



MINUTES

Planning Commission
Work Session
Tuesday, February 9, 2021

IN ATTENDANCE

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

Commissioners Excused: Chair Brad Mertz

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

CALL TO ORDER

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

DISCUSSION OF AGENDA

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

DISCUSSION OF MINUTES

January 12, 2021

Vice Chair Baker asked if there were any corrections to the minutes. Heather Bakker, Executive Assistant, pointed out that these minutes were not voted on at the last meeting. Vice Chair Baker asked about the January 26, 2021 minutes. Ms. Bakker said that those will be on the next agenda. There were no corrections to the minutes.

CONSENT AGENDA

No Items

LEGISLATIVE SESSION

No Items

ADMINISTRATIVE SESSION

1. First look at Westfields Central regulating plan and code

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

Vice Chair Baker adjourned the meeting at 7:03 p.m.

IN ATTENDANCE

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

Commissioners Excused: Chair Brad Mertz

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

CALL TO ORDER

Chair Mertz called the meeting to order at 7:03 p.m.

APPROVAL OF THE AGENDA

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

APPROVAL OF THE MINUTES

January 12, 2021

Commissioner Parker moved to approve the January 12, 2021 meeting minutes. Commissioner Farrer seconded the motion. The vote to approve the meeting minutes was unanimous.

CONSENT AGENDA

No Items

LEGISLATIVE SESSION:

No Items

ADMINISTRATIVE SESSION

- 1. First look at Westfields Central regulating plan and code*

Director Yost presented. He said that The Planning Commission has seen and been briefed on this project before back when it was conceptual with a drawing Mr. Yost had done of a site plan and some images of some types of housing we would like to see in the area. David Simpson, the owner of the property, is here tonight. He contracted with a planner and architect out of Charlotte, NC to help us refine a plan and code for this site. We have been looking at this for several months and refining the initial options and code and a regulating plan that regulates locations of streets and public areas and what type of development can occur on which area of the site. Mr. Yost is very excited about it and looks forward to the Planning Commission's feedback. It is adjacent to Meadowbrook Elementary School. It is centrally located to many amenities and services without needing to get in your car. Mr. Yost showed the plan and the types of homes planned. Tom Low, the designer, has considered all the aspects of approaching and interacting within the site. There are open and recreation spaces and stormwater management through the site. There is a loft home that hasn't been seen in Utah county with parking below and living above. The plans illustrate to the home builders the way that units could be placed on the site. In different areas of this project, different types of units are permitted.

Mr. Yost showed a drawing of different types of housing units that are represented in the two different illustrative plans. There are single-family homes with potential for an ADU, cottage units on the Eastern flank and paired homes scattered throughout, townhomes, and park under townhomes. Estate houses are made up of three townhomes that look like one large home. Stacked flats are like a duplex that have an upstairs and downstairs and a residential elevator. These are good for people who want to have a two-unit home but don't want to have to deal with stairs within their unit. The loft houses are like a sideways townhome so there are more windows and more of the floor plan is on an exterior wall. Apartment houses are the smaller flat units that have 2 units per floor and are 2-3 stories. Apartment buildings are illustrating a 12 unit apartment. There are a mixed-use building and a civic art and education building that can be an iconic tower building that captures the view coming down 7th. Commissioner Young pointed out that the little buildings aren't used. Mr. Yost said no, they are in the English tradition of folly or a building that is used for its function in the landscape or could be used for the location of mailboxes. They are not tenant buildings. The longer, narrow buildings are ones that Tom Low has developed that are learning cottages and they are basically a one-room wide building that can be used for classrooms, civic space, or activities. They serve to give some containment to the green and screens the view to the less aesthetically pleasing parts of the school across the street and focuses the view on the entrance pavilion.

Commissioner Ellingson asked what is a Pair House. Mr. Yost said it is a fancy name for a duplex.

Mr. Yost showed a diagram of the initial layout of the street system that then became the transect map that he will later explain. Here is also a CAD plan that gives dimensions for the lots and tells the builder how their unit types and prototypes fit into this project and understand how the different lot types fit together into blocks.

Commissioner Young asked if this will be an HOA or will the City take care of the streets. Mr. Yost said it is anticipated that the main streets are shown in white and all of the rear lanes and alleys will be HOA maintained as access to the properties. In terms of

the open space, there is not an agreement yet, but as far as the greenway headed South will be maintained through the HOA but the large central park or village green would be a City facility, especially because it serves as stormwater functions.

Mr. Yost showed a form-based code regulating plan. He explained that instead of calling a whole area R1-10, in form-based code there is one code, but there are also transects, or sections, that are divisions of the development from rural to the center of the city. In this neighborhood, we are using three transect zones. T3 is the Neighborhood Edge, T4 is Neighborhood General which allows a slightly more intense level of development and T5 Civic Green is the most intense development. Houses, cottages, and duplexes are permitted in the Edge and General Neighborhood. But apartment buildings and stacked flats are not permitted in these zones. As you get closer to the Civic Green, more intense building types are permitted.

Mr. Yost continued to explain that of note on the regulating plan, in the dark green area, a good recommendation is the buildings should be built to accommodate some type of neighborhood-scale commercial use on the ground floor. Where there is a square pattern, potentially where a gallery or walkway type building façade could be employed, and where the dashed line is, it is recommended that there could be a mixed-use or commercial shop front on the main floor. The arrows represent terminated vistas which is a viewpoint that is ended by something. So as you come down 800 West to the South, the view down the street is ended or terminated by the house that is sitting in this position. This directs the architecture to be a quality level and is where we focus the most stringent design requirements to get the most bang for the buck.

Commissioner Young asked if all of the areas would be developed at once. Mr. Yost said would be a question that Mr. Simpson may be able to better answer but he anticipates that upfront we will plat this to plat out all the streets and buildable pads at each block in the public waves and then additional plats can be brought in for the blocks as builder partners determine how and what type of units to build on each block. The overall infrastructure and framework would happen upfront. Mr. Simpson said that he agrees. Commissioner Young said that some developments are required to complete the commercial before they do the residential. He asked if that would be similar in this development. Mr. Yost said no. There is not a requirement for that here. Just that when those buildings are built that their ground floors do, in the slots indicated, accommodate some type of commercial. Again, those locations are not necessarily the final locations, but at least this building will be required to have some type of ground floor. We want the area to be able to evolve. As the neighborhood fills up, that there may be a temporary building or a food truck roundup to a real brick and mortar building so the neighborhood can evolve in response to the demand as it grows up.

Commissioner Heaps said that Mr. Yost is explaining these as illustrative plans and diagrams. Mr. Yost said the previous plans are illustrative plans That show how you could lay units out on the blocks, but this plan is actually regulating. The zones and the roads shown are regulated. The builder has the flexibility to put their mix of unit types in the blocks as long as the mix requirements are met and those units are permitted in that transect zone. The arrangement of the units themselves is illustrative to show how it could be done, but everything on this map does carry the force of the ordinance. Commissioner Heaps wanted to make sure that there was some teeth into this and there is. He asked Mr. Simpson if he is going to have multiple builders throughout the project.

Mr. Simpson said that is the intention of it. He has reached out to the major homebuilders from Fieldstone to Ivory to Century to Arive are all looking at it and if there was one big player that wanted to take the whole thing, they could. Ivory has been a big player in Daybreak. Commissioner Heaps said that this reminds him a lot of something like Daybreak, so it makes a lot of sense. Mr. Simpson said the plan is modeled after Daybreak. Mr. Yost said that we are lucky to have a good local precedent to take lessons from and see what it is like here.

Commissioner Parker asked what the density is on this project versus a normal subdivision. Mr. Yost said that is a good question. In the Westfields overlay, the base density that is permitted in the R1-10 zone is a baseline of 3 units per acre. With the maximum density bonus achieved, you can get to 4.2 units per acre. We're looking at based on which of the illustrative plans you do your math from, around 200 units per 20 acres, so around 10 units per acre mark so approximately less than 2.5 times your density under the base zone if you achieved all of the density bonuses. Commissioner Parker asked if the infrastructure can handle the increased volume of traffic. Mr. Yost said that he doesn't have any concern with trip generation from the development. The overall Westfield's area has developed at a substantially lower overall density than was anticipated when the plan was developed 18 years ago. So the street network and the utilities have been developed recognizing the maximums under the Westfields zone so bringing this more dense project to the middle of it starts to restore the unit counts and diversity that we anticipated when the Westfield's overlay was adopted. We are comfortable with that. Mr. Yost spoke about how the traffic has been addressed and connectivity of roads has been looked at to ensure traffic flow.

Commissioner Heaps clarified that this is a new zone that will be a new zone that will be applied to this area. Mr. Yost said yes and explained that this is the specific plan for this area. We could then take this zone and apply it to other areas in the City and apply a regulating plan to those.

All building types shall provide parking from rear alleys screened from frontages on lots and on-street parking on frontages. The streets are anticipated to have on-street parking. We are working with Public Works to get on-street parking all along 900 West and we feel the drop-off/pick-up improvements that can be made to the school will contribute to that. All units will have parking for visitors or others.

At least nine different building types will be used across the project. Mr. Yost showed a table of different building types that are available in this code. In this code, we start with the alley-loaded house, then move to the shop front mixed-use building. On the map, they are shown how they are arranged on the site and which of the zones allow which of the unit types. Then there is a detailed sheet for each building type that shows the areas in the plan in the T-3 and T-4 where this type can be located and then shows on the illustrative plan. Then the design details are shown. Mr. Yost likes the pocket court. There aren't any in Springville now. It is a single-family smaller detached home facing a common green where they have private side and backyards but have a large public common area in the front. That is a way to have density that fits into a neighborhood and not just a big building sitting in a parking lot.

Mr. Yost spoke about the design styles of the school buildings. Commissioner Heaps asked if those buildings will be used for the residents of just that development or for the

entire City. Mr. Yost said it hasn't been determined yet. We anticipate they would host programs and activities that are both for the community and for broader patrons. If they are managed by the City or the HOA or used instead of trailers at the elementary school. There is not a definitive strategy for their use yet. Commissioner Heaps said that they are going to be built by the developer or by one of the builders and it will be under their control. Mr. Simpson said he hasn't gotten that far yet, but it could be something the school district uses or something the City wants. We would leave it open to leave some flexibility, but not enough to have just anything go in there. Like Mr. Yost said, this is an ongoing process. We need to get the roof count in first and then see what the need is. Commissioner Farrer asked Mr. Simpson who he sees paying for the construction of this project. Mr. Simpson doesn't know. Right now, if Nebo needed something he would sell those sites to them. Or they could be learning shops by a private institution. Mr. Yost said they could be artist studios or classrooms or any number of uses as well. Mr. Simpson said private classes associated with the school. That would be a good discussion to get into with Nebo right now and find out what the need is in Meadowbrook. Commissioner Ellingson said that it wouldn't be built and developed as part of the development itself, and maintained by an HOA, it would be owned by a separate entity. Mr. Simpson said he thinks it would have to be private now, and later if the HOA needed to be associated with it then it could. The court area definitely could be put in by the HOA and maintained but the surrounding areas are open right now. Mr. Yost said some builders have expressed interest in having a clubhouse or some type of neighborhood amenity. Mr. Simpson is right that some of the pad sites could be put to interim uses as the demand develops for the additional square footage in the area.

Mr. Yost showed an illustration of the school across the street and how the village civic green lines up to the entrances and exits how the buildings could frame the central pavilion of the school with the liner buildings to the park across the school to the park across the street.

Mr. Yost showed an example of one of the first New urbanist communities in the country. It is a destination resort, a second home community on the panhandle of Florida and the setting of The Truman Show, the central green here inspired the base of our plan and it is of a similar size. They have the stormwater basin, a stage for events and concerts. The surrounding buildings have evolved from one-story framed initial buildings into more substantial buildings with commercial first floors and residential upper floors. This is the type of evolution that we may be able to expect here. In this next image, you can kind of see a lighthouse tower, each of these pathways that crosses over and comes out to the beach has one of these gateway structures and was the inspiration for the structure along 700 South on the plan you were shown to signal to the person they are arriving at the center of this new neighborhood.

Internally, we are reviewing the more technical administrative parts of the code to make sure that it has everything we need to implement it. We anticipate in the next few meetings bringing it back for a public hearing and a recommendation to the City Council.

Commissioner Farrer asked when Mr. Yost said bringing it back for review, what would the Planning Commission be looking at and would it include the zoning. Mr. Yost said yes, the zone and the regulating plan would be done together. Essentially, like doing a rezone and a subdivision together.

Commissioner Ellingson likes that this plan has variety and is different. What she doesn't want to have happen, even with design standards in place, is a lot of sameness. Where the developer builds the same floor plan 5 homes in a row. She asked if there is a way that something can be put in place to keep that from happening and keep a variety. Commissioner Heaps pointed out that the block system that you have where you have to have specific numbers of each unit types on each block addresses that. Mr. Yost said that it does and something that he learned from another architect that looked at this site is that as you get the lots narrower, you get the garages to the rear, and you get good streetscape if you can keep the houses modest and attractive, even if there is repetition, in the elevations and site plans, they serve to create a nice order to the street. We are looking to avoid wholesale sameness and looking to avoid creating too much diversity and too much variety that diminishes the quality of the experience of the neighborhood.

Commissioner Baker asked what are some other things that are unique to this zone that helped create this plan that we are wanting or testing. Mr. Yost said that everything in this plan is rear-loaded or alley-loaded. There are no private driveways. All of the streetscapes are dominated by front porches, doors, and windows. Not by garage doors and driveways so you won't be crossing anyone's driveway as you stroll through this neighborhood. You will only occasionally cross a drive approach that leads into an alley. The rhythm of building frontages that you get from that by bringing the lots narrower and keeping the rhythm of building to gap creates the traditional neighborhood design element that some parts of our downtown has. Consistent setbacks and distances to buildings across the street are very unique in our code. In the Westfields overlay, we permit some diversity of unit type, but we don't require it. And increasingly, it is not being done. Different lot depths here lend themselves to different unit types and lend themselves to different diversity. Another unique thing is compared to some of our bigger subdivisions, a 20-acre site, you move from a unit mix that is compatible with a single-family home very quickly into a more intense neighborhood center type of arrangement. This neighborhood feels like it has, in a small area, that diversity of unit types and also a place to gather that has a sense of place and neighborhood to it. Commissioner Baker asked about the lot size and if that is specified in the code that you have to have so many lots per acre that are a certain size. Mr. Yost said that it is called out that you have to have a minimum number of different unit types per block. At least three different building types in each of these blocks. Each block has to have a 20% minimum of each of those three types. It ensures a mix.

Mr. Simpson said that in the beginning when the zone was created, this zone is only tailored to over 20 acres and less than 50. Mr. Yost said that he is not sure how that will come out in the end, but 20 acres is probably the minimum size and there are some regulations in the first part of the zone that we didn't go through that says as we are applying this to new areas, to really make a partial neighborhood with things you need in it to make it work, you need to be at about 20 acres. Mr. Simpson said that Mr. Yost left it open that it is at the discretion of the City for this zone to be overlaid into areas. Mr. Yost said yes, this would go through the standard rezone and zone map amendment process through the Planning Commission and City Council.

Commissioner Heaps asked about the street on 800 West and asked what the setbacks are going to be on that street. Mr. Yost said it is going to be 15 feet. Commissioner Heaps asked if there are going to be required park strips on that section of the road. Mr.

Yost said yes. The lots come to the back of walk and there is a six-foot walk and an eight-foot park strip. Commissioner Heaps asked if there is going to be required landscaping in there such as trees. Mr. Yost said yes we would require our City street tree standard every 30-40 feet. Commissioner Heaps said that would soften it a lot and make it look really nice. Mr. Yost said there will be standards for the landscaping for the front yards of the units. Mr. Simpson said that Tom has a schematic of landscaping built into the zone. Mr. Yost said he hasn't gotten through all of the first part of the zone, but yes, we plan to have some schematics for the private frontages. All of the park strips are regulated by our existing code. Commissioner Heaps likes this a lot.

Commissioner Parker asked how many parking spots does each unit have. Mr. Yost said it depends on the type of unit it is. All are self-parked which means they meet the parking requirement on site. Even the loft homes park two spaces in the bottom of them. All of the other units are anticipated to meet the standard parking requirement. Commissioner Heaps asked if there would be no parking allowed on the streets. Mr. Yost said all of the streets will permit on-street parking. That is an important part of this. Commissioner Parker asked if it is anticipated that there will be a lot of parking on the street. Mr. Yost said he thinks there may be significant street parking by residents and visitors. We would anticipate and appreciate as it narrows the street and calms the traffic. If we require too much off-street parking, we can't get to the design we are looking for and it diminished the character of the neighborhood. We are trying to balance those competing interests. Mr. Simpson said he doesn't know if they have been to Daybreak, but it is the same setting there, and the traffic flow is really nice and it blends well there.

Mr. Yost said we are grateful to Mr. Simpson for his support both with time and money and encouragement and willingness to collaborate. And as we go through the General Plan overhaul, we will have much-improved zoning regulations. It is going to be very exciting from a model neighborhood perspective. We are testing elements of street design and stormwater management in this neighborhood.

Commissioner Parker said great job to those working on this. Mr. Simpson thanked Josh for all the time he has put into this and the Planning Commission for all they do as this could not be done without them.

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

Vice Chair Baker adjourned the meeting at 8:05 p.m.