

NO FORMAL ACTIONS ARE TAKEN IN A WORK SESSION

**5:30 P.M. - WORK MEETING - MULTI-PURPOSE ROOM**

**CALL TO ORDER**

**COUNCIL BUSINESS**

1. Calendar
  - Oct 31, 2025 - Annual City Downtown Trick or Treat 3:00 p.m. to 5:00 p.m.
  - Nov 02, 2025 - Daylight Savings Ends
  - Nov 04, 2025 - Municipal General Election
  - Nov 04, 2025 - Work Meeting 5:30 p.m., Regular Meeting 7:00 p.m.
2. **REVIEW OF THE 7:00 P.M. REGULAR COUNCIL MEETING AGENDA ITEMS**
  - a) Invocation - Councilmember Smith
  - b) Pledge of Allegiance - Councilmember Snelson
  - c) Consent Agenda
    1. Approval of the minutes for the work meeting and regular meeting held on October 07, 2025
3. **WORK MEETING DISCUSSIONS/PRESENTATIONS**
  - a) Economic Update Presentation - Robert Spendlove
  - b) Station Area Plan Update - Josh Yost, Community Development Director
  - c) Community Reinvestment Area Follow-Up - Carla Wiese, Planner II/Economic Development

**MAYOR, COUNCIL, AND ADMINISTRATIVE REPORTS**

**ADJOURNMENT**

**CLOSED SESSION, IF NEEDED - TO BE ANNOUNCED IN MOTION**

The Springville City Council may temporarily recess the meeting and convene in a closed session as provided by UCA 52-4-205.

**7:00 P.M. COUNCIL MEETING - CITY COUNCIL ROOM**

**CALL TO OR  
INVOCATION  
PLEDGE  
APPROVAL OF THE MEETING'S AGENDA  
MAYOR'S COMMENTS**

**PUBLIC COMMENT** - Audience members may bring any item, not on the agenda, to the Mayor and Council's attention. Please complete and submit a "Request to Speak" form. Comments will be limited to two or three minutes, at the mayor's discretion. State Law prohibits the Council from acting on items that do not appear on the agenda.

**CONSENT AGENDA** - The Consent Agenda consists of items previously discussed or that are administrative actions where no additional discussion is needed. When approved, the recommendations in the staff reports become the action of the Council. The agenda provides an opportunity for public comment. If, after the public comment, the Council removes an item from the consent agenda for discussion, the item will keep its agenda number. It will be added to the regular agenda for discussion unless otherwise specified by the Council.

1. Approval of the minutes for the work meeting and regular meeting held on October 07, 2025

**REGULAR AGENDA**

2. Consideration of a Resolution authorizing the Fremont Solar PPA project transaction schedule under the master firm power supply agreement with Utah Associated Municipal Power Systems; and related matters - Jason Miller, Power Director
3. Consideration of an Ordinance amending Springville City Code Section 11-3-402, Definitions, and adopting Section 11-6-135, concerning Land Use Application Expirations - Laura Thompson, Planner
4. Consideration of an Ordinance amending Title 11, Development Code, and Title 14, Subdivision Regulations, concerning development approval processes - Josh Yost, Community Development Director

**MAYOR, COUNCIL, AND ADMINISTRATIVE REPORTS**

**ADJOURNMENT - CLOSED SESSION, IF NEEDED - TO BE ANNOUNCED IN MOTION**

The Springville City Council may temporarily recess the meeting and convene in a closed session as provided by UCA 52-4-205.

**CERTIFICATE OF POSTING - THIS AGENDA IS SUBJECT TO CHANGE WITH A MINIMUM OF 24-HOURS NOTICE - POSTED 10/15/2025**  
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 get in touch with the City Recorder at (801) 489-2700 at least three business days prior to the meeting.  
Meetings of the Springville City Council may be conducted by electronic means pursuant to Utah Code Annotated Section 52-4-207. In such circumstances, contact will be established and maintained by telephone or other electronic means, and the meeting will be conducted pursuant to Springville City Municipal Code 2-4-102(4) regarding electronic meetings.  
s/s - Kim Crane, MMC, City Recorder



**MINUTES**  
**Springville City Council Work/Study Meeting - October 07, 2025**

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MINUTES OF THE WORK/STUDY MEETING OF THE SPRINGVILLE CITY COUNCIL HELD ON  
TUESDAY, OCTOBER 07, 2025, AT 5:30 P.M. AT THE CIVIC CENTER, 110 SOUTH MAIN STREET,  
SPRINGVILLE, UTAH.

**Presiding and Conducting:** Mayor Matt Packard

|                                         |               |         |
|-----------------------------------------|---------------|---------|
| <b>Elected Officials in Attendance:</b> | Craig Jensen  | Excused |
|                                         | Logan Millsap |         |
|                                         | Jake Smith    | Excused |
|                                         | Mike Snelson  |         |
|                                         | Mindi Wright  |         |

**City Staff in Attendance:** City Administrator Troy Fitzgerald, Assistant City Administrator/Finance Director Bruce Riddle, City Recorder Kim Crane, Community Development Director Josh Yost, Director of Administration Patrick Monney, Internal Services Director Scott Sensanbaugher, Library Director Dan Mickelson, Museum of Art Director Emily Larsen, Parks and Recreation Director Stacey Child, Power Director Jason Miller, Public Safety Director Lance Haight, Public Works Director Brad Stapley, and Assistant City Attorney Chris Creer.

**CALL TO ORDER** - Mayor Packard welcomed everyone and called the Work/Study meeting to order at 5:34 p.m.

**COUNCIL BUSINESS**

**1. Calendar**

- Oct 21, 2025 - Work Meeting 5:30 p.m., Regular Meeting 7:00 p.m.
- Oct 31, 2025 - Annual City Downtown Trick or Treat 3:00 p.m. to 5:00 p.m.
- Nov 02, 2025 - Daylight Savings Ends
- Nov 04, 2025 - Municipal General Election

Mayor Packard asked if there was any discussion about the upcoming calendar. There was none.

**2. DISCUSSION ON THIS EVENING'S REGULAR MEETING AGENDA ITEMS**

- a) Invocation - Councilmember Millsap
- b) Pledge of Allegiance - Councilmember Wright
- c) Consent Agenda

1. Approval of the minutes for the work meeting and regular meeting held on September 16, 2025

Mayor Packard asked if there was any discussion on the consent agenda. There was none.

### 3. WORK MEETING DISCUSSIONS/PRESENTATIONS

#### a. Discussion regarding the 620 South Canyon Road project - Chris Wilson - City Engineer

Public Works Director Stapley reported on planned safety improvements for 620 South Canyon Road, with the goal of combining various measures to reduce risk. He explained that the speed limit on Canyon Road would be lowered from 35 MPH to 30 MPH and noted that radar-controlled speed signs were already in place at the intersection. He reviewed the potential installation of pedestrian rapid flashing beacons and discussed the Hawk system, clarifying that, according to the Manual on Uniform Traffic Control Devices, Hawk systems are typically used at mid-block crossings rather than intersections due to potential driver confusion.

Director Stapley also reviewed the use of pedestrian-activated in-road warning lights, explaining that they are installed below the asphalt and designed to withstand harsh winter conditions. Councilmember Snelson asked whether the road was a high priority for snow plowing, which could affect the visibility of the lights. Director Yost responded that he would contact Salt Lake City for information from a previous demonstration held 20 years earlier.

Councilmember Millsap asked about the project timeline, and Director Stapley stated that completion was expected in approximately two to three weeks. Councilmember Wright inquired about the possibility of testing the in-road warning light system and considering alternative options if it proved ineffective.

Director Stapley stated that the city staff's assessment concluded that a combination of safety improvements and actions would effectively minimize pedestrian risks when crossing Canyon Road. Staff recommended installing in-road warning lights and providing public education on the use and importance of Rectangular Rapid Flashing Beacons (RRFB) and In-Roadway Warning Light Systems (IRWL) during pedestrian crossings. He added that temporary monitoring equipment with video could be used to evaluate vehicle and pedestrian activity at the intersection.

Councilmembers Millsap and Wright requested that pedestrian crossing information be shared on the city's website and social media throughout the year. Councilmember Millsap asked Chief Haight about enforcement efforts, and Chief Haight explained that enforcement on Canyon Road is a priority, when possible, but it depends on other city demands.

Councilmember Wright noted that significant progress had been made to improve safety in the area. Councilmember Millsap added that other locations in the city also needed improved crosswalk safety and suggested that the in-road warning system could be a good solution for those areas as well.

Mayor Packard allowed for public comment.

Sam Warren asked for clarification on the placement of the lights, and Director Stapley responded that they would be installed only on Canyon Road, as the cross street already had a stop sign.

Dane Uriona expressed concerns about the effectiveness of blinking lights, stating that drivers do not always stop for them, whereas Hawk systems use a red light that requires vehicles to stop. He noted that high school students often use the left-turn lane, creating a hazard for pedestrians and resulting in blind spots without an enforced stop. He suggested installing a Hawk system mid-block instead of at the intersection, or placing one between the junior high and high school, and another on Canyon Road.

An audience member suggested using a sensor system that would eliminate the need for pedestrians to push a button. Councilmember Millsap stated that if the option and cost were feasible, it could be worth exploring.

Mayor Packard emphasized the city's commitment to improving safety in the area and thanked the public for their input.

Councilmember Millsap asked about the response time for addressing issues if the in-road lighting system proved ineffective. Director Stapley explained that the cost of a standard signal was approximately

\$100,000, Hawk lights around \$200,000, and in-road lights less than \$25,000. The timeline for changes would depend on ordering and delivery times.

Administrator Fitzgerald inquired whether the road would need to be excavated again if changes were required. Director Stapley confirmed that conduits had already been installed during construction to accommodate future lighting if needed.

**b. Public Art Update - Emily Larsen, Museum of Art Director**

Director Larsen provided an update on the city's public art projects. She reported that the Arts Festival was very successful and had received positive public feedback. Councilmember Snelson asked her to share the comments with the council when available.

Director Larsen reviewed completed projects, including the installation of a wrought iron fence above Bartholomew Pond along Canyon Road, featuring a replica of John Hafen's Hollyhocks painting. She noted that murals had been completed at Memorial Park and inside the library. A stained-glass weather vane had been installed on the gazebo in Civic Center Park, and fire hydrant art had been added along the art loops.

She also outlined upcoming projects, including a mural on the wall of Napa Auto Parts on Main Street, river walk murals, and work on the festival street. Staff were finalizing details for the installation of a robot statue at Community Park. Additional planned projects included a mosaic on the Riverwalk, shade structures, and sidewalk activities along the art loops. She added that a temporary sculpture was being considered for the Arts Park and roundabout before a permanent piece was selected.

**MAYOR, COUNCIL, AND ADMINISTRATIVE REPORTS**

Mayor Packard asked if there was any further discussion. There was none.

**ADJOURNMENT CLOSED SESSION IF NEEDED - TO BE ANNOUNCED IN MOTION**

*The Springville City Council may temporarily recess the meeting and convene in a closed session as provided by UCA 52-4-205.*

**Motion: Councilmember Millsap moved** to adjourn the work meeting at 6:44 p.m. and go into closed session for property. **Councilmember Snelson seconded** the motion. **Vote Yes:** Councilmember Jensen EXCUSED, Councilmember Millsap, Councilmember Smith EXCUSED, Councilmember Snelson, and Councilmember Wright. The motion **Passed Unanimously, 5-0**

*This document constitutes the official minutes for the Springville City Council Work/Study Meeting held on Tuesday, October 07, 2025. I, Kim Crane, do hereby certify that I am the duly appointed, qualified, and acting City Recorder for Springville City, Utah County, State of Utah. I do hereby certify that the foregoing minutes represent a true, accurate, and complete record of this meeting held on Tuesday, October 07, 2025.*

DATE APPROVED: \_\_\_\_\_

\_\_\_\_\_  
Kim Crane  
City Recorder



**MINUTES**  
**Springville City Council Regular Meeting - October 07, 2025**

MINUTES OF THE REGULAR MEETING OF THE SPRINGVILLE CITY COUNCIL HELD ON TUESDAY,  
OCTOBER 07, 2025, AT 7:00 P.M. AT THE CIVIC CENTER, 110 SOUTH MAIN STREET,  
SPRINGVILLE, UTAH.

**Presiding and Conducting:** Mayor Matt Packard

|                                         |               |         |
|-----------------------------------------|---------------|---------|
| <b>Elected Officials in Attendance:</b> | Craig Jensen  | Excused |
|                                         | Logan Millsap |         |
|                                         | Jake Smith    | Excused |
|                                         | Mike Snelson  |         |
|                                         | Mindi Wright  |         |

**City Staff in Attendance:** City Administrator Troy Fitzgerald, Assistant City Administrator/Finance Director Bruce Riddle, City Recorder Kim Crane, Community Development Director Josh Yost, Director of Administration Patrick Monney, Internal Services Director Scott Sensenbaugher, Library Director Dan Mickelson, Museum of Art Director Emily Larsen, Parks and Recreation Director Stacey Child, Power Director Jason Miller, Public Safety Director Lance Haight, Public Works Director Brad Stapley, and Assistant City Attorney Chris Creer.

**CALL TO ORDER**

Mayor Packard called the meeting to order at 7:03 p.m.

**INVOCATION AND PLEDGE**

Councilmember Millsap offered the invocation, and Councilmember Wright led the Pledge of Allegiance.

**APPROVAL OF THE MEETING'S AGENDA**

**Motion:** Councilmember Snelson moved to approve the agenda as written. **Councilmember Wright seconded** the motion. **Voting Yes:** Councilmember Jensen EXCUSED, Councilmember Millsap, Councilmember Smith EXCUSED, Councilmember Snelson, and Councilmember Wright. The motion **Passed Unanimously, 3-0 with 2 excused.**

**MAYORS COMMENTS**

Mayor Packard welcomed the Council, staff, and those in attendance.

**PUBLIC COMMENT**

Mayor Packard introduced the Public Comment section of the agenda and inquired if there were any written requests to speak.

Stephanie Patterson, Mayor Packard, read from an email submitted by Stephanie Patterson requesting that Springville have a community garden. Mayor Packard asked Director Child to contact Stephanie.

David Welch commented that he had submitted a bid for an automatic meter reading project on behalf of his company, but did not receive the bid. He stated that he would send a letter by email to the Councilmembers, Mayor, and Director Stapley outlining his concerns.

## CONSENT AGENDA

### 1. Approval of the minutes for the work meeting and regular meeting held on September 16, 2025

**Motion: Councilmember Wright moved to approve** the consent agenda as written. **Councilmember Millsap seconded** the motion. **Voting Yes:** Councilmember Jensen EXCUSED, Councilmember Millsap, Councilmember Smith EXCUSED, Councilmember Snelson, and Councilmember Wright. The motion **Passed Unanimously, 3-0 with 2 excused.**

## REGULAR AGENDA

### 2. Consideration of a Resolution approving the purchase of the old seminary building located at 415 South 200 East, Springville, Utah - John Penrod, Assistant City Administrator/City Attorney

Director Larsen welcomed Teva Derrick, one of the Event Hosts at the Museum, and thanked her for her work at the museum and dedication to ensuring events ran smoothly. She also expressed appreciation to the Power Department for their collaborative support with the festival street.

Director Larsen reported on a potential opportunity for the city to acquire the historical seminary building on the old high school campus, noting its significance as part of local history. She stated that the building, constructed in 1928 by architect Claude Ashworth, had long-term interest from the Museum for use as offices, storage, and museum space.

She outlined the purchase terms, including a price of \$400,000 and \$10,000 in earnest money to be submitted within three days of executing the agreement. She also noted that a historical easement agreement would require maintaining the building's historic exterior.

Councilmember Snelson asked about plans for an ADA-compliant entrance, and Director Larsen explained that design options for a ramp were being considered in consultation with historical design experts. Councilmember Wright inquired whether the interior had been updated; Director Larsen replied that it had been updated since 1928 but was unsure of the exact timing.

Mayor Packard asked if Director Larsen was comfortable with any restrictions on the property and its intended use. Director Larsen responded that the Legal and Community Development Departments had reviewed the agreement and were comfortable with it. Councilmember Wright requested a report following completion of due diligence.

**Motion: Councilmember Snelson moved to approve Resolution #2025-34,** authorizing Springville City to enter into a Purchase and Sale Agreement with The Church of Jesus Christ of Latter-day Saints, wherein the City would purchase the old seminary building located at 415 South 200 East in Springville, Utah. **Councilmember Millsap seconded** the motion. **Roll Call Vote Yes:** Councilmember Jensen EXCUSED, Councilmember Millsap, Councilmember Smith EXCUSED, Councilmember Snelson, and Councilmember Wright. The motion **Passed Unanimously, 3-0 with 2 excused. Resolution #2025-34 Adopted**

## MAYOR, COUNCIL, AND ADMINISTRATIVE REPORTS

Mayor Packard asked for any further discussion. There was none.

90 **CLOSED SESSION, AND ADJOURNMENT IF NEEDED - TO BE ANNOUNCED IN MOTION**

92 *The Springville City Council may adjourn the regular meeting and convene into a closed session as provided by UCA 52-4-205.*

94 **ADJOURNMENT**

96 **Motion: Councilmember Snelson moved to adjourn the meeting at 7:20 p.m. Councilmember Millsap seconded the motion. Voting Yes:** Councilmember Jensen EXCUSED, Councilmember Millsap, Councilmember Smith EXCUSED, Councilmember Snelson, and Councilmember Wright. **The motion Passed Unanimously, 3-0 with 2 excused.**

102 *This document constitutes the official minutes for the Springville City Council Regular Meeting held on Tuesday, October 07, 2025.*

104 *I, Kim Crane, do hereby certify that I am the duly appointed, qualified, and acting City Recorder for Springville City, Utah County, State of Utah. I do hereby certify that the foregoing minutes represent a true, accurate, and complete record of this meeting held on Tuesday, October 07, 2025.*

108 DATE APPROVED: \_\_\_\_\_

\_\_\_\_\_  
Kim Crane  
City Recorder



## STAFF REPORT

**DATE:** October 10, 2025

**TO:** Honorable Mayor and City Council

**FROM:** Jason Miller, Power Department Director

**SUBJECT:** FREMONT SOLAR PROJECT POWER PURCHASE AGREEMENT

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**Recommended Motion:**

Recommend Springville City enter into the Power Purchase Agreement (PPA) to receive 8.57% of the 99 MW expected Fremont Solar Project (Project) output.

**Executive Summary:**

The Fremont Solar Project (Project) consists of a 99 MW photovoltaic generation facility coupled with a 49.5 MW / 198 MWh battery storage system (BESS) located in Iron County, Utah. The combined Project will deliver clean energy and grid flexibility through solar generation and four-hour battery dispatch capability.

We are recommending participating in the project for several reasons:

- 1) A portion of Springville's power purchase contracts will expire within three months of the planned commercial operation date (12/2027) of the Project. This resource will mitigate additional market exposure caused by the expiration of the contract.
- 2) The component pricing does not have an escalator (will remain level through the contract) and aggregate cost is estimated to be \$69 to \$74 per MWh, similar to the Nebo natural gas generation plant.
- 3) Springville's participation will help the City to meet resource sufficiency requirements coming in 2026 due to EDAM.

**Utility Board Review:**

The Project has been discussed during multiple meetings of the Utility Board. On October 8<sup>th</sup> the Board unanimously (10 of 14 present) recommended City Council review and approve the project.

**Background:**

UAMPS is entering into a 25-year solar plus battery PPA with Fremont Solar, LLC, on behalf of participating members. If the project is delayed from scheduled operation the agreement includes limited damages.

Pricing is structured as follows:

Solar Energy Price: \$35.45/MWh calculated from the amount of power sold through the PPA.

Battery Capacity Price: \$13.50/kW per month with the potential of a 4.7% max increase due to tariff impacts. This is a fixed monthly cost regardless of usage.

The batteries are Fluence GridStack Pro 5000 (<https://fluenceenergy.com/gridstack-pro-energy-storage/>) liquid-cooled, 5 MWh nominally rated.

**Combined Cost:** Estimated between \$69/MWh and \$74/MWh. Current Nebo budget (UAMPS FY 26) is approximately \$68.

The batteries are beneficial because they provide a 4-hour discharge at full capacity which will lengthen out the daily production curve into evening hours. They will also allow flexibility with load-shifting and peak-shaving, which will become more important as the UAMPS/Springville enters the EDAM next year.

**Alternatives:**

Decline to enter the contract/Project and assume additional power market exposure when the first power purchase contract ends.

**Fiscal Impact:**

Springville will add a power resource to its portfolio at a similar cost to the Nebo Project. Market exposure added when the power purchase contracts begin expiring in 2028 will be mitigated through acquisition of this resource.

Jason Miller, Springville Power Department

City Council Report

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION AUTHORIZING THE FREMONT SOLAR PPA PROJECT TRANSACTION SCHEDULE UNDER THE MASTER FIRM POWER SUPPLY AGREEMENT WITH UTAH ASSOCIATED MUNICIPAL POWER SYSTEMS; AND RELATED MATTERS.

\*\*\*\*\*

WHEREAS, Springville City (the "*Member*") owns and operates a utility system for the provision of electric energy to its residents and others (the "*System*") and is a member of Utah Associated Municipal Power Systems ("*UAMPS*") pursuant to the provisions of the Utah Associated Municipal Power Systems Amended and Restated Agreement for Joint and Cooperative Action dated as of March 20, 2009, as amended (the "*Joint Action Agreement*");

WHEREAS, the Member desires to purchase all or a portion of its requirements for electric power and energy from or through UAMPS and has entered into a Power Pooling Agreement with UAMPS to provide for the efficient and economic utilization of its power supply resources;

WHEREAS, the Member has previously entered into the Master Firm Power Supply Agreement with UAMPS in order to allow for UAMPS entering into various firm transactions for the purchase and sale of firm supplies of electric power and energy;

WHEREAS, UAMPS has investigated the Fremont Solar PPA Project, a 99 megawatt (MW) solar photovoltaic generation facility and a 49.5 MW battery storage system located in Iron County, Utah, on behalf of its members and is now prepared to enter into a 25 year power purchase agreement with Fremont Solar, LLC to secure the delivery of all the energy from the Project and associated environmental attributes; and

WHEREAS, the Member now desires to authorize and approve the Fremont Solar Transaction Schedule ("*Transaction Schedule*") attached hereto as Exhibit A for the Project subject to the parameters set forth in this Resolution.

NOW, THEREFORE, BE IT RESOLVED by the City Council of Springville City as follows:

*Section 1. Authorization of Fremont Solar Transaction Schedule.* The Transaction Schedule, in substantially the form presented at the meeting at which this resolution is adopted, is hereby authorized and approved, and the Member Representative is hereby authorized, empowered and directed to execute and deliver the Transaction Schedule on behalf of the Member. If additional subscription becomes available, Member Representative may approve an adjustment to the Member's kW subscription up to \_\_\_\_\_ total subscription, in which case a revised Transaction Schedule reflecting the increase will be prepared for signature. Promptly upon its execution, the Transaction Schedule shall be filed in the official records of the Member.

Section 2. *Other Actions.* The Chairman, Secretary, Member Representative and other officers and employees of the Member shall take all actions necessary or reasonably required to carry out, give effect to, and consummate the transactions contemplated hereby and shall take all actions necessary to carry out the execution and delivery of the Transaction Schedule and the performance thereof.

Section 3. *Miscellaneous; Effective Date.* (a) All previous acts and resolutions in conflict with this resolution or any part hereof are hereby repealed to the extent of such conflict.

(b) In case any provision in this resolution shall be invalid, illegal or unenforceable, the validity, legality and enforceability of the remaining provisions shall not in any way be affected or impaired thereby.

(c) This resolution shall take effect immediately upon its adoption and approval.

ADOPTED AND APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2025

SPRINGVILLE CITY

\_\_\_\_\_  
Mayor

ATTEST AND COUNTERSIGN:

\_\_\_\_\_  
City Recorder

[SEAL]

**EXHIBIT A**  
**FREMONT SOLAR PROJECT TRANSACTION SCHEDULE**



# Fremont Solar + Battery PPA

|         |                       |
|---------|-----------------------|
| TO      | Resource Project PMC  |
| FROM    | UAMPS Staff           |
| DATE    | September 12, 2025    |
| SUBJECT | PPA Executive Summary |

## Overview of the Agreement

The Power Purchase Agreement (PPA) is between Fremont Solar, LLC and UAMPS. This PPA outlines the terms and conditions under which UAMPS (the Buyer) will purchase energy products from Fremont Solar, LLC (the Seller), which plans to develop, own, and operate a combined 99 MW solar photovoltaic (PV) facility and 49.5 MW/198 MWh battery energy storage system (BESS) in Iron County, Utah. The project is collectively referred to as the Fremont Solar Project.

The agreement sets a 25-year delivery term from the Commercial Operation Date, during which UAMPS will purchase all energy and related products produced by the project, including Renewable Energy Credits (RECs) and capacity rights.

## Key Project Features

### Solar Facility

- Capacity: 99 MW
- Energy Rate: \$35.45/MWh (fixed, no escalation)
- Commercial Operation Date Target: By December 31, 2027, with a final deadline of June 30, 2028

### Battery Facility

- Capacity: 49.5 MW, 4-hour duration (198 MWh)
- Battery Rate: Between \$13.50/kW-month and a max of \$14.14/kW-month depending upon the additional tariff impact after January 1, 2025. (fixed, no escalation)
- Performance Guarantees: minimum round-trip efficiency, availability, ramp rate, and capacity retention

### Combined Cost

Combined Energy and Battery Rate: Between approximately \$69/MWh and \$74/MWh depending upon the degradation of solar and BESS through the life of the contract.



UTAH ASSOCIATED MUNICIPAL POWER SYSTEMS



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## **Commercial and Financial Terms**

PV Energy is sold at the fixed price and delivered at a designated metering point. BESS Product includes stored energy delivery and capacity, compensated via monthly payments. Lost Production due to UAMPS-caused economic curtailments is paid at the PV rate. Lost Production as a result of transmission curtailment prior to Designated Network Resource status is paid at the PV rate.

Delay Damages apply for late COD of PV and BESS facilities. Performance Damages apply for underperformance. Cumulative delay damages are capped.

## **Scheduling, Operation, and Metering**

UAMPS will act as the Scheduling Coordinator, with exclusive rights to dispatch the BESS and to receive all project energy and associated benefits. SCADA and metering systems must enable real-time monitoring and control.

## **Risk Allocation and Force Majeure**

Includes force majeure provisions and options to extend deadlines or terminate the agreement due to tariff changes.

## **Regulatory and Legal Provisions**

Seller retains tax benefits; Buyer receives RECs. Compliance with CRS Listing and California RPS required. Environmental and capacity attributes are transferred to the Buyer.

## **Assignment, Step-In, and Default Remedies**

Includes rights for UAMPS to step in, terminate for default or missed deadlines, and pursue remedies.

## **Exhibits and Supporting Materials**

Includes project description, schedules, metering and SCADA specs, performance test protocols, and legal forms including a form of limited assignment for participation in a prepay.

## **Conclusion**

This PPA ensures clean, dispatchable solar energy for UAMPS participants through a well-structured framework with clear performance metrics, risk-sharing terms, and legal protections.

# **FREMONT SOLAR PROJECT FIRM POWER SUPPLY AGREEMENT TRANSACTION SCHEDULE**

This Transaction Schedule to the Master Firm Power Supply Agreement (together, the “Agreement”) sets forth the agreement of the Parties with respect to transaction described below through the UAMPS Firm Power Supply Project.

|                      |                                                                                                                                                                                                                                                                                                                                                                             |
|----------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| PURCHASER:           | Springville City (the “Participant”).                                                                                                                                                                                                                                                                                                                                       |
| ENTITLEMENT SHARE:   | 8.5727% of UAMPS’ rights, interests and obligations under the PPA described below (the “Entitlement Share”). The Entitlement Share represents 8,487 kW of the expected Project output and associated Environmental Attributes acquired by UAMPS under the PPA.                                                                                                              |
| SUPPLIER:            | Fremont Solar, LLC (the “Supplier”).                                                                                                                                                                                                                                                                                                                                        |
| PROJECT:             | The Fremont Solar Project (the “Project”) is a to-be-constructed 99 MW solar photovoltaic generation facility (“PV Facility”) and a 49.5 MW battery energy storage system (“BESS”) located in Iron County.                                                                                                                                                                  |
| PPA:                 | The Power Purchase Agreement dated as of September 12, 2025 (the “PPA”) by and between UAMPS and the Supplier with respect to the Project.                                                                                                                                                                                                                                  |
| EFFECTIVE DATE:      | The PPA becomes effective upon UAMPS obtaining sufficient Participant governing body approvals for the purchase of all of the output and attributes it acquires under the PPA. UAMPS anticipates satisfying these conditions within 60 days of executing the PPA.                                                                                                           |
| TERM:                | A 25-year delivery term commencing on COD.                                                                                                                                                                                                                                                                                                                                  |
| PRICE:               | \$35.45 per MWH for PV facility and the sum of (i) \$13.50/kW-month, and (ii) the Incremental BESS Tariff Cost divided by \$1,000,000 and multiplied by \$0.08/kW-month, rounded to the closest \$0.01/kW-month, each with no escalation; provided that if the sum of (i) and (ii) exceeds the BESS Price Cap, then the BESS Price shall equal the BESS Price Cap for BESS. |
| COD:                 | The Scheduled Commercial Operation Date of the Project (“COD”) is December 31, 2027. COD may not occur earlier than June 1, 2027 or later than June 30, 2028 except as specified under the PPA.                                                                                                                                                                             |
| OTHER PROVISIONS:    |                                                                                                                                                                                                                                                                                                                                                                             |
| <i>Energy:</i>       | UAMPS will schedule all energy pursuant to the terms and conditions of the PPA and will deliver to the Purchaser its Entitlement Share from the Project.                                                                                                                                                                                                                    |
| <i>Transmission:</i> | UAMPS will charge and the Purchaser will pay transmission charges as adopted by the UAMPS Board of Directors from time to time.                                                                                                                                                                                                                                             |

***Administration:*** UAMPS will charge and the Purchaser will pay the scheduling fee and reserve fee as adopted by the UAMPS Board of Directors from time to time.

***Default:*** The failure of Purchaser to pay any amount when due under the Agreement within three business days of written notice from UAMPS shall constitute a default by the Participant. Upon the occurrence of any such default, UAMPS may (a) cease and discontinue delivery of the energy and attributes of Participant's Entitlement Share but the Participant shall remain responsible for the payment of all costs and expenses allocable to its Entitlement Share and (b) will pursue any remedy available to UAMPS at law or in equity.

***Step-Up:*** Upon a default by a Participant, UAMPS shall have the right to terminate the defaulting Participant's Entitlement Share and immediately reallocate it among the non-defaulting Participants in proportion to their existing Entitlement Shares; *provided that* no Participant's Entitlement Share may be increased by more than 25% as a result of such reallocation. The Project Management Committee shall provide direction to UAMPS with respect to the reallocation of a defaulting Participant's Entitlement Share, the disposition of reallocated Entitlement Share that may be surplus to the requirements of non-defaulting Participants, the continued "qualified use" of reallocated Entitlement Share and such other matters as it shall deem necessary.

***Other:*** Any costs incurred by UAMPS due solely to this Agreement, including but not limited to the PPA costs, transmission costs, scheduling costs, administrative costs and legal costs will be the responsibility of the Purchasers based on their respective Entitlement Shares and invoiced through the UAMPS Power Bills.

The Participant further covenants to and agrees with UAMPS as follows:

(a) *Maintenance of Rates.* The Participant shall establish, maintain, revise, charge and collect rates for electric service rendered by it to its customers so that such rates shall provide revenues which, together with other funds reasonably estimated to be available, will be sufficient to meet the Participant's obligations to UAMPS under this Agreement, to pay all other operating expenses of the Participant's electric system and to provide revenues sufficient to pay all obligations of the Participant payable from, or constituting a charge or lien on, the revenues of its electric system.

(b) *Maintenance of Revenues.* The Participant shall promptly collect all charges due for electric utility services supplied by it as the same become due. The Participant shall at all times maintain and shall exercise commercially reasonable efforts to enforce its rights against any person, customer or other entity that does not pay such charges when due.

(c) *Sale or Assignment of Electric System or this Agreement.* The Participant shall not assign this Agreement except upon the prior written approval of UAMPS given upon the direction of the Project Management Committee."

(d) *Prudent Utility Practice.* The Participant shall, in accordance with prudent utility practice, (i) at all times operate its electric system and the business thereof in an efficient manner, (ii) maintain its electric system in good repair, working order and condition, (iii) from time to time

make all necessary and proper repairs, renewals, replacements, additions, betterments and improvements with respect to the electric system, so that at all times the business thereof shall be properly conducted, and (iv) duly perform its obligations under all power supply and transmission service agreements to which it is a party.

(e) *Operating Expenses.* The payments to be made by the Participant under this Agreement shall be payable as (i) a cost of purchased electric power and energy (ii) an operating expense of the Participant's electric system and (iii) a first charge, together with all other operating expenses, on the revenues derived from the operation of the Participant's electric system. The Participant shall include the payments to be made under this Agreement as a cost of purchased electric power and energy and an operating expense (x) in the annual operating budget of its electric system and (y) in any future resolution, ordinance or indenture providing for the issuance of debt obligations payable from the revenues of the Participant's electric system.

(f) *Future Prepay; Qualified Use.* In the event that the Project Management Committee approves a future prepayment transaction with respect to the PPA and the Participant elects to participate in such transaction with respect to all or a portion of its Entitlement Share, the Participant agrees as follows:

(i) it shall sell the energy from its Entitlement Share to retail customers located in the established service area of its municipal electric utility pursuant to generally applicable and uniformly applied rate schedules or tariffs;

(ii) it shall provide such information and certificates as may be reasonably requested by UAMPS with respect to its electric utility and its past and projected loads and resources; and

(iii) it will comply with such additional instructions as may be provided by UAMPS in order to establish and maintain the tax-exempt status of the bonds issued to finance the prepayment.

This Transaction Schedule may be signed in counterparts.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

SPRINGVILLE CITY

UTAH ASSOCIATED MUNICIPAL POWER  
SYSTEMS

By: \_\_\_\_\_

By: \_\_\_\_\_

Title: \_\_\_\_\_

Title: \_\_\_\_\_



## STAFF REPORT

**DATE:** October 13, 2025

**TO:** Honorable Mayor and City Council

**FROM:** Laura Thompson, Planner II

**SUBJECT:** CONSIDERATION TO AMEND SECTION 11-3-402, DEFINITIONS, AND ADOPT SECTION 11-6-135 OF SPRINGVILLE CITY CODE, CONCERNING LAND USE APPLICATION EXPIRATIONS.

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### **RECOMMENDED MOTION**

Motion to approve Ordinance \_\_\_\_-2025, amending Section 11-3-402, Definitions, and adopting Section 11-6-135 of the Springville City Code, concerning land use application expirations.

### **SUMMARY OF ISSUES/FOCUS OF ACTION**

Does the proposed amendment meet the requirements of the Springville City Code, specifically Section 11-7-101?

### **BACKGROUND**

The City Council considered the proposed amendments on April 15, 2025. The council members supported the proposal; however, they wanted to see a policy that establishes the process for notifying applicants, outlines expectations for applicants, and ensures accountability. The unanimous vote was to postpone to an unspecified date, giving staff time to draft said policy.

### **DISCUSSION**

The city has multiple land use application types that can remain under review for years until they are eventually withdrawn or abandoned. The proposed amendments will help keep the development review process efficient and remove outdated applications that may no longer be compliant with current regulations.

Section 11-7-101 of Springville City Code states: "It is intended that all amendments to this Title shall be made in accordance with the General Plan of the City. It is hereby declared to be public policy that this Title shall not be amended unless it can be shown that changed or changing conditions make the proposed amendment necessary to the promotion of the purposes of this Title."

While the General Plan doesn't detail the specifics of processing land use applications, it aims to serve as the policy guide for the physical development of the City. The proposed amendments will enable projects that have been stagnant with no progress toward development to be removed from the application review process. Establishing clear standards for the expiration of land use applications allows the city to update the land use code as needed, without previously vested applications remaining subject to the old code indefinitely.

## **PLANNING COMMISSION REVIEW**

The Planning Commission considered the proposed amendments on March 25, 2025, where a properly noticed public hearing was held.

### **COMMISSION ACTION:**

Commissioner Huffman moved to recommend approval to amend 11-3-402, Definitions, and adopt Section 11-6-135, Expiration of Land Use Applications of Springville City Code. Commissioner Calder seconded the motion. The vote to approve the Legislative Session item was unanimous.

### **Commission Vote**

| <u>Commissioner</u> | <u>Yes</u> | <u>No</u> |
|---------------------|------------|-----------|
| Genevieve Baker     | X          |           |
| Ralph Caldwell      | X          |           |
| Hunter Huffman      | X          |           |
| Ann Anderson        | Excused    |           |
| Brett Nelson        | Excused    |           |
| Tyler Patching      | X          |           |
| Vacant              |            |           |

## **ALTERNATIVES**

- Move to deny adoption of the proposed amendment
- Move to continue the discussion of the proposed amendment.

Laura Thompson  
Planner II

Attachments:     Proposed Ordinance  
                         LU Application Expiration Notification Policy





## Notification of Expiring Development Applications

**Community Development**

**Effective:** [Date]

**Revised:** [Date]

### **Purpose of this Policy**

To ensure transparency and provide applicants with adequate notice before the expiration of their development applications, enabling them to take timely action to avoid lapses or reapplication.

### **Policy**

This policy applies to all development applications submitted to the City of Springville Planning Department, including but not limited to site plans, conditional use permits, zoning amendments, and subdivision applications.

### **Definition**

An application required by a municipality and submitted by a land use applicant to obtain a land use decision. It does not mean an application to enact, amend, or repeal a land use regulation.

### **Procedure**

#### **1. Notification Timeline:**

- a. The Planning Department shall notify applicants of impending expiration at least 30 calendar days before the expiration date of their application.
- b. A final reminder shall be sent seven calendar days before expiration if no action has been taken.

#### **2. Notification Method:**

- a. Notices shall be sent via email and postal mail to the contact information provided in the original application.
- b. If applicable, notifications may be sent through the City's online permitting portal.

#### **3. Content of Notification:**

The notice shall include:

- Application name and type
- Original submission date
- Expiration date
- Required actions to maintain or extend the application
- Contact information for Planning Department staff

4. Extension Requests:

- a. Applicants may request an extension in writing before the expiration date, subject to the following criteria:
  - Applicant must show valid reasons for the delay;
  - Project must still meet zoning and development standards;
  - Applicant has demonstrated intent to continue development;
  - No significant changes in land use policy or surrounding conditions have occurred; and
  - The extension will not negatively impact public welfare or infrastructure.
- b. The Planning Department will review extension requests within 10 business days of receipt.

5. Recordkeeping:

- a. All notifications and applicant responses shall be documented in the application file.
- b. A log of expiring applications and notices sent shall be maintained for internal auditing purposes.

6. Failure to Respond:

- a. If no response or action is received by the expiration date, the application shall be considered expired and closed.
- b. Applicants must submit a new application to restart the review process.

## ORDINANCE #\_\_-2025

### AN ORDINANCE AMENDING TITLE 11, THE DEVELOPMENT CODE, CHAPTER 3, DEFINITIONS, AND CHAPTER 6, ADOPTING REGULATIONS CONCERNING THE EXPIRATION OF LAND USE APPLICATIONS.

**WHEREAS** the Springville City Development Code governs land use decisions within Springville City in fulfillment of the recommendations of the General Plan, as well as, the future vision of the City as established by the Mayor and City Council; and

**WHEREAS** Springville City may, from time to time, examine the regulatory provisions of the zones within the Code and amend such provisions; and

**WHEREAS** the Planning Commission conducted a public hearing on \_\_\_\_\_, reviewed the proposed amendments, and has recommended favorably of the amendments; and

**WHEREAS** the City Council held a properly noticed public meeting on \_\_\_\_\_, to consider amendments to Springville Code Title 11, Chapter 6, Article 135, Expiration of Land Use Applications.

Be it ordained by the City Council of Springville, Utah:

SECTION 1: Section 11-3-402, Definitions, of Springville City Code is hereby amended to add the following definition:

Land use application - an application required by a municipality and submitted by a land use applicant to obtain a land use decision. It does not mean an application to enact, amend, or repeal a land use regulation.

SECTION 2: Section 11-6-135, Supplementary Regulations, of Springville City Code is hereby adopted to read as follows:

#### 11-6-135 Expiration of Land Use Applications

- a. Commencing on the date a land use application is considered accepted by the City, the applicant shall have 180 days to meet all pertinent land use regulations and receive all necessary approvals from the appropriate land use authority(ies) for the application. At the end of the 180 days, the land use application shall be deemed abandoned or forfeited, and all vesting rights associated with the application shall terminate.
- b. If an applicant determines that the applicant needs more time beyond the initial 180-day period described in subsection (a), the applicant may request a 90-day extension in writing to the Springville City Community Development Director before the initial 180-day period expires. If the request for extension is timely made, the applicant's time for receiving the needed approvals will be extended by the requested 90 days. At the end of the 90-day extension, the application shall be deemed abandoned or forfeited, and all vesting rights associated with the application shall terminate.
- c. All land use applications filed and accepted by the City before April 1, 2025, shall be considered accepted by the City on that date for the commencement of the 180 days described in subsection (a).

SECTION 3: This ordinance will become effective one day after publication hereof in the manner required by law.

SECTION 4: This ordinance shall become effective upon adoption by the Springville City Council and publication as required by law.

ADOPTED by the City Council of Springville, Utah, this \_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Matt Packard, Mayor

ATTEST:

\_\_\_\_\_  
Kim Crane, City Recorder



## STAFF REPORT

**DATE:** October 14, 2025

**TO:** Honorable Mayor and City Council

**FROM:** Laura Thompson, Planner II

**SUBJECT:** SPRINGVILLE COMMUNITY DEVELOPMENT IS SEEKING TO AMEND TITLE 11, DEVELOPMENT CODE, AND TITLE 14, SUBDIVISION REGULATIONS, CONCERNING DEVELOPMENT APPROVAL PROCESSES.

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**Recommended Motion:**

Move to approve Ordinance No. \_\_\_\_-2025, amending Title 11, Development Code, and Title 14, Subdivision Regulations, concerning development approval processes.

**Focus of Action:**

Do the proposed amendments meet the requirements of the Springville City Code, specifically Section 11-7-102?

Are there changed or changing conditions that make the proposed amendment necessary for the promotion of the purposes of the Development Code and Subdivision Regulations?

**Background:**

On July 16, 2024, the City Council approved amendments to the city's residential and commercial subdivision regulations and application processes, including preliminary and final plan checklists, to ensure compliance with Utah State Code.

The proposed amendments seek to clarify irregularities in Titles 11 and 14 concerning the approval processes by the Land Use Authority, including updated subdivision checklists.

**Discussion:**

Title 11, the Development Code, outlines administrative processes related to development that require approval by the Land Use Authority. Administrative approval



processes are usually non-discretionary, meaning that if an application meets all the set criteria, it must be approved. These processes are more efficient and consistent, and promote development by simplifying the approval procedures.

Other amendments clarify submittal requirements and review procedures for development applications, and also remove elements from the City code that duplicate or are in conflict with the Utah State Code.

The sections being amended include:

- 11-5-305, Special Provisions, Hillside Overlay Zone;
- 11-5-401 thru 11-5-415, Westfields Overlay Regulations;
- 11-5-605, Submission and Approval Process, Mixed Use Overlay Regulations;
- 11-6-105, Outdoor Storage and Display, Supplementary Regulations;
- 11-6-122, Review of School Plans, Supplementary Regulations;
- 11-6-128, Environmental Impact Statement, Supplementary Regulations;
- 11-6-129, Geologic Study, Supplementary Regulations;
- 14-6-101 thru 14-6-110, Condominiums;
- 11-9-901, Lakeside Landing Special District Overlay Subdivision Review
- 14-7-101, Plat Amendments, Alterations, and Vacations
- Updated subdivision checklists for residential and commercial developments

## PLANNING COMMISSION REVIEW

The Planning Commission discussed the proposed amendment on August 26, 2025, during a public hearing that was properly noticed and in which no comments were given.

COMMISSION ACTION: Commissioner Nelson moved to recommend adoption of the proposed code amendments to the Development Code and Subdivision Regulations, including the revised subdivision checklists. Commissioner Pratt seconded the motion. The vote to approve the Legislative Session item was unanimous.

### Commission Vote

| <u>Commissioner</u> | <u>Yes</u> | <u>No</u> |
|---------------------|------------|-----------|
| Genevieve Baker     | X          |           |
| Ralph Caldwell      | X          |           |



|                |         |
|----------------|---------|
| Hunter Huffman | Excused |
| Ann Anderson   | Excused |
| Brett Nelson   | X       |
| Peter Pratt    | X       |
| Tyler Patching | X       |

**Alternatives:**

- Move to continue discussion of the proposed amendments;
- Move to deny adoption of the proposed amendments.

*Laura Thompson*

Laura Thompson

Before any land is subdivided, the owner of the property to be subdivided, or the owner's authorized agent, shall apply for approval of the proposed subdivision per the following procedures, which include two (2) steps for a regular subdivision and one (1) step for a minor subdivision, nine (9) lots or less.

1. Regular Subdivision:
  - a. Preliminary Plan (approval by Community Development Director)
  - b. Final plat (approval by Community Development Director)
2. Minor Subdivision (up to 9 lots)  
Preliminary plan (approval by the Community Development Director)
3. Plat Amendments: (approval by the Community Development Director)

#### **Pre-Application Meeting:**

Before preparing a plan for a subdivision, the applicant is strongly advised to schedule an appointment with the Community Development Director, Planning Staff, and City Engineer to discuss the subdivision approval process. Relevant to the proposed subdivision, a general layout of streets and the required reservation of land, as well as street improvements, drainage, sewerage, fire protection, and similar matters, will be discussed. Additionally, the general availability of existing services will be considered.

#### **Formal Application:**

The applicant may prepare and submit a proposed subdivision plan, along with all required forms, fees, and other supporting materials, to the Planning Division. An application can be made by going to <https://www.springville.org/community-development/planning-zoning/development-services/> and following the "Subdivision Application" link under "Applications and Forms".

#### **Completeness Review**

Checklists are available to the applicant when preparing plans to ensure completeness.

The Planning and Engineering staff, upon receiving the application, will assess whether it is complete and ready for review based on the submittal requirements and the applicant's request for a waiver of certain application requirements. No application qualifies for the Development Review Committee (DRC) agenda until it is considered complete. Once the submittal is deemed complete, the applicant will be notified by email to pay the application fee.

No later than 15 business days after the day on which the Preliminary Residential Subdivision Land Use Application is deemed **COMPLETE** and all applicable fees have

been paid, the application shall be scheduled for review by the Development Committee, and Springville City shall complete the initial review of the application, including subdivision improvement plans.

**Development Review Committee (DRC):**

The Development Review Committee shall review all applications to determine conformance with all applicable City ordinances and standards. If the development plan is determined to meet City ordinances and standards, the DRC will forward the completed submission to the Planning Administrator. If portions of the application are deemed incomplete, it may be returned to the applicant for appropriate modification. The application shall not be forwarded to the Planning Administrator if it does not meet the requirements of the City Code and other applicable standards, as well as the requirements of other reviewing agencies. The DRC may forward applications to the Land Use Authority, subject to variances, waivers, modifications, or amendments being proposed by the applicant. During the meeting, the applicant will be allowed to make presentations, ask questions, and propose alternative conditions for consideration.

The purpose of the preliminary plan is to prepare a complete and detailed residential subdivision plan that meets the requirements below. All information listed below is required for an application to be considered complete. Only completed applications shall be scheduled for the Development Review Committee (DRC). All engineering and/or surveying documents must be stamped by an engineer or land surveyor following the procedures of the Utah State Board for Professional Registration.

**Minor Subdivision-up to nine (9) lots:**

Relevant items required of preliminary and final plans are listed below as determined by the Community Development Director, the City Engineer, and the Power Department.

## PRELIMINARY PLAN SUBMITTAL REQUIREMENTS

| REQUIRED INFORMATION- RESIDENTIAL PRELIMINARY PLAN                                                                                                                                                                                                                                                                                                                                                   | COMPLETE |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|
| All fees (fees will be paid when the application is deemed to be complete by city staff. No preliminary plan will be placed on the DRC agenda until fees are paid, regardless of completion status.)                                                                                                                                                                                                 |          |
| Completed Application Form                                                                                                                                                                                                                                                                                                                                                                           |          |
| ALTA Survey and preliminary title report or policy of title insurance on the property, which identifies ownership, easements of record, liens or other encumbrances, prepared by a title company licensed to practice in the State of Utah. The City may require that the owner/developer resolve any boundary overlaps, gaps, or other title discrepancies before approval of the preliminary plat. |          |
| Evidence of water rights proposed to be tendered to Springville City                                                                                                                                                                                                                                                                                                                                 |          |
| Draft copies of any proposed restrictive covenant or other private reservations.                                                                                                                                                                                                                                                                                                                     |          |
| Written approval of adjacent property owner(s) agreeing to grant an easement for utility line extension, if the line crosses private property.                                                                                                                                                                                                                                                       |          |
| Geotechnical report for property located in hillside areas which have a slope of twenty-five percent (25%) or greater, or a hydro-geologic study when located in high water areas.                                                                                                                                                                                                                   |          |
| Conceptual layout of any required off-site improvements for utility capacities per the current master plan (if applicable).                                                                                                                                                                                                                                                                          |          |
| Digital copy of the plans in Vector scalable format                                                                                                                                                                                                                                                                                                                                                  |          |
| An electronic copy of the proposed subdivision layout in DGN or DXF format tied to the State Plane, NAD 83, and NAVD 88 coordinate system                                                                                                                                                                                                                                                            |          |
| One (1) copy of the preliminary drainage study with narrative (must be stamped and signed by a licensed engineer)                                                                                                                                                                                                                                                                                    |          |
| One (1) preliminary or draft copy of any environmental studies, wetlands study, etc. (if applicable)                                                                                                                                                                                                                                                                                                 |          |
| One (1) Copy Traffic Impact Study (if applicable or required by City Engineer)                                                                                                                                                                                                                                                                                                                       |          |
|                                                                                                                                                                                                                                                                                                                                                                                                      |          |
| <b>FORMAT AND GENERAL ITEMS FOR PRELIMINARY PLAN</b>                                                                                                                                                                                                                                                                                                                                                 |          |
| Title block including: <ul style="list-style-type: none"> <li>Name of Subdivision</li> <li>Name and Address of owner of record, developer &amp; designer</li> <li>Name and address of engineer and/or land surveyor</li> <li>Date of preparation</li> </ul>                                                                                                                                          |          |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <ul style="list-style-type: none"> <li>• Tabulation of acres, lots, units, open space, public right-of-way and units per acre</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                        |  |
| A graphic and written scale at no more than one (1) inch equals fifty (50) feet, or as recommended by the City Engineer on each page                                                                                                                                                                                                                                                                                                                                                                                                                            |  |
| North arrow on each page                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |  |
| Township and Range, section lines, and other monuments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |  |
| Vicinity map at a scale of one (1) inch equals one thousand (1,000) feet with a one-quarter mile radius                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  |
| Index of Sheets shall include (but not be limited to): 1) Cover Sheet, 2) Alta Survey, 3) Site Plan, 4) Utility Plan, 5) Grading and Drainage, 6) Striping and Signing Plan, and 7) Details                                                                                                                                                                                                                                                                                                                                                                     |  |
| Topographic contour intervals of no greater than two (2) feet, unless otherwise stipulated by the City Engineer.                                                                                                                                                                                                                                                                                                                                                                                                                                                |  |
| Surveyed boundary and topography of the subdivision                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  |
| Location and names of adjacent properties/property owners and platted subdivisions                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |  |
| Location of zoning boundary lines within and adjacent to the proposed subdivision                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |  |
| Location, use, and dimensions of all existing buildings within the proposed subdivision. Indicate which buildings are to remain and which are to be removed.                                                                                                                                                                                                                                                                                                                                                                                                    |  |
| Location of all proposed lots, including: <ul style="list-style-type: none"> <li>• Lot Dimension</li> <li>• Lot Frontage</li> <li>• Lot area (square feet)</li> <li>• Building setback lines (building envelopes)</li> </ul>                                                                                                                                                                                                                                                                                                                                    |  |
| Lots are consecutively numbered or lettered in alphabetical order.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |  |
| Location of existing features within the proposed subdivision and within two hundred (200) feet of the boundary, including: <ul style="list-style-type: none"> <li>• Existing and/or proposed public utility easements</li> <li>• Irrigation ditches, land drains, and company ownership</li> <li>• Drainpipes, drainage channels, and culverts</li> <li>• Railroads</li> <li>• Bridges</li> <li>• Power lines</li> <li>• Water bodies, springs or water sources within two hundred (200) feet</li> <li>• Equestrian, pedestrian, and bicycle trails</li> </ul> |  |
| Location and dimensions of any common space or open space areas, including property to be set aside for parks, playgrounds, trails, or other public or private uses, with a designation of the purpose of those areas, and conditions, if any, of the dedication or reservation.                                                                                                                                                                                                                                                                                |  |



|                                                                                                                                                                                                                                                                                                                                                                                   |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| Location and extent of all cuts and fills exceeding two (2) feet anywhere on the project site and any associated retaining walls.                                                                                                                                                                                                                                                 |  |
| <b>STREETS</b>                                                                                                                                                                                                                                                                                                                                                                    |  |
| The location and width of all existing and proposed roads, rights-of-way, alleys, and other private and public ways (all main public roads/ways must comply with the current Springville City Transportation Master Plan, and Standards and Drawings).<br>Cross sections of all existing and proposed roads (including road dimensions and location of utilities within the road) |  |
| Site distance triangles for all intersections following AASHTO Design Guides                                                                                                                                                                                                                                                                                                      |  |
| Proposed names of all new roads. Streets shall not be given names other than the appropriate number designation (e.g., 700 South) for the street, except in the case of streets that cannot be readily assigned numerical designations because of a configuration that crosses (does not exclusively align with) east-west or north-south coordinates.                            |  |
| Location of all existing and proposed curb, gutter, and sidewalk within the subdivision, including: <ul style="list-style-type: none"> <li>An indication of the grades (longitudinal and cross slope)</li> <li>Flow arrows showing direction of stormwater surface flows</li> </ul>                                                                                               |  |
| Location of any necessary temporary turnaround easements for emergency access on dead-end roads and material called out.                                                                                                                                                                                                                                                          |  |
| Proper cul-de-sac length or dead-ends of no greater than four hundred (400) feet and with no more than twelve (12) units located on it                                                                                                                                                                                                                                            |  |
| Block lengths no greater than the block standards as described in <a href="#">14-5-102</a>                                                                                                                                                                                                                                                                                        |  |
| Street intersection offsets of not less than one hundred fifty (150) feet measured from ROW to ROW.                                                                                                                                                                                                                                                                               |  |
| If adjacent to a state road, specify UDOT access size and location (UDOT approval will be required at final plat).                                                                                                                                                                                                                                                                |  |
| <b>WATER/SEWER/PRESSURIZED IRRIGATION</b>                                                                                                                                                                                                                                                                                                                                         |  |
| All utility lines shown in color per blue stakes.                                                                                                                                                                                                                                                                                                                                 |  |
| Location and size of existing and proposed culinary and pressure irrigation water lines (including existing lines adjacent to and/or affected by the proposed subdivision). Show main lines only. (All utilities must                                                                                                                                                             |  |

|                                                                                                                                                                                                                                                                                         |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| comply with the current Springville City Master Plans, and Standards Specifications & Drawings.)                                                                                                                                                                                        |  |
| Location of existing and proposed sewer main lines, including size, depth, and slope (show any sewer lines adjacent to or affected by the proposed subdivision)                                                                                                                         |  |
| Letter(s) of intent for any necessary off-site water or sewer easements across privately owned land.                                                                                                                                                                                    |  |
| <b>DRAINAGE</b>                                                                                                                                                                                                                                                                         |  |
| Preliminary Drainage System Report (calculations and an explanatory narrative per Springville Design Criteria for Public Improvements and current Springville Storm Water Master Plan) stamped and checked by a licensed engineer prepared per the outline included with the checklist. |  |
| Use Springville City rainfall curves in the drainage study and calculate 24 twenty-five (25)- and one hundred (100)-year floods (attach Springville City rainfall curves to drainage calculations).                                                                                     |  |
| For detention basins, submit calculations to justify sizing based on a twenty-five (25)-year design storm with a release rate of 0.15 cfs per acre.                                                                                                                                     |  |
| Detailed drainage plans showing existing and proposed storm drainage improvements, including: (All utilities must comply with the current Springville City Master Plans, and Standards and Drawings.)                                                                                   |  |
| Major City/Irrigation Company drainage facilities, outfalls, and discharge locations. Connection to city-owned storm drain facilities is preferred.                                                                                                                                     |  |
| Drainage pipe locations, sizes, and depths                                                                                                                                                                                                                                              |  |
| Catch basin locations, types, and depths                                                                                                                                                                                                                                                |  |
| Detailed Storm water treatment per <a href="#">Utah LID Manual</a>   A Hydro-dynamic separator is required where LID standards are not feasible based on site conditions.                                                                                                               |  |
| Location of detention basins designed following the <a href="#">Springville City Design Criteria</a> , Design Standards, and <a href="#">Storm Water Storage Facility Policy</a>                                                                                                        |  |
| A written statement from the appropriate agency accepting responsibility for all surface and subsurface drainage, which is directed into channels owned by the agency (such as irrigation companies, private landowners, etc.).                                                         |  |
| Letter(s) of intent for any necessary off-site drainage easements across privately owned land                                                                                                                                                                                           |  |
| <b>IRRIGATION DITCHES</b>                                                                                                                                                                                                                                                               |  |



|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <p>A written statement from the appropriate agency (such as irrigation companies, private landowners, etc.) regarding the effect of the proposed subdivision on any irrigation channels or ditches and any piping or other mitigation required. Written approval from the irrigation or ditch company for proposed improvements, along with permission for run-off water to drain into the irrigation system</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  |
| <p>If any of the following irrigation or drainage companies are affected by proposed development, an application for <b><i>Modification to Canal, Ditch or Drain</i></b> must be obtained from the appropriate drainage district or irrigation company.</p> <ol style="list-style-type: none"> <li>1. Springville Drainage District</li> <li>2. Springville Irrigation Company</li> <li>3. Wood Springville Irrigation Company</li> <li>4. Coffman Springs Irrigation Company</li> <li>5. Madson Springs Irrigation Company</li> <li>6. Big Hollow Irrigation Company</li> <li>7. Mill Pond Irrigation Company</li> <li>8. Wash Creek Irrigation Company</li> </ol> <p>No comments can be provided until such application and submittal of plans are made. Please visit <a href="https://fransoncivil.com/canal-applications/">https://fransoncivil.com/canal-applications/</a> for application forms and processes.</p> |  |
| <p>The location, size, and grade of any required piping for irrigation ditches and land drains per the irrigation company letter.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |  |
| <p style="text-align: center;"><b>SPRINGVILLE CITY POWER</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  |
| <p>All commercial and residential subdivisions shall be designed by an electrical engineering firm.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  |
| <p>Provide Preliminary Design of Electrical system, following Springville City Power Department Standards and Specs.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |  |
| <p>Proposed transformer and meter base location(s) shown and labeled following Springville City Power Department Standards and Specs.<br/>Note: No Power structures are to be placed within 2 feet of driveways or approaches.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |  |
| <p>Service sizes labeled with amperage and voltage per lot.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |  |
| <p>Show location of existing power line extensions and relocations, streetlights, domes, and transformers.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |  |
| <p>All roundabouts, detention basins, traffic control devices, and land designated for a park shall have a source of power great enough to handle the loads required.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |  |

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| Show conduit stubs for future electrical development.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |  |
| Show Public Utility Easements, existing and proposed.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |  |
| Provide letter(s) of intent for any necessary off-site Power easements across privately owned land.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |  |
| <b>BUFFERING</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  |
| <p>The proposed treatment of the perimeter of the development, including materials and techniques used, such as:</p> <ul style="list-style-type: none"> <li>• Fences</li> <li>• Berms</li> <li>• Walls</li> <li>• Landscaping</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |  |
| <b>SENSITIVE LANDS</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |  |
| <p>Identification of natural features or sensitive lands, including, but not limited to:</p> <ul style="list-style-type: none"> <li>• Wetlands. A wetland report and letter from the Army Corp of Engineers, if potential wetlands are located on the site.</li> <li>• Floodplains, floodways, and areas that would be covered in water in a 100-year storm event.</li> <li>• Areas where groundwater rises periodically to within two (2) feet of the surface of the ground.</li> <li>• Slopes exceeding twenty-five (25) percent and/or area within the Hillside Overlay Zone</li> <li>• Vegetation areas (including name and size of all existing trees and shrubs which could be incorporated into the subdivision)</li> <li>• Threatened or endangered species habitat areas</li> </ul> |  |
| A letter from the Army Corps of Engineers regarding any wetland areas within the boundaries of the proposed plat.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |  |
| <b>REQUIRED NOTES</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |  |
| <p>Provide a note on the preliminary plat that states that the following items will be reviewed at the time of the Final Plat review (because these items will be reviewed with the final plat, please do not show them on the Preliminary Plat):</p> <ul style="list-style-type: none"> <li>• Plan and profiles/construction drawings of public improvements</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                     |  |

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| <ul style="list-style-type: none"> <li>• All pipe details (bends, detector tape, etc.)</li> <li>• Blow-offs, drains, and Air Vacs, including size, type, and protection</li> <li>• Manhole and box details</li> <li>• Water and sewer service details and meter locations</li> <li>• Lot line utility easements</li> <li>• Streetlights/street signs/traffic signs.</li> <li>• Power line extensions and dome/transformer locations.</li> <li>• Lot addresses</li> <li>• Location of any/all Section Corner or PLS Survey Monuments within the project boundary</li> <li>• Placement of Post Office Cluster box(es)</li> </ul> |  |
| A letter from the Army Corps of Engineers regarding any wetland areas within the boundaries of the proposed plat.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |  |
| <b>OTHER REQUIRED DOCUMENTS</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |  |
| A surveyor's plat showing existing fence lines, existing deed lines, existing road rights-of-way and rights-of-way widths, and proposed subdivision boundary lines shall be included with each set of the preliminary subdivision plans.                                                                                                                                                                                                                                                                                                                                                                                       |  |
| If the subdivision is in the Westfield Overlay Zone, the applicant must include detailed information regarding proposed features, including building elevations, materials, amenities, and any other provision of the Westfield Overlay.                                                                                                                                                                                                                                                                                                                                                                                       |  |
| <b>PHASING (IF APPLICABLE):</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |  |
| A phasing plan describing each phase, the order of phasing, and the projected time for recording and development of each phase shall be submitted.                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  |



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| <p>Phasing Schedule – If the developer is proposing phasing the development into two or more sections for purposes of recording final plats, such information must be included as a part of the preliminary plan submission:</p> <ul style="list-style-type: none"> <li>• A phasing plan describing each phase, the approximate size in area of each phase, the order of phasing, and the projected time for recording and development of each phase shall be submitted</li> <li>• The Administrative Land Use Authority may impose conditions upon the filing of each section as may be necessary to ensure orderly development of the overall subdivision and the area in which it is located.</li> <li>• Application for subsequent phases must be submitted within one (1) year of the recordation of the previous phase.</li> </ul> |                                    |
| <b>DEVELOPMENTS IN THE WESTFIELD OVERLAY ZONE PARTICIPATING IN THE DENSITY BONUS PROGRAM</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | (In addition to the regular items) |
| Tabulation of total acreage of the site with acreage and percentage of rights-of-way (ROW), carriageways, lots by zoning classification (i.e., R1-10, R1-8, R2, etc.), park land, linear open space, waterways, etc.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                    |
| Preliminary building elevations with notation of building materials for all building types proposed within the development                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                    |
| A general landscape plan showing landscaping and other site improvements for multi-family development, street trees, parks, and linear open space.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                    |
| The proposed location of each phase, if the project is proposed to be done in phases.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                    |
| The proposed circulation system, including street and path systems.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                    |
| Tables of densities for each development phase, with an overall density for the development                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                    |
| Any other material or information required by the Administrative Land Use Authority to assist them in their decision.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                    |
| <b>DEVELOPMENTS IN THE LAKESIDE LANDING SPECIAL DISTRICT OVERLAY</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | (In addition to the regular items) |
| <p>Transect Zones and Lot Types</p> <p>(a) Location of transect zones.</p> <p>(b) Tabulation of</p> <ul style="list-style-type: none"> <li>a. Acreage in each transect</li> <li>b. Maximum and actual residential yield per acre per transect</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                    |

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| <ul style="list-style-type: none"> <li>c. Minimum and actual commercial requirement per acre per transect</li> <li>d. Acreage of public and private parks and open space</li> <li>e. Lot type count</li> </ul>                                                                          |  |
| <p>(c) Location of all proposed lots</p> <ul style="list-style-type: none"> <li>(i) Name of the lot type assigned for each lot</li> <li>(ii) Lot dimesions</li> <li>(iii) Lot frontage</li> <li>(iv) Lot area (square feet)</li> </ul>                                                  |  |
| <p>Thoroughfare types and cross sections of all existing and proposed roads (including road dimensions and location of utilities within the road.</p>                                                                                                                                   |  |
| <p>Location and dimensions of any common space or open space areas, including property to be set aside for parks, playgrounds, trails, or other public or private uses, with a designation of the purpose of those areas, and conditions, if any, of the dedication or reservation.</p> |  |



## FINAL PLAN SUBMITTAL REQUIREMENTS

| REQUIRED INFORMATION- RESIDENTIAL FINAL PLAN                                                                                                                                                                                                                                                                                                                                                                                                                                       | COMPLETE |
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| <p>A title block that contains the following</p> <ul style="list-style-type: none"> <li>Name of subdivision</li> <li>Type of development</li> <li>Surveyor's certificate that has been signed and dated, showing the name and registration number of the survey responsible for making the survey.</li> <li>A legal description of the subdivision boundaries that includes the quarter section, township, range, and principal median, and the county of its location.</li> </ul> |          |
| All fees (fees will be paid when the application is deemed to be complete by city staff. No final plan will be placed on the DRC agenda until fees are paid, regardless of completion status.)                                                                                                                                                                                                                                                                                     |          |
| Completed Application Form                                                                                                                                                                                                                                                                                                                                                                                                                                                         |          |
| All items included for the Preliminary Plan submission; with the exception that the buildable envelopes shall not be included on the final plat.                                                                                                                                                                                                                                                                                                                                   |          |
| All corrections required for the approval of the Preliminary Plan                                                                                                                                                                                                                                                                                                                                                                                                                  |          |
| The owner's dedication includes the dedication of all public ways or spaces. The owner's dedication shall be signed by every person having a security interest in the subdivision property, dated, and notarized.                                                                                                                                                                                                                                                                  |          |
| Signature block for the City Engineer, City Attorney, Mayor, and City Recorder                                                                                                                                                                                                                                                                                                                                                                                                     |          |
| Written and graphic scale, not smaller than one (1) inch to fifty (50) feet or as recommended by the City Engineer                                                                                                                                                                                                                                                                                                                                                                 |          |
| The basis of bearings used and a north point tied to a minimum of two (2) section corners.                                                                                                                                                                                                                                                                                                                                                                                         |          |
| A vicinity map at a scale of one (1) inch equals one thousand (1,000) feet with a one-quarter (1/4) mile radius.                                                                                                                                                                                                                                                                                                                                                                   |          |
| The exterior boundaries of the platted areas, giving lengths and bearings of the boundary lines. All subdivisions must have a proper closure.                                                                                                                                                                                                                                                                                                                                      |          |
| Location of existing easements of rights-of-way, including those contiguous to the platted area, their nature, width, and the book and page number of their recording in the County's records.                                                                                                                                                                                                                                                                                     |          |

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| Location of proposed easements, including any required easements for water, sewer, drainage or irrigation, power, temporary turnaround easements, and a ten (10) foot public utility easement shown on the front of each lot and any side or rear of a lot adjacent to a road right-of-way and five (5) feet on the side and rear of all other lots.                                                                                                                                                                          |  |
| All lots, blocks, rights-of-way, and easements (including open space) created by the subdivision, with their boundary, bearings, lengths, widths, name, number, or purpose. For curved boundaries, the curve radius, central angle, length of arc, chord length, and veering shall be given in the table. All lots must have proper closure.                                                                                                                                                                                  |  |
| Indication of lot areas (square feet)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  |
| The buildable envelopes should NOT be shown on the final plat.                                                                                                                                                                                                                                                                                                                                                                                                                                                                |  |
| For developments within the Lakeside Landing Special District Overlay: <ul style="list-style-type: none"> <li>• Location of transect zones;</li> <li>• Location of all proposed lots <ul style="list-style-type: none"> <li>(a) Name of the lot type assigned for each lot</li> <li>(b) Lot dimensions</li> <li>(c) Lot frontage</li> <li>(d) Lot area (square feet)</li> </ul> </li> </ul>                                                                                                                                   |  |
| Lots consecutively numbered or lettered in numerical or alphabetical order                                                                                                                                                                                                                                                                                                                                                                                                                                                    |  |
| Proposed addresses shown on each lot as obtained from the Springville City Planning Staff. All proposed new streets are named or numbered following the street naming and numbering system of the City. Streets shall not be given names other than the appropriate number designation (e.g., 700 South) for the street, except in the case of streets that cannot be readily assigned numerical designations because of a configuration that crosses (does not exclusively align with) east-west or north-south coordinates. |  |
| Location and names of adjacent properties/property owners and platted subdivisions.                                                                                                                                                                                                                                                                                                                                                                                                                                           |  |
| Location of zoning boundary lines within and adjacent to the proposed subdivision.                                                                                                                                                                                                                                                                                                                                                                                                                                            |  |
| Location of all existing homes or buildings within the proposed subdivision that are to remain,                                                                                                                                                                                                                                                                                                                                                                                                                               |  |
| All existing monuments found during the survey (including a physical description such as "brass cap").                                                                                                                                                                                                                                                                                                                                                                                                                        |  |
| Show frontage on corner lots in relation to service line locations.                                                                                                                                                                                                                                                                                                                                                                                                                                                           |  |
| Street tree plan showing one (1) street tree for every forty (40) linear feet within park strips greater than six feet in width.                                                                                                                                                                                                                                                                                                                                                                                              |  |

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| Show location for USPS Collection Box Units for mail delivery. Contact the local Postmaster to determine the best placement of CBU's.                                                                                                                                                                                          |  |
| <b>REQUIRED NOTES ON THE FINAL PLAT</b>                                                                                                                                                                                                                                                                                        |  |
| A notation of the distance (shown as a dimension and note on the plat) from the centerline of each existing road right-of-way (centerline of existing asphalt) to the new property line of the subdivision                                                                                                                     |  |
| A summary of total project acreage, total acreage in lots, total acreage in roads, and lane miles of road.                                                                                                                                                                                                                     |  |
| A notation of any limited access restrictions on the lots that are affected.                                                                                                                                                                                                                                                   |  |
| If surface drainage is to be directed onto a privately-owned area for detention as part of the storm drainage system, show an easement around the detention/retention area on the final plat with the following note on the easement area:                                                                                     |  |
| "Permanent detention facility to be owned and maintained by the owners of this property, not to be altered without approval by the City Engineer."                                                                                                                                                                             |  |
| If a temporary turnaround is required, add the following note on the final plat with a reference to the turnaround                                                                                                                                                                                                             |  |
| Fifty (50) radius temporary asphalt turnaround with appropriate road base, three (3) no-parking signs installed, and no above-ground utilities allowed in the turnaround area."                                                                                                                                                |  |
| <b>CONSTRUCTION DRAWINGS</b>                                                                                                                                                                                                                                                                                                   |  |
| Final construction/plan and profile drawings of all required public improvements consistent with the Springville City Design Standards Specifications and Drawings. An engineer or land surveyor must stamp all construction drawings in accordance with the procedures of the Utah State Board for Professional Registration. |  |
| An overall public improvement plat or index sheet that includes a summary of all improvement and utility information (this sheet is used by City staff to prepare the bond for public improvements)                                                                                                                            |  |
| Location, pipe type, and size of existing and proposed culinary and pressurized irrigation lines and associated fire hydrants, valves, and blow-offs (note where bends are required on water lines and what type is to be used                                                                                                 |  |
| Location, depth, pipe type (pipe type may be noted in a legend) and slope of all drainage and sewer lines, including the location and proper spacing of all boxes, manholes and other improvements.                                                                                                                            |  |

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| Location of water and sewer service laterals for each lot including the location of the laterals in relation to each other (water laterals must be located at the center of the lot and sewer laterals ten feet (10') downstream from the water laterals.                                                                                                                                                                                                                                                                                                                             |  |
| The location of the lot frontage for all corner lots in relation to service line locations                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |  |
| <p>Details of detention basin including:</p> <ul style="list-style-type: none"> <li>• Piping and orifices.</li> <li>• A note stating that the bottom of the basin will be sloped towards the outlet.</li> <li>• Cross-section of detention pond.</li> <li>• Twenty-five (25) year water level. Note: The maximum water depth shall not exceed the allowances outlined in the Springville City Engineering Design Standards.</li> <li>• Capacity of detention pond in cubic feet.</li> <li>• Other details as required by the Springville City Engineering Design Standards</li> </ul> |  |
| If the placement of irrigation system improvements is required, show all irrigation improvements, including piping, head gates, boxes, grates, etc. (in conformance with agreement issued by the irrigation company), and provide a signature block for the irrigation company on all applicable construction drawing sheets                                                                                                                                                                                                                                                          |  |
| Cross sections of all roads, including pavement design, base and sub-base amounts (per Springville Standards or as directed by the geotechnical report), and location of utilities within the street right-of-way.                                                                                                                                                                                                                                                                                                                                                                    |  |
| Location of power line extensions and relocations, streetlights, domes, and transformers.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  |
| Location of existing power infrastructure and ownership.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |  |
| Provide Final Design of the Electrical System.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |  |
| Location, type, and height of existing fencing and new fencing, berming, landscaping, or other buffering to be installed as part of the development.                                                                                                                                                                                                                                                                                                                                                                                                                                  |  |
| Street signs and traffic control signs                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |  |
| All other specifications, details, and references required by the Springville City Standard Specifications and Drawings.                                                                                                                                                                                                                                                                                                                                                                                                                                                              |  |
| <b>STORMWATER POLLUTION PREVENTION PLAN</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |  |
| Provide an erosion and sediment control plan                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |  |

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| Submit SWPPP document using the latest version of the Utah State Template                                                                                                                                                   |                                    |
| Obtain NOI                                                                                                                                                                                                                  |                                    |
| Obtain Springville City Land Disturbance Permit (LDP)                                                                                                                                                                       |                                    |
| Contact Brent Dunkley for LDP pre-application meeting - 801-885-4016                                                                                                                                                        |                                    |
| An engineer's estimate of costs, including quantity take-offs, for construction of all required public improvements                                                                                                         |                                    |
| A final copy of any restrictive covenants (CC&R's) reservations or private easements.                                                                                                                                       |                                    |
| Final copy of the geotechnical study                                                                                                                                                                                        |                                    |
| Evidence that all property taxes are current and that roll back taxes have been paid and that no other debts or obligations are outstanding, and no liens or encumbrances are placed on the property.                       |                                    |
| Warranty deed/title insurance on property dedicated to the City (open space, detention, City Park property, trails and road dedication)                                                                                     |                                    |
| Prepared easements for any necessary off-site water, sewer, or drainage easements across privately owned land or for temporary turnarounds.                                                                                 |                                    |
| A copy of any necessary deeds or boundary line agreements necessary for recording of the final plat.                                                                                                                        |                                    |
| Any required UDOT approval for access, etc.                                                                                                                                                                                 |                                    |
| Documents evidencing the ability to tender water rights. (§14-5-113 & §11-6-124)                                                                                                                                            |                                    |
| Proposed development agreement, if applicable.                                                                                                                                                                              |                                    |
| <b>DEVELOPMENTS IN THE WESTFIELD OVERLAY ZONE PARTICIPATING IN THE DENSITY BONUS PROGRAM</b>                                                                                                                                | (In addition to the regular items) |
| A complete and accurate legal description of all property proposed for development, along with accurate legal descriptions of all property to be deeded to Springville City for parks, linear open space and rights-of-way. |                                    |
| A detailed site plan showing the precise location of buildings and structures, the location of parks, linear open space, waterways, streets, carriageways and trails, along with, other relevant aspects of the site.       |                                    |



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| Parking layout showing the location of individual stalls and all areas of ingress and egress.                                                                                                                                                                                                                                                                                                                               |                                    |
| A detailed landscape plan showing the location, types and sizes of all plant materials, sprinkling or irrigation system, screening and fencing.                                                                                                                                                                                                                                                                             |                                    |
| Final elevation of all building proposed within the development with notation of building materials.                                                                                                                                                                                                                                                                                                                        |                                    |
| A time schedule for completion of landscaping and amenities for parks, linear open space and multi-family dwellings.                                                                                                                                                                                                                                                                                                        |                                    |
| <b>DEVELOPMENTS IN THE LAKESIDE LANDING SPECIAL DISTRICT OVERLAY</b>                                                                                                                                                                                                                                                                                                                                                        | (In addition to the regular items) |
| Transect Zones and Lot Types<br>(a) Location of transect zones.<br>(b) Location of all proposed lots<br>(i) Name of the lot type assigned for each lot<br>(ii) Lot dimensions<br>(iii) Lot frontage<br>(iv) Lot area (square feet)                                                                                                                                                                                          |                                    |
| Landscaping plan for all park, open space, and common ownership areas, including: <ul style="list-style-type: none"> <li>• Location, name, and size of all proposed trees, shrubs, and plants.</li> <li>• Indication of proposed grass areas</li> <li>• Indication of proposed irrigation facilities (underground sprinkler system).</li> <li>• Location of Sight Distance triangles at all street intersections</li> </ul> |                                    |

## SUBDIVISION PLAT AMENDMENT

| PLAT AMENDMENT - REQUIRED INFORMATION<br>IF NO NEW LOT(S) ARE CREATED                                                                                                                    |  |
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| All fees (fees will be paid when the application is deemed to be complete by city staff. No plan will be placed on the DRC agenda until fees are paid, regardless of completion status.) |  |
| Completed Application Form                                                                                                                                                               |  |
| Provide the original subdivision and lot boundaries.                                                                                                                                     |  |
| Final plat prepared under Section 14-2-109 of the Springville City Municipal Code.                                                                                                       |  |
| Existing buildings, utilities, ditches, roads, etc.                                                                                                                                      |  |
| Slopes, including contour lines, if the slope is significant                                                                                                                             |  |
| Show existing and proposed easements.                                                                                                                                                    |  |
| <i>If new lots are proposed, follow the application requirements for preliminary and final approval.</i>                                                                                 |  |



ORDINANCE NO. \_\_\_\_-2025

**AN ORDINANCE AMENDING VARIOUS SECTIONS OF TITLE 11, DEVELOPMENT CODE, AND TITLE 14, SUBDIVISION REGULATIONS, CONCERNING DEVELOPMENT APPROVAL PROCESSES.**

**WHEREAS**, the Springville City Development Code governs land use decisions within Springville City in fulfillment of the recommendations of the General Plan, as well as the future vision of the City as established by the Mayor and City Council; and

**WHEREAS**, Springville City may, from time to time, examine the regulatory provisions of the zones within the Code and amend such provisions; and

**WHEREAS**, corrections are occasionally needed to update codes to ensure consistency and compliance with the Utah State Code.

**WHEREAS**, the Planning Commission held a public hearing on August 26, 2025, reviewed the proposed amendments, and has recommended them favorably; and

**WHEREAS**, the City Council held a properly noticed public meeting on October 7, 2025, to consider amendments to the Springville Code.

Be it ordained by the City Council of Springville, Utah:

**SECTION 1:** Section 11-5-305, Special Provisions, Hillside Overlay Zone, of Springville City Code is hereby amended as follows:

**11-5-305 Special Provisions.**

All uses of land in the Hillside Overlay Zone shall conform to the following criteria:

(1) All land surface having a slope of twenty-five percent (25%) or greater shall remain in its natural state and shall not be graded or otherwise disturbed, except that the natural vegetation may be supplemented by other plants naturally occurring in the area; provided, however, roads may be constructed on slopes exceeding twenty-five percent (25%) if the following requirements are met:

(a) The road has been approved and is either an existing City street or detailed plans showing the precise location and engineering detail have been submitted and approved by the Land Use Authority.

(b) The Land Use Authority has determined that the proposed alignment is necessary for the proper development of the area and that there is no feasible alternate alignment which complies with the slope requirement.

(c) The plan provides adequate measures to ensure that all cut and fill slopes will be stabilized, that erosion hazards will be eliminated, that surface vegetation will be restored, and that other environmental hazards will be adequately handled.

(2) Each dwelling site shall contain a buildable area of not less than four thousand (4,000) square feet.

(3) No cut or fill slope that shall be created as a part of the construction of any roadway, dwelling, or other structure shall exceed the critical angle of repose, except by special permission of the City Council after recommendation of the Planning Commission. Such special permission shall not be given until the developer shows that he has adopted all practical measures to reduce the slopes to less than the critical angle of repose by selecting an alternate location, or by planting the slopes with natural vegetation, or by undertaking other action which will have the effect of preventing the soil from moving under the force of gravity until vegetation becomes established.

(4) All development shall provide to the satisfaction of the Land Use Authority for the disposal of surface water originating as a result of any modification in the environment. Provision shall also be made to the satisfaction of the Planning Commission for the accommodation of all storm water run-off arising on or above the site so as to prevent flooding or erosion.

(5) If it determines it to be necessary in order to adequately evaluate any proposed development in the Hillside Overlay Zone, the Land Use Authority may require an environmental impact statement containing the information specified in Section 11-6-128 and a geologic report containing the information specified in Section 11-6-129.

(6) No grading, filling, or excavation of any kind shall be commenced without first obtaining a grading permit as required by Chapter 6 of Title 10 of this Code. In issuing any such permit, the Building Official may, as a condition of the permit, require the person doing the grading, filling or excavation to do such work in the manner specified by the permit in order to:

- (a) Encourage only minimal grading which relates to the natural contour of the land and which will round off, in a natural manner, sharp angles at the top and ends of cuts and fill slopes;

- (b) Retain trees and other vegetation which stabilize steep hillsides, retain moisture, prevent erosion, enhance the natural scenic view, and where necessary install additional landscaping to enhance the scenic and safety qualities of the area;

- (c) Provide for immediate planting wherever appropriate to maintain necessary cut and fill slopes, to stabilize such areas with plant roots, to conceal raw soil from view, and to minimize erosion;

- (d) Preserve natural drainage channels;

- (e) Encourage retention of natural landmarks and prominent natural features, wildlife habitat, and open space;

- (f) Preserve and enhance the visual and environmental quality of the area through the use of natural vegetation and prohibition of excessive excavation and terracing;

- (g) Protect the public from natural hazards of run-off water and erosion by requiring drainage facilities.

(7) As a means of harmonizing development within the project with existing and planned development within the surrounding area, the Land Use Authority may, as a condition of its approval, specify or may require changes in the density, minimum and

maximum height of buildings and structures, and type and style of architecture, the character and nature of landscaping, the pattern of circulation, the location and siting of buildings, fences, walls, utilities, lighting and sprinkling facilities, and other structures, as well as the nature and extent of drainage facilities.

(8) No dwelling or other structure used for human habitation shall be constructed on fill material, unless such material shall have been compacted as directed by the City Engineer. All fill in the Hillside Overlay Zone shall be compacted to at least ninety-five percent (95%) of American Association of State Highway Transportation Officials T180 density for those areas intended as structural foundations, including roadways.

**SECTION 2:** Section 11-5-401-11-5-415, Westfields Overlay Regulations, of Springville City Code is hereby adopted to read as follows:

#### **Article 4 – WESTFIELDS OVERLAY REGULATIONS**

##### **11-5-401 Purpose and Intent.**

The purpose of the Westfields Overlay Zone is to carry out the adopted policies of Springville City concerning the Westfields communities. This will help create attractive, diverse neighborhoods including a wide variety of attached and detached quality housing, along with opportunities for shopping and services all within reasonable walking distance for the majority of area residents.

(1) This purpose can be achieved by:

- (a) Providing a network of connected streets and paths that will provide adequate circulation for both pedestrians and vehicles and encourage a less auto-dependent community;
- (b) Providing a broad range of housing including suburban residences to urban-type apartments and townhouses throughout the area;
- (c) Providing significant open space, consisting of formal parks located throughout the residential area and squares located in the village center, along with a network of trails adjacent to waterways and the power corridor; and
- (d) Developing streets that balance the needs of vehicles, pedestrians and residents.

(2) Examples of architectural features and building siting specifically identified as being desirable are found in some sections of Springville's Plat A neighborhoods, which may serve as a source of concepts and ideas to emulate. Neighborhoods should be created that are long-term assets to future generations of Springville. Considerations for creating quality, functional neighborhoods include, but are not limited to:

- (a) Similar residential densities generally facing each other across the street and the rear of the lots acting as the boundaries between different densities of housing and types of uses.
- (b) Higher density developments mixed with single-family detached housing should generally be located near park space or on the edges of the neighborhood.
- (c) Larger two (2) story houses or twin homes should generally be located on corner

lots.

- (d) Front facades should run parallel to the street.
- (e) Well-defined front entries and attractive porches.
- (f) Recessed or detached garages, located behind the front setback line.
- (g) Recessed or detached garages that are not major focal points of houses when viewed from the street and are located behind the front setback line.
- (h) Use of traditional building materials, specifically brick.
- (i) Use of same material on all facades of the building.
- (j) Use of heavier materials (e.g., brick and stone) on the bottom of the facade, with lighter materials on the top (e.g., stucco or siding).
- (k) Use of heavier materials on the primary facades with lighter materials on projections or relief features.
- (l) Darker colors on the bottom of the facade with lighter colors on the top.
- (m) Vertical orientation of primary windows.
- (n) Symmetrical placement of window within the bay of the facade.
- (o) Use of mullions and muntins to break up large expanses of glass, creates a vertical emphasis of windows.
- (p) Window treatments should either be recessed, trimmed or project from the exterior wall to provide variation in the facade. Window sills and window heads are also encouraged.
- (q) Tree lined streets with adequately sized park strips.
- (r) Roof pitches appropriate to the style, typically greater than five to twelve (5:12).

#### **11-5-402 Use and Development Regulations.**

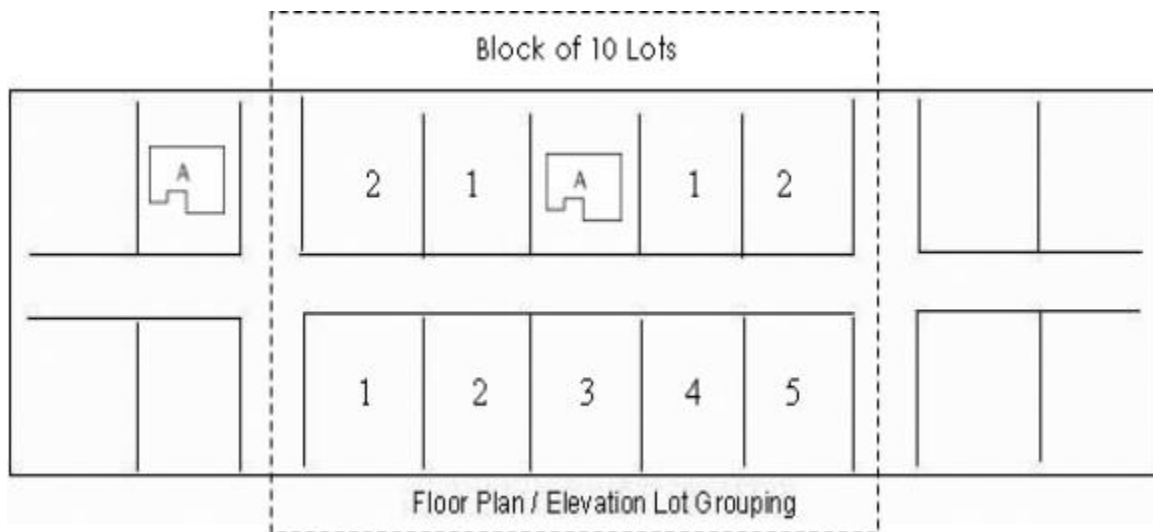
Uses in the Westfields Overlay are limited to the permitted, conditional, and accessory uses in the underlying zone for those developments not participating in the density bonus program. For developments participating in the density bonus program, attached dwelling units will be allowed in accordance with the requirements of the density bonus program.

Each portion of the development must correspond to an existing zoning designation adopted by Springville City, for the purpose of meeting the residential site development standards, and that designation must be indicated on the plat or site plan submission. The indicated designations do not change the underlying zone.

#### **11-5-404 Minimum Performance Standards.**

(1) The following are minimum standards for single-family detached dwellings, twin homes or duplexes developed in the Westfields Overlay:

(a) The same elevation may not be used on the adjacent two (2) lots on either side of the subject property or the five (5) lots across the street from the subject property on any block length, as illustrated below.



(b) No garage shall occupy more than forty percent (40%) of the total building frontage. This measurement does not apply to garages facing on a carriageway, or set back at least twenty feet (20') from the front of the house or that are side loaded.

(c) In any lot with street frontage of sixty feet (60') or less that includes a carriageway, all required parking shall be accessed from the carriageway. The required parking shall be set back a minimum of five feet (5') from the rear property line.

(d) Front loaded garages on lots with street frontage of sixty feet (60') or less must be set back a minimum of twenty feet (20') from the required front setback of the house.

(e) Single-family detached houses may have a roof pitch of no less than five to twelve (5:12).

(f) All walls which face a public street must contain at least twenty-five percent (25%) of the wall space in windows or doors. However, on homes that have sideloaded garages, all walls which face a public street must contain at least twenty percent (20%) of the wall space in windows or doors.

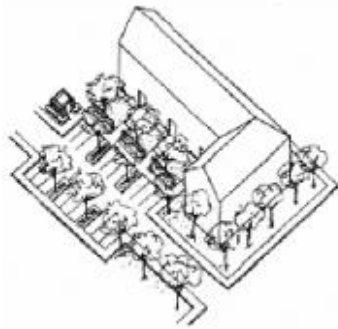
(g) Primary entrances shall face the public street and sidewalk.

(h) Windows shall not be flush with exterior walls. They shall be recessed or treated with a trim.

(i) Building materials shall be applied in consistent amounts on the front and side wall elevations of houses on interior lots and all wall elevations of the houses on corner lots. In no case shall the percentage of building materials vary greater than ten percent (10%) on those elevations where consistent amounts are required.

(2) The following are minimum standards for any multiple-unit residential buildings and lots, either for rental or ownership, developed in the Westfields Overlay:

- (a) Parking for all multi-family dwelling units shall be located behind the principal building and may be accessed from a carriageway or driveway.
- (b) Primary entries shall face a public street.



*Locate parking areas along non-street facing elevations with primary entries facing public street.*

- (c) At least fifty percent (50%) of the block length shall have building facades within thirty feet (30') of the front property line.
- (d) All front facades must include twenty-five percent (25%) of the wall space in windows or doors.
- (e) The use of materials must be consistent on all sides of the building.
- (f) Standards Specific to Large Developments More Than Fifty (50) Units.
  - (i) Variation in building facades facing streets is encouraged to provide identity to buildings within multi-family projects. This may include a variety of building styles, massing, composition, and prominent architectural features, such as door and window openings, porches, and rooflines.
  - (ii) Building frontages greater than one hundred feet (100') shall include projections and recesses, balconies, arcades and other distinctive features to interrupt the length of any building facade facing a street.
- (g) Windows shall not be flush with exterior walls. They shall be recessed or treated with a trim.

#### **11-5-405 Bonuses for Maximum Density.**

Densities in excess of the baseline density for the underlying zone may be considered for developments which comply with the density bonus program requirements up to a maximum of forty percent (40%) for developments in the Westfields Overlay. The amount of density bonus shall be determined by the type of density bonus requirements incorporated into the development proposal. In no case shall the density bonus exceed the overall maximum density allowed for the zone in which the development occurs.

| Zoning District | Baseline Density<br>(Units/Acre) | Maximum Density with<br>40% Bonus |  |
|-----------------|----------------------------------|-----------------------------------|--|
| R1-15           | 2.0                              | 2.8                               |  |
| R1-10           | 3.0                              | 4.2                               |  |
| R1-8            | 3.8                              | 5.3                               |  |
| R2              | 6.0                              | 8.4                               |  |

### 11-5-406 Housing Mix Requirements.

A range of housing densities and types is an objective of Springville City for both the Westfields communities. In order to help ensure this mix occurs, developers participating in the density bonus program shall be required to meet the following requirements described below and listed on the table included below:

- (1) In areas zoned R1-15 and R1-10, a minimum of twenty-five percent (25%) of the gross developable land (total land area minus land donated to City for density bonus) shall be developed at the baseline density. Additionally, another forty-five percent (45%) of the land shall be developed as single-family detached dwellings for a total of seventy percent (70%) of the gross developable land being developed with single-family detached units. The remaining thirty percent (30%) of the gross developable land may be developed under the development standards of the RMF-1 zone. Up to a maximum of fifteen percent (15%) of the gross developable land may be developed as duplexes or twin homes.
- (2) In areas zoned R1-8, a minimum of twenty-five percent (25%) of the gross developable land (total land area minus land donated to City for density bonus) shall be developed at the baseline density. Additionally, another forty-five percent (45%) of the land shall be developed as single-family detached dwellings for a total of seventy percent (70%) of the gross developable land being developed with single-family units. The remaining thirty percent (30%) of the gross developable land may be developed under the development standards of the RMF-2 zone. Up to a maximum of fifteen percent (15%) of the gross developable land may be developed as duplexes or twin homes.
- (3) In areas zoned R2, a minimum of twenty-five percent (25%) of the land shall be developed at the baseline density. The remaining seventy-five percent (75%) may be developed under the development standards of the RMF-2 zone.

| Zone  | The % of land that must be developed at Base Zoning Designation | Additional % of land that must be developed as single-family detached dwellings | Maximum % of land that may be developed as duplexes or twin homes | Maximum % of land that may be developed under RMF-1 Development Standards | Maximum % of land that may be developed under RMF-2 Development Standards |
|-------|-----------------------------------------------------------------|---------------------------------------------------------------------------------|-------------------------------------------------------------------|---------------------------------------------------------------------------|---------------------------------------------------------------------------|
| R1-15 | 25%                                                             | 45%                                                                             | 15%                                                               | 30%                                                                       |                                                                           |
| R1-10 | 25%                                                             | 45%                                                                             | 15%                                                               | 30%                                                                       |                                                                           |
| R1-8  | 25%                                                             | 45%                                                                             | 15%                                                               |                                                                           | 30%                                                                       |
| R2    | 25%                                                             |                                                                                 |                                                                   |                                                                           | 75%                                                                       |

### 11-5-407 Density Bonus.

(1) For developers requesting densities greater than the baseline density, the development must comply with two (2) or more of the bonus density requirements described in this Section, depending on the desired density increase. Participation in the density bonus program is contingent upon meeting at least one (1) of the requirements of the “Parks, Open Space and Other Public Lands” and “Building Materials” categories. A minimum of three percent (3%) shall be achieved from each category. For developments in the Village Center a participation minimum of twelve percent (12%) in the “Open Space and Other Public Lands” and fifteen percent (15%) in the “Building Materials” categories is required. The Land Use Authority shall review the project at the preliminary stage and determine if the proposed design complies with the intent of the bonus density requirements before points will be granted.

(2) In order to achieve the maximum density bonus allowed in the zone, the development shall have received density bonus points from at least one (1) component in at least three (3) of the following categories: (a) Parks, Open Space and Other Public Lands; (b) Building Materials; (c) Design Features; (d) Building Mix; and (e) Recreational Vehicle Storage.

(3) The bonus density requirements are as follows:

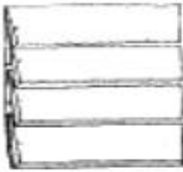
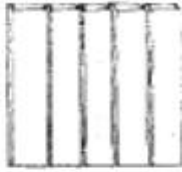
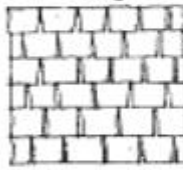
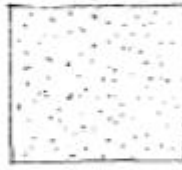
(a) Parks, Open Space and Other Public Lands. A primary objective of the Westfields Overlay is meeting the objectives of Springville City to preserve some specific locations of open space and establish certain types of parks and open space. Additionally, there are public uses that will need to be located in the area that are important to the area functioning appropriately. Springville City will have the right to accept or reject any areas proposed to meet this requirement.

| PARKS, OPEN SPACE AND OTHER PUBLIC LANDS               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|--------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Density Bonus Improvement                              | Requirements and Bonus                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Park land and improvements donated to Springville City | <p>A 1.2% density bonus for each 1% of developed park land within the development up to a 12% density bonus. The park will become the property of Springville City.</p> <p>Parks shall include a minimum of 100% of the total park boundary along a public street and be centrally located within the development. Parks adjacent linear open space and/or public or quasi-public grounds or uses may be accepted with less than 100% of the park boundary adjacent a public street on a case-by-case basis and may require off-street parking.</p> <p>Springville City will not accept parks of less than 5 acres. Parks shall include improvements totaling no less than the amount per acre established by resolution and approved by the City Council and shall include grading, sprinkler system and installation of the lawn, trees and other planting. Other improvements may include restrooms, tennis and basketball courts, soccer fields, baseball diamonds, playgrounds, trails, benches, picnic shelters and</p> |

| PARKS, OPEN SPACE AND OTHER PUBLIC LANDS                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|--------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Density Bonus Improvement                                                | Requirements and Bonus                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|                                                                          | other types of improvements. The developer will be responsible for verifying improvement expenditures.                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Linear open space and trails along waterways and the power line corridor | A 0.7% density bonus for each 1% of land developed for a linear trail system within the development up to 7% density bonus. The trail system shall become property of Springville City. Improvements shall include: grading improvements, 10-foot-wide hard-surfaced trail, benches every 1/8 mile and landscaping, including at least 3 trees per 100 linear feet. Other types of improvements may include trail heads. Parks shall include improvements totaling no less than the amount per acre established by resolution and approved by the City Council. |
| Fees in lieu of park land and improvements                               | For parcels that are too small for development of a park meeting the minimum City standard of 5 acres, a fee in lieu may be paid at the rate of the value of the land per acre plus improvements totaling no less than the amount per acre established by resolution and approved by the City Council and be prorated at 1.2% density bonus for the equivalent value of 1% land and development costs up to a maximum of 12% density bonus.                                                                                                                     |
| Public property dedications                                              | A density bonus of 0.5% for each 1% of land identified by the City for a public purpose and deeded to the City.                                                                                                                                                                                                                                                                                                                                                                                                                                                 |

(b) Building Materials. Historically, brick was the primary exterior finish for buildings in Springville and the intermountain west, because of the abundance of clay and the limited quantities of wood. Stone was also used on a more limited basis for exterior finishes. The maintenance-free nature of these materials and the variety of types of ways they can be used to create interest and variety make them a desired component for housing in the Westfields Overlay.

| BUILDING MATERIALS        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|---------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Density Bonus Improvement | Requirements and Bonus                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|                           | The following density bonuses shall apply to percentages of all facades of multi-family, two-family and single-family dwellings; however, for detached single-family and attached two-family dwellings on interior lots, it shall only apply to the front and side wall facades. Multi-family dwellings must participate at the 50% net level at a minimum. Options for less than 100% of detached single-family and two-family units meeting these requirements may be considered and shall be prorated accordingly; however, the 3% density bonus minimum must be met. For those participating at a building materials density bonus percentage greater |

| BUILDING MATERIALS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Density Bonus Improvement                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Requirements and Bonus                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <div>Horizontal Wooden siding</div>  <div>Vertical Wooden siding</div>  <div>Shingle</div>  <div>Stucco</div>  <div>Stone</div>  <div>Brick</div>  | <p>than 8%, brickwork must include 1 element of coursing different from the major coursing on the building (i.e., the stretcher bond is the most commonly used and a soldier, dogtooth, or other coursing must be included as part of the overall brick application).</p> <p>a. A density bonus of 5% shall be given where 25% of the gross facade elevation includes brick or stone on detached single-family and attached two-family dwellings.</p> <p>b. A density bonus of 8% shall be given where 25% of the gross facade elevation includes brick or stone and the remainder in stucco, wood or fiber cement siding on detached single-family and attached two-family dwellings.</p> <p>c. A density bonus of 15% shall be given where 50% of the gross facade elevation includes brick or stone with 50% of the remainder in stucco, wood or fiber cement siding on detached single-family and attached two-family dwellings.</p> <p>d. A density bonus of 15% shall be given where 50% of the net facade elevation includes brick or stone with 50% of the remainder in stucco, wood or fiber cement siding on multi-family dwellings. All multi-family residential developments must meet the 15% standard in order to participate in the density bonus program.</p> <p>e. A density bonus of 20% shall be given where 75% of the gross facade elevation includes brick or stone with 50% of the remainder in stucco, wood or fiber cement siding on detached single-family and attached two-family dwellings.</p> <p>f. A density bonus of 20% shall be given where 75% of the net wall elevation includes brick or stone with the remainder in stucco, wood or fiber cement siding on multi-family dwellings.</p> |

(c) Design Features. Specific building features help to provide interest and variety to the whole array of residential facades. It is important that these design elements are appropriate to the architecture of the building and appropriately located in that architecture. These will be considerations in awarding density bonuses for this category.

| DESIGN FEATURES           |                                                                                                                                                                                                            |
|---------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Density Bonus Improvement | Requirements and Bonus                                                                                                                                                                                     |
| Porch improvements        | A density bonus of between 2% to 4% may be given for porches on the front facade of the building. Roofs above porches which are not extensions of the roof should generally be hipped, truncated hipped or |

| DESIGN FEATURES                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|---------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Density Bonus Improvement                   | Requirements and Bonus                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|                                             | <p>gabled or a pedimented portico. Shed or flat roofs are generally discouraged. Porch roof slope should mimic the roof slope of the dwelling. A mix of porches may be used and the density bonus prorated.</p> <p>a. A density bonus of up to 2% bonus may be given for a covered porch at least 5 feet deep which covers at least 25% of the front facade width with basic porch supports.</p> <p>b. A density bonus of up to 3% may be given for a recessed entry at least 3 feet deep and 5 feet wide with living space on either side and roofed.</p> <p>c. A density bonus of up to 3% may be given for a porch meeting all of the requirements of (a) along with architectural pillars or posts (e.g., battered porch piers, columns, brick or stone pillars).</p> <p>d. A density bonus of up to 4% may be given for a porch meeting all of the requirements of (a) and (c) along with including an enclosure of no greater than 3 feet in height which may include a balustrade or wainscoting or similar treatment.</p> |
| Projecting bays                             | A density bonus of up to 2% may be given for projecting bays of at least 2 feet deep covering at least 15% of the front facade, based on materials and appropriateness of location.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Balconies                                   | A density bonus of up to 2% may be given for balconies covering at least 15% of a facade facing a street and which extend at least 1 foot on each side beyond the width of the doorway and which are at least 3 feet in depth.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Dormer windows                              | A density bonus of 2% may be given for dormer windows based on materials and appropriateness of location.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Window accents                              | A density bonus of up to 2% may be given for window opening accents on all front facade windows, such as a window head (e.g., pedimented or hooded) and a projecting sill (e.g., precast or brick) along with keystones, brick soldier coursing above the window, etc.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Recessed and detached garages               | A prorated density bonus of 5% may be given for garages located at least 20 feet behind the front setback of the house. A prorated bonus density of 8% may be given for a detached garage located at least 40 inches behind the front setback of the house. This density bonus only applies to single-family detached dwellings with greater than 60 feet of street frontage.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Underground parking garages in multi-family | A prorated density bonus of up to 75% may be given for common underground parking garages in multiple-family dwelling structures which include internal circulation.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |

(d) Building Mix.

| BUILDING MIX                                            |                                                                                                                                    |
|---------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------|
| Density Bonus Improvement                               | Requirements and Bonus                                                                                                             |
| Row houses                                              | A density bonus of 3% will be awarded for developments where over 50% of multi-family dwellings are row houses.                    |
| Variation in front elevations on row house developments | A density bonus of 5% will be awarded for row house developments that include 5 significant elevation variations per block length. |

(e) Recreational Vehicle Storage.

| RECREATIONAL VEHICLE STORAGE |                                                                                                                                                                                                                                          |
|------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Density Bonus Improvement    | Requirements and Bonus                                                                                                                                                                                                                   |
| Storage area                 | A density bonus of 3% will be awarded for developments that include an appropriately screened storage area for recreation vehicles in developments of over 25 lots of less than 10,000 square feet at a rate of 100 square feet per lot. |

**11-5-408 Submission and Approval Process.**

Any development in the Westfields Overlay Zone shall be processed as a subdivision, as described in Title 14, if new lots or streets are being created. Any development not meeting the criteria for subdivision shall be subject to site plan review pursuant to Chapter 7, Article 4 of this Title. Development approvals of the preliminary plan and final plats shall be effective as described in Title 14. Submissions for developments proposing density bonuses will also be required to include the following information:

(1) Preliminary Plan Requirements.

- (a) Tabulation of total acreage of the site with acreage and percentage of rights-of-way, carriageways, lots by zoning classification (i.e., R1-10, R1-8, R2, etc.), park land, linear open space, water ways, etc.;
- (b) Preliminary building elevations with notation of building materials of all building types proposed within the development;
- (c) A general landscape plan showing landscaping and other site improvements for multi-family developments, street trees, parks and linear open space;
- (d) The proposed location of each phase, if the project is proposed to be done in phases;
- (e) The proposed circulation system, including street and path systems;
- (f) Table of densities for each development phase with an overall density for the

development; and

(g) Such other information as may be necessary to determine whether the proposed is in accordance with the applicable standards and meets the intent of this Article.

(2) Final Plan Requirements.

(a) All of the items required by the Land Use Authority as part of preliminary development plan approval;

(b) A complete and accurate legal description of all property proposed for development, along with accurate legal descriptions of all property to be deeded to Springville City for parks, linear open space and rights-of-way;

(c) A detailed site plan showing the precise location of buildings and structures, the location of parks, linear open space, waterways, streets, carriageways and trails, along with other relevant aspects of the site;

(d) Parking layout showing the location of individual stalls and all areas of ingress and egress;

(e) A detailed landscape plan showing the location, types and sizes of all plant materials, sprinkling or irrigation system, screening and fencing;

(f) Final elevation of all buildings proposed within the development with notation of building materials;

(g) Final plat, along with all covenants, conditions and restrictions which the City deems necessary to provide adequate guarantees for retention and maintenance of the development as approved; and

(h) A time schedule for completion of landscaping and amenities for parks, linear open space and multi-family dwellings.

**11-5-411 Amendments to the Plan or Recorded Plat.**

(1) All developments shall conform to the final plan. Minor changes in the location, siting or character of buildings and structures that may be required by engineering or other circumstances not foreseen at the time the final development plan was approved may be authorized by the Community Development Director. The Director may not authorize any of the following changes:

(a) A change in the use or character of the development.

(b) An increase in the overall density or intensity of use.

(c) A reduction or change in the character of the approved parks or linear open space.

(d) A reduction or change in property identified for public land purposes.

(e) A reduction of required off-street parking.

(f) A detrimental alteration to pedestrian, vehicular and bicycle circulation and utility networks.

(2) Any major changes in use or rearrangement of lots, blocks, building tracts or groupings or changes in open space shall be subject to the Land Use Authority's review and action. Amendments proposed after final approval may be made only if changes in conditions have occurred since the final development plan was approved. Any major changes must be recorded as amendments and reviewed and approved in accordance with procedures established for final development plan review.

**11-5-413 Failure to Comply.**

In case of failure or neglect to comply with any and all of the provisions of this Chapter and the conditions and stipulations established for the Westfields Overlay Zone, the Building Official may not authorize the occupancy of any structure. Such failure or neglect shall be cause for termination of the approval of the development.

**11-5-415 Violations.**

Any violation of the final development plan shall be grounds for the City to order that all construction be stopped and that building permits and certificates of occupancy be withheld until the violation is removed or adequate guarantee of such removal is provided to the City. Violation of any plan approved under the Westfields Overlay Zone shall be considered a violation of this Title as provided in Chapter 8 of this Title.

**SECTION 3:** Section 11-5-605, Submission and Approval Process, Mixed Use Overlay Regulations, of Springville City Code is hereby amended to read as follows:

**11-5-605 Submission and Approval Process.**

(1) The submittal and processing requirements found in the Springville City Code Westfields Overlay Regulations, Sections 11-5-408 through 11-5-415, shall be followed for all developments within the MU Mixed Use Overlay Zone. The preliminary plan shall also show the general location of all nonresidential buildings and structures.

(2) Any development in the MU Mixed Use Overlay Zone shall be processed as a subdivision, as described in Title 14, if new lots or streets are being created. Any development not meeting the criteria for subdivision shall be subject to site plan review pursuant to Title 11, Chapter 7, Article 4. Development approvals of the preliminary plan and final plats shall be effective as described in Title 14.

**SECTION 4:** Section 11-6-105, Outdoor Storage and Display, Supplementary Regulations, of Springville City Code is hereby amended to read as follows:

**11-6-105 Outdoor Storage and Display.**

No yard or other open space shall be used for the storage of junk, debris or obsolete vehicles; and no land shall be used for such purposes, except as specifically permitted herein.

(1) Outside Storage.

(a) Unless otherwise indicated, no outdoor storage shall be located in a required front yard setback.

(b) Screening:

- (i) All outside storage shall be screened from the view of any adjacent public street or residentially zoned property by a solid, opaque wall or fence of not less than six (6) feet in height measured at the highest finished grade, constructed in accordance with the standards prescribed by Section 11-6-213 of Springville City Code.
- (ii) A chain link fence with slat inserts shall not constitute an acceptable screening device to satisfy the requirements of this subsection, unless specifically approved by the Land Use Authority.
- (iii) All portions of outside storage areas shall have adequate grading and drainage and shall be continuously maintained.
- (iv) Materials stored behind any screening wall or fence shall be stacked no higher than one (1) foot below the top of the fence or wall, except for integral units.
- (v) Dumpsters and refuse containers for new uses in all zones shall be enclosed in a solid, opaque enclosure constructed of brick, masonry, stucco or wood of at least six (6) feet in height measured at the highest finished grade, constructed in accordance with the standards prescribed by Section 11-6-213 of Springville City Code.

(2) Outside Storage – Covered.

- (a) Outdoor storage – covered shall be located on the interior of the property and must be screened from the view of any adjacent public street or residentially zoned property by enclosed storage or other permitted buildings.
- (b) Outdoor storage – covered shall only be permitted as a supplementary or accessory use to an approved vehicle sales (autos – boats – motorcycles – snowmobiles – trailers – motor homes) use.
- (c) The owner of a business that operates an outdoor storage – covered use on its premises shall, at all times, hold a business license and operate as a new vehicle (auto, boat, or trailer) dealership on at least fifteen percent (15%) of the property.

(3) Outside Display.

- (a) The outside display of merchandise for sale is allowed as an accessory use to the main use on the same lot or tract of land.
- (b) The outside display of goods for sale incidental to a retail use, plant nursery, sales and rental of motor vehicles, mobile homes, boats or trailers, or the outside display of automobile-related merchandise for sale incidental to a gasoline filling station shall not be required to be screened in accordance with the provisions of subsection (1)(b)(i) of this section.
- (c) In all districts where outside display of goods is permitted, such display shall

conform to all of the following requirements.

- (i) All outdoor display shall conform to the use-specific requirements of that particular use;
- (ii) No outdoor display area shall be located in a required landscaped area.
- (iii) Outdoor display areas shall meet all landscaping requirements.
- (iv) No portion of the right-of-way shall be used for any type of display without a valid revocable permit;
- (v) No outdoor display area shall be permitted to obstruct a pedestrian walkway.
- (vi) In no instance shall outside display of merchandise be located within, nor encroach upon, a fire lane, maneuvering aisle, or a parking space necessary to meet the minimum parking requirements of the other use(s) of the lot or parcel.
- (vii) Outside display shall be situated so as not to create a visibility obstruction within a parking area or adjacent public street.
- (viii) All portions of outside display areas shall have adequate grading and drainage and shall be continuously maintained.

**SECTION 5:** Section 11-6-122, Review of School Plans, Supplementary Regulations, of Springville City Code is hereby amended to read as follows:

**11-6-122 Review of School Plans.**

Prior to the issuance of a building permit for any school or other school facility, a site plan shall be approved by the Land Use Authority. The plan shall indicate the location and proposed use of all existing and proposed buildings, all open areas, athletic areas and facilities, the location of parking spaces, driveways, and points of ingress and egress. The Land Use Authority may require adjustments in the plan and attach such conditions thereto allowed by law as it may determine are necessary to further promote health, safety, convenience of the residents of the City, and to improve the accessibility of the school, and preserve the quality of the living environment within and surrounding the facilities.

**SECTION 6:** Section 11-6-128, Environmental Impact Statement, Supplementary Regulations, of Springville City Code is hereby amended to read as follows:

**11-6-128 Environmental Impact Statement.**

The Land Use Authority may require the inclusion of an environmental impact statement, prior to site plan, subdivision or building permit approval. All environmental impact statements shall include the information specified below and be prepared in accordance with the standards specified in Titles 11 and 14.

- (1) Name of proposed project.

- (2) Date of preparation of the statement.
- (3) Names and addresses of the owner and developer.
- (4) A description of the project, including:
  - (a) The type of project.
  - (b) A topographic map or maps showing the features of the proposed project, including the location of existing and proposed dwellings and other structures, buildings, paths, recreational areas, roads, and open space.
  - (c) If staged development is contemplated, the sequence of such development and the approximate time of construction for each stage.
  - (d) The description of the proposed project should be sufficiently detailed to reflect all of the data necessary to enable the Land Use Authority to make a decision as to whether or not the proposed project is consistent with the City's Master Plan and otherwise complies with the provisions of this Code.
- (5) A description of the surrounding environment of the project, including the location and flows of streams, springs, seeps, and storm drainage channels, if any, in or near the proposed project, and the location of the project in relations to municipalities, urban centers, recreational sites, farmlands and other significant features.
- (6) A narrative statement, including an analysis of the negative and positive consequences of the proposed project with respect to the following features:
  - (a) Soil erosion and control of erosion within the proposed project area.
  - (b) The types and extent of vegetation and wildlife and the re-seeding of cuts and fills.
  - (c) Culinary and irrigation water and systems for provision of the same.
  - (d) Geologic hazards and the disposition of such hazards or soil conditions which may cause injury to life or improvements, including buildings and the utility system.
  - (e) Fire hazards and the provision for control of fire and dust.
  - (f) Flood hazards and the provision for the control of floods.
  - (g) Underground drainage, if needed, and the disposal of the same.
  - (h) Surface drainage and the disposal thereof.
  - (i) An evaluation of the following socio-economic factors: probable changes in population resulting from the project; probable changes in economic structure of the area; probable amount of additional traffic on off-site access streets; impact on and demand for use of existing sewer lines, water supply lines, and other facilities; estimated costs of improving off-site facilities which may be needed to adequately serve the area, whether or not such improvements will be funded by the developer;

estimated costs of constructing on-site private as well as public improvements and comparison of the anticipated tax revenues with the cost of services which will likely be imposed on the City.

**SECTION 7:** Section 11-6-129, Geologic Study, Supplementary Regulations, of Springville City Code is hereby amended to read as follows:

**11-6-129 Geologic Study.**

The Land Use Authority may require the inclusion of a geologic study as part of the site plan, subdivision, or building permit approval process. Each geologic study which may be required by any provision of Title 11 or 14 of this Code shall include the following documents and information:

- (1) A map showing the site location and regional setting of the subject property.
- (2) A geologic map which illustrates actual or potential landslides, fault zones, shallow water tables, expansive or collapsible soils, debris flows, flood areas, and any other pertinent natural or artificial features that might influence the stability of the subject property or adjacent property. Actual or probable surface and subsurface conditions shall be shown with those relations and conditions which are conjectural being clearly labeled as such. The proposed grading, filling, excavation or structure to be erected shall be shown in relation to the geologic features. All corrective or remedial action which is proposed shall be shown and clearly identified as such.
- (3) Maps shall use a scale of one inch (1") equals one hundred feet (100'), with contour lines at five foot (5') intervals. Existing contours shall be shown by dashed lines and proposed contours shall be shown as solid lines. Boring logs, cross-sections, test trench logs, soil sample descriptions, and test results shall be included.
- (4) A description of the proposed grading, filling, excavation, or structure.
- (5) An analysis of the effects of the proposed grading, filling, excavation, or erection of a structure in relation to the conditions shown in the geologic maps.
- (6) With regard to a structure, an analysis of the manner in which the same, as constructed, will be made reasonably safe for human habitation.
- (7) A description of any corrective or remedial action necessary to comply with applicable provisions of this Title. All such actions shall be described and analyzed in detail.
- (8) A list, including title, author, and date, of all prior studies or reports which are relied upon to make the report.
- (9) A certificate in substantially the following form: "I hereby certify that I am a geotechnical engineer or an engineering geologist, as those terms are commonly used and accepted in the profession. I have examined the geologic report to which this certificate is attached and the information and conclusions contained therein are, without any reasonable reservation not stated therein, accurate and complete. All procedures and tests used in said report meet minimum applicable professional standards," signature.

**SECTION 8:** Title 14, Chapter 6, Condominiums, of Springville City Code is hereby amended to read as follows:

14-6-101 Application and Scope.

14-6-102 Required Documents.

14-6-103 Review of Declarations.

14-6-104 Notice to Tenants.

14-6-105 Enforcement.

**14-6-101 Application and Scope.**

The purpose of this Section is to provide guidelines for the design, construction, and operation of condominium projects. Each project must comply with the applicable provisions of the Utah Code (Section 57-8 et seq.), the requirements set forth in this Chapter, and all relevant zoning, site development, health, building, and other applicable ordinances.

Because condominium projects involve divided ownership, their approval must adhere to the procedures specified in Chapter 2 of Title 14, Subdivision Regulations and Chapter 7, Article 4 of Title 11, which covers Site Plan Review and Procedure.

**14-6-102 Required Documents.**

The following documents shall be prepared and submitted by the developer for each condominium project:

1. Articles of incorporation.
2. Corporation by-laws.
3. Declaration of covenants, conditions, restrictions, and management policies/declaration of condominium.

**14-6-103 Review of Declarations.**

Condominium declarations shall be reviewed by the Planning Administrator to assure an inclusion of provisions which, to the City's satisfaction, address and fix responsibility for the maintenance, upkeep, and repair of common areas, including common walls, electrical, mechanical, plumbing and utility systems, recreational areas, landscaping areas, and parking areas. Also, declarations shall restrict the use of any individual residential dwelling unit to single families as defined by this Title.

**14-6-104 Notice to Tenants.**

(1) As part of the application for approval of a condominium project, when said project involves the conversion of an existing residential structure, where the structure has been occupied by residential tenants prior to application for conversion, the developer or owner shall provide notice of intended conversion to said tenants by certified mail. This notice requirement shall not apply to non-residential structures or to a residential structure that was vacant upon acquisition by the owner and remains so during the year prior to the filing of the application for conversion; nor shall it preclude the approval of a project where every tenant has executed a waiver relinquishing his or her right of notice under this Section.

(2) Such notice shall include the intention and plans for the conversion of the building to a condominium project; the estimated date of construction and termination of occupancy, which shall not be less than 60 days from the date notice is served upon

occupants or expiration of individual leases, whichever is longer; the disclosure of the specific, initial, fixed, sales price for each unit, which shall be no greater than the price initially advertised and offered to the general public.

(3) No final approval of a conversion project shall be granted until the developer has provided proof of service by certified mail or subsequent proof of actual delivery by a method of service allowed under Section 78-36-6, Utah Code Annotated 1953, as amended, of such notices as is required above, and the time designated therein, a minimum of sixty (60) days, has expired.

#### **14-6-105 Enforcement.**

(1) It shall be unlawful for a person, firm, corporation, partnership, or association to sell or lease any unit of a condominium or any other portion thereof until final plats, in full compliance with the provisions of this Chapter, have been finally approved by the City Council and duly recorded in the Office of the County Recorder.

(2) All departments, officials and public employees of the City, vested with the duty or authority to approve or issue permits, shall conform to the provisions of this Article and shall neither accept application nor approve any permit or license for use, construction, or any other purpose in conflict with the provisions hereof.

(3) Any developer, agent of a developer, owner, successor-in-interest of a developer or owner, tenant, purchaser, builder, contractor, or any other person who violates any of the provisions of this Article or any conditions imposed pursuant to this Article, shall be deemed guilty of a misdemeanor and shall be punished as provided by this Title.

(4) This Article may also be enforced by any means available to the City as provided by Chapter 5 of this Title.

**SECTION 9:** Section 11-9-901, LLSDO Subdivision Review, of Springville City Code is hereby amended to read as follows:

#### **11-9-901 LLSDO Subdivision Review**

All subdivision applications for areas within all transects shall go through and obtain all required approvals for Minor Subdivision or Subdivision Review pursuant to Title 14 of the Springville City Municipal Code, prior to building permit application.

#### **A. Administrative Land Use Authority for Review and Approval of Subdivision Applications**

The Springville Community Development Director, or their designee, shall serve as the administrative land use authority for reviewing and approving preliminary and final subdivision applications.

#### **B. Preapplication Meeting**

Before preparing a preliminary plan for a subdivision, the applicant shall schedule an appointment with the Community Development Department to discuss the procedure for approval of a subdivision plan with regard to zoning requirements. This meeting shall not commence the application process. The application process shall only commence upon receipt of a complete application for a desired approval, along with the required fees. As relevant to the proposed subdivision, adherence to the adopted regulating plan shall be

reviewed, including transect zones, general layout of streets, blocks, and open spaces. Other elements, including street improvements, drainage, sewerage, fire protection, and similar matters, as well as the general availability of existing services, will also be discussed. The Director may also request other members of the Development Review Committee to be present to provide early assistance to the applicant.

### **C. LLSDO Preliminary Plan Review**

(1) **Submission and Determination of Completeness.** The purpose of the preliminary plan is to prepare a complete and detailed set of subdivision plans that meet the requirements detailed in the Commercial and Residential Subdivision Preliminary Plan [Checklists](#). The Community Development Department shall review the preliminary plan to determine the completeness of the application. All information required in the application, along with applicable application fees, shall be provided before scheduling the item for the Development Review Committee (DRC). (2) **DRC Review.** The DRC shall review all applications to determine conformance with all applicable City ordinances and standards. If the preliminary plan is determined to meet City ordinances and standards, the DRC will forward the application to the Administrative Land Use Authority. Otherwise, the application will be returned to the applicant for appropriate modification. The application should not proceed to the Administrative Land Use Authority if it does not meet the requirements of City ordinances and standards. However, the DRC may forward applications to the Planning Commission, subject to variances, waivers, modifications, or amendments being made by the appropriate body.

#### **1. The Preliminary Plan submission requirements:**

Any development in the Lakeside Landing Special District Overlay shall be processed as a subdivision, as described in Title 14, if new lots or streets are being created. Any development not meeting the criteria for subdivision shall be subject to site plan review pursuant to Chapter 7, Article 4 of this Title. Development approvals of the preliminary plan and final plats shall be effective as described in Title 14.

#### **2. Determination of regulatory plan compliance**

(a) The DRC shall review the application to determine conformance with the adopted regulating plan including the following items. Thoroughfare location and type, transect zone locations, open space and parks, permitted lot types, unit density and commercial square footage. Any substantive deviations from the regulating plan shall require legislative action by the City Council upon recommendation from the Planning Commission.

(b) Substantive deviations include the following.

- (i) Elimination or addition of a thoroughfare, except for minor revisions to the location of alleys and fire alleys as approved by the Planning Administrator.
- (ii) Reclassification of a thoroughfare type
- (iii) Removal of a park or open space
- (iv) A decrease of the size of an individual park or open space of more than 5%
- (v) A change in block or half-block depths and widths that is more than 20% (measured as length).

(vi) Change in the boundaries of transect zones excepting those changes required to maintain alignment with non-substantive changes to the alignments of thoroughfares or open spaces

(vii) Changes to the alignment of thoroughfares that

(A) result in a significant reconfiguration of adjacent blocks

(B) are greater than those changes precipitated by differences between the regulating plan alignment and the surveyed subdivision, or twenty-five (25) feet measured as perpendicular deviation from the centerline as shown on the regulating plan, whichever is less

### **3. Determination of Completeness**

The Preliminary Plan shall be reviewed by the Community Development Department to determine the completeness of the application. An incomplete application may not be accepted. Completed applications shall be forwarded to members of the Development Review Committee.

### **4. Development Review Committee Review**

The DRC shall review all applications to determine conformance with all applicable City ordinances and standards. If the preliminary plan is determined to meet City ordinances and standards, the DRC will forward the application to the Land Use Authority. Otherwise, the application will be returned to the applicant for appropriate modification. The application should not proceed to the Land Use Authority if it does not meet the requirements of City ordinances and standards. However, the DRC may forward applications to the Planning Commission, subject to variances, waivers, modifications, or amendments being made by the appropriate body.

### **5. Administrative Land Use Authority:**

The administrative land use authority shall review the completed application, along with comments from the DRC and the planning staff report. The authority may then approve, conditionally approve, or deny the application request.

(a) The preliminary plan shall be approved if it complies with all applicable City ordinances and standards and there is no need to attach any conditions to the approval. The administrative land use authority may impose conditions upon its approval if it finds that such conditions are reasonably necessary to meet the requirements of this Title.

(b) The administrative land use authority may deny an application for the preliminary plan, provided that reasons for the denial are stated. Preliminary plan approval may be denied for any of the following reasons:

(i) There is insufficient evidence to establish that the applicant either owns or has the authority to represent the owners of all of the property included on the preliminary plan; or

(ii) Issues associated with property gaps, overlaps, or other property disputes which affect the property contained within the preliminary plan; or

(iii) The preliminary plat does not comply with all of the applicable City ordinances and standards.

## **6. Amendments to Preliminary Plans**

At any time after preliminary plan approval and before submission of a final plat, the applicant may request that an amendment be made in the approval of the preliminary plat. The Community Development Department may consider amendments to the preliminary plat. Consideration of amendments will be limited to the proposed amendment. The Community Development Director may approve or disapprove the proposed amendment and may make any modifications in the terms and conditions of preliminary plan approval reasonably related to the proposed amendment. If the applicant is unwilling to accept the proposed amendment under the terms and conditions required by the administrative land use authority, the applicant may withdraw the proposed amendment. No more than two (2) amended plans, whether major or minor, may be proposed for any approved preliminary plan

## **7. Effective Period of Preliminary Approval**

(a) Non-phased Subdivisions: The approval of a Preliminary Plan shall be effective for a period of one (1) year from the time that approval is granted by the Planning Commission. The effective period of preliminary approval may be extended for more than a year when a final plat for the subdivision is submitted prior to one (1) year, but only for the amount of time that the final plat is under review. If a final plat is not approved or if the approval of the final plat expires prior to recording the subdivision, the preliminary plan also expires, unless the preliminary plan approval was less than one (1) year prior to the approval of the final plat.

(b) Phased Subdivisions: The approval of a Preliminary Plan application shall be effective for a period of one (1) year from the time that approval is granted

(c) First Phase. The effective period of preliminary approval may be extended for more than a year when a final plat for the first phase of the subdivision is submitted prior to one (1) year from the original preliminary plan approval, but only for the amount of time that the final plat is under review. If the final plat for the first phase is not approved by the City Council or if the approval of the final plat by the Council expires prior to recording the subdivision, the preliminary plat also expires, unless the preliminary plan approval was less than one (1) year prior to the approval of the final plat for the first phase.

(d) Subsequent Phases (after the first phase). The effective period of preliminary approval may further be extended when a final plat for any subsequent phase of the subdivision is submitted prior to one (1) year of the recording of the most previous phase of the subdivision and for the time that the final plat of the most recent phase is under consideration. If the final plat for the most recent phase is not approved or if the approval of the final plat expires prior to recording the most recent phase of the subdivision, the preliminary plan for the remainder of the unrecorded portion of the subdivision also expires, unless recording of the previous phase was less than one (1) year prior to the approval of the final plat for the most recent phase.

## **D. LLSDO Final Plat Review**

### **1. Submission**

Following approval of the preliminary plat, the applicant may submit an application for final plat approval. The purpose of the final plat is to prepare a complete and detailed

subdivision plat that addresses the issues included in the preliminary plan review and approval and meets the requirements that follow in preparation for recording the subdivision plat with the Utah County Recorder's Office.

For the application to be determined to be complete by the staff, the applicant shall submit:

- (a) All fees.
- (b) The completed application form.
- (c) All applicable items listed on the Residential or Commercial Subdivision

Checklists.

When all materials and fees are submitted, the request will be scheduled for the Development Review Committee (DRC).

## **2. The DRC Review**

The DRC shall review all applications to determine whether corrections have been made in accordance with preliminary plan application approval and conformance with all applicable City ordinances and standards. If the final plat is determined to meet City ordinances and standards, the DRC will forward the application to the Community Development Director for approval. Otherwise, the application will be returned to the applicant for appropriate modification.

In reviewing the final plat, City staff will consider the items listed below:

(a) The Community Development Director or the Director's designee shall determine whether the submitted plat complies with the approved preliminary plan application and conditions of approval, along with the applicable City ordinances affecting the subdivision of land.

(b) The City Engineer shall:

- (i) Review and approve the improvement drawings and quantity estimates for construction of the improvements. The improvements shall be approved when the City Engineer determines that the proposed improvements are in accordance with the requirements of this Title, the adopted engineering standards and specifications of Springville City and any applicable conditions of preliminary plan approval;

- (ii) Verify that the drawings of streets, easements, storm detention facilities and other improvements comply with the requirements of this Title, engineering standards and specifications, and conditions of preliminary approval;

- (iii) Verify that the boundary descriptions are correct;

- (iv) Verify existing easements of record; and

- (v) Verify submission and approval of any financial guarantees, deeds, conveyances or other agreements required for final approval and recordation.

(c) The City Attorney shall:

- (i) Review the language and forms on the plat to assure compliance with the requirements of Springville City and appropriately addresses the requirements of the Planning Commission;

- (ii) Review any financial guarantees, deeds, conveyances or other agreements for final approval and recordation;

- (iii) Review any required declaration of conditions, covenants and restrictions to be recorded with the plat to ensure their consistency with the plat and they are in

conformance with applicable City ordinances and standards;

(iv) Verify creation of any required homeowners association;

(v) Review the current title report and verify, prior to signing and recordation of the plat by the mayor, that:

(A) The owner's dedication is properly executed by all of the owners of the subject property;

(B) Easements of record are reflected on the final plan; and

(C) The owner's dedication is free of liens or encumbrances.

### **3. Final Review and Action**

The Land Use Authority shall review the completed application, along with comments from the DRC and the Planning staff report. The Officer may then approve, conditionally approve or deny the application request.

(a) The Land Use Authority approves the final plat application if it complies with preliminary plan approval and is in conformity with all applicable City ordinances and standards and there is no need to attach any conditions to the approval. The Administrative Hearing Officer may impose conditions upon its recommendation of approval if it finds that such conditions are reasonably necessary to meet the requirements of this Title.

(b) The Administrative Hearing Officer may recommend denial of the final plat for either of the following reasons:

(i) The final plat does not comply with the preliminary plat approval; or

(ii) The final plat does not comply with all of the applicable City ordinances and standards.

### **4. Minor Corrections to Final Plat Map**

The City Engineer may approve minor changes to approved final plats before the plat is recorded if the Engineer finds that the proposed changes do not jeopardize the interests of the City or adjoining property owners. Examples of minor changes contemplated by this Section include legal descriptions mistakes, minor boundary changes, and items that should have been included in the original final plat.

### **5. Required Submissions**

After making all required revisions, the subdivider shall submit the final plat, which shall be certified by a professional engineer or land surveyor, and properly executed and acknowledged by all owners of the property and any other parties required for recordation. Additionally, all required bonds, fees, water rights, and necessary documents shall be provided prior to recording.

### **6. Signing and Recordation of Final Plat**

The executed plat shall then be submitted for the signature of the City Engineer, followed by the City Attorney, and then forwarded to the Mayor for the final signature on the plat. The final plat, bearing all official approvals as required in this Section, shall be recorded and filed in the office of the Utah County Recorder and the office of the Springville City Recorder.

## **7. Effective Period of Final Approval**

Submission of the executed plat and all required submissions must occur within six (6) months of approval by the Administrative Hearing Officer. The construction of all subdivision improvements shall be completed pursuant to the time period allowed pursuant to Section 14-5-101. In the event that the subdivision improvements are not installed within the time period allowed under Section 14-5-101, final approval of any unrecorded plat by the Administrative Hearing Officer expires.

## **8. Overall Compliance with Requirements**

All property shall be developed in strict compliance with the approved final plat, plans, the approved construction drawings, the City's development standards and specifications, and all notes, restrictions, covenants, dedications, boundaries, and other commitments shown on the approved plan and/or final plat. Failure to note any improvement required by this Title on the preliminary plan, final plat, or the construction drawings shall not eliminate the developer's responsibility to complete the improvement or meet the obligation required for the subdivision.

**SECTION 10:** Section 14-7-101, Plat Amendments, Alterations and Vacations, of Springville City Code is hereby amended to read as follows:

### **14-7-101 Plat Amendments, Alterations and Vacations.**

(1) The City Council is designated and authorized, on its own motion, or pursuant to a petition, to consider at a public hearing, any proposed vacation, alteration, or amendment of a public street in accordance with Utah Code 10-9a-609.5 (1953 as amended.).If the City Council is satisfied that neither the public nor any person will be materially injured by the proposed vacation, alteration or amendment and there is good cause for such action, the City Council may vacate, alter, or amend the plat, any portion of the plat or any street or lot.

(2) The Land Use Authority may, upon petition, consider and approve a subdivision plat amendment, lot line adjustment, or a lot combination, under the provisions of this chapter and in accordance with Utah Code 10-9a-608 and 10-9a-609 (1953 as amended.)

**SECTION 11:** This ordinance will become effective one day after publication hereof in the manner required by law.

**SECTION 12:** This ordinance shall become effective upon adoption by the Springville City Council and publication as required by law.

**ADOPTED** by the City Council of Springville, Utah, this \_\_\_\_ day of \_\_\_\_, 2025.

\_\_\_\_\_  
Matt Packard, Mayor

ATTEST:

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City Recorder