



**PLANNING COMMISSION
WORK SESSION
February 12, 2008**

Commissioners in Attendance: Dale DeLlamas; Mike Davis; Craig Huff; and Von Alleman

Commissioners excused: Michael Barker and Joyce Nolte

Staff in Attendance: Director Fred Aegerter, Planner Laura Boyd, Planner Brandon Snyder; Secretary Darlene Gray

Commissioner DeLlamas moved to appoint Commissioner Alleman as the Chairperson Pro-tem. Commissioner Huff seconded the motion. The vote to appoint Commissioner Alleman as Chair Pro-tem was unanimous.

Commissioner Alleman called the meeting to order at 6:38 PM. He asked the Commissioners in attendance if they had anything to discuss in regards to the agenda.

Commissioner Alleman asked if there were any concerns with the meeting minutes. Commissioner DeLlamas stated that in his discussion regarding the access at 1300 East 300 and 400 South, the minutes need to be corrected. He questioned what could be done at the intersection at 800 East and 400 South by Reams, not the high school. He asked if the corrections could be stated and made during the Work Session. Director Aegerter responded that the corrections must be done in the Open Session of the meeting.

Commissioner Davis stated that the staff report for item 2a was numbered incorrectly.

Consent Agenda

Clint and Wendy Bird seeking a recommendation for the use of a septic sewer system at approximately 2362 South State Street in the L-IM, Light Industrial Manufacturing zone.

Planner Boyd explained that this item was a formality in order for the Bird's to install a septic tank.

Springville City seeking to amend Title 11 to allow outdoor recreational facilities as a conditional use in the BP – Business Park zone.

Planner Boyd explained that this item is a follow up of previous discussion.

Ratification of Amhurst Subdivision preliminary plan required landscaping.

Planner Snyder reviewed the landscaping plan submitted to Grounds Director Alex Roylance. He indicated that Director Roylance approved the plan as per City requirements.

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Commissioner Alleman asked if the City would purchase the property from Rocky Mountain Power. Director Aegerter explained the City could not. Commissioner DeLlamas asked if the Jessie's Brook Subdivision had been landscaped. He also asked if the residents could landscape under the power line. Director Aegerter said he thought the Jessie's Brook Subdivision open space landscaping was not complete. He said residents who wanted to landscape under power lines could do so as long as the landscaping used met with Rocky Mountain Power requirements.

Commissioner DeLlamas stated that he did not like the LEEDS program. He felt it was expensive and a way that contractors were trying to get 'a foot in the door' with developers. Planner Boyd responded that the information was put in the staff report at the request of Commissioner Tolman.

Legislative Session

Nothing

Administrative Session

Proposed street system realignment located between 1000 North and Hobble Creek and 500 West and 900 West.

Director Aegerter explained that the sewage treatment plant construction had already started. He explained that the safety concern is the proximity of the facility to the public street. The facility is too close to the road. It is proposed that 700 West be moved to the north or eliminated. The street would be vacated and adjusted to align the road to 400 West. Commissioner Davis asked about the existing slaughter house. Commissioner Huff stated that the road would go right through the middle of the property. Director Aegerter responded that the City may be looking into obtaining the slaughter house. He added that the road placement could be closer to the creek or moved further west, but this would occur as development takes place in the area. Commissioner Davis stated that if the City owns the property to the north of the slaughter house, the road could be put there. (Commissioner Tolman in attendance at 6:46 PM)

Commissioner Davis asked with the new plan, if there would be a street to the trailer dump. Planner Boyd indicated that there would still be an access to the trailer dump station.

New / Unfinished Business:

Discussion regarding Woodscross Development sign plan.

Planner Snyder explained that as part of a multi-tenant development, the developer should have submitted a master sign plan. The developer is showing 25-square foot signage space for each tenant and an additional signage on the end cap.

Commissioner DeLlamas asked how many sign permits had been issued for the development. Director Aegerter indicated that there have been a total of five sign permits issued.

Commissioner Davis asked about off-site signage for lots for sale; I.E. Wright Estates. Planner Snyder reported that Code Enforcement Officer Bernal is out every week issuing sign violation

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notices. Planner Boyd added that the signs needed to be on-site. Director Aegerter stated that staff was looking at amending the ordinance. Commissioner DeLlamas stated that there had to be some way to attract the public. Director Aegerter indicated that there had been discussion regarding having a portion of on-site signage used off-site. Commissioner Tolman stated that she hoped that signs would be directional and not billboards along the major arterials. She added that she was not interested in proliferating a mini-billboard system. She stated that the Planning Commissioners could determine the location, size, etc. within a certain distance of a property. Commissioner Davis stated that the ordinance could not be for just the construction industry, but the directional opportunity should be for everyone. Director Aegerter stated that signage has become an expanding issue. He reported that there are still Chamber of Commerce sign issues that will be coming to the Planning Commission.

Commissioner Tolman asked Director Aegerter about the retreat. Director Aegerter stated that one of the challenges the City will be facing is the legislation sponsored by Mike Morley regarding the appeal process. If a developer chooses, he/she can appeal a decision, I.E. Geo-technical report. The City would have to pay half the cost of the report and the developer would pay the other half. He indicated that the proposed bill is worded very clearly. He indicated that there should be a discussion why the bill came to be so everyone can understand it. Director Aegerter stated that he understood that the bill may be pulled for further study. Commissioner Davis suggested having representatives to come and talk to the Commissioners.

Director Aegerter stated that the Hobble Creek Trail came before the Council Members. Several property owners came to the meeting to discuss eliminating the trail from their properties. He indicated that the residents would have to go through the same process to eliminate the trail as they went through to get it approved. He reported that the City could not use eminent domain for recreational purposes.

With nothing further to discuss, Commissioner DeLlamas moved to adjourn the Work Session. Commissioner Huff seconded the motion. Commissioner Alleman adjourned the Work Session at 7:01 PM.



**PLANNING COMMISSION
REGULAR SESSION
FEBRUARY 12, 2008**

Commissioners in Attendance: Dale DeLlamas; Mike Davis; Craig Huff; and Von Alleman

Commissioners excused: Michael Barker and Joyce Nolte

Council Members in Attendance: Mark Packard and Ben Jolley

Staff in Attendance: Director Fred Aegerter, Planner Laura Boyd, Planner Brandon Snyder; Secretary Darlene Gray

Call to Order

Commissioner Alleman called the meeting to order at 7:03 PM and welcomed everyone.

Approval of Agenda

Commissioner Tolman moved to approve the agenda as written. Commissioner Davis seconded the motion. The vote to approve the agenda was unanimous.

Approval of Minutes – January 22, 2008

Commissioner DeLlamas indicated that he had a correction on page 5 regarding the location. Instead of the intersection by the High School, it was the intersection by Reams at 800 East and 400 South. Secretary Gray noted the correction.

With no other corrections, Commissioner DeLlamas moved to approve the minutes of the January 22, 2008 meeting as corrected. Commissioner Davis seconded the motion. The vote to approve the minutes was unanimous.

Commissioner Alleman welcomed the Kolob 10th Ward Scout Group. A representative of the group indicated that they were there earning the Citizenship in the Community merit badge.

Consent Agenda

Commissioner Alleman explained that the Consent Agenda items are Code based and reviewed by staff. The items listed on the Consent Agenda are voted on as a block. Commissioner Alleman asked if there were representatives present for the agenda items. Mr. and Mrs. Bird were in attendance. Mr. Bird indicated that he would like to address the Commissioners. Commissioner Alleman explained that there was to be any discussion, the item would have to be removed from the Consent Agenda for discussion later in the meeting. Mr. Bird withdrew his request to address the Commissioners.

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A neighbor to the Bird's asked about the leach field. Commissioner Alleman stated that the septic tank would have to meet all engineering standards as well as all Health Department requirements.

Clint and Wendy Bird seeking a recommendation for the use of a septic sewer system at approximately 2362 South State Street in the L-IM, Light Industrial Manufacturing zone.

Springville City seeking to amend Title 11 to allow outdoor recreational facilities as a conditional use in the BP – Business Park zone.

Ratification of Amhurst Subdivision preliminary plan required landscaping.

Commissioner DeLlamas moved to approve the Consent Agenda. Commissioner Davis seconded the motion. The vote to approve the Consent Agenda was unanimous.

Director Aegerter indicated that he thought the amendment to Title 11 allowing outdoor recreational facilities as a conditional use should have been a Legislative Session item. He reported that there had been a Public Hearing and there were no comments. He stated that in the future, this type of amendment to Code would be a Legislative Session item.

Legislative Session

Nothing

Administrative Session

Proposed street system realignment located between 1000 North and Hobble Creek and 500 West and 900 West.

Director Aegerter approached the Commissioners and presented information regarding the street realignment. He indicated that this was not a formal vacation, but was being done in anticipation of a site plan that would be coming in. He reported that Richard Reed, Reed Storage Units, is aware of the street realignment. He indicated that staff's recommendation is to approve the street system realignment.

Commissioner Davis asked if block length has been looked at. Director Aegerter responded that the quarter mile block length has been adopted in Industrial and Commercial zones. Director Aegerter stated that the proposal does not abandon the street, but redirects it.

Out of curiosity, Commissioner DeLlamas asked how the City would go about buying easements and property. Director Aegerter stated in that in the southern area, the City may need to use eminent domain, but not to the north.

With no further discussion, Commissioner Tolman moved to approve the proposed street system realignment located between 1000 North and Hobble Creek and 500 West and 900 West as

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included in staff's report as Figure 1, recognizing the minor adjustment and contingencies 1-4 be addressed. Commissioner DeLlamas seconded the motion. The vote to approve was unanimous.

New / Unfinished Business

Discussion regarding Woodscross Development sign plan.

Planner Snyder approached the Commissioners and explained that the developer was supposed to submit a sign plan with the site plan approval application. He asked if the Commissioners had any questions or concerns.

Commissioner Tolman stated that on a major sign for multiple entities she thought the Ordinance limit the square footage to 113 square feet to avoid visual clutter. Director Aegerter indicated that when the Ordinance was drafted, the limit was 600 square feet. Then when Wal-Mart came up, the Commissioners questioned if 600 square feet would be enough and decided to eliminate the square footage and use a percentage. The Ordinance reads 15% of the building facing the street. Commissioner Tolman indicated that she thought the Ordinance limited the clutter of lots of letterings. Director Aegerter indicated that the size of the letters has been based on the speed limit.

Commissioner Alleman asked if there was a particular type of sign; I.E. LED or back light. Director Aegerter responded that they could not have an LED type of sign, but the back light would be acceptable. Commissioner Alleman stated that he asked the question because he was concerned about the lighting and the neighbors. Director Aegerter indicated that the Ordinance addresses sheltering residents. He indicated that staff recommends approval of the ratification of the Woodscross Development plan.

Commissioner moved to ratify the site plan for the Woodscross Development. Commissioner Huff seconded the motion. The vote to ratify was unanimous.

Director Aegerter asked the Commissioners if they wanted to review the 400 South Rezone and the Design Standards at the next Planning Commission meeting. He stated that his concern would be that there was not enough awareness before the next meeting. He indicated that he wanted to be sure residents had a chance to comment on the design standards. He added that there was a good turnout at the prior Open House. Commissioner Tolman suggested taking advantage of the next City Newsletter. Commissioner DeLlamas suggested posting signs around Plat A to help bring the public to the Open House. Director Aegerter indicated that all are possibilities and added that there would need to be a Public Hearing before the Commissioners took action. Commissioner Tolman suggested preparing a story-board presentation to identify key citizens on each block who might be willing to host something in their home. Director Aegerter indicated that Plat A takes in 64 blocks. Commissioner Huff suggested sending out the letter to everyone in Plat A and then there wouldn't be a need for someone to contact someone else.

Commissioner Tolman asked how this Open House would differ from the previous Open House. Director Aegerter stated that there wouldn't be much difference other than those who attended have had six months to think about the design standards and they can be more specific with their

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concerns. He reiterated that concerns were: residents who did not want design standards; infringing on property rights; height; and re-shingling approval.

Council Representative Jolley suggested that letter indicate that this is the second meeting and that it is time for residents to come and represent their concerns and/or positive feelings.

Karen Ifediba asked where the Open House would be. Director Aegerter indicated that the Open House would be at the Civic Center. Ms. Ifediba stated that the letter did not exactly communicate what the design standards are for. She indicated that she deals with a lot of people who don't understand and the letter needs to catch their attention; I.E. "Planning to sell" or "Planning to divide the property", etc. Director Aegerter stated that this could be done in the FAQ sheet. Commissioner Alleman stated that the City could have 100 meetings and there would still be someone who claims they did not know about it. Commissioner Tolman suggested articulating in such a way that it connects with Plat A residents. Director Aegerter indicated that the FAQ sheet would be on the City's webpage and copies would be made available for anyone interested. He suggested having the Open House between the February Work Session and the March Regular Session.

With no other business to discuss, Commissioner DeLlamas moved to adjourn the meeting. Commissioner Davis seconded the motion. The vote to adjourn was unanimous.

Commissioner Alleman adjourned the meeting at 7:40 PM.