



**PLANNING COMMISSION
WORK SESSION
February 26, 2008**

Commissioners in Attendance: Michael Barker; Mike Davis; Craig Huff; Von Alleman; Joyce Nolte (6:33 PM); and Christine Tolman (6:37 PM)

Commissioners excused: Dale DeLlamas

Council Representative: Mark Packard

Staff in Attendance: Director Fred Aegerter, Planner Laura Boyd, Planner Brandon Snyder; Planning Intern Josh Maybry and Secretary Darlene Gray

Commissioner Barker called the work session to order at 6:32 PM. He asked the Commissioners if they had any questions regarding the consent agenda items.

Commissioner Barker asked Planner Snyder to explain the City's request for a substantial parking reduction. Planner Snyder explained the reduction request and parking in the street. He reported that with the purchase of the home at 100 South 100 West, there would be more parking. He stated that there would be cross access with the Reynolds development to the south. Additionally, the Architect stated there could potentially be 100 parking spaces between Center Street (angle parking), 100 West Street and Main Street (parallel parking).

Commissioner Barker asked if the Commissioner approved with keeping item 2b as a Consent Agenda item. Commissioner Nolte stated that there seemed to be a lack of parking. Director Aegerter explained that the issue was maintaining the open space on the City's block. He reported that there would be quite a bit of parking and that the City may potentially have a parking structure someday. As an example, he explained that when the Police Department is built out, there would be two and a half times the employees and it would be the largest department in building and parking may be a greater issue.

Commissioner Davis asked if the east side of Main Street had potential for additional parking. Director Aegerter responded that the library would be on the east side of Main Street. He added that the approximately 20 to 30 stalls on Main Street would continue to be limited time parking. Planner Snyder explained that how the number of required parking stalls was determined.

Commissioner Nolte stated that the north east corner of the property is where the City was trying to preserve the heritage trees and stated that there should be no parking that would encroach on that corner. Director Aegerter explained that the City was committed to maintaining the open space.

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Commissioner Davis asked if there had been any conversation with Mr. Larsen regarding his corner to be used for additional parking. Director Aegerter indicated that there was continued discussion with Mr. Larsen.

Commissioner Huff asked when the building of the new library would take place. Director Aegerter indicated that the Library would be built after a bond election. He reported response to the City's survey was positive. Council Member Packard stated that the Council was hoping the bond election would be sooner rather than later; I.E. November 2008. Commissioner Alleman asked if there was a contingency plan if the bond did not pass. Director Aegerter explained that he was not aware of one.

Commissioner Nolte stated that her concern is the 44% parking reduction. Commissioner Tolman indicated that in the past, the Commissioners were concerned when a 1% reduction was requested and she wanted the Commissioners to be consistent in their decisions. Commissioner Aegerter explained that the 44% reduction was based on the 70,000 square feet and reported that portions of the basement would be used for storage. Without the basement, the building would be 45,000 square feet.

Planner Snyder indicated that there would be 162 parking stalls. Commissioner Tolman asked for the justification for the 33% reduction in parking. Commissioner Alleman stated that because the Civic Center is in the down town area, parking would be available on Main Street. Planner Snyder reiterated that there would also be approximately 100 parking stalls between 100 West Street, Center Street and Main Street.

Commissioner Barker suggested taking the item off the Consent Agenda to make a record of the Commissioner's concerns. Commissioner Tolman would like to verify the Code and document the architect's numbers. Planner Snyder reported that he has verified the architect's numbers regarding the parking. He indicated it would be a 29% reduction request.

With no other questions or concerns, Commissioner Davis moved to adjourn the Work Session. Commissioner Tolman seconded the motion. The vote was unanimous.

Commissioner Barker adjourned the Work Session at 6:54 PM

Director Aegerter reported that he calculated 99 parking spaces on 100 West, Center and Main Streets. Commissioner Barker commented that the City was expanding the building and not the employees. Director Aegerter responded that the Police Department would be housed in the new Civic Center.



PLANNING COMMISSION REGULAR SESSION

Commissioner Barker called the meeting to order at 7:01 PM and welcomed those in attendance.

Agenda Approval

Commissioner Tolman moved to approve the agenda with the modification of removing item 2b; Springville City seeking site plan approval for the Springville City Civic Center located at about 50 South Main Street in the TC – Town Center zone, from the Consent Agenda and move it to the regular agenda. Commissioner Davis seconded the motion. The vote was unanimous.

Consent Agenda

Commissioner Barker explained the Consent Agenda process. He indicated that if the applicant meets the requirements of the City Ordinance, the items are approved.

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

Legislative Session

Springville City seeking site plan approval for the Springville City Civic Center located at about 50 South Main Street in the TC – Town Center zone.

Commissioner Barker explained that this item had been removed from the Consent Agenda for discussion.

Planner Snyder approached the Commissioners and explained that a portion of 100 South Street had been approved for vacation. The area is part of Plat A and to the north there are some commercial uses; to the west is established residential, R1-5, zone. He further explained that the breakdown included in the staff report indicates that City Code requires a minimum landscaping of 10% and the proposed landscaping is 60%. The maximum footprint for the building is 80% and the proposed building footprint is 19%. Most of the parcel will be kept as open space; utilize existing landscaping; etc. The parking spaces would be nine on-site spaces for the Fire Station and 114 spaces for the Civic Center. He explained that in the Town Center zone, parking is generally in the street right of way and behind the buildings. City Code Section 11-6-113(5)(b) discusses the Planning Commission granting a parking reduction. As indicated in the staff report, there were red-line comments and some have been addressed. The City is currently working with the Utah Department of Transportation (UDOT) for road cuts and the extension of the median.

Commissioner Barker asked if the proposed plan had been out in the public domain. Planner Boyd stated that it has been on the City's web page. Director Aegerter added that it has also been in the City's Newsletter as well as displayed in the City offices. Commissioner Barker

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asked if this was the first public meeting where the site plan had been available. Director Aegerter responded it was not and stated that the site plan has been available to the public.

Commissioner Davis asked if the number of parking spaces included the existing parking lot. Planner Snyder responded in the negative explaining that the existing parking would become a landscaped area. Commissioner Tolman asked if the parking to the south of the Fire Station would be asphalted. Planner Snyder responded that it would be concrete.

Commissioner Tolman stated that the table in the staff report showed 116 on-site parking stalls and in another section of the staff report, it states 123 on-site parking and she asked which number was correct. Planner Snyder reported that the figures were taken from notes from the Development Review Committee meeting and stated that the number should be 221 parking stalls. Commissioner Barker stated that if there were 123 on-site parking spaces and 100 on the perimeter, there would be two more than the required parking spaces. Commissioner Tolman suggested showing how the spaces were distributed. Director Aegerter stated there would be 36 spaces on Main Street, 28 spaces on Center Street and 35 spaces on 100 West Street. Commissioner Huff commented that the plans did not take into account the additional spaces if the house at 100 South 100 West was purchased. Commissioner Tolman asked how many more spaces there could be. Director Aegerter stated there would be approximately 30 additional parking spaces.

Commissioner Alleman stated that he would like to see the median on Main Street extended farther to the north. Director Aegerter responded that it was not in the budget to do now. Commissioner Alleman stated that the plans show additional parking connected with the Reynolds building and he would rather have a reduction in parking than an increase. He stated that the neighborhood residents were trying to save the open space and added that he felt the reduction should be granted to save green space. Commissioner Alleman stated that the City owned the property between the Reynolds building and the toy store and asked if there could be an access located there. Director Aegerter stated that he thinks a building would be the best option there because the space does not function well as parking. Commissioner Alleman stated that the parking requirements could be met if the fire station were left off the block. Commissioner Barker stated that Commissioner Alleman's comment was duly noted.

Commissioner Nolte commented that in looking at all information presented, the Commissioners had to consider granting the reduction in parking as listed in staff report. She stated that she thought they could justify the reduction if the 100 off-site parking was considered. Commissioner Barker stated that the Commissioners had no authority to change the layout, but to only consider what has been presented.

Resident Helen Beardall approached the Commissioners. She stated that in talking to other residents about the City's survey, she knew of no one who had received the survey. She asked where the survey was mailed to. Director Aegerter responded that the surveys were sent to different sections of the City, such as Plat A, Klaucksville, etc. Ms. Beardall stated that she had a problem with how the survey was conducted and felt that the residents were being railroaded into a situation they did not want. Ms. Beardall stated that at one time she worked at the City

building and is aware of the problems with the building, but felt those problems could be remedied. She stated that she and other residents did not want the library moved and they are concerned with the new location of the fire station. Ms. Beardall stated that the creek would be an enticement for children to play in. She stated that many of the residents wrote letters to the City, but nothing has been done. Ms. Beardall commented that the majority of residents don't come to the City Center and it was sad that the residents haven't taken more of an interest in this project. She stated that everyone she has talked to is against the new City Center. She suggested the City build up instead of out. She stated that the new building would take away the City Park.

Commissioner Barker thanked Ms. Beardall for her comments. Commissioner Tolman suggested Ms. Beardall take her comments to the City Council Members. Ms. Beardall stated that she and others have taken their concerns to the City Council and no one seems to care.

Carolyn Taylor, who resides in the Pheasant Meadows Subdivision and her sister, Julie Miller, who resides outside of Springville, approached the Commissioners. Ms. Taylor gave her "Amen" to Ms. Beardall's comments and asked Commissioner Barker how they could stop this project. Ms. Taylor reported that she reviewed the survey which discusses the park in general, but stated that nothing is discussed regarding the residents wanting the Heritage Park to remain where it is. She commented that it was a shame that only four residents were present to try to save the park.

Ms. Taylor questioned how many present were aware of the sacrifice that happened for the early pioneer settlers who started the park. She stated that family reunions are held at the park because it was a central location. She asked who was in charge; who determined where the fire station would be located; who decided on the design of the building. She commented that the new design looked like a railroad station. Ms. Miller asked what the timing was for the project. Director Aegerter responded that the demolition would be starting on some of the buildings soon. He indicated that the Council Members have debated this project for over one year. In terms of a ground breaking, that will most likely be in April or May of this year.

Ms. Taylor asked what it would take to stop the project. Ms. Miller stated that she was not opposed to a better public facility, but felt this site was 'sacred ground' because of the heritage associated with it. She stated that she was not opposed to improvement, but also wanted to honor the pioneers of this area. Ms. Miller stated that it seemed that the Council Members moved ahead with their own agenda. She stated that residents feel that the Council Members and Mayor were not working for them. Ms. Miller reported that she and Ms. Taylor are descendants of Aaron Johnson who was one of the first Springville pioneers. She stated that she has fond memories here; the heritage trees are beautiful and the plan shows that it would save a lot of trees, but she stated that she knew a lot of the trees would be removed. She stated she didn't want the fire station and the ugly building proposed.

Commissioner Barker stated that Ms. Taylor and Ms. Miller would have to go back to the City Council and Mayor because they are the legislative body and the Planning Commission is the administrative body.

Commissioner Tolman informed Ms. Taylor and Ms. Miller that they would have an opportunity to approach the Council Members and Mayor prior to the City Council meeting. She stated that Mayor Mangum has an open door policy and added that there is nothing wrong with having a conversation with the Mayor and then to take advantage of the Public Comment section of the City Council meeting. She reported that a challenge is how much money the City has and what the City can do with it. She indicated that the City Council has thought this project through very carefully.

Commissioner Barker thanked those individuals for their comments.

Commissioner Tolman stated that she would be supportive of the parking reduction request because the addition of public parking spaces will meet adequate parking standards. She stated that all three points were satisfied and she was not interested in creating more asphalt. By reducing the parking there would be more green and open space.

Without further comments, Commissioner Tolman moved to approve the site plan for the Springville City Civic Center and Fire Station with the reduction of on-site parking with one correction in the staff report that the parking is based on public uses with 221 required on-site stalls. Commissioner Davis seconded the motion. The vote to approve the site plan was unanimous.

Commissioner Barker commented that the City needs all the passionate people present as well as the elected officials who are willing to put their necks out. Ms. Beardall stated that there has to be another way for the residents to know what is happening in the City.

Commissioner Barker thanked those who came to the meeting and encouraged them to get their friends involved.

Discussion and consideration of the Plat A Open House

Director Aegerter distributed and reviewed information and letter regarding the Open House for the Plat A Design Standards. Some of the suggestions were:

Commissioner Huff: state that the recipient's house is in Plat A

Commissioner Nolte: include a map; instead of stating the presentation would be 25 minutes, change that to a 'brief presentation'; have a time frame for questions and comments

Director Aegerter stated that the challenge is in making the letter short enough that recipients would read it. He asked the Commissioners to review and edit the letter so he is sure it meets all concerns.

Director Aegerter reviewed the *Frequently Asked Questions* sheet. The Commissioners discussed suggestions and changes to the FAQ sheet.

- ▶ exterior material is critical
- ▶ don't regulate so hard that residents won't want to repair their homes
- ▶ draft language that keeps the original house separate from any addition

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- ▶ write the more important things at the beginning of the document
- ▶ focus on what building materials were used historically
- ▶ try not to tell residents what kinds of things they can put on or do to their homes, but what is appropriate

The Commissioners agreed that March 13, 2008 would be acceptable for the Open House.

Director Aegerter explained that Planners Boyd and Snyder spend a substantial amount of time reviewing house design in the Westfields. Commissioner Tolman stated that if Director Aegerter is concerned about staff's time, there are some municipalities that have sub-groups (three members) who review standards and that might be something to consider. Director Aegerter reported that design reviews are done with new construction in the Westfields and stated that the standards must be clear enough and must be followed because of legal ramifications.

Director Aegerter referenced a letter and concerns received from the builder of a home on 300 South and 400 West. Commissioner Barker suggested sending the writer the design standard information.

With regards to the previous Open House, Director Aegerter reported that a letter was mailed to every property owner in the Plat A area and added that very few attendees indicated that the City was trying to tell them what they could do with their property.

Commissioner Barker asked Secretary Gray to e-mail the date of the Open House to Commissioner DeLlamas. Commissioner Tolman suggested the date be posted on the City's website; I.E. super-impose "Open House" on a rolling banner.

Commissioner Barker asked Director Aegerter to e-mail him a copy of the letter before it is sent out. Director Aegerter indicated that he would.

Director Aegerter reported that starting in April 2008, State law required that all items discussed in a meeting must be specifically posted on an agenda; if they are not, it cannot be discussed. There will no longer be a New / Unfinished Business as an agenda item. Director Aegerter stated that if there was something the Commissioner would like to discuss, they would have to call Secretary Gray 24 hours in advance to put the item on the agenda.

With nothing further to discuss, Commissioner Tolman moved to adjourn the meeting. Commissioner Huff seconded the motion. The vote to close the meeting was unanimous.

Commissioner Barker declared the meeting adjourned at 8:28 PM.