

IN ATTENDANCE

Commissioners Present: Chair Brad Mertz, Genevieve Baker, Frank Young, Karen Ellingson, Michael Farrer Rod Parker and Kay Heaps

City Staff: Josh Yost, Community Development Director
John Penrod, City Attorney
Heather Bakker, Executive Assistant

City Council: Matt Packard

CALL TO ORDER

Chair Mertz called the meeting to order at 7:05 p.m.

DISCUSSION OF AGENDA

Chair Mertz asked if there were any corrections to the agenda. There were no corrections to the agenda.

DISCUSSION OF MINUTES

May 26, 2020

Chair Mertz asked if there were any corrections to the minutes. There were some typographical corrections emailed before the meeting and the changes will be made. He encouraged the Commissioners to send corrections to minutes in advance of the meeting.

CONSENT AGENDA

No Items

LEGISLATIVE SESSION

No Items

ADMINISTRATIVE SESSION

No Items

With nothing further to discuss, Commissioner Heaps moved to adjourn the briefing meeting. Commissioner Baker seconded the motion. The vote to adjourn the briefing meeting was unanimous.

Chairman Mertz adjourned the meeting at 7:11 p.m.



MINUTES
Planning Commission
Regular Session
Tuesday, June 23, 2020

IN ATTENDANCE

Commissioners Present: Chair Brad Mertz, Genevieve Baker, Frank Young,
Karen Ellingson, Michael Farrer Rod Parker and Kay Heaps

City Staff: Josh Yost, Community Development Director
John Penrod, City Attorney
Heather Bakker, Executive Assistant

City Council: Matt Packard

CALL TO ORDER

Chair Mertz called the meeting to order at 7:11 p.m.

APPROVAL OF THE AGENDA

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

APPROVAL OF THE MINUTES

May 26, 2020

Commissioner Baker moved to approve the May 26, 2020 meeting minutes. Commissioner Heaps seconded the motion. The vote to approve the meeting minutes was unanimous.

CONSENT AGENDA

No Items

LEGISLATIVE SESSION:

No Items

ADMINISTRATIVE SESSION

1. Presentation/discussion of the Main Street South Gateway Zone in preparation for a public hearing next month

Director Yost presented. He gave a timeline of the Allen's block planning process. He clarified unfamiliar terms in the proposed design standards. He stated that design is as important or more key than location and use.

Per Commissioner Farrer's request, Mr. Yost showed several examples of design standards and how they work, as he went through the Title 11, Chapter 4, Article 7 - MAIN STREET SOUTH GATEWAY ZONE draft ordinance with the Commissioners.

The Commissioners discussed the following:

Commissioner Baker expressed concern about the amount of specificity in the language and leaving too much ambiguity.

In regards to design standards, Commissioner Baker said a closed rolling door looks imposing. Mr. Yost said that in its closed position, it would have to meet all the regulations. A roll up door would need to be primarily glass with framing that has man doors in it.

Chair Mertz asked if it would be helpful to put language in about a backlit sign. Mr. Yost said that internally illuminated means that to him, but the language could be changed.

Commissioner Baker said in regards to pedestrian building entrances, it states it has to be a man door; it cannot be a garage door. Mr. Yost confirmed that it must meet the requirements that state it has direct access into an interior enclosed commercial tenant space, public lobby or residential unit. He added that town homes are not allowed to be loaded across a sidewalk. They must be alley loaded or interior parking lot loaded.

Commissioner Ellingson asked if paint is prohibited, such as seasonal paint. Mr. Yost said no.

Commissioner Baker asked about stained glass and if it is allowed at a certain percent. Mr. Yost discussed that it would be good to look into adding stained glass or art glass into the ordinance stating what would be allowed and at what percentage.

Mr. Yost covered balcony requirements. Commissioner Baker asked about potted plants and if they would they be considered décor or storage. Mr. Yost said he would consider it décor, unless someone grew a forest of climbing plants, which could be a problem.

Commissioner Baker asked if people are prevented from having something that protrudes on balconies. Mr. Yost stated that the ordinance can get more prescriptive and delineate that everything on the balcony needs to stay within the footprint of the balcony or behind wall plane or railing. Commissioner Ellingson pointed out that may

prohibit flags and Christmas decorations, which are not bad. Commissioner Heaps & Mertz feels that it is OK as written. Commissioner Baker agreed.

Commissioner Heaps asked about enforcement. Mr. Yost answered that enforcement could happen by City Code Enforcement, because it is part of our code, or by the rental contract or community covenants.

Commissioner Young expressed that mechanical equipment shouldn't need to be screened if it is not visible from a street or adjacent street frontages.

Commissioner Ellingson asked about fiber based panel brick like on the building across from Walgreens. There are veneer bricks that are very good, so we want to be careful about not allowing those. Not fully mandating that it has to be full coarse laid brick, but he will research and see how other localities have regulated them. Thin brick is a natural, fired clay product, it is just thin. Commissioner Young added that they use it at UVU all the time and it is a good product.

Commissioner Ellingson asked about painted brick. Mr. Yost said that for new construction, he wouldn't make a mandate for that, but for the Historic District, he would say never. Thin brick is also employed because it significantly reduces the structural engineering requirements on the building. We want to have some flexibility with that as long as we are getting a good result.

Mr. Yost stated that stucco or EIFS is proposed to be limited to 10% of façade area on street facing facades. It may not be used on the ground floor of any street facing façade. It does not hold up at street level.

Commissioner Heaps asked if there is any value to not having EFIS at all on Main Street. Mr. Yost said that it exists and is on historic buildings. He wouldn't mind losing it all together. Commissioner Heaps suggested not allowing it on Main Street or 4th South. He doesn't want to be too restrictive, just feels that it would be classier. Commissioner Mertz said where it is limited to 10%, that it would be just for edges. Commissioner Young said that it is just to smooth finish and looks like plaster. He is good with 10%.

Commissioner Ellingson asked if the drive entries would apply along the back of townhomes, because it is still public area. Mr. Yost said on the alley loaded side where the garage doors are, he wouldn't want to mandate it there, but if the townhome faces a courtyard or paseo or pedestrian walkway, on the primary façade and frontage, they would need to meet the requirements.

Commissioner Farrer asked about walkways for retail to get to the front of the store and if they will they have entrances to the back of the store as well. Mr. Yost said that they could if they desired it. He doesn't want it to be a necessity, as it takes up floor space.

Commissioner Baker pointed out where it says maximum lot coverage for all buildings is 90%. Mr. Yost said that does not apply and this section is not finished and being looked into internally. We are working on changes to height recommendations which changes the site area ratios and stepped requirements on open space for smaller lots.

Commissioner Baker asked if the foundation plantings part of the 800 square feet and if they could have no plantings and use the entire 800 square feet for the building. Mr. Yost said it could be that way. There is a required five-foot setback across from residential, unless it is on 300 South across the street, then it can be zero. Technically it couldn't because you almost always have stairs, and have to mediate between private and public space, and that is hard to do at a zero-foot setback.

Commissioner Baker asked about Line 41 'The Planning Commission may approve increased setbacks.' She feels that this means the Commission always has to say yes. Mr. Yost said that is why it says 'may approve', not shall, and is based on compliance with the following standards, so the Commissioners are not making arbitrary decisions. Commissioner Ellingson added that it gives the Commissioners flexibility to review. Mr. Yost stated that the Commissioners can make findings as to how the applicant meets the criteria. It depends on how the Planning Commission sets up the regulation. And staff would make their recommendation. Mr. Yost is going to add 'each' so it says 'each of the following standards'. And he will review with Mr. Penrod to make sure he is comfortable with the objectivity of this criteria. It does say may, but we will look at it.

Commissioner Heaps spoke about building heights and talked about the Holladay Market. He recently took a tour of it with the Mayor of Holladay and the developer. He found it very attractive and nice. He didn't think we would duplicate it, but it helped him see the height value. Maybe it would be beneficial to max out at 3 stories or 40 feet, or 30 feet or 2 stories.

Commissioner Baker pointed out there is a provision for curb floor height on line 102. Mr. Yost said that for commercial it is 14 foot clear first floor and all upper floors are 9 feet. It is not possible to get more than 2 stories in 30 feet. Mr. Yost said that they are changing ordinance in Holladay to allow 3 stories.

Commissioner Young asked why 40 feet is the limit. Mr. Yost explained that 40 feet is the recommendation from City Council, not the recommendation from staff. The majority of the council wants it to be lower.

Commissioner Baker asked what the height of the Pier 49 Pizza building is. Mr. Yost said it is 30 plus feet.

Commissioner Heaps thinks it is going to look OK with 3 stories and it would have a hard time with it if it went higher. Adding the extra story, it helps the developers. Mr. Yost explained there is a fear that it will feel enclosed if it is taller, but it will feel more hospitable with the additional height.

Mr. Yost said 300 South would be a good festival street. It could be drivable, but primarily for people. Commissioner Heaps would like to see a gathering place people to have fun, maybe have food trucks. Commissioner Ellingson agrees. She wants to make this area more pedestrian friendly.

Commissioner Heaps asked about the Land Use Table, what is permitted and not, specifically assisted living. Mr. Yost said it has been struck from the newest version. He asked if independent living is still included. Mr. Yost said that it is, because it is an economically viable use, that provides income and feasibility to a project, and brings

active, healthy, higher income seniors to a place that needs people on the street. It provides equity where people of all ages and abilities can live. Provides vibrancy, diversity and economic feasibility. Commissioner Heaps thinks that there won't be much interest in independent living without the assisted living component. Commissioner Farrer thinks there will be a lot of interest in that use. Mr. Yost stated that is a valid point. Without the ability to have a continuum of care, for a transitional basis, an independent living facility is not licensed under the State to provide that additional care, it does decrease the feasibility of the use.

Commissioner Heaps asked about dwelling for publicly owned subsidized housing and if we must have that provision in the ordinance. Mr. Yost said it is hard to say no to. It is a protected class. We have to put it in. He explained that If people are allowed to live there, we have to allow people over age 65. Mr. Penrod confirmed that it is a protected class and must be allowed.

Commissioner Baker asked since this says the area of 400 South and Main, does that consider Walgreens and surrounding that are included in the zone and could this be applied to all four corners and somewhat to the South. Mr. Yost stated that after we got through the process to adopt a zone, either the City or the developer could apply for a zone map amendment to apply it. This process we are doing now will not re-zone any property. Each time a property is to be rezoned, it will come back to the Planning Commission to make a recommendation for City Council. We are anticipating that it is tailored to the South gateway.

Commissioner Baker said that there could now be properties alternating zones within the South gateway. If the Planning Commission made a recommendation to the City Council, they could approve a rezone. Applying this zone in the area as it is meant to be used, will not require them to have a General Plan amendment. This zone is compatible with the General Plan map for the area.

Commissioner Baker asked about minimum parking stall requirements. Mr. Yost said that the parking section in Title 11 is where that is addressed.

2. Planning Commission meeting start time discussion

Chair Mertz asked the Commissioners what they thought about adjusting the meeting schedule start time. Commissioner Baker asked Director Yost when he has Council Work Session. He stated it is on the second Tuesday from 5:30 to 7:00 pm.

Mr. Yost also pointed out the public participation considerations and that holding the meeting at 7:00 p.m. allows more people to attend. Commissioner Farrer suggested meeting at 6:00 for training time. Chair Mertz mentioned that switching times can be confusing. Mr. Yost agreed.

The Commissioners agreed to leave the meeting at 7:00 p.m. and revisit this in the fall.

3. Training

Chair Mertz moved to postpone training to another meeting. The vote to postpone the training portion of this meeting was unanimous.

With nothing further to discuss, Commissioner Ellingson moved to adjourn the meeting. Commissioner Young seconded the motion.

Chair Mertz adjourned the meeting at 9:21 p.m.