



NOTICE OF MEETING AND AGENDA
PLANNING COMMISSION
AUGUST 13, 2024 AT 6:45 P.M.
Multi-Purpose Room
110 South Main Street
Springville, Utah 84663

The agenda will be as follows:

Call to Order

- Approval of the Agenda
- Approval of Minutes: July 9, 2024

Consent Agenda

The Consent Agenda includes 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 removed from the consent agenda and put on the regular administrative session meeting agenda for discussion. Without objections or comments, the item(s) will pass without further consideration.

1. Paige Robison seeking plat amendment approval for the Kolob, Plat C, Subdivision located at 96 N 1540 E in the R1-10 Single-Family Residential Zone.

Administrative Session

No Items

Legislative Session – Public Hearing

No Items

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 August 6, 2024. 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.

IN ATTENDANCE

Commissioners Present: Genevieve Baker, Ann Anderson, Ralph Calder,
Hunter Huffman, and Brett Nelson

Commissioners Excused: Tyler Patching & Eric Graves

City Staff: Heather Goins, Executive Assistant

City Council: Jake Smith

CALL TO ORDER

Chair Nelson called the meeting to order at 7:00 p.m.

APPROVAL OF THE AGENDA

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

APPROVAL OF THE MINUTES

June 25, 2024

Commissioner Anderson moved to approve the June 25, 2024 meeting minutes. Commissioner Huffman seconded the motion. The vote to approve the meeting minutes was unanimous.

CONSENT AGENDA

- 1. Condominium conversion approval for Wapiti Commercial Condominiums located at 395 N 2000 W in the HC-Highway Commercial Zone.*

Commissioner Calder arrived at 7:01 p.m.

With no objections or comments, the item passes without further consideration.

Commissioner Baker moved to approve the Consent Agenda. Commissioner Anderson seconded the motion. The vote to approve the Consent Agenda was unanimous.

ADMINISTRATIVE SESSION

No Items

LEGISLATIVE SESSION:

No Items

With nothing further to discuss, Commissioner Baker moved to adjourn the meeting. Commissioner Calder seconded the motion. Chair Nelson adjourned the meeting at 7:02 p.m.

July 18, 2024

TO: Planning Commission Members

FROM: Laura Thompson

RE: **Plat amendment approval for the Kolob, Plat C,
Subdivision located at 96 N 1540 E in the R1-10
Single-Family Residential Zone**

Petitioner: Paige Robison

Summary of Issues

Does the proposed plat amendment meet the requirements of Springville City Code?

Background

The proposed amendment will re-subdivide the original Lot 10 of Kolob, Plat A from the combined Lots 8 and 9, which were combined by quit claim deed in 2006.

Analysis

DEVELOPMENT REVIEW COMMITTEE (DRC)

The Development Review Committee reviewed the subdivision plan on June 27, 2024, 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

All items have been addressed.

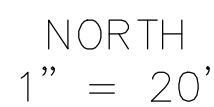


Staff Recommendation

Staff finds the plat amendment meets the requirements of Springville City Code and recommends approval.

Recommended Motion

Move to grant plat amendment approval for the Kolob, Plat C, Subdivision located at 96 N 1540 E in the R1-10 Single-Family Residential Zone



Vicinity Map

Springville Power Notes

- Developer shall coordinate all power design and installation with the Electrical Department by emailing Melissa Lasso at mlasso@springville.org or calling 801-489-2750 ext. 4024
- Developer shall protect all existing electrical facilities and operating clearance requirements
- All existing Public Utility Easements (PUE) and existing electrical facilities shall be preserved by the developer.
- Developer shall install electrical system as per Springville City Power Dept. Specification Manual
- Developer shall provide (PUE) on all sides of property

United States
of America

Surveyor's Certificate

I, ROGER D. DUDLEY, do hereby certify that I am a Professional Land surveyor and that I hold a license, Certificate No. 147089, in accordance with the Professional Engineers and Land Surveyors Licensing Act found in Title 58, Chapter 22 of the Utah Code. I further certify that by authority of the owners, I have made a survey of the tract of land shown on this plat and described below, have subdivided said tract of land into lots, streets, and easements, have completed a survey of the property described on this plat in accordance with Utah Code Section 58-17-23, have verified all measurements, and have placed monuments as represented on the plat. I further certify that every existing right-of-way and easement grant of record for underground facilities, as defined in Utah Code Section 54-8a-2, and for other utility facilities is accurately described on this plat, and that this plat is true and correct to the best of my knowledge.

Boundary Description

Commencing at the Southeast corner of Lot 10, Plat "B", Kolob Subdivision, Springville, Utah, said point being located North 89°48'28" West along the quarter Section line 647.72 feet and Northeast 00°11'34" East 380.20 feet from the East quarter corner of Section 34, Township 7 South, Range 3 East, Salt Lake Base and Meridian; thence South 62°05'16" West 123.54 feet to the Southwest corner of said Lot 10; thence along the arc of a 76.00 foot radius curve to the left 27.25 feet (chord bears North 38°17'07" West 27.11 feet); thence along the arc of a 1000.00 foot radius curve to the left 54.27 feet (chord bears North 50°00'47" West 54.26 feet); thence North 38°25'56" East 270.63 feet; thence South 00°11'32" West 210.33 feet to the point of beginning.

AREA=22,183 sq. ft. or 0.509 acre

North 89°48'28" West along the quarter Section line from the East $\frac{1}{4}$ Corner of Section 34 (NAD 27)

Basis of Bearing

Date _____

Surveyor
(See Seal Below)

Owner's Dedication

Know all men by these presents that we, all of the undersigned owners of all the property described in the Surveyor's Certificate hereon and shown on this map, have caused the same to be subdivided into Lots, Blocks, Streets, and Easements and do hereby dedicate the streets and other public areas as indicated hereon for perpetual use of the public.

In witness hereof we have hereunto set our hands this _____ day of _____, A.D. 20_____

Paige Robison

Dallin Fawcett

Acknowledgement

STATE OF UTAH } S.S.
COUNTY OF UTAH }

The foregoing instrument was acknowledged before me this _____ day of _____, 20____ by _____
Paige Robison & Darlin Fowcett _____, who represented that they are the Owners of _____
Plot "C", Kolob Subdivision _____ and have the authority to execute this instrument.

My Commission Number _____ Signed (a Notary Public Commissioned in Utah)

My Commission Expires _____
_____ Print name of Notary

Acceptance by the City of Springville

The City of Springville, County of Utah, approves this subdivision and hereby accepts the dedication of all Streets, Easements, and other parcels of land intended for public purposes for the perpetual use of the public. Signed this _____ day of _____, A.D. 20____.

Approved: _____ Approved: _____
City Engineer City Recorder

Approved: _____
City Mayor

Planning Commission Approval

Approved this _____ day of _____, 20____, by the Springville City Planning Commission.

Director-Secretary Chairman, Planning Commission

County Recorder

Plat " C "

Kolob Subdivision

Including a vacation of Lot 10, Plat "B", Kolob Subdivision

Subdivision

Springville City, _____ Utah County, Utah

Scale: 1" = 20 Feet

SURVEYOR'S SEAL

NOTARY PUBLIC SEAL

CITY-COUNTY ENGINEER SEAL

CLERK-RECORDER SEAL

Approved as to Form

City Attorney

Date _____

Prepared by:

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