



MINUTES

Planning Commission
Work Session
Tuesday, October 13, 2020

IN ATTENDANCE

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

Commissioners Excused: Frank Young

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

City Council: Matt Packard

CALL TO ORDER

Chair Mertz called the meeting to order at 7:00 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

September 8, 2020

Chair Mertz asked if there were any corrections to the minutes. Changes were emailed prior to the meeting.

CONSENT AGENDA

1. Shelby Homes seeking site plan approval for the Spring Pointe Lot 8 office/warehouse facility located at 752 N 2250 W in the HC-Highway Commercial Zone.

2. Bach Homes seeking a recommendation for final approval of The Meadows at Jessie's Brook, Phases 3 and 4 subdivision located in the area of 1200 W 1100 S in the R1-10 Residential Single-Family and Westfields Overlay Zones.

3. Chris McKay seeking plat amendment approval for the Powerhouse Industrial Park, which is an amendment of the Hobble Creek Business Park Subdivision located in the area of 948 W Raymond Klauck Way in the L-IM Light Industrial Manufacturing Zone.

4. Chris McKay seeking site plan approval of the Powerhouse Industrial Park office/warehouse facility located at 948 W Raymond Klauck Way in the L-IM Light Industrial Manufacturing Zone.

5. MCR Companies, LLC seeking a reduction to the parking requirements for the Rise facility located at 269 E 400 S in the CC Community Commercial Zone.

LEGISLATIVE SESSION

No Items

ADMINISTRATIVE SESSION

6. Discussion of development interest areas

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

Chair Mertz adjourned the meeting at 7:01 p.m.

IN ATTENDANCE

Commissioners: 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
Laura Thompson, City Planner
Heather Bakker, Executive Assistant

City Council: Matt Packard

CALL TO ORDER

Chair Mertz called the meeting to order at 7:01 p.m.

APPROVAL OF THE AGENDA

Commissioner Ellingson moved to approve the agenda as written. Commissioner Heaps seconded the motion. The vote to approve the agenda was unanimous.

APPROVAL OF THE MINUTES

September 8, 2020

Commissioner Heaps moved to approve the September 8, 2020 meeting minutes with the approved changes. Commissioner Farrer seconded the motion. The vote to approve the meeting minutes was unanimous.

CONSENT AGENDA

1. Shelby Homes seeking site plan approval for the Spring Pointe Lot 8 office/warehouse facility located at 752 N 2250 W in the HC-Highway Commercial Zone.

2. Bach Homes seeking a recommendation for final approval of The Meadows at Jessie's Brook, Phases 3 and 4 subdivision located in the area of 1200 W 1100 S in the R1-10 Residential Single-Family and Westfields Overlay Zones.

3. Chris McKay seeking plat amendment approval for the Powerhouse Industrial Park, which is an amendment of the Hobble Creek Business Park Subdivision located in the area of 948 W Raymond Klauck Way in the L-IM Light Industrial Manufacturing Zone.

4. Chris McKay seeking site plan approval of the Powerhouse Industrial Park office/warehouse facility located at 948 W Raymond Klauck Way in the L-IM Light Industrial Manufacturing Zone.

5. MCR Companies, LLC seeking a reduction to the parking requirements for the Rise facility located at 269 E 400 S in the CC Community Commercial Zone.

Commissioner Farrer moved to approve the Consent Agenda. Commissioner Heaps seconded the motion. The vote to approve the Consent Agenda was unanimous.

LEGISLATIVE SESSION:

No Items

ADMINISTRATIVE SESSION

6. Discussion of development interest areas

Josh Yost, Community Development Director, presented. There is a lot of development within the City, with many applications and many people wanting to apply. There are an increasing number of inquiries for development. We get asked if they can change the plan, which could be General Plan or Zone Map Amendments. Mr. Yost showed the areas on the map that are areas that are specific development inquiries in, and areas we're getting proposals ready for the pipeline, including North of the Maverick and the East Bay RV park and the area behind 1750 West and the rail behind Legends and the credit union.

The Planning Commissioners made a recommendation at a meeting a couple of weeks ago for 1400 North. Regarding that zone change, the Council took their recommendation and voted to deny the General Plan and Zone Map Amendment applications. Mr. Yost explained that the same applicant is inquiring what can be done to make that a more attractive gateway area of the city. They want to obtain more property to do a larger scale neighborhood planning there. The Council wants something unique and identifiable, more than a highway strip mall or a professional office building. The Clyde yard provides some nice precedent for a theme or a design idea for that area. Mr. Yost is fond of the large Clyde shop building and can imagine himself eating a good dinner in there. He feels there is a lot of opportunity for that area. There is potential for some residential in the area, to compliment substantial commercial use.

Commissioner Heaps asked what zone is that now. Mr. Yost said it is HC. It could be anything from a RV storage yard to a hotel to a 7-Eleven to retail. The desire from staff and Council wants something suitable for the area.

Commissioner Baker asked if will have a new zone created. Mr. Yost said that we could write a zone suitable for the area, as was done with the South Gateway Area. We need to create an individualized zone to accomplish aims for a process.

Commissioner Ellingson asked about land outside the boxes on the map that is North of 1400 North and if that is County or Provo. Mr. Yost said it is Provo, but East of 89 there

is a gap between Springville and Provo. The Evans gravel pit and County shops are in the County. The old Iron-ton site and current Mountain Vista Business Park is in Provo. Commissioner Ellingson asked if the West side is Spanish Fork. Mr. Yost said no, it is unincorporated but within our annexation policy. Chair Mertz asked what other areas are in our annexation policy. Mr. Yost said that there is some area South of 400 South, but Spanish Fork has annexed a good portion of that to the airport.

Commissioner Ellingson asked if much of that land is developable. Mr. Yost said that much of it is. The majority of the land in that area is in the flood plain and would need to be raised, but it is developable. Our infrastructure capacity is part of the concern. Primarily sewer and then water. West of 2600 West is planned for a catchment basin for sewer. It tips a domino effect once we get into that area. Yesterday we learned that the sewer crossing at the West side of the freeway is at capacity now. The development in that large orange area will require substantial capital investments to our sewer system.

Commissioner Baker asked on the map what the triangle area is on the South side outside the Springville boundary and if that is in our annexation policy. Mr. Yost said that is the old Suntana raceway that was purchased with right of way preservation funds from MAG to preserve that area for use of the freeway offramp between 1600 South and I-15. The current plan reviewed with the Council last week is to have a single point urban interchange with slip lanes connecting to 400 South and to the US-6 interchange to Spanish Fork. It would take up some, but not all of that property. With the abandonment of the Tintic line and the realignment of the future commuter rail, and the UP line to connect with the Southern end of the Tintic line, that potentially opens up the area a little more. It is not in our annexation policy declaration boundary and it is an unincorporated County.

Mr. Yost explained that we have been approached by a large development group regarding our planning process for the 1600 South corridor. They have interest in everything from the Spanish Fork boundary up to 1600 South. Their primary interest is some mid-size commercial/retail, midrise Class A office space and residential in the area. To the degree that they have a relationship with property owners, that is what they believe is viable in that area.

Commissioner Heaps asked how many acres are in the area. Mr. Yost's best guess is 250 acres. The Suntana piece is about 40-50. Commissioner Baker asked about the zoning there. Mr. Yost said there is some HC on the North side of 1600 South, the South side is zoned Agriculture and there is some LIM.

Mr. Yost explained that in the areas to the North, there is interest to extend residential subdivisions up into the Crandall farms property, and commercial and residential directly abutting 1600 South. Staff agrees that we need to go through a process before making any zone changes requested by an applicant. There have been several inquiries in the last couple of days and all have wanted a zone change in that area.

There has been interest in the three quadrants on the North interchange with the most interest on the East side. There is a zone map application that you will see next month for the property North of the Maverick and the East Bay RV Park between the freeway and Kuhn. That interest is centered on commercial office warehouse and light industrial type uses.

Concerning the Village Center area, Mr. Yost has a meeting in the morning with the sellers of this property. The owners would like to liquidate the Jaker's property soon.

Commissioner Baker asked how far North does Springville go beyond what can be seen on the displayed map. Mr. Yost said it is just North of the West side of the freeway, right along the parkway by Spring Creek.

Commissioner Baker reiterated that with Jaker's, there is an interested buyer. Mr. Yost met with an entity that has it under contract, a homebuilder and they have been reaching out for commercial developers for that site. That is in the Village Center zone. We have received concept plans and have a meeting next week with a group that is looking at the suburban land reserve property in between 1200 West and the railroad. This same group through a different mechanism has indicated they want to pursue the property reserve area.

The Village Center requires a master plan as part of the development process. We are not worried about it being parceled off individually, but had a discussion with the Council that it have a residential component, to the commercial on the West side of the tracks, especially if it could have access to the commuter rail platform. It changes the development potential for that area. There is a commercial component there that could also integrate residential.

Commissioner Ellingson asked if the development by Smith's that was approved a while ago is in progress. Mr. Yost said The Gallery is in plan review and staff is working on the storm water retention basin right now. Commissioner Heaps asked if that is Dave Simpson's project. Mr. Yost said no, it is a project being done by Summa Terra.

Mr. Yost spoke about the Dave Simpson piece. We have been calling it the Westfields Central, may change to Harrison Central. We have been working with an architect Tom Lowe, who is very accomplished and is the forerunner in development. He has been working with Mr. Simpson and City Staff to refine a development proposal for that area. We have moved from the basic concept shown a couple of months ago, to a more defined design plan. He came up with two alternatives for platting and units for the base plan. The base platting stays the same in both alternatives. The one to the left has 240 units, and the right is 200. The unit count is the least interesting of this proposal which anticipates a large village green on the corner of 950 W 700 S across from Meadowbrook Elementary. It includes liner buildings that are narrow, multi-use building to frame open space and focus the view of the school. The large green could be a community gathering space and also serve as a storm water facility. He uses low impact development that Mr. Lowe terms as light imprint development, in terms of savings and environmental benefits.

Commissioner Ellingson said the new middle school is just East of that. Mr. Yost said correct. The plan is to enhance the 700 South corridor to be wide and a highly amenitized ped-bike corridor to connect the schools and the neighborhoods.

Mr. Yost discussed the two different options Mr. Lowe designed. With the same base platting, there is more opportunity to mix and match to create more unit diversity. This can be used as a model community with many configurations and example for the current infill on the West side of the city with very valuable public space.

Commissioner Ellingson asked about three story homes and the height. Mr. Yost said that a three story home fits in 35 feet easily. And that 35 feet is measured at mid gable. What we are looking to do for this area is to craft a zone for this area for this plan. It allows us to pursue the most creative opportunities and make the zoning code changes to needed to accommodate instead of anticipating a number of potential outcomes. This zone would only be applied to this area and it could be a model for other areas. It is a limited pilot project on 20 acres. That makes it manageable for us to do a nice model project. Mr. Yost showed the distribution of units. They have potential for small scale retail in the area.

Commissioner Baker talked about the village green and if there will be anticipated concerts and if there will be enough parking. Mr. Yost said this area can accommodate a significant amount of parking. There is a lot of parking in the area and future transit access to make it viable for events.

Chair Mertz asked how ADU's work there. Mr. Yost said the rear areas are the backyards of the units parked to the rear that are ADU's in the back that connect to the main home. The rear areas on the upper story. Commissioner Heaps said they are just small units. Mr. Yost agreed. They are not 2000 square feet, just small. There would be an ADU over semi-detached garage. It allows for a small amount of yard.

Commissioner Baker asked if they would be separately owned. Mr. Yost said our ordinance doesn't currently permit it to be dual owned.

Commissioner Parker asked if the developer feels there is an interest for separate ownership. Mr. Yost said it isn't something that has been delved into. There is significant interest in having them as part of the principle dwelling. Commissioner Baker said it is like having a rental unit built in. Mr. Yost said that is correct. And as long as the owner lives there, they can use the units as STR's. which make them financially enticing.

Mr. Yost said that in the next month we will have an opportunity for Mr. Lowe to present directly via Zoom.

Commissioner Heaps asked when will we be working on the zone. Mr. Yost said in the next month and work designing the overlay and design standards. We are working with Mr. Simpson to get in the ground on the project next year.

Mr. Yost showed examples of liner buildings. He showed Mr. Lowe's concept of school buildings with windows on both sides for cross ventilation, high ceilings, lots of light, with well-framed outdoor spaces. He proposes using this model of building to create civic space and hide the less aesthetically pleasing parts of the school. Mr. Yost is excited to see building forms that are not what we've seen before that will be well suited to an area that will evolve and change and grow up. These plans look more interesting than the initial drawing.

Mr. Yost passed out Lakeside Landing drawings to the Commissioners. This area is West of 1-1-5 and 1400 South. This is not a public document or official application to the City. It is what the development parties have been working on. The area under immediate consideration is between 2600 W and HC to the East that is platted out in the more detailed blocks. The circles are a quarter mile radius. The 'T' stands for transect.

In form based zoning, it is zoning from least to most intense type of zone. There is a Southern green to a park at the North. The intensity of the development moves off as it moves away from the center.

Commissioner Ellingson said that this is all in the floodplain. Mr. Yost showed the floodplain of the area on the e-map. Most of it requires bringing it out of the floodplain. A lot of the Spring Pointe development has the same issue.

Mr. Yost said the School District is interested in having a facility in the area and appreciate the area for that.

Mr. Yost said that the Commissioners can look at number three in detail on their own and understand what they mean by the transects and different colors, as well as the overall acreage calculations and how it is being allocated.

Page four shows a table of how much development is expected in the area under the current plan. In area one, in control of one development group of 72 acres, there are about 12.5 acres of parks and common greens, 1,015 residential units, self-standing retail of 5,000 square feet small business suites that are mixed use, live/work areas up to 50,000 square feet and other general commercial uses up to 120,000 square feet on the Eastern edge. In area two on the South, essentially on the footprint of the Utah Valley Solid Waste District there are 4 acres of parks and greens, 637 units and 50,000 square feet of commercial and retail. Overall, we could see in excess 200,000 square feet of retail and commercial and close to 1,700 residential units in these areas.

The last page shows a very illustrative plan of how it can be laid out on the site and conceptual idea of how the park space can be utilized. It lists the diverse types of residential units.

Mr. Yost said it is a large project and raises things in infrastructure and utilities. Other departments are already working on this. In the next month, Mr. Yost anticipates they will make the decision to proceed forward with incurring the expense to begin drafting the code with a detailed regulatory system that will give a high degree of confidence and predictability on how the area will develop. From the unit mix, the arrangement of buildings on site, the arrangement of blocks and lots into larger neighborhood groups, allocation of open areas as well as the design character of individual buildings.

Commissioner Heaps asked if the group is out of Colorado. Mr. Yost said it is just the architect, the development groups are Utah County based.

Commissioner Farrer asked if there anything Mr. Yost can give to the Commissioners regarding Westfields Central. Mr. Yost can email some of the slides. He said that Mr. Lowe likes to explain as he presents, so we have videos that he can share. Mr. Penrod warned to be careful sharing those, because we need the designer's approval first.

Commissioner Heaps asked if there is anything the Planning Commission can do to help with work coming. Mr. Yost said particularly on the 1600 South project, we will rely on the Planning Commission significantly to make sure we are doing a good job of using our consultants appropriately and to have a robust and trustworthy public process so we can rely on the results from that. Steering committees on individual aspects of a plan

and facilitating public involvement. Using you as facilitators and at specific events, virtually or in person. One thing that is helpful is being thorough in the applications that come and give your feedback. The Commission has done a great job on this. On the STR ordinance, the discussion and process we went through along with Mr. Penrod, really gave us a solution that was in the end more elegant and simple. We owe that to your diligence. Communicating your concerns or sentiments give us a good idea of what we need to pay attention to and where to focus. We will be asking for your direct help on the 1600 South study. As we get into the smaller priority items, we will reach out more and help with peer research with other communities and see what they do.

Chair Mertz asked about the General Plan update and a status. Mr. Yost said right now the focus is on getting the 1600 South planning process underway. Then determine how to move forward with a General Plan update, budget planning in the next couple of months and then determine if it is staff led or look for outside assistance. Chair Mertz said Mr. Yost mentioned developers are beating down the door, asking for zoning changes and so forth, what is your response to them. Mr. Yost said that we look at Council's feedback and communicate that we have a list of priority projects or in another area, and if they are interested they can either get in line, so to speak, or make application. In the 1600 South area, we tell them we are not making a positive recommendation in the area until we complete the process.

Mr. Yost appreciates the Commission for listening to this presentation. He mentioned that Community Development is very busy and have done such a high volume in planning and building, our administrator is looking at ways to provide additional resources to tackle that. There is a lot coming down the pipe. We are going to be busy.

Commissioner Farrer said that after viewing the presentations, he is excited. Chair Mertz thanked Josh for his good work.

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

Chair Mertz adjourned the meeting at 8:02 p.m.