



**NOTICE OF MEETING AND AGENDA
PLANNING COMMISSION
SEPTEMBER 12, 2023 AT 7:00 P.M.**
City Council Chambers
110 South Main Street
Springville, Utah 84663

The agenda will be as follows:

Call to Order

- Approval of the Agenda
- Approval of Minutes: August 22, 2023

Consent Agenda - No items

The Consent Agenda includes items that are administrative actions where no additional discussion is needed. When approved, the recommendations in the staff reports become the action of the Commission. A call for objection or comment will be made on the consent agenda items. If there is any opposition or comment, the item will be taken off the consent agenda and put on the regular administrative session meeting agenda for discussion. If there are no objections or comments, the item(s) will pass without further consideration

Administrative Session

1. Commercial site plan approval for CCA Springville Mixed Use, a mixed-use development on the former Allen's block of Main Street located in the MSSG-Main Street South Gateway Zone.

Legislative Session – Public Hearing

2. Springville Community Development seeking a recommendation to adopt Reframing Downtown, the Downtown Main Street Plan.

Adjournment

THIS AGENDA SUBJECT TO CHANGE WITH A MINIMUM OF 24-HOURS NOTICE

This meeting was noticed in compliance with Utah Code 52-4-202 on September 8, 2023. Agendas and minutes are accessible through the Springville City website at www.springville.org/agendas-minutes. Planning Commission meeting agendas are available through the Utah Public Meeting Notice website at www.utah.gov/pmn/index.html. Email subscriptions to Utah Public Meeting Notices are available through their website.

In compliance with the Americans with Disabilities Act, the City will make reasonable accommodations to ensure accessibility to this meeting. If you need special assistance to participate in this meeting, please contact the Community Development department at (801) 491-7861 at least three business days prior to the meeting.



MINUTES
Planning Commission
Regular Session
Tuesday, August 22, 2023

IN ATTENDANCE

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

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

CALL TO ORDER

Chair Ellingson called the meeting to order at 7:04 p.m.

APPROVAL OF THE AGENDA

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

APPROVAL OF THE MINUTES

August 8, 2023

Chair Ellingson asked if there are any changes or corrections to the minutes. Commissioner Calder inquired about the minutes. He asked what is included and when to submit corrections. Josh Yost, Community Development Director said the statutory requirement for the minutes is that it is a summary of the discussion and records the actions. We try to balance between being minimal and transcribing and he often pushes Heather towards the minutes being a summary of the actions and a summary of discussions. We have recordings, audio and video, for the public to serve as the official record of the meeting. He expressed that if the Commissioners feel they want something in the minutes that isn't there, to let us know. Commissioner Calder said he is asking because he thinks the paragraph covered the point we talked about fine, he just realized some things are different. This was his first time in a longer meeting. Chair Ellingson said we could postpone accepting them. Commissioner Calder said he is OK with it. He mentioned how they made recommendations to the motion for the Active Transportation plan and wanted to make sure everything was addressed in the motion.

Chair Ellingson suggested putting time stamps on important parts of the meeting and Director Yost agreed that was a good idea. He and Heather will discuss and make a standard procedure for including timestamps in the minutes.

Commissioner Anderson asked if anything was added from what we talked about when it went to the City Council. Director Yost said it hasn't gone to the City Council. There was going to be an initial work study meeting on it last week and the adoption was going to be the beginning of September, but the work session got moved back to September 5th. They just wanted a copy of the initial draft. There will be a copy of the memo that

49 summarizes the things we haven't made changes on yet. Commissioner Calder asked if
50 they could have a copy of the memo. Director Yost said he could get it to him.

51
52 Director Yost said we would like a specific motion. As much specificity you can give is
53 better. Commissioner Baker said it seems like Chair Ellingson's comment is a summary.
54 If the motion references that comment, it might be good to have that comment verbatim.
55 Commissioner Calder said specifically one of the things we should look at is population
56 growth and asked if it's a 20-year plan, how are we looking to address that. Director Yost
57 and the Commissioners discussed how motions work and once it is recommended to
58 the City Council, it does not come back to the Planning Commission again. If they want
59 to look at it again, make a motion that continues the item and direct staff on what you
60 would like to see.

61
62 16:05

63 Commissioner Nelson asked if they will address these three issues that we gave in the
64 motion. Director Yost said it will be talked about in the work session. Before we furnish
65 them with the final plan, they will have the revised text. It's in the memo that is included
66 with a copy of the report. It says this isn't reflected in the plan, but this is what they want
67 to be addressed for safety, public outreach and education. Commissioner Calder said
68 he understands the process better now and knows not to move it forward without it
69 being officially what they want it to say. He thought we were making a recommendation
70 with it coming back to them. Chair Ellingson said we did talk about that particular option
71 in the meeting. We had a conversation about if you want this to come back to us or are
72 we comfortable making a recommendation to staff. We decided that if we gave direction
73 to staff, it would be sufficient. Commissioner Baker said it is becoming familiar with the
74 process. Commissioner Anderson didn't understand either. She thought it was being
75 approved before it is. She didn't understand the timeline.

76
77 Commissioner Baker asked if the minutes need to be continued. Chair Ellingson said if
78 there are changes to the minutes that Commissioners are not ready to bring forward
79 now, then someone could make a motion to bring back the minutes at a later date. If you
80 have the changes now, we can make them at this time. Commissioner Calder said that
81 is his question. We can't add minutes because someone didn't make a comment. Chair
82 Ellingson said they can only correct or add in what was in the original record.

83
84 20:46

85 Commissioner Baker moved to approve the August 8, 2023 meeting minutes with the
86 expansion of lines 303-304 to include more of the exact language from Chair Ellingson.
87 Chair Ellingson amended the motion to include any substantive content from the
88 meeting that supported those ideas that add to clarification of the intention.
89 Commissioner Baker said she accepts those amendments to her motion. Commissioner
90 Nelson seconded the motion. The vote to approve the meeting minutes was unanimous.

91
92 **CONSENT AGENDA**

93 21:52

- 94 1. *Nebo School District seeking site plan approval for a new High School to be*
95 *located at 500 S Red Devil Drive.*

96
97 Commissioner Baker had questions, so item #1 was moved to the Administrative
98 Session.

99

100 Commissioner Baker asked if it is on the same property as the current high school. The
101 Commissioners said yes. Chair Ellingson added that they are doing on-site construction.
102 Commissioner Baker asked if they are going to put in a roundabout. Director Yost said it
103 is a substantial reconfiguration of the site. They bought all the Gammell property to the
104 North where the horse track used to be. That is where the school will sit. At 400 and
105 1100, they are cutting in the new road. And they have started grading in the field.
106 Commissioner Parker said they have put in a temporary roundabout already. If take
107 anything larger than a Volkswagen Beetle, you will hit the temporary barriers. Chair
108 Ellingson said they have moved the football field and that part is complete. They have
109 taken out some parking lot and added a temporary parking lot in the back.

110

111 23:54

112 Director Yost said if they move it to the Administrative Session, he can pull up the site
113 plan and talk through it.

114

115 Commissioner Baker moved to move the consent item to the Administrative Session.
116 Commissioner Calder seconded. The vote was unanimous to move the item to the
117 Administrative Session.

118

119 ADMINISTRATIVE SESSION

- 120 1. *Nebo School District seeking site plan approval for a new High School to be*
121 *located at 500 S Red Devil Drive.*

122

122 26:18

123 Director Yost explained the site plan to the Commissioners. He showed where roads are
124 and where they are being modified to accommodate the new school reconfiguration on
125 the site. Commissioner Anderson asked about the land exchange that occurred between
126 the City and the School District. Director Yost said the balance sheet is still shifting
127 around. She asked if Bird Park is still owned by the City. Director Yost said Bird Park
128 stays with the City. Arts Park stays with the City. Commissioner Anderson asked what
129 fields the City gets in Spring Acres Park. Director Yost said we get a new park on the
130 northeast part. Director Yost doesn't know the exact acreage. Commissioner Anderson
131 asked where the school sits, is it on City or Gammell property. Director Yost said City
132 property. Commissioner Anderson said the City did get a portion of the Gammell
133 property. Director Yost said yes but it's not half.

134

135 Discussion included the configuration of roads on the property (22:21) (38:07), the land
136 exchange between the City and the School District (30:21), the way the school sits on
137 the property (22:06) (26:18), any chance of moving Art City Days (40:32). It will have
138 some disruptions for things we have used it for while it is being constructed (40:51), the
139 location of the bus drop off & pick up and where the parents can go to drop off and pick
140 up (41:07), timing, project flow and completion of the building (42:58).

141

142 42:49

143 Commissioner Baker asked if they are building on the same site. Director Yost said the
144 field, school, and road are being constructed and then they will tear down the current
145 school and build the connecting road and the roundabout. Commissioner Baker asked if
146 it will open for the 2026 school year or will the entire project completed. Director Yost
147 said it won't be completed at that point. The rest of the demolition and construction will
148 happen after the 2026 target date.

149
150 44:38
151 Commissioner Baker moved to grant site plan approval for a new high school to be
152 located at 500 South Red Devil Drive. Commissioner Nelson seconded the motion. The
153 vote to approve the Administrative Item was unanimous.

154
155 Director Yost said he wanted on the record that the ranges for addressing the new High
156 School were between 500 to almost 700. There were some other options to use for the
157 address. With the Planning Commission's permission, we can explore that with
158 guidance from the Commission. The Commissioners laughed. Commissioner Baker said
159 those are dangerous ranges for a Red Devil Drive. No guidance was given.

160
161 **LEGISLATIVE SESSION:**

162 46:00
163 2. *Springville Rising, LLC seeking to amend the Springville City Code 11-3-402*
164 *Definitions, 11-4-301 Land Use Matrix and 11-7-204 General Criteria to adopt*
165 *a new Conditional Use: Historic Residential Re-use.*
166

167 Josh Yost, Community Development Director, let the Commissioners know that the
168 applicant has asked us to continue the item.

169
170 46:36
171 Commissioner Baker moved to continue the item. Commissioner Parker seconded.

172
173 Chair Ellingson asked if there needs to be a public hearing for the item first. Director
174 Yost said he's not entirely sure. It can't hurt to open a public hearing, then vote to close
175 it and then continue consideration for the item.

176
177 46:50
178 Commissioner Baker tabled her first motion and then moved to open the public hearing.
179 Commissioner Farrer seconded. The public hearing was opened at 7:51 p.m.

180
181 Seeing no one coming to the podium, Commissioner Baker moved to close the public
182 hearing. Commissioner Anderson seconded. The public hearing was closed at 7:51 p.m.

183
184 47:27
185 Commissioner Baker moved to continue the Legislative item Springville Rising
186 consideration to a future meeting. Commissioner Farrer seconded the motion. The vote
187 to continue the Legislative Session item to a future date was unanimous.

188 *****

189 47:53
190 Director Yost said he has a presentation prepared that tells where the projects are in the
191 process.

192
193 Director Yost reminded them that the State has asked the Planning Commissioners to
194 have a certain number of hours of training per year. The South Valley cities have formed
195 a way to meet the training requirement on one night. Please make yourselves available
196 to meet that night.

197
198 50:41

199 He began the presentation by talking about the items on the priority list he was given
200 when he started.

201

202 52:00

203 Update on the Allen's Block - The MSSG zone was adopted in September 2020. It has
204 been amended a couple of times since then. The initial site plan submission came in
205 November. We provided them with the first round of comments in December. We got the
206 second set of revisions last month and we are working on those now. There are no set
207 dates for this project. There are general aspirations in terms of quarters that they want to
208 be moving. We're hoping that we can get it fully approved so they can start moving dirt
209 or knocking down buildings by the end of the year. The last amendment was the
210 changes to the floor-to-floor heights in townhomes and on Main Street. City adopted the
211 change. Then we came back because we missed a piece in the language for the 4th-
212 floor height. We think we have a project and a code that are copacetic. Just working
213 through the final architectural elements and some finalization on the engineering.
214 Working to coordinate the efforts of the Main Street Plan and the Downtown Reframing
215 Plan. (54:51) We are working to finalize engineering, coordinate the Main Street Plan
216 and plan the Downtown Reframing Plan. We made a contract to develop some
217 Streetscape Standards which is a critical path item to getting their approval. This is a
218 private project, not the City's.

219

220 55:22

221 Director Yost showed a chart that shows how everything works together to accomplish
222 the rest of the list. At the end of the process, we have a zoning and subdivision
223 ordinance that implements the general plan. Then we will basically have a turnkey set of
224 code at the end of the process.

225

226 56:08

227 The 1600 S plan - It is in final staff review, with final comments going back to the
228 consultant team tomorrow. Ready for City Council on November 7th.

229

230 56:18

231 The Active Transportation Plan - It is moving forward to the City Council. Work Study will
232 be on September 5th and then September 19th or pushed to October for adoption.

233

234 56:24

235 The Reframing Downtown Plan - It is at final staff review. The commercial design
236 standards element will be on the heels of the General Plan. The downtown
237 beautification implementation will come out of the Reframing Downtown. It is on the
238 agenda for action on October 3rd. This is from 800 S essentially to 400 N one block on
239 either side of Main Street.

240

241 56:56

242 The General Plan - This ordinance review is the last one on the priority list. It comes at
243 the bottom or in concurrence with the commercial design standards.

244

245 The Station Area Plan - It is on the heels of the General Plan. Completion is Quarter 3
246 2023.

247

248 58:12

249 Reframing Downtown looks at transportation infrastructure, development zoning, and
250 makes a series of recommendations to achieve the goals of the plan which are leaning
251 into Art City, making more of an 18-hour downtown that is more vibrant, and developing
252 our food and cultural offerings. There will be a long presentation on this in a couple of
253 weeks. It is similar to the Community Plan.

254
255 Paper copies of the plans can be furnished. Just let him know.

256

257 59:54

258 The North Main Street Plan - This plan is finishing the planning for Main Street from 400
259 North to the North border of the City. This includes focusing on the 1400 N intersection
260 to be a great gateway to the City. We have a pre-app Q&A with respondents to the RFP,
261 which will close beginning of September and we will select that consultant and hopefully
262 be finished by mid-year next year. Completion Quarter 2 2024.

263

264 1:00:55

265 For the General Plan, we are finalizing the RFQ and then we are going to ask for
266 qualifications and then shortlist a group of respondents to solicit proposals and negotiate
267 with the finalists. Working on a way to take bids from firms for individual pieces of the
268 scope. If there is a really good firm that wants to help with public engagement, we will
269 use them and pair with other consultants of studies and cobble together the dream
270 team. We want to leave the door open and have the biggest group to choose from so we
271 can do a great job on the General Plan.

272

273 1:02:30

274 The commercial design standards are anticipated to be on the back end so the General
275 Plan can be used to communicate the City's vision. That will be in about 2025.

276

277 1:04:19

278 The North Main Street Plan will be as comprehensive as the Main Street Plan. We hope
279 we won't have to spend as much time on the cross-section of the street, just extend the
280 design we have for the area from Center Street to 400 North and devote more time to
281 the transportation element. He wants it to evolve like Downtown did. Looking at the
282 regional and local connections that need to be made. There are some deep properties
283 that don't have a lot of frontage but have depth. He received an initial heads-up from the
284 property on the East side of the street. He gets inquiries about what we can do on the
285 piece now that there is a 7-Eleven there.

286

287 1:07:32

288 Director Yost would be thrilled if we could hit the Quarter 4 2024 General Plan date. He
289 is more concerned with doing a lot of the work upfront, getting lots of engagement and a
290 solid community public mandate for the adoption and advancement of that plan and then
291 getting it done quickly. The zoning/subdivision overhaul follows right on that and
292 concurrently as part of the General Plan.

293

294 Director Yost showed a chart of 2022 vs. 2023 construction. It really fell off in 2023
295 having less than half of the permit valuation we saw in 2022. Residential should turn
296 around substantially. The commercial market is still interesting. (1:09:52) The office
297 warehouse market softened in the last two years. EOS Fitness had a permit but has now
298 pulled it and doing a redesign. The City doesn't fund operations with growth. We had to

299 let a building inspector go at the beginning of this fiscal year because we had planned
300 for more activity than we saw. There is a good amount of land still left to develop.

301
302 1:11:40
303 Lakeside is aiming for late spring for the first vertical construction. They would like to be
304 in the ground today for utility work. There is not a plan to build a bridge over Center
305 Street to connect the area. Most people will be entering to the South of 5th and west of
306 the current commercial development. It goes down to the transfer station and could
307 continue onto the Crandall property.

308
309 1:13:53
310 The Transfer Station will move supposedly Quarter 2 of next year. He is not up to date if
311 they are still on track.

312
313 MAG funding is secured to build a pioneering road to go across the Wildlife
314 Management Area up to the 1400 N exit. Spanish Fork is planning millions of square
315 feet of industrial construction with the inland port. There will be multiple connections to
316 the frontage road to accommodate Lakeside. We are working with Spanish Fork to make
317 sure they continue Center Street out to this area so 400 S isn't the only road in and out.

318
319 1:16:11
320 1600 S is coming. We have 200,000 square feet of Colmena product here. The GWC
321 capital projects are advancing rapidly out north of the airport. (1:16:59) As for having a
322 second interchange, the 1600 S Springville/Spanish Fork exit would come in 2026/2027.
323 He showed the West border of Springville. Spanish Fork came last year with an interest
324 to annex property in this area to develop an industrial park with GWC capital. We were
325 not interested in annexing with industrial uses planned. There are still a couple of parcel
326 gaps between us. North of 4th South is up in the air but South of 4th South is set.

327
328 1:18:15
329 Director Yost explained what Spanish Fork is annexing. In terms of attempting to get
330 that to make a buffer, the annexation law doesn't allow us to initiate any annexation. It is
331 politically sensitive. The inland port offers breaks that Spanish Fork is interested in.

332
333 1:20:46
334 Director Yost talked about other Cities and how their construction has dropped off. It
335 isn't just Springville. There have been no building permit applications for Westfields
336 Central yet. He then showed the Allen's Block Renderings.

337
338 1:22:29
339 With nothing further to discuss, Commissioner Baker moved to adjourn the meeting.
340 Commissioner Anderson seconded the motion. Chair Ellingson adjourned the meeting
341 at 8:27 p.m.

September 6, 2023

TO: Planning Commission Members

FROM: Laura Thompson, Planner II

RE: Commercial site plan approval for CCA Springville Mixed Use, a mixed-use development on the former Allen's block of Main Street located in the MSSG-Main Street South Gateway Zone.

Petitioner: Auggie Wasmund

Summary of Issues

Does the proposed site plan meet the requirements of Springville City Code?

Background

The proposed mixed-use development will be located on the former Allen's block on 400 South and Main Street. The proposed development will contain commercial uses on the main floor facing Main Street with 75 residential apartment units on the upper levels, along with 30 townhome units along 100 West Street.

The purpose of the Main Street South Gateway Zone ("MSSG Zone") is to provide for the creation of unique places of lasting value surrounding the intersection of 400 South and Main Street, enabling vibrant, intense and high-quality development. To accomplish this, the zone permits a wide range of uses, mixed horizontally and vertically, housed in buildings with forms reflective of a traditional downtown and utilizing traditional materials.



On December 21, 2021, the City Council adopted amendments to the MSSG Zone, which included design standards specific for this block. The proposed designs are in accordance with the general designs adopted, in addition, the Planning Commission may approve minor adjustments to the design drawings at the time a developer receives site plan approval.

Analysis

The developer is requesting a 20% reduction to the required parking as per Section 11-6-113(5), where there can be a joint use of the parking lot with the commercial uses. The townhomes will have park under garages, which are alley loaded and out of the 75 apartment units, 53 are one-bedroom/studio units, and 22 are 2-bedroom. A breakdown of the required parking follows:

Apartments - 2.25/unit	169
Retail/Office - 1/300 sq ft	39
Restaurant - 1/100 sq ft	<u>25</u>
Total Parking Required	228
With 20% Reduction	187

Phasing

The project will be constructed in two phases, with the townhome portion being developed first, and the mixed-use buildings being completed with Phase 2.

DEVELOPMENT REVIEW COMMITTEE (DRC)

The Development Review Committee reviewed the site plan on May 25, 2023 and provided the applicant with a copy of redlined comments on the submitted plans and checklist. Any items not addressed or any additional revisions needed are listed below in the “POST DRC COMMENTS” section.

POST DRC COMMENTS

Addressing any outstanding engineering comments from the civil drawings and outstanding architectural comments given to the applicant on July 27, 2023.

Staff Recommendation

Staff finds the CCA Mixed Use Springville site plan meets the requirements of Springville City Code and recommends approval, contingent upon addressing any items listed in the “Post DRC Comments” section of this report.

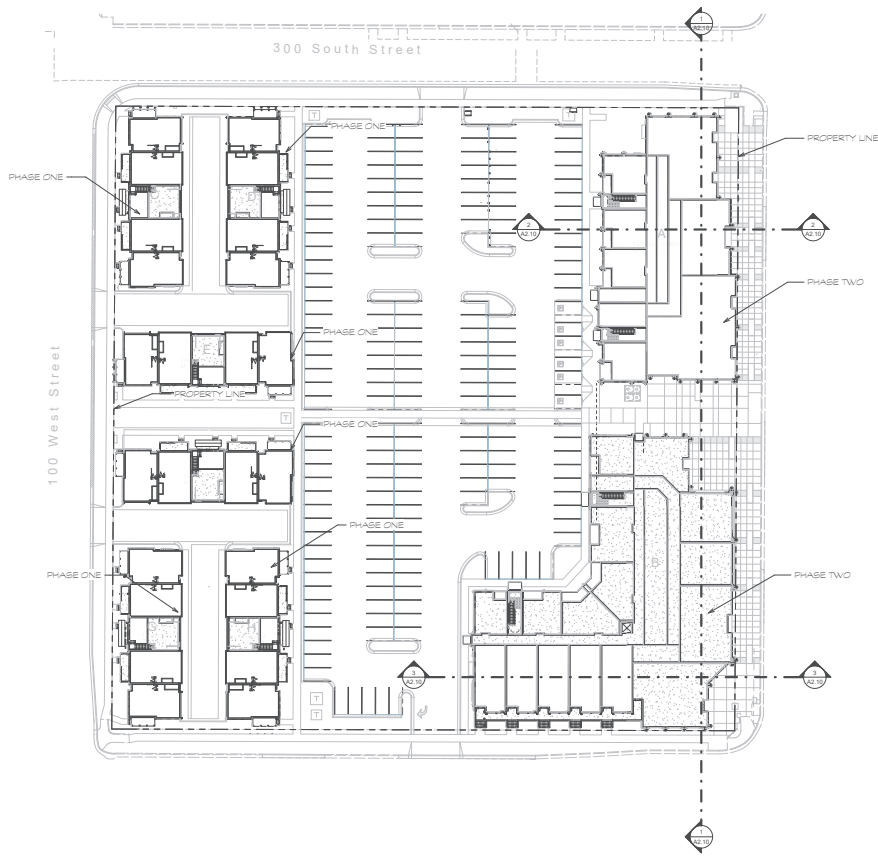
Recommended Motion

Move to grant commercial site plan approval for CCA Springville Mixed Use, a mixed-use development on the former Allen’s block of Main Street located in the MSSG-Main Street South Gateway Zone, contingent upon addressing any outstanding items to be approved by the Chief Engineer and Community Development Director.

PARKING PROVIDED	
TYPE	COUNT
STANDARD	183
ADA	4
TOTAL	187

PARKING REQUIRED	
TYPE	COUNT
APARTMENTS	169
RETAIL	39
RESTAURANT	25
TOTAL	228
W/ 20% REDUCTION	187

PARKING LOT LANDSCAPING	
TOTAL AREA	66767 SF
TOTAL LANDSCAPING AREA	4392 SF
LANDSCAPING PERCENTAGE	6.6%



VICINITY MAP

SPRINGVILLE - MIXED USE

350 S MAIN ST, SPRINGVILLE, UTAH 84663

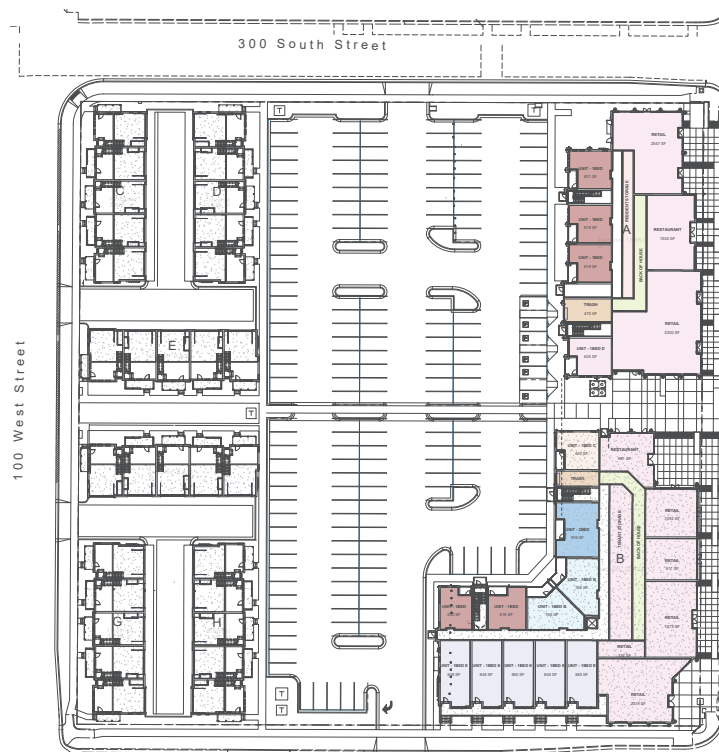


Site Plan
06-7-23



REVIVAL DEVELOPMENT 36535 1300E #7 SLC, UT 84106 513-543-3426

UNIT SCHEDULE	
Name	Count
UNIT - 1BED	21
UNIT - 1BED B	5
UNIT - 1BED C	5
UNIT - 1BED D	1
UNIT - 1BED E	5
UNIT - 1BED F	2
UNIT - 1BED G	2
UNIT - 1BED H	1
UNIT - 1BED J	5
UNIT - 1BED K	2
UNIT - 2BED	11
UNIT - 2BED B	5
UNIT - 2BED C	2
UNIT - 2BED E	2
UNIT - 2BED F	2
UNIT - STUDIO	5
Grand total:	75



SPRINGVILLE - MIXED USE

350 S MAIN ST, SPRINGVILLE, UTAH 84663

REVIVAL DEVELOPMENT 36535 1300E #7 SLC,UT 84106 513-543-3426



Level 1
06-7-23



UNIT SCHEDULE	
Name	Count
UNIT - 1BED	21
UNIT - 1BED B	8
UNIT - 1BED C	3
UNIT - 1BED D	5
UNIT - 1BED E	5
UNIT - 1BED F	2
UNIT - 1BED G	2
UNIT - 1BED H	5
UNIT - 1BED J	5
UNIT - 1BED K	2
UNIT - 2BED	11
UNIT - 2BED B	5
UNIT - 2BED D	2
UNIT - 2BED E	2
UNIT - 2BED F	2
UNIT - STUDIO	3
Grand total	75



SPRINGVILLE - MIXED USE

350 S MAIN ST, SPRINGVILLE, UTAH 84663



Level 2
06-7-23



UNIT SCHEDULE	
Name	Count
UNIT - 1BED	2
UNIT - 1BED B	8
UNIT - 1BED C	8
UNIT - 1BED D	1
UNIT - 1BED E	5
UNIT - 1BED F	2
UNIT - 1BED G	2
UNIT - 1BED H	1
UNIT - 1BED J	5
UNIT - 1BED K	2
UNIT - 2BED	11
UNIT - 2BED B	5
UNIT - 2BED D	2
UNIT - 2BED E	2
UNIT - 2BED F	2
UNIT - STUDIO	5
Grand total: 75	



SPRINGVILLE - MIXED USE

350 S MAIN ST, SPRINGVILLE, UTAH 84663



Level 3
06-7-23



REVIVAL DEVELOPMENT 36535 1300E #7 S.L.C. UT 84106 513-543-3426

UNIT SCHEDULE	
Name	Count
LNT - 1BED	21
LNT - 1BED B	8
LNT - 1BED C	5
LNT - 1BED D	1
LNT - 1BED E	5
LNT - 1BED F	2
LNT - 1BED G	2
LNT - 1BED H	1
LNT - 1BED J	5
LNT - 1BED K	2
LNT - 2BED	11
LNT - 2BED A	5
LNT - 2BED D	2
LNT - 2BED E	2
LNT - 2BED F	2
LNT - STUDIO	5
Grand total:	75



SPRINGVILLE - MIXED USE

350 S MAIN ST, SPRINGVILLE, UTAH 84663

REVIVAL DEVELOPMENT 36535 1300E #7 S.L.C.UT 84106 513-543-3426



SCALE 1" = 30'



Level 4

06-7-23



Architecture
Belgique, Inc.



TOTAL FACADE AREA: 8,785 SF (100%)
 TOTAL STUCCO AREA: 504 SF (5.7%)

SOUTH BLDG



TOTAL FACADE AREA: 6,060 SF (100%)
 TOTAL STUCCO AREA: 232 SF (3.8%)

NORTH BLDG

OVERALL MATERIAL LEGEND	
	STUCCO
	BRICK VENEER
	GLAZING
	CONCRETE
	ASPHALT SHINGLES
	LAP SIDING

SPRINGVILLE - MIXED USE

350 S MAIN ST, SPRINGVILLE, UTAH 84663

SCALE : 1/8" = 1'-0"

Main St Elevation

06-7-23



REVIVAL DEVELOPMENT 36535 1300E #7 SLC,UT 84106 513-543-3426



SOUTH BLDG

OVERALL MATERIAL LEGEND

	STUCCO
	BRICK VENEER
	GLAZING
	CONCRETE
	ASPHALT SHINGLES
	LAP SIDING



NORTH BLDG

SPRINGVILLE - MIXED USE

350 S MAIN ST, SPRINGVILLE, UTAH 84663

SCALE: 1/8" = 1'-0"

Rear Elevation

06-7-23





TOTAL FACADE AREA: 7,816 SF (100%)
 TOTAL STUCCO AREA: 602 SF (7.7%)

OVERALL MATERIAL LEGEND	
[Stucco swatch]	STUCCO
[Brick veneer swatch]	BRICK VENEER
[Glazing swatch]	GLAZING
[Concrete swatch]	CONCRETE
[Asphalt shingles swatch]	ASPHALT SHINGLES
[Lap siding swatch]	LAP SIDING

SPRINGVILLE - MIXED USE

350 S MAIN ST, SPRINGVILLE, UTAH 84663

SCALE : 1/8" = 1'-0"

400S Elevation
 06-7-23



REVIVAL DEVELOPMENT 36535 1300E #7 S.L.C.UT 84106 513-543-3426



OVERALL MATERIAL LEGEND	
	STUCCO
	BRICK VENEER
	GLAZING
	CONCRETE
	ASPHALT SHINGLES
	LAP SIDING

SPRINGVILLE - MIXED USE

350 S MAIN ST, SPRINGVILLE, UTAH 84663

SCALE : 1/8" = 1'-0"

3005 Elevation

06-7-23





OVERALL MATERIAL LEGEND	
	STUCCO
	BRICK VENEER
	GLAZING
	CONCRETE
	ASPHALT SHINGLES
	LAP SIDING

SPRINGVILLE - MIXED USE

350 S MAIN ST, SPRINGVILLE, UTAH 84663

SCALE : 1/8" = 1'-0"

South Bldg Plaza Elevation



REVIVAL DEVELOPMENT 36535 1300E #7 SLC,UT 84106 513-543-3426

06-7-23



OVERALL MATERIAL LEGEND	
	STUCCO
	BRICK VENEER
	GLAZING
	CONCRETE
	ASPHALT SHINGLES
	LAP SIDING

SPRINGVILLE - MIXED USE

350 S MAIN ST, SPRINGVILLE, UTAH 84663

SCALE : 1/8" = 1'-0"

North Bldg Plaza
06-7-23



REVIVAL DEVELOPMENT 36535 1300E #7 S.L.C.UT 84106 513-543-3426



FRONT ELEVATION

OVERALL MATERIAL LEGEND	
	STUCCO
	BRICK VENEER
	GLAZING
	CONCRETE
	ASPHALT SHINGLES
	LAP SIDING



REAR ELEVATION

SPRINGVILLE - MIXED USE

350 S MAIN ST, SPRINGVILLE, UTAH 84663



SCALE: 1/8" = 1'-0"

Townhome Elevations

06-7-23





LEFT ELEVATION

OVERALL MATERIAL LEGEND	
	STUCCO
	BRICK VENEER
	GLAZING
	CONCRETE
	ASPHALT SHINGLES
	LAP SIDING



RIGHT ELEVATION

SPRINGVILLE - MIXED USE

350 S MAIN ST, SPRINGVILLE, UTAH 84663



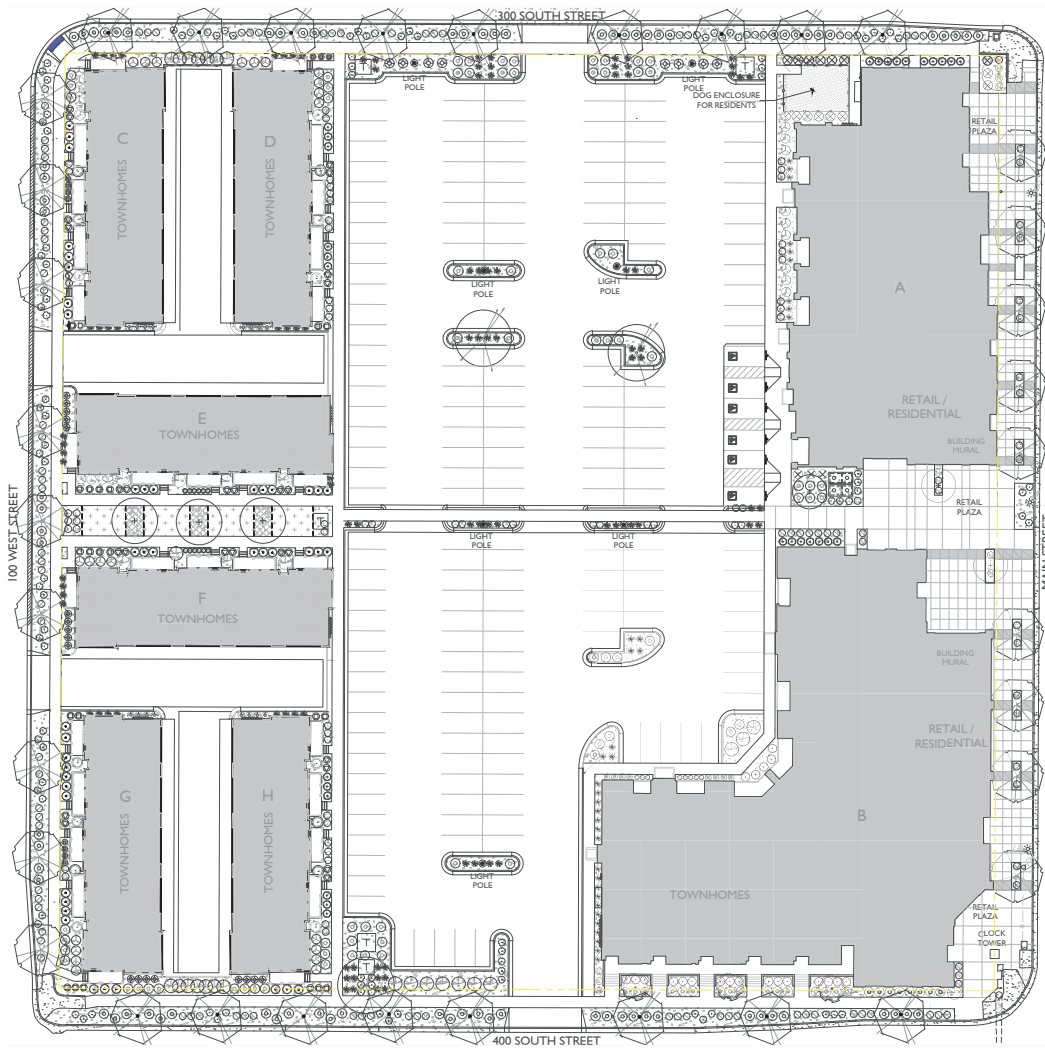
SCALE: 1/8" = 1'-0"

Townhome Elevations

REVIVAL DEVELOPMENT 36535 1300E #7 SLC, UT 84106 513-543-3426

06-7-23

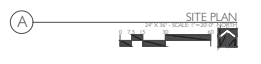




LANDSCAPE SCHEDULE

Qty	Symbol Name	Common Name	Size
DECIDUOUS TREES			
16		Franz Fontane Columnar Hornbeam	2" Cal.
6		Norwegian Spruce Maple	2" Cal.
17		Expresse Kentucky Coffeetree	2" Cal.
7		Spring Snow Crabapple	2" Cal.
3		Ivory Silk Tree Lilac	2" Cal.
4		Canadian Linden	2" Cal.
18		Village Green Zelkova	2" Cal.
DECIDUOUS SHRUBS			
19		Blue Chip Butterfly Bush	2 Gal.
95		Dark Knight Bluebeard	2 Gal.
18		Dwarf Burning Bush	2 Gal.
39		Hydrangea	2 Gal.
22		Frosty White Croquetal	2 Gal.
8		Tall Hedge Buckthorn	2 Gal.
34		Finesse Buckthorn	2 Gal.
26		Dolittle Goldcharm Spirea	2 Gal.
EVERGREEN SHRUBS			
20		True Dwarf Boxwood	2 Gal.
64		Cherry Hill Laurel	2 Gal.
29		Dwarf English Yew	2 Gal.
ORNAMENTAL GRASSES			
129		Karl Foerster Feather Grass	1 Gal.
28		Sander Maiden Grass	1 Gal.
92		Fountain Grass	1 Gal.
GROUNDCOVER			
27		Ground Hug Spreading Chokeberry	2 Gal.
40		Wintercreeper	1 Gal.
85		Pawnee Buttes Sand Cherry	2 Gal.
89		Gro Low Sumac	2 Gal.
PERENNIALS			
27		Whirling Butterflies	1 Gal.
18		Gros Bleu Lavender	1 Gal.
23		Catnip	1 Gal.
TURF			
1,075 S.F.		Charnshare Imperial Blue	Soil
544 S.F.		Synthetic Dog Turf	
MULCH			
323,242 S.F. ±		Over DeWitt PRO5 Weed Barrier, All Plants	3' Depth
EDGING			
		Metal - 3/16" x 4"	

- ### LANDSCAPE GENERAL NOTES
- All alterations to these drawings during construction shall be approved by the Project Representative and recorded on "as built" drawings by the Contractor.
 - All plant materials shall conform to the minimum guidelines established by the American Standard for Nursery Stock, published by the American Nursery Association, Inc.
 - All plants to be balled and burlapped or container grown, unless otherwise noted on the plant list.
 - The contractor shall supply all plant material in quantities sufficient to complete the planting shown on the drawings.
 - Any proposed substitutions of plant species shall be made with plants of equivalent overall form, height, branching habit, flower, leaf color, fruit and culture only as approved by the Project Representative.
 - The Contractor shall locate and verify all existing utility lines prior to planting and shall report any conflicts to the Landscape Architect.
 - Stake location of all proposed planting for approval by the Project Representative prior to commencement of planting.
 - All turf areas shall receive four inches (4") of topsoil prior to planting. All shrub, groundcover, and perennial beds shall receive four inches (4") of topsoil prior to planting.
 - Submit topsoil report prepared by a qualified soil testing laboratory prior to soil placement. topsoil shall meet the following mechanical analysis:
Sand (0.075 - 2.0 mm Dia.) 20 - 70%
Clay (0.002 - 0.075 mm Dia.) 10 - 70%
The max. retained on a # 10 sieve will be 15 percent. The topsoil shall meet the following analysis criteria:
pH Range of 5.5 to 8.2, a min. of 4% and max. of 8% organic matter content and free of stones > 2" or larger. Soluble salts < 2 dS/m or millimhos and sodium absorption ratio (sar) < 6.
 - All tree rings and plant beds to receive mulch as specified in the Landscape Schedule.



STB DESIGN
LANDSCAPE ARCHITECTURE & LAND PLANNING

1175 E. PERISS HOLLOW ROAD
SALT LAKE CITY, UTAH 84103
PH: (801) 554-2146
SCOTT@STBD.COM | WWW.STBD.COM

DATE DESIGNED: 04/21
DATE: 8.14.2023

SPRINGVILLE MIXED-USE PROJECT
SPRINGVILLE, UTAH

LANDSCAPE PLAN

L101



To: Planning Commission
From: Carla Wiese, Planner/Econ Dev
Date: September 5, 2023
Re: Reframing Downtown Main Street Corridor Study

In fall of 2020, Springville Community Development received a grant through the UDOT Technical Planning Assistance Program for the South Main Street Study. The City Council expressed their support for a downtown initiative and a scope of work was developed that included a strategic visioning process for defining downtown’s programmatic and visual identity, prioritized initiatives for realizing the vision, and recommendations for the optimal management structure to carry out implementation. Throughout this process, business and property owners in the downtown as well as elected officials, representatives from UDOT and UTA, and Springville citizens were involved.

As we received input from stakeholders and Springville residents, three distinct themes emerged: character, art, and food. These themes serve as the basis for the project priorities which provide guidance for implementation of the plan.

The final draft of Reframing Downtown Main Street Corridor Study is now ready for your consideration. We value a thorough and open discussion and want to ensure that all of your questions are answered, and your concerns addressed before making any recommendations. We ask that a motion be made to recommend adoption by the City Council of the Reframing Downtown Main Street Corridor Study.

