



**NOTICE OF MEETING AND AGENDA  
PLANNING COMMISSION  
MARCH 12, 2024 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: February 13, 2024

**Consent Agenda**

*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**

**Legislative Session – Public Hearing**

- 1) Western Paving Inc. requests an amendment of the Official Zone Map to apply the Materials Processing and Storage to parcels 26:054:0080, 26:054:0063, and 26:055:0098, consisting of 13.6 acres, located to the rear of the existing Western Paving operation at 2021 South State Street.  
-Josh Yost [jyost@springville.org](mailto:jyost@springville.org) 801-489-2705

**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 March 8, 2024. Agendas and minutes are accessible through the Springville City website at [www.springville.org/agendas-minutes](http://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](http://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, February 13, 2024

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### IN ATTENDANCE

**Commissioners Present:** Chair Karen Ellingson, Genevieve Baker, Michael Farrer, Ralph Calder, and Brett Nelson

**Commissioners Excused:** Ann Anderson, Rod Parker

**City Staff:** Josh Yost, Community Development Director  
Carla Wiese, Planner II/Economic Development Specialist  
Heather Goins, Executive Assistant

### CALL TO ORDER

Chair Ellingson called the meeting to order at 7:07 p.m.

### APPROVAL OF THE AGENDA

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

### APPROVAL OF THE MINUTES

*January 23, 2024*

Commissioner Farrer moved to approve the January 23, 2024 meeting minutes. Commissioner Nelson seconded the motion. The vote to approve the meeting minutes was unanimous.

### CONSENT AGENDA

*No Items*

### ADMINISTRATIVE SESSION

*No Items*

### LEGISLATIVE SESSION:

- 1) *Eternal Spring, LLC, requests an amendment of the Official Zone Map to apply the Neighborhood Commercial (NC) Zone to the entirety of parcel 23:031:0089, consisting of 2.04 acres and located at approximately 301 South 950 West.*

1:15 Carla Wiese, Planner II/Economic Development Specialist, presented. She showed the property on the map. There are two zones on one property. No one at the City knows the rationale for this decision. The border follows the canal. The change would not be inconsistent with the zoning in the surrounding areas. It would allow the property owner to have more options for the development of the property. The NC zone is to provide access to commercial that isn't a regional destination. Commissioner Nelson

50 asked for some examples of NC. Tropical Café, offices, banks and an auto parts store.  
51 Commissioner Nelson said these are low traffic uses. Nothing that would create  
52 additional traffic. The assisted living is next to the parcel. Staff thinks that one zone on  
53 the parcel is best. It borders residential. The Intermountain Springville parcel is already  
54 NC and is right next to this parcel in question.

55  
56 Chair Ellingson invited the applicant to speak. He declined.  
57

58 6:40 Commissioner Nelson moved to open the Public Hearing. Commissioner Farrer  
59 seconded. The public hearing was opened at 7:13 p.m.  
60

61 Hunter Huffman  
62 154 C Street

63 The NC zone is similar to what we have on 400 S with Reams and the dental offices. It  
64 is not unprecedented to have this use.  
65

66 7:55 Commissioner Farrer moved to close the Public Hearing. Commissioner Calder  
67 seconded. The public hearing was closed at 7:15 p.m.  
68

69 8:17 Commissioner Nelson moved to recommend rezoning of parcel 23:031:0089 in its  
70 entirety to Neighborhood Commercial (NC). Commissioner Farrer seconded the motion.  
71 The vote to approve the Legislative Session item was unanimous.  
72

73 8:35 Chair Ellingson asked what is going in by the professional offices on 400 S.  
74 Director Yost said it is a restaurant pad that will have Tadka and Chubby's. Ms. Wiese  
75 reminded them we did the rezone to do the drive through. Chair Ellingson said she  
76 remembered that, but businesses don't always go in after approvals. Ms. Wiese said  
77 they already had a letter of intent from Chubby's and the drive-through decision. We felt  
78 confident that would go in.  
79

80 2) *Western Paving Inc. requests an amendment of the Official Zone Map to apply  
81 the Materials Processing and Storage to parcels 26:054:0080, 26:054:0063,  
82 and 26:055:0098, consisting of 13.6 acres, located to the rear of the existing  
83 Western Paving operation at 2021 South State Street.*  
84

85 10:43 Josh Yost, Community Development Director, let the Commissioners know  
86 Western Paving contacted us today and asked for a continuance until the next meeting.  
87 We would need to open a public hearing as it was noticed.  
88

89 11:50 Commissioner Farrer asked if this is the same property as Sumsion that had the  
90 concrete processing. Director Yost said yes. Commissioner Nelson said that caused a  
91 big ruckus back then. Chair Ellingson agreed and said this will be a big conversation.  
92 Commissioner Calder asked if they would like to withdraw their application. Director  
93 Yost said no, a principal of the business is not able to attend tonight. Chair Ellingson  
94 asked if there is anything we should know before it comes back. Director Yost said there  
95 is nothing. We can cover it here.  
96

97 12:47 Commissioner Calder moved to open the Public Hearing. Commissioner Nelson  
98 seconded. The public hearing opened at 7:20 p.m. Seeing no speakers, Commissioner

99 Farrer moved to close the Public Hearing. Commissioner Nelson seconded. The public  
100 hearing was closed at 7:20 p.m.

101  
102 13:35 Commissioner Farrer moved to continue this item. Commissioner Calder  
103 seconded. The vote to continue this item was unanimous. Commissioner Nelson asked  
104 when this will come back. Director Yost said it will be the next meeting on the 27<sup>th</sup>.  
105

106 ***3) Springville Community Development requests amendments to the Westfields***  
107 ***Central New Neighborhood Plan to clarify setback requirements and***  
108 ***architectural standards.***

109  
110 13:56 Josh Yost, Community Development Director, presented. We have had a lot of  
111 plans approved for this area. Applicants must submit for design approval in order to get  
112 a permit. There are a number of things that designers have come up with that we didn't  
113 include in the initial draft.

114  
115 Most builders have been willing to work with it. We pushed on some of the builders'  
116 design elements. There have been several called out that are common themes. There  
117 have been some setback issues that we didn't anticipate. A town home lot must have a  
118 corner setback, but it doesn't have an interior setback. Where it is next to a loft home, a  
119 town home could come clear to the lot line, but so could the loft home. It could cause an  
120 issue. The change would say if you are adjacent to the same lot type, that 0 minimum  
121 setback applies, but if you are adjacent to a different lot type there needs to be at least a  
122 5-foot setback.

123  
124 18:54 Director Yost explained how porch encroachments are used to build public facing  
125 homes and make transitional spaces. Here projections are allowed on porches into the  
126 setbacks. Some builders were confused on what was considered a projection. We took  
127 the element out of the standard code and propose putting it in the Westfields Central  
128 code to specify which projections are allowed. We clarified that bays and cantilevers can  
129 project 2 feet into any required yard space but not more than 20% of the wall length.  
130 Porches and patio coverings can project up to the full projection depth that is permitted  
131 based on the lot type. Letting them encroach encourages neighborliness. This works  
132 better to get to the intent than using buildable space for the porches.

133  
134 Those are the two setback changes we are making. In both cases, these are imposing  
135 and more restrictive requirements.

136  
137 21:48 The architectural standards are grouped into two topics. Artificial wood texture  
138 siding or fake panels aren't permitted. Material and color changes need to occur at a  
139 vertical line on a concave corner, to avoid it on an outside corner. We want to clarify  
140 vertical changes with materials should happen at floor levels or at the eave line on gable  
141 ends and every material should be placed under lighter materials.

142  
143 Commissioner Baker arrived at 7:30 p.m.

144  
145 23:22 Chair Ellingson asked how it's determined so that columns and posts are  
146 appropriate with the architectural style of the building. Director Yost said we look at the  
147 pattern for that type of style. The application for the design review specifies a long list of  
148 styles. They tell us what they are choosing and then they choose the style type. Chair

149 Ellingson said so there is something concrete and accepted among the architectural  
150 community that you can draw from so it isn't arbitrary. Director Yost said that is correct.  
151 Pattern books and historic precedence generally accept what elements of a porch are  
152 part of a certain type of stylistic expression.

153  
154 24:36 Commissioner Calder asked if all those items must show on the plan. Director  
155 Yost said they do. Commissioner Calder asked how they are enforced when they are  
156 built. Director Yost said he watches them closely and we are training the inspectors to  
157 check for these design standards when they conduct inspections. Commissioner Calder  
158 said it is like CCNR's. Director Yost said yes.

159  
160 Commissioner Calder asked about encroachments. Director Yost said an enclosed  
161 porch would not be allowed to encroach into the setback. Commissioner Calder said the  
162 homeowner would know that they can't sheet in the porch. Director Yost said they may  
163 not know but if they asked, we would tell them it is part of the code. He said he wouldn't  
164 be opposed to the screen panels to keep the bugs out.

165  
166 Chair Ellingson asked what muntin configuration means. Director Yost said muntin's are  
167 divider bars in a pane of glass. The sash is the piece of the window that moves.

168  
169 29:00 Architectural elements currently don't require porches to have railings. That is a  
170 key element of creating a well-articulated elevation with texture and variety that makes it  
171 interesting. You can use color to change up the elevations. The minimum base floor  
172 elevation is 18 inches above the sidewalk. Building code may require a low railing, but  
173 we wanted to clearly articulate that. =

174  
175 Elevations - when the same building plan is repeated two or more times on a block face,  
176 variation in architectural elevation is required. Changing color palette, materials, porch  
177 details, window details, picket fence styles are ways to accomplish this requirement.  
178 Commissioner Baker asked if the fence must be picket. Director Yost said no, it would  
179 be better to say fence styles.

180  
181 36:15 Director Yost clarified that window trim cannot be a picture frame. They need a  
182 combination of a seal and a cap to be true to the architectural expression we want in this  
183 area. Windows need to make sense to the interior floor plan but also the external plan.

184  
185 39:20 Chair Ellingson is glad the requirement to be white was taken out. Director Yost  
186 said some designers have things that are important to them. This was important to Tom.  
187 Now as he looks back and says he doesn't want to enforce the white and VOC.

188  
189 Director Yost let the Planning Commissioners know there are two building permit  
190 applications for Westfield's Central in the prep stage, which is where someone opens an  
191 application but hasn't submitted it yet.

192  
193 Commissioner Calder asked where Westfield's Central is. Director Yost said it is located  
194 at 700 S and 950 W.

195  
196 43:53 Commissioner Farrer moved to open the Public Hearing. Commissioner Nelson  
197 seconded. The public hearing was opened at 7:51p.m. Seeing no speakers,

198 Commissioner Baker moved to close the Public Hearing. Commissioner Calder  
199 seconded. The public hearing was closed at 7:51 p.m.  
200  
201 Commissioner Calder thinks it is great that this creates standards for a neighborhood.  
202 Those become a legacy.  
203  
204 45:30 Commissioner Farrer moved to recommend approval of amendments to the  
205 Westfields Central New Neighborhood Plan to clarify setback requirements and  
206 architectural standards. Commissioner Calder seconded the motion. The vote to  
207 approve the Legislative Session item was unanimous.  
208  
209 With nothing further to discuss, Commissioner Baker moved to adjourn the meeting.  
210 Commissioner Farrer seconded the motion. Chair Ellingson adjourned the meeting at  
211 7:53 p.m.

February 8, 2024

TO: Planning Commission Members

FROM: Laura Thompson, Planner II  
Josh Yost, Community Development Director

RE: Western Paving Inc. requests an amendment of the Official Zone Map to apply the Materials Processing and Storage to parcels 26:054:0080, 26:054:0063, and 26:055:0098, consisting of 13.6 acres, located to the rear of the existing Western Paving operation at 2021 South State Street.

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**Petitioner:** Western Paving, Inc.  
Riley Thorpe

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### Summary of Issues

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- Does the proposed request meet the requirements of the Springville City Code, particularly 11-7-1, Amendments to the Title and Zone Map?
- Does it maintain the intent of the Dry Creek Community Plan?

### Background

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The Materials Processing and Storage Overlay Zone was approved on February 18, 2020, to be applied to the front 8.08 acres of the Western Paving property at 2120 South State Street.

The current request is to expand the overlay to 13.60 acres west of the existing site.



### Discussion

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The Materials Processing and Storage Overlay Regulations include the following location requirements.

1. The MPS Overlay Zone may only be applied to the LIM Zone located east of 950 West, South of 1600 South, and West of SR 51.
2. The procedure for applying the MPS Overlay Zone to the property shall be the same procedure for amending the zoning map outlined in 11-7-102.
3. Each parcel within the MPS Overlay Zone shall have frontage on and direct access to a major arterial road.

- The subject property is located west of the approved at 2120 South State Street, within the area described in requirement one (1) above.
- The applicant has applied for a zone map amendment per requirement two (2) above.
- The subject property has no frontage or direct access to a major arterial road.

#### Dry Creek Community Plan

The 1600 South corridor and southern areas of Springville City are the next logical progression for development, filling in the space between Springville and Spanish Fork. Two areas were studied as part of the plan, including the 1600 South (Primary Study Area) Corridor and the remaining undeveloped property (Secondary Study Area) south of the corridor extending to the City boundary.

The Secondary Study Area includes the subject properties and designates the subject property as a Town Center Place Type intended for use in (likely new) activity centers. This place type allows for a range of building types, served by one or more transit modes and typically focused on civic and commercial uses with residential edges.

Generally, the vision for the Secondary Study Area anticipates a mixed-use commercial/retail center near the city's south edge. Surrounding the commercial retail center will be suburban housing, although higher in density than the current general plan (adopted 2011). The specific land use districts in the area of the subject property are Commercial - Village Mixed, Housing - Medium High, Housing - Medium, and Housing - Medium Low.

The proposed zone map amendment does not align with the recommendations of the Dry Creek Community Plan, which constitutes the City Council's policy regarding the future vision for this area. The proposed materials storage and processing use is incompatible with the planned Town Center Place Type and the land use districts recommended in the area, both by its general character and by the specific requirements of the zone, which prohibits material recycling activities within 1,000 feet of a residence. Expanding the existing overlay onto over 13 additional acres would compromise the City Council's vision for the Dry Creek Community Area.

#### Staff Recommendation

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Staff finds that the proposed Zone Map Amendment does not maintain the intent of the Dry Creek Community Plan. Staff recommends denial of the requested amendment to the official zone map.

#### Recommended Motion

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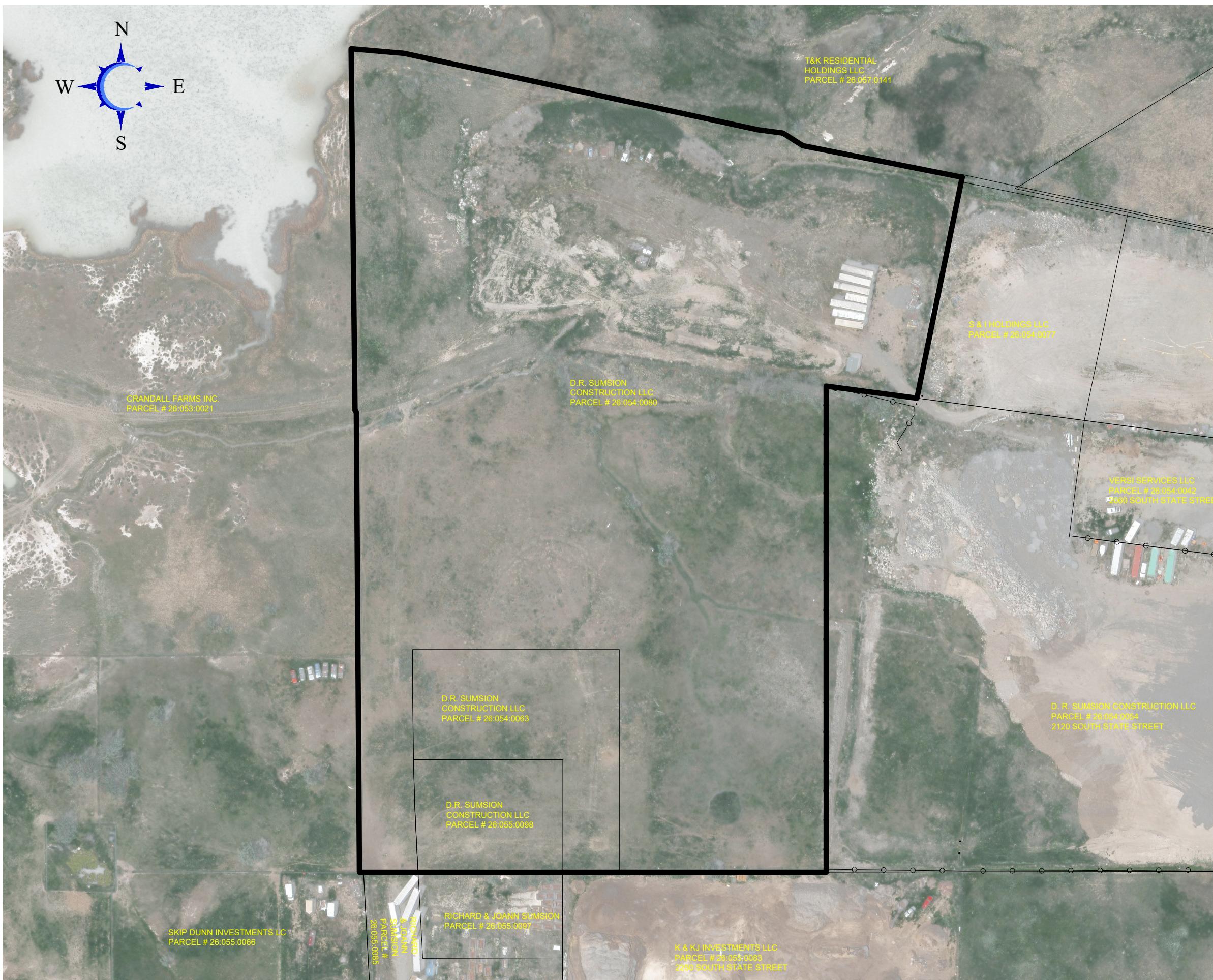
Move to recommend denial of Western Paving Inc.'s requested amendment of the Official Zone Map to apply the Materials Processing and Storage to parcels 26:054:0080, 26:054:0063, and 26:055:0098, consisting of 13.6 acres, located to the rear of the existing Western Paving operation at 2021 South State Street.

## Attachments

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1. Application Materials
2. Excerpts from the Dry Creek Community Plan

**Attachment 1: Application Materials**



**VICINITY MAP**  
**D. R. SUMSION CONSTRUCTION LLC**



P: (801) 616-6848  
F: (801) 704-9384  
surveydanpls@gmail.com  
563 North Rees Ave.  
Spanish Fork, UT 84660

DRAWN:	DEK	PROJECT #	SCALES
DESIGNER:	DEK	VA321	HORIZ: 1"=60'
REVIEWED:	DEK	DATE:	
12/15/2023			

PROJECT NAME:

**D. R. SUMSION CONSTRUCTION LLC**

PROJECT LOCATION:

**2120 SOUTH STATE STREET**  
**SPRINGVILLE, UT 84663**

SHEET TITLE:

**VICINITY MAP**

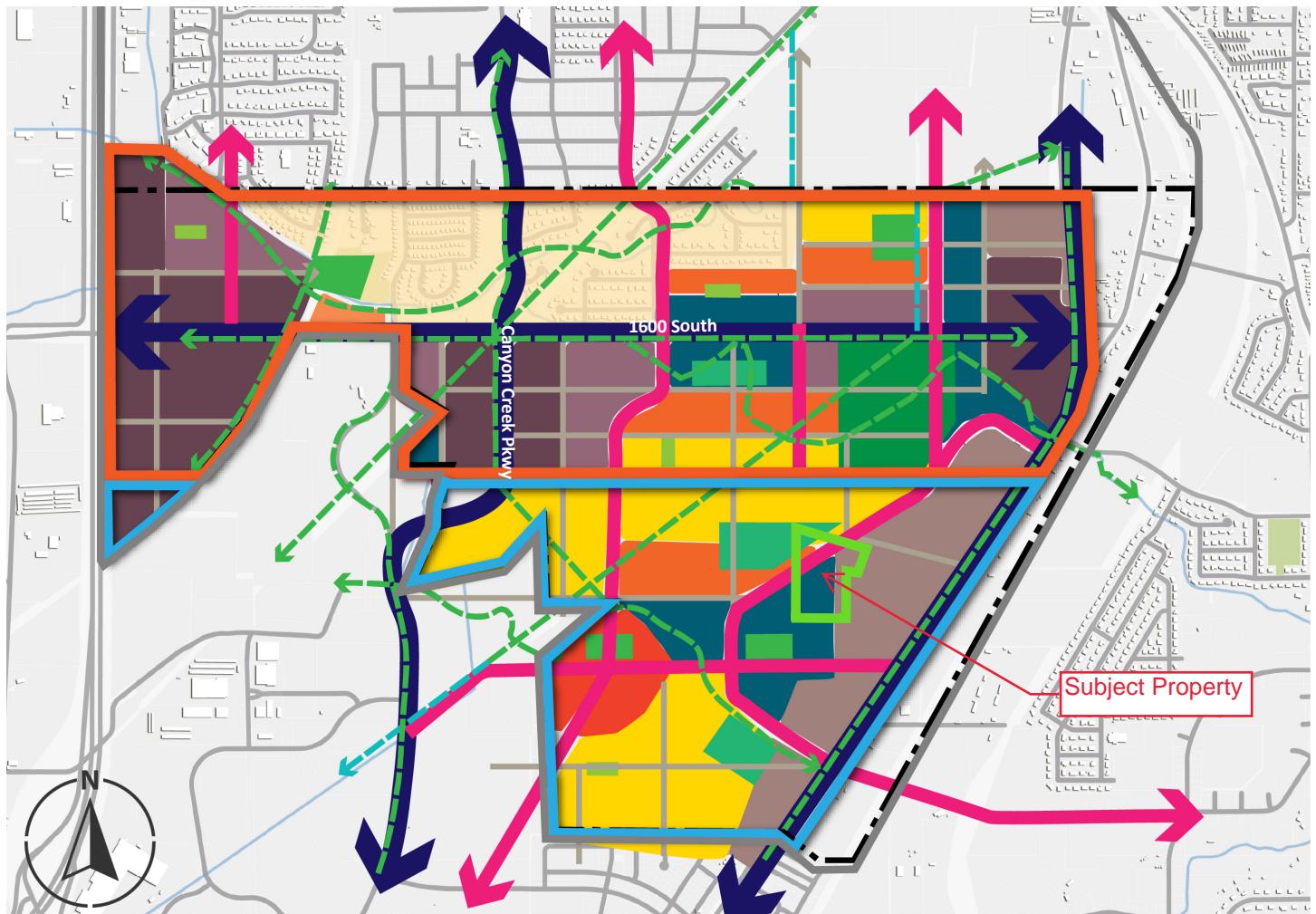
**1 of 1**

**Attachment 2: Excerpts from the Dry Creek Community Plan**



## Primary & Secondary Area

### Regulating Plan



 Mixed Use Lifestyle

 Commercial - Retail/Mall

 Commercial - Village Mixed

 Housing - Medium High

 Housing - Medium

 Housing - Medium Low

 Town Center Place Type

 Boulevard Comm. Place Type

 Roadways

### Regulating Plan

The most common tool for mapping a form-based code is a “regulating plan.” A regulating plan is a general land use district map combined with an open space plan and transportation plan (see Chapters 8 and 9).

The regulating plan is implemented ultimately by a Form- Based Code, which is generally outlined in this document. Each street, block, or parcel within the study areas must comply with the illustrated standards in the recommended Form-Based Code.

For Springville City, this plan recommends significant changes to the land use types and current parcel descriptions before development can occur. Small scale parcelization for individual building lots (whether residential or commercial) has not yet occurred in the study areas, thus the regulating plans are somewhat schematic in nature.



## Regulating Plan

The Regulating Plan, for both the Primary and Secondary Study Areas demonstrates how land uses will be organized so the overall vision of the area is realized.

Land Use Districts, derived from the Preferred Scenario Plan, are laid out with a logical road network. Within the following tables (Page 59) a general overall summary of the units that may be expected by each land use type is provided.

This applies to the Primary Study Area only. These land use types are based on the existing land use type definitions in the City General Plan and Code.

When migrating from Euclidean Zoning currently in place to the Form-Based Code, land uses will be instead referred to as districts. Districts will allow a basket of uses within them, as noted on the adjacent table.

The Regulating Plan, as described further at the end of this Chapter, indicated a proposed rationalization of the boundary with Spanish Fork.

Springville City will support the right of existing uses to continue even as surrounding land uses change. The city will support property owners with agricultural operations when they are faced with complaints from new neighbors.

Transitions from existing residential neighborhoods to new development will respect the character and setbacks of existing development and provide adequate buffering, especially at common property lines. New Parks and open spaces will be located to be accessible to existing neighborhoods and new development.

Uses	Districts				
	Commercial/Retail Strip Mall	Com. - Village/Mixed-Use	Residential - Medium High	Residential - Medium	Residential - Medium Low
<b>LEGEND:</b>					
● Permitted					
● Permitted in Upper Stories Only					
● Permitted with Development Standards					
○ Requires a Conditional Use Permit					
<b>Residential &amp; Lodging</b>					
Residential	○	○	●	●	●
Hotel & Inn	●				○
Residential Care			●	●	
<b>Civic</b>					
Assembly	●	●	●	●	●
Transit Station	●	●		●	●
Hospital & Clinic	●			●	○
Library/Museum/Post Office (no distribution)		●		●	○
Police & Fire	●	●	●		●
School			●	●	●
<b>Retail</b>					
Neighborhood Retail	●	●	●	●	●
General Retail	●	○			●
Outdoor Sales Lot	○				●
<b>Service</b>					
Neighborhood Service		●	●	●	●
General Service	●	●			●
Vehicle Service		○	○	○	○
<b>Office &amp; Industrial</b>					
Office	○	●	○	○	●
Craftsman Industrial	○	●	●	●	○
<b>Infrastructure</b>					
Parking Lot	●	●		○	○
Parking Structure	○	●			○
Utility & Infrastructure					
Open Space	○	○	○	●	●
<b>Accessory Uses</b>					
Home Occupation			●	●	●
Outdoor Storage of Goods					
Parking Lot	●	●		○	○
Parking Structure	○	●			○