



MINUTES

Planning Commission
Regular Session
Tuesday, May 9, 2023

IN ATTENDANCE

Commissioners Present: Chair Karen Ellingson, Genevieve Baker, Michael Farrer, Rod Parker and Ann Anderson

Commissioners Excused: Kay Heaps and Brett Nelson

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

City Council: Liz Crandall

CALL TO ORDER

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

APPROVAL OF THE AGENDA

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

APPROVAL OF THE MINUTES

April 11, 2023

Commissioner Farrer moved to approve the April 11, 2023 meeting minutes. Commissioner Anderson seconded the motion. The vote to approve the meeting minutes was unanimous.

CONSENT AGENDA

No Items

ADMINISTRATIVE SESSION

No Items

LEGISLATIVE SESSION:

- 1) *David Morley seeking to amend the official zone map from Professional Office (PO) to Neighborhood Commercial (NC) for property located at 672 W 400 S Springville, UT parcel number 66:458:0014.*

Carla Wiese, City Planner, presented. She showed the area of the parcel the applicant wants to be rezoned. The current zoning is PO-Professional Office allows restaurants and cafés, but does not allow for drive-throughs. The applicant is looking

to develop the property and they want the option of a drive-through for the restaurants they are working with.

The properties located to the east across 400 South are zoned NC which allows for drive-throughs. There is one at the Freedom Credit Union as well as Zions Bank. Sodalicious, Zeppe's Italian Ice, Tropical Smoothie Café and Jersey Mike's are restaurants in close proximity and have drive-throughs.

As far as the General Plan, the future Land Use Map identifies the area as commercial. The requested use is complementary to the intended uses in the PO zone. There are drive-through establishments within proximity. Staff feels it is within the application of the General Plan, with amendments to the Title, Zone Map and Code.

Chair Ellingson asked if there is room there for the cars to stack in a drive-through line. Ms. Wiese said for food establishments we like stacking for 8 cars and that can work here. There is plenty of parking as that is not currently utilized. Chair Ellingson asked if the same entity has ownership of these buildings. Ms. Wiese said yes. Director Yost said it is a minimum requirement that they meet the stacking. They haven't produced a plan to show that. David Morley, applicant, said he has a plan to show their stacking. Ms. Wiese feels it works better than others that have drive-throughs. Commissioner Baker said it would be right (turn) in, right (turn) out. Ms. Wiese said yes. Commissioner Baker asked if there is a light there. Ms. Wiese said there is not. Commissioner Baker asked if there is a left-hand turn lane on 400 S turning left onto Wood Springs Dr. Commissioner Parker said yes. Commissioner Baker asked about the left turn lane is 3 or 4 stacking. Ms. Wiese thinks it is 3.

Chair Ellingson invited the applicant to speak.

David Morley with Zions Builders addressed the Commissioners. The Commissioner's asked where the turn-in was. They showed them on the map. Darren Chamberlain, 5976 W 8000 S Payson, Utah, also came to the mic. He has a letter of intent from Chubby's and Tadka, which is an Indian food establishment. It would be takeout like Panda Express style. We have enough room for a drive-through. He is ready to sign the letter of intent if this is approved. Commissioner Parker asked if Chubby's would be a drive-through. Mr. Chamberlain said no. That is not in their business model. Commissioner Parker mentioned some groundwork has been started there. Mr. Morley said they got an LDP. It was a big hole and we started bringing in compacted fill to raise the site. The parking lot is rarely even ¼ full, so there should be ample parking for the restaurants. The parking is empty in the evenings. Commissioner Parker asked what the capacity of Chubby's will be. Mr. Chamberlain said it is about 4200 square feet and the building is less than 6500 square feet total.

Commissioner Farrer moved to open the public hearing. Commissioner Parker seconded the motion. The vote to open the public hearing was unanimous. The public hearing was opened at 7:24 p.m.

Seeing no speakers, Commissioner Farrer moved to close the public hearing. Commissioner Baker seconded. The public hearing was closed at 7:24 p.m.

Commissioner Baker asked if they are overparked for the requirements. Ms. Wiese said yes. Commissioner Baker asked what other uses are allowed. Ms. Wiese said restaurants, banks, and things like what you see across the street. They are not asking for a rezone for the entire parcel. But if you want to rezone the whole parcel, those uses are allowed in that zone.

Commissioner Farrer moved to recommend approval to amend the Official Zone Map from the PO-Professional Office Zone to the NC-Neighborhood Commercial Zone on the property located at the southeast corner of 400 South and Wood Springs Drive and including parcel 66:458:0014. Commissioner Baker seconded the motion. The vote to approve the Legislative Session item was unanimous.

Chair Ellingson asked if there is anything from Staff. Director Yost said we just received a revised site plan app for Block 5, aka the Allen's Block. It is an administrative DRC review, and will not come to Planning Commission. Chair Ellingson asked how soon will they move on that. The applicant said they want to break ground in June.

With nothing further to discuss, Commissioner Farrer moved to adjourn the meeting. Commissioner Parker seconded the motion. Chair Ellingson adjourned the meeting at 7:29 p.m.