Bakker, Executive Assistant

## CALL TO ORDER

Chairman Young called the meeting to order at 7:00 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

*No minutes*

Attorney Penrod addressed Director Goins departure and open Directorship position.

## CONSENT AGENDA

1. Foxridge, LLC, seeking minor subdivision approval of the two-lot Foxridge Plaza Subdivision located in the area of 600 South Main Street in the CC-Community Commercial Zone.
2. David Simpson seeking a recommendation for final approval of the Canyon Springs, Plat B Subdivision located in the area of 700 West 900 South in the R1-10 Single-Family Residential and Westfields Overlay Zones.
3. Bach Homes seeking a recommendation for final approval of the Meadow's at Jesses Brook, Phase 2 Subdivision located in the area of 1100 West 1200 South in the R1-10 Single-Family Residential and Westfields Overlay Zones.
4. John Blatter seeking site plan approval for the East Bay Business Park a multi-unit office/warehouse project located at 2498 W 700 S in the HC-Highway Commercial Zone.
5. Wright Development Group seeking site plan approval of the Springville 7-Eleven to be located at 1374 N Main in the HC-Highway Commercial Zone.

## ADMINISTRATIVE SESSION

Foxridge, LLC, seeking preliminary and recommendation for final condominium approval for the Foxridge Condominiums located in the area of 600 South 100 West in the RMF-2 -Multi-Family Residential Zone.

## LEGISLATIVE SESSION

*Continued from May 14, 2019-* Todd Gubler seeking to amend Section 11-4-403 Lot Configuration, of Springville City Code amending the amount of frontage required for a two-unit dwelling in the R2 Single/Two-Family Residential Zone.

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

Chairman Young adjourned the meeting at 7:02 p.m.

## IN ATTENDANCE

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

**City Staff:** John Penrod, City Attorney  
Jason Van Ausdal, Building Official  
Laura Thompson, City Planner  
Heather Bakker, Executive Assistant

## CALL TO ORDER

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

## APPROVAL OF THE AGENDA

Commissioner Clay moved to approve the agenda as written with the amendment that the approval of the minutes of May 14, 2019 be pulled. Commissioner Mertz seconded the motion. The vote to approve the agenda with the amendment was unanimous.

## APPROVAL OF THE MINUTES

*No minutes*

## CONSENT AGENDA

1. Foxridge, LLC, seeking minor subdivision approval of the two-lot Foxridge Plaza Subdivision located in the area of 600 South Main Street in the CC-Community Commercial Zone.
2. David Simpson seeking a recommendation for final approval of the Canyon Springs, Plat B Subdivision located in the area of 700 West 900 South in the R1-10 Single-Family Residential and Westfields Overlay Zones.
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Commissioner Mertz moved to approve the Consent Agenda. Commissioner Clay seconded the motion. The vote to approve the Consent Agenda was unanimous.

## ADMINISTRATIVE SESSION

**Foxridge, LLC, seeking preliminary and recommendation for final condominium approval for the Foxridge Condominiums located in the area of 600 South 100 West in the RMF-2 -Multi-Family Residential Zone.**

This project will be located on 600 S Main where the Nebo Learning Center was previously. One year ago, this was re-zoned to RMF-2 with Main Street portion.

The main issues that came up with rezone were with the traffic study. UDOT has agreed to put in a light at 600 S that will force traffic to 700 S, and then be closed off at Main Street with a permanent hammerhead turnaround for emergency vehicles. UDOT and the City have met and UDOT has approved the road. Timing is still being worked through. Public Works Director will meet with UDOT and get the specifics of when it will go in. Hammerhead turnaround will come in when the light comes in.

The new middle school is going in west of the tracks on 700 South. This development will help the traffic with the light located there.

Planner Thompson explained that the road will be widened to 67 feet. The park strips will be reduced to six feet in order to get the additional pavement length and accommodate additional traffic.

Planner Thompson pointed out the landscape transition buffers are in place and it will be fully landscaped with six foot solid fencing. They are also doing a masonry wall.

The first phase shown on the condo plat is the 30-plex. Buildings must have articulation to meet the code regarding façade. Appropriate changes were made to the plans for the façade and none of the facing buildings will look the same. Design standards are met. Parking requirements are also met. Staff recommends approval for this project.

Commissioner Clyde moved to grant preliminary approval and recommend final approval of the Foxridge Condominiums located in the area of 600 South 100 West in the RMF-2 Multi-Family Residential Zone contingent upon satisfactory review of any outstanding revisions and final approval by the Springville Irrigation and Drainage Group. Commissioner Farrer seconded the motion. The vote to approve the Administrative Session item was unanimous.

## **LEGISLATIVE SESSION:**

**Continued from May 14, 2019- Todd Gubler seeking to amend Section 11-4-403 Lot Configuration, of Springville City Code amending the amount of frontage required for a two-unit dwelling in the R2 Single/Two-Family Residential Zone.**

Attorney Penrod explained that the applicant is in attendance. He pointed out the area on the map in consideration, pointing out the duplexes and twin homes in the surrounding area.

Staff is against language of this request because although it looks reasonable in this situation, the language doesn't limit where you could put a twin home in the city. It opens up a lot of doors. It might make sense for one lot, but doesn't make sense for the whole city.

Commissioner Ellingson asked with the code as it is, what the options are for development on that lot. Attorney Penrod explained that the lot is 11000 square feet. For a duplex or home you need 10000 square feet and 100 feet of frontage at minimum. This lot meets the size requirements but does not meet the frontage requirements. The gist of the code change request is to change that frontage requirement. Currently they can put a single family home on this lot, but not a duplex or a twin home.

Commissioner Farrer asked if Mr. Gubler could apply for a variance. Attorney Penrod explained that this situation would be a self-imposed economic hardship, and it would be hard to obtain.

Commissioner Baker pointed out that in the area there are also single family homes. Attorney Penrod looked at the map and stated that there is a mix of different types of homes in the area.

Chairman Young asked was the adjacent lot was subdivided. It did not get a variance; it was in place before the current code was adopted.

Attorney Penrod pointed out lot frontage sizes of lots in the area and how the frontage would be counted for the lot in question.

Chairman Young asked if staff had rewritten this request to match what they were OK with. Attorney Penrod said no, this is how the language came in with the application and there have been no changes to it by staff.

Commissioner Mertz asked if the city has looked at any other lots where this would bear weight. Wondering how much impact it would have city-wide.

Commissioner Baker directed to the paragraph in the report that states: "...throughout the entire city which are zone R2 contain significant acreage which has the potential to be development. The proposed text amendment would have the effect on those areas, in addition to the area of the subject property, of increasing the overall density of the twin home/duplex units." Though not specific numbers, it is significant acreage.

Attorney Penrod stated that property that is not developed like that behind Smiths and behind the transfer station would be affected.

Applicant Todd Gubler expressed frustration with the process and Director Goins. He said he called the City four times asking about this lot and was told it was zoned for a duplex. Neighbors want it built to get rid of the weeds, rodents, and people cutting across the lot. He asked for the Planning Commissions help to build a duplex or a twin home there. I am willing to make changes to the language to make this request work for this lot. He is trying to make the best of the situation.

Commissioner Baker clarified that the Planning Commission gives no guarantee that even with changed language, the request would be approved. We won't pre-approve a

request, but if you want time, it can be tabled. Be aware that waiting may still not get your request approved.

Chairman Young recommended Mr. Gubler table the issue to a future Planning Commission meeting.

Mr. Gubler then asked for the issue to be tabled and to move it to another Planning Commission date, as soon as possible.

Commission then discussed dates and decided on August 13, 2019.

Commissioner Ellingson asked if this lot would work for an accessory dwelling or a flag lot. Attorney Penrod answered no.

Mr. Gubler asked for the Commission's feedback and what is being looked for.

Commissioner Clay stated the issue not that we don't like the idea; the problem is changing language broadly for the whole city.

Commissioner Baker added the way it is being approached now, it affects the whole City. Changing the zoning for one lot is not good zoning practice.

Mr. Gubler asked for direction to get this done. He believes it would add value to the neighborhood.

Commissioner Clay moved to continue this item to the August 13, 2019 meeting agenda. Commissioner Baker seconded the motion. The vote to continue the Legislative Session item was unanimous.

Chairman Young opened the public hearing.

450 S 100 E  
Springville, UT 84663  
Karen Ifediba

Ms. Ifediba doesn't agree when you accommodate a zone to satisfy just one person. She agrees with the current 100 foot frontage. She understands the frustration. This issue has come up 3 times in 21 years. There is frustration and someone purchased property. It isn't the city's responsibility to make sure the applicant makes or loses money. It is the responsibility of the people who represent the City to make sure the entire city functions properly.

Commissioner Mertz moved to adjourn the public hearing. Commissioner Clay seconded the motion. The vote to close the public hearing was unanimous.

With nothing further to discuss, Chairman Young motioned to adjourn the meeting. Commissioner Ellingson moved to adjourn. Commissioner Baker seconded. The vote to close the meeting was unanimous.

Chairman Young adjourned the meeting at 7:41 p.m.