

IN ATTENDANCE

Commissioners Present: Chair Karen Ellingson, Genevieve Baker, Michael Farrer, Ann Anderson and Brett Nelson

Commissioners Excused: Rod Parker, Kay Heaps

City Staff: Josh Yost, Community Development Director
Heather Goins, Executive Assistant

City Council: Liz Crandall

CALL TO ORDER

Chair Ellingson called the meeting to order at 7:15 p.m.

APPROVAL OF THE AGENDA

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

APPROVAL OF THE MINUTES

October 25, 2022

Commissioner Farrer moved to approve the October 25, 2022 meeting minutes. Commissioner Baker seconded the motion. The vote to approve the October 25, 2022 meeting minutes was unanimous.

CONSENT AGENDA

No Items

ADMINISTRATIVE SESSION

1. Approval of the 2023 Meeting Schedule

Commissioner Anderson moved to approve the 2023 Meeting Schedule. Commissioner Baker seconded the motion. The vote to approve the Administrative Session item was unanimous. Chair Ellingson asked for a roll call vote. All present voted aye to approve the meeting schedule.

LEGISLATIVE SESSION:

Unified Business Alliance requests amendments to the Lakeside Landing Special District Overlay.

Josh Yost, Community Development Director, presented. He reviewed the Development Guidelines. The proposed amendments tonight show work over the last year in revising the code. It is a living document and it continues to be refined. The three reasons for amendments: 1) correct errors in drafting, 2) improve development implementation and 3) fill in regulatory gaps. This request is a result of collaboration between the applicants and staff. The categories fall into 3 groups: lot type standards, parking lot and thoroughfare design and procedural standards.

1. The first amendment is because of an error. The cottage lot type revises the rear zone side street setback as 6 feet minimum. The consultant recommends we make that change. Chair Ellingson asked if that is the green shaded area to the right of the garage area. Director Yost said yes and explained the setback.
2. The courtyard apartments, there is no rear zone on this lot type. This was a mistake the applicant consultant made. Now it needs to be removed.
3. The Main Street Slot Townhome is turned perpendicular to the street. The rear area for 50% of this property line has to be setback 15 feet and then 5 feet. Notching this out reduces the usable floor area and makes it less desirable for builders. Commissioner Nelson asked what the maximum total floor area is. Director Yost said it is 1600 with both levels. It would notch out 100 square feet. It makes the envelope more complicated. Commissioner Nelson asked why staff is neutral. Director Yost said it would be good, but we don't disagree with it. Commissioner Baker said they all face the rear. Director Yost said yes. Commissioner Baker asked if there would be no change to the street facing facades. Director Yost confirmed. Commissioner Baker asked about the greenway and if there are design standards for those. Director Yost said yes. It also shows where two would be placed next to each other and they don't have to be placed next to each other because of the minimum street frontage. This shows what the condition about be like if you did line them up next to each other. They could about any number of lot types in the same transect. Commissioner Nelson said it wouldn't affect any of the standards in that walking area. Director Yost said no.
4. Compact Urban Townhouse - This is the tallest of the town home types on a small lot. There are Daybreak builders that have built a narrow townhome and there was a request to make this 14-feet wide to provide this kind of product. This is only in the T-5 and T-6, more intense transects. Staff was concerned about this as there was no additional criteria provided for when or how much they would be used. Staff wants to keep it at 20 foot width. Commissioner Nelson asked if the benefit is there would be more units. Director Yost said no, the unit count is set. Commissioner Farrer asked who recommended this. Director Yost said it came from the Lakeside Landing Partners or Glen Lent with Alpine Development. None of these units are in the first phase. Commissioner Baker asked what the height requirement is. Director Yost said 4 stories or 50 feet max. This is kind of what was being proposed in Westfield's Central with top decks. Commissioner Nelson said looking at Staff comments, is it not here because they haven't drawn it up yet. Director Yost said the proposal was to change the number from 20 to 14. There are no additional limitations. The applicant said that it makes the height the same as the base part with lesser square footage per unit. Commissioner Nelson asked how this impacts our design standards. It seems like it would. Director Yost said it doesn't. The pattern book only applies to multi-family.

Director Yost said the design standards require a certain amount of lot diversity per block space and specific architectural standards for different types of units. Commissioner Nelson said they were developed for 20 foot wide. Director Yost said no, they were developed for broader categories than that such as town homes, single family homes. The pattern book doesn't apply to this lot type. Commissioner Nelson asked if the objective is to have a reduced priced unit. Director Yost said yes. Commissioner Baker asked if the narrower 14 feet would still allow for parking on the first level. Director Yost said it would either by tandem or one in a garage, one surface.

Commissioner Baker asked if there is required livable space on this type. Director Yost asked in terms of in front of the building. Commissioner Baker said yes. Director Yost said we don't because the way it is set up, the minimum lot depth is 70 foot deep lots with a front setback of 10 feet so there would be 20 feet left of building if there was tandem on the ground.

Commissioner Nelson said he understands the reason for the reduction in size. He asked if this creates more green space. Director Yost said it could. Commissioner Nelson asked if the size of the unit is decreased. Director Yost said the number of units are fixed, so there may be a good designer allocating more space into a mid-block greenway or something. Commissioner Baker said it could be put into a larger lot size. Director Yost said yes, for another type. It does give the designer more options. Commissioner Nelson said he asked earlier, he is trying to find out what the negatives are. Director Yost said if the market thinks this is something someone wants to buy, he doesn't see an overly compelling reason to say he doesn't want anyone living in a 14 foot unit. It is more of an impact on the urban design character. We are happy to take different recommendation to Council on what we have provided to you. Commissioner Nelson asked if Korcut did this piece. Director Yost said it came through Glen Lent. Commissioner Nelson asked if he knew why Glen chose not to send a representative tonight. Director Yost said he doesn't know.

5. Liner Building Lot Type - Revise the height requirement as 2 stories / 32 feet max. They peel the parking lot from the sidewalk and streets. Located in areas where there is intense development. It isn't a problem to change this height from 1.5 stories.

6. Neighborhood Store, Restaurant or Civic Building Lot Type: Eliminate the minimum lot size, minimum street frontage and depth requirements as long as it meets building code. Revise the building setback at street as 4 feet minimum. Narrow store fronts are great.

39:00

7. Parking Structure Lot Type. We wanted to have a sheet that tells how to do parking garages. Commissioner Nelson asked if they will all be private parking. Director Yost said there could be commercial and private mix. It is a management question. Commissioner Baker asked with these butting up to another building, what are the setbacks. Director Yost said the setbacks always go from the property line of that building to the adjacent building. Commissioner Baker said OK, they don't change. Director Yost said the key part is there are no street front allowances for these. Commissioner Baker they cannot be on a green street either. Director Yost said yes. They cannot be on a thoroughfare. They would be used on interior blocks behind the buildings.

Thoroughfare Standards:

Parking Layouts. This does not reduce required parking or make stalls smaller. It just changes how spaces are allocated in the stalls. Anything in italics is explanatory language in the document. Commissioner Baker asked with these pages, are they all new. Director Yost said they are all new. Subpage numbers are added for this.

Commissioner Nelson asked with the planter island, would that be maintained by the HOA. Director Yost said yes as all are in private parking lots. The way it works is if the Lakeside Landing Overlay District code is silent, we default to our own code. We are adopting parking standards for the Lakeside Landing Overlay that supersede the code. Director Yost said he hopes that it spurs us looking at our parking standards. He mentioned that the parking behind Foxridge is not great.

1. Director Yost said that for a 20 foot parking space a foot of that can hangover into landscaping. It essentially narrows the pavement from 64 to 62. He talked about drain ways in the parking lot. Commissioner Nelson said so there is no runoff into the green. Director Yost said there could be. These are providing examples of how you would deal with drainage on two sides or drainage in the middle. Commissioner Baker said these aren't the only options. Director Yost agreed. He continued explaining the drainage and tandem parking. He also talked about the alley ways. Commissioner Nelson asked how long the alleyways are. Director Yost said they are 20 feet of right away and 6 feet of pavement.

Korcut designed screening surface parking along the street. There can only be a 12 foot setback for 70 feet of a block, or it has to be setback 30 feet. This creates a landscape buffer. Commissioner Baker asked if there is a visual representation of what that means. Director Yost showed a site plan. If closer than 20 feet to the sidewalk, then there has to be an opaque fence installed and a landscaping border.

Chair Ellingson expressed concern about when sidewalks are allowed to be smaller they will be too small for two people to walk down. Director Yost said to keep in mind these are along parking areas, internal sidewalks and not down greenways or green streets. Commissioner Baker asked if they have to have a sidewalk. Director Yost said no because they are private parking lots. Chair Ellingson asked about ADA requirements. Director Yost said they need to provide access and an accessible path from the ADA stall to the building. It is the same requirements that apply at Wal-Mart and Smiths.

Thoroughfare Standard. We need Intersection Design for Active transportation. Alta provided an intersection guidance document after the adoption of the plan. These are illustrative and should not be taken at face value until there has been an engineering analysis and design done before adoption. It shows where each strategy needs to be employed. He explained the different types. This map is pending a couple of tweaks after meeting with Engineering and Public Works to get traffic out of here properly. Nothing will change, one may flip, but it is just specifying which intersection is which. Technical things that need to be edited in the source document. The most predominant feature is the raised crosswalks where the cars go up and down, but the pedestrian stays level. Commissioner Nelson likes that it in the plan now and not added later. Director Yost said it is a cost to the developer, but it is less expensive than doing it later. Public Works is okay with this because it is in limited space. Commissioner Baker asked about protected crosswalks. Director Yost said in those locations, but where there is an A, there must be a raised crosswalk. Commissioner Baker said that others can have other options. Not that you would have to do an intersection from that category. Director

Yost said that is a good point, we will have to look at that. There is still collaborative work to do.

Additional Thoroughfare Standards

Director Yost said the question came up of what do you do if you have a common parking area. What is the lot type for that? He showed an image that tells us how we can create an out lot. This doesn't change what you see on the ground, just changes what the plat looks like. It allows a lot to be reduced in depth in overall size but the central parking area has to be at least that big. It doesn't change the plat, just the property lines. Commissioner Baker asked if it would create a parking lot stuck in one corner and everyone would have to walk. Director Yost said no, it would be a shared mid-block parking lot. Director Yost said it provides underground and podium parking 25 feet away from street right of way.

Thoroughfare Standards - The four things we missed and ways to make it better.

Pedestrian Green Street and changed setbacks. It can create a more intimate place. Director Yost is positive about this but has a neutral recommendation.

Commissioner Baker asked about the minimum 40 feet for the Green Street. Director Yost said in the less dense areas, it is still 12 feet which is generous. Chair Ellingson said the recommended minimums, we don't have those. Director Yost said we looked at the green street and said you can have these setbacks. Green streets are pedestrian green streets. She asked about setbacks. It brings the home forward, making the backyards larger.

Commissioner Baker caught a typo and if that should that be noted in the motion. Director Yost said no, it is typographical.

PROCESS

The current code says you can move units around between blocks in areas within the transect on the same application. UBA has 500 units and 130,000 square feet of commercial and are ready to move on doing full civil engineering on 500 units and a Wal-Mart sized space of commercial. We proposed the change, which staff drafted, and now we are adding a provision on the Southern part which has up to 15% of the maximum yield of units in any phase or application set forward to a receiving phase within the Southern part, are subject to the following conditions: 1. When they bring in their initial application, they not only have a full site plan with engineering for phase one, they have an over 32 acre plan saying this is where they are and how they work by block. They have to be utilized on an application within 5 years of receiving the application from approval of a preliminary plan on the receiving phase. Basically, you have to use them where you said you would and in 5 years. And no block to which units are carried forward can exceed its maximum unit count by more than 15%. The total unit count for the Southern part can exceed the units they had to begin with. They don't get more units, just move them around. 2. All other requirements of the Lakeside Landing District Overlay, shall be met by the sending and receiving phases. Commercial needs to be on the Southeast corner. It has easier access. It makes sense it is here. He showed a table that explains how this works and how units can be transferred.

*** Commercial is required to be 67,000 square feet and they are providing 122,000. Commissioner Baker asked what they can push. Director Yost said they can push 15% out of any phase, but they can't go over their density calculation by

more than 15%. Commissioner Baker asked if it is 15% of the application or the transect block. Director Yost said the block. Any block can't exceed it's maximum permitted unit count by more than 15%. Commissioner Baker said that is why you can lose more per block but not gain more. Director Yost said that is true.

This only applies to moving units around, nothing else.

The Applicant expressed thanks for going over so much new information in the last two hours. This has been done together respectfully. We have understood what Springville wants and the direction and intent given. The regulation the City added at the end, will raise cost, but it will bring us to the collective intent. It will be a benefit to have that type of product. This was presented well and is the collaboration of all of our inputs. He has worked with a lot of Cities and this has been one of the most enjoyable last few months working through this.

Chair Ellingson asked for a motion to open the public hearing. Commissioner Baker moved to open the public hearing. Commissioner Anderson seconded. The Public Hearing was opened at 9:13 p.m.

Liz Crandall

She thanked for all the work that has been done to make these communities beautiful and a place where people want to live. Chair Ellingson asked if Ms. Crandall is speaking as a citizen or City Council member. She said she is speaking as a citizen. Her concern is the reduction from 20 to 14 feet. As people can live comfortably in a space, that is tight. That is a little small. She decided to wait to speak because she can't speak as a citizen.

Commissioner Baker moved to close the public hearing. Commissioner Farrer seconded. The public hearing was closed at 9:16 p.m.

Commissioner Discussion:

Chair Ellingson managed the discussion in the following manner:

General Discussion: No comments

Item #1: No changes

Item #2: No changes

Item #3: No changes - Commissioner Baker and Nelson are OK to approve this.

Item #4: Commissioner Nelson is trying to understand why the reduction is a negative. Commissioner Baker used her small home and how it is hard to live in tight spaces as an example. It isn't livable space when it is that narrow. Even though there are people who would buy or rent that, people might take it just because that is what is there and available. She thinks it happens because it has to in certain places, but in Springville we don't have to do that. It is an unnecessary reduction in livable place. Chair Ellingson said this is already a compact community, and this reduction makes it even more so. Commissioner Farrer asked if more units would be added. Director Yost said no. Commissioner Farrer said it just adds more green space. Director Yost said a cottage home could be made wider. Commissioner Farrer doesn't have a serious problem with it. His grandson owns a home in Lehi that is 20 feet standalone 3 story home. They look weird. Commissioner Anderson said that she thinks they are ugly and they look strange. Commissioner Baker said in Daybreak, you couldn't really tell how wide each one was. They are really tall. Not all doorways were on the same face. She only saw them from

the outside, not the inside. It didn't look strange. But it doesn't change the fact that inside it is 14 feet. Commissioner Farrer said that the concept is to make it more affordable. And we need more affordable homes. Commissioner Baker this isn't something that people will be looking for, it is just what they can afford. It is something that people would accept. Chair Ellingson said we have zero control over the market, we have control of what we are trying to make available on the market. We hope some are more affordable than others. We are not the ones selling or pricing them. You can find people who want just about anything. If we are looking to what we want our community to be like, that is the guiding standard. She is not in favor of it.

#4 - all Commissioners not in favor

#5 - no concerns

#6 - no concerns

#7- no concerns

Parking Lot and Thoroughfare Standards

#1 - no concerns

#2 - no concerns

#3 - no concerns

#4 - no concerns

#1 - Commissioner Anderson asked if this document is well drafted, given where Commissioner Baker had those concerns. Director Yost said Staff and Legal can look at it again. Commissioner Baker said it sounds like this is just for the Southern part. Director Yost said it is. We don't want people creating chaos over moving units. Commissioner Baker asked if John Penrod has looked at this and if it is legal. Director Yost said yes. It is clear what we are doing. They would have to go through the same process.

Chair Ellingson said it appears our motion is approving all except lot type #4.

Commissioner Baker moved that we accept the proposed amendments for Lot Type 1,2,3,5,6,7 and Parking Lot Design 1, 2, 3, 4 and Process 1 as described. And deny Lot Type 4. Commissioner Nelson seconded. The vote to approve the Legislative Session item as listed was unanimous.

With nothing further to discuss, Commissioner Baker moved to adjourn the meeting. Commissioner Anderson seconded the motion. Chair Ellingson adjourned the meeting at 9:33 p.m.