



**NOTICE OF MEETING AND AGENDA
PLANNING COMMISSION
NOVEMBER 10, 2020 AT 7:00 P.M.**
City Council Chambers
110 South Main Street
Springville, Utah 84663

AMENDED NOVEMBER 6, 2020 AT 12:33 P.M.

The Commissioners will meet for a briefing of the regular session agenda items at **7:00 p.m.** This will be a public meeting; however, no testimony will be heard, and no action will be taken on the agenda items. The regular session will follow immediately after the briefing meeting.

The agenda will be as follows:

Call to Order

- Approval of the Agenda
- Approval of Minutes: October 13 and October 27, 2020

Consent Agenda

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

1. ARCO Construction seeking site plan approval for the Spring Pointe Distribution Center located at 2303 W 500 N in the HC-Highway Commercial Zone.

Legislative Session – Public Hearing

Administrative Session

Adjournment

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

This meeting was noticed in compliance with Utah Code 52-4-202 on 11/06/2020. Agendas and minutes are accessible through the Springville City website at www.springville.org/agendas-minutes. Planning Commission meeting agendas are available through the Utah Public Meeting Notice website at www.utah.gov/pmn/index.html. Email subscriptions to Utah Public Meeting Notices are available through their website.

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



MINUTES

Planning Commission
Work Session
Tuesday, October 13, 2020

IN ATTENDANCE

Commissioners: Chair Brad Mertz, Genevieve Baker, Karen Ellingson,
Michael Farrer, Rod Parker and Kay Heaps

Commissioners Excused: Frank Young

City Staff: Josh Yost, Community Development Director
John Penrod, City Attorney
Laura Thompson, City Planner
Heather Bakker, Executive Assistant

City Council: Matt Packard

CALL TO ORDER

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

DISCUSSION OF AGENDA

Chair Mertz asked if there were any corrections to the agenda. There were no corrections to the agenda.

DISCUSSION OF MINUTES

September 8, 2020

Chair Mertz asked if there were any corrections to the minutes. Changes were emailed prior to the meeting.

CONSENT AGENDA

1. Shelby Homes seeking site plan approval for the Spring Pointe Lot 8 office/warehouse facility located at 752 N 2250 W in the HC-Highway Commercial Zone.

2. Bach Homes seeking a recommendation for final approval of The Meadows at Jessie's Brook, Phases 3 and 4 subdivision located in the area of 1200 W 1100 S in the R1-10 Residential Single-Family and Westfields Overlay Zones.

3. *Chris McKay seeking plat amendment approval for the Powerhouse Industrial Park, which is an amendment of the Hobble Creek Business Park Subdivision located in the area of 948 W Raymond Klauck Way in the L-IM Light Industrial Manufacturing Zone.*

4. *Chris McKay seeking site plan approval of the Powerhouse Industrial Park office/warehouse facility located at 948 W Raymond Klauck Way in the L-IM Light Industrial Manufacturing Zone.*

5. *MCR Companies, LLC seeking a reduction to the parking requirements for the Rise facility located at 269 E 400 S in the CC Community Commercial Zone.*

LEGISLATIVE SESSION

No Items

ADMINISTRATIVE SESSION

6. Discussion of development interest areas

With nothing further to discuss, Commissioner Farrer moved to adjourn the meeting. Commissioner Parker seconded the motion. The vote to adjourn the meeting was unanimous.

Chair Mertz adjourned the meeting at 7:01 p.m.

MINUTES

Planning Commission
Regular Session
Tuesday, October 13, 2020

IN ATTENDANCE

Commissioners: Chair Brad Mertz, Genevieve Baker, Frank Young,
Karen Ellingson, Michael Farrer Rod Parker and Kay Heaps

City Staff: Josh Yost, Community Development Director
John Penrod, City Attorney
Laura Thompson, City Planner
Heather Bakker, Executive Assistant

City Council: Matt Packard

CALL TO ORDER

Chair Mertz called the meeting to order at 7:01 p.m.

APPROVAL OF THE AGENDA

Commissioner Ellingson moved to approve the agenda as written. Commissioner Heaps seconded the motion. The vote to approve the agenda was unanimous.

APPROVAL OF THE MINUTES

September 8, 2020

Commissioner Heaps moved to approve the September 8, 2020 meeting minutes with the approved changes. Commissioner Farrer seconded the motion. The vote to approve the meeting minutes was unanimous.

CONSENT AGENDA

1. Shelby Homes seeking site plan approval for the Spring Pointe Lot 8 office/warehouse facility located at 752 N 2250 W in the HC-Highway Commercial Zone.

2. Bach Homes seeking a recommendation for final approval of The Meadows at Jessie's Brook, Phases 3 and 4 subdivision located in the area of 1200 W 1100 S in the R1-10 Residential Single-Family and Westfields Overlay Zones.

3. Chris McKay seeking plat amendment approval for the Powerhouse Industrial Park, which is an amendment of the Hobble Creek Business Park Subdivision located in the area of 948 W Raymond Klauck Way in the L-IM Light Industrial Manufacturing Zone.

148
149 *4. Chris McKay seeking site plan approval of the Powerhouse Industrial Park*
150 *office/warehouse facility located at 948 W Raymond Klauck Way in the L-IM Light*
151 *Industrial Manufacturing Zone.*

152
153 *5. MCR Companies, LLC seeking a reduction to the parking requirements for the*
154 *Rise facility located at 269 E 400 S in the CC Community Commercial Zone.*
155

156 Commissioner Farrer moved to approve the Consent Agenda. Commissioner Heaps
157 seconded the motion. The vote to approve the Consent Agenda was unanimous.
158

159 LEGISLATIVE SESSION:

160
161 *No Items*
162

163 ADMINISTRATIVE SESSION

164 165 *6. Discussion of development interest areas* 166

167 Josh Yost, Community Development Director, presented. There is a lot of development
168 within the City, with many applications and many people wanting to apply. There are an
169 increasing number of inquiries for development. We get asked if they can change the
170 plan, which could be General Plan or Zone Map Amendments. Mr. Yost showed the
171 areas on the map that are areas that are specific development inquiries in, and areas
172 we're getting proposals ready for the pipeline, including North of the Maverick and the
173 East Bay RV park and the area behind 1750 West and the rail behind Legends and the
174 credit union.
175

176 The Planning Commissioners made a recommendation at a meeting a couple of weeks
177 ago for 1400 North. Regarding that zone change, the Council took their
178 recommendation and voted to deny the General Plan and Zone Map Amendment
179 applications. Mr. Yost explained that the same applicant is inquiring what can be done to
180 make that a more attractive gateway area of the city. They want to obtain more property
181 to do a larger scale neighborhood planning there. The Council wants something unique
182 and identifiable, more than a highway strip mall or a professional office building. The
183 Clyde yard provides some nice precedent for a theme or a design idea for that area. Mr.
184 Yost is fond of the large Clyde shop building and can imagine himself eating a good
185 dinner in there. He feels there is a lot of opportunity for that area. There is potential for
186 some residential in the area, to compliment substantial commercial use.
187

188 Commissioner Heaps asked what zone is that now. Mr. Yost said it is HC. It could be
189 anything from a RV storage yard to a hotel to a 7-Eleven to retail. The desire from staff
190 and Council wants something suitable for the area.
191

192 Commissioner Baker asked if will have a new zone created. Mr. Yost said that we could
193 write a zone suitable for the area, as was done with the South Gateway Area. We need
194 to create an individualized zone to accomplish aims for a process.
195

196 Commissioner Ellingson asked about land outside the boxes on the map that is North of
197 1400 North and if that is County or Provo. Mr. Yost said it is Provo, but East of 89 there

198 is a gap between Springville and Provo. The Evans gravel pit and County shops are in
199 the County. The old Ironton site and current Mountain Vista Business Park is in Provo.
200 Commissioner Ellingson asked if the West side is Spanish Fork. Mr. Yost said no, it is
201 unincorporated but within our annexation policy. Chair Mertz asked what other areas are
202 in our annexation policy. Mr. Yost said that there is some area South of 400 South, but
203 Spanish Fork has annexed a good portion of that to the airport.
204

205 Commissioner Ellingson asked if much of that land is developable. Mr. Yost said that
206 much of it is. The majority of the land in that area is in the flood plain and would need to
207 be raised, but it is developable. Our infrastructure capacity is part of the concern.
208 Primarily sewer and then water. West of 2600 West is planned for a catchment basin for
209 sewer. It tips a domino effect once we get into that area. Yesterday we learned that the
210 sewer crossing at the West side of the freeway is at capacity now. The development in
211 that large orange area will require substantial capital investments to our sewer system.
212

213 Commissioner Baker asked on the map what the triangle area is on the South side
214 outside the Springville boundary and if that is in our annexation policy. Mr. Yost said that
215 is the old Suntana raceway that was purchased with right of way preservation funds
216 from MAG to preserve that area for use of the freeway offramp between 1600 South and
217 I-15. The current plan reviewed with the Council last week is to have a single point
218 urban interchange with slip lanes connecting to 400 South and to the US-6 interchange
219 to Spanish Fork. It would take up some, but not all of that property. With the
220 abandonment of the Tintic line and the realignment of the future commuter rail, and the
221 UP line to connect with the Southern end of the Tintic line, that potentially opens up the
222 area a little more. It is not in our annexation policy declaration boundary and it is an
223 unincorporated County.
224

225 Mr. Yost explained that we have been approached by a large development group
226 regarding our planning process for the 1600 South corridor. They have interest in
227 everything from the Spanish Fork boundary up to 1600 South. Their primary interest is
228 some mid-size commercial/retail, midrise Class A office space and residential in the
229 area. To the degree that they have a relationship with property owners, that is what they
230 believe is viable in that area.
231

232 Commissioner Heaps asked how many acres are in the area. Mr. Yost's best guess is
233 250 acres. The Suntana piece is about 40-50. Commissioner Baker asked about the
234 zoning there. Mr. Yost said there is some HC on the North side of 1600 South, the South
235 side is zoned Agriculture and there is some LIM.
236

237 Mr. Yost explained that in the areas to the North, there is interest to extend residential
238 subdivisions up into the Crandall farms property, and commercial and residential directly
239 abutting 1600 South. Staff agrees that we need to go through a process before making
240 any zone changes requested by an applicant. There have been several inquiries in the
241 last couple of days and all have wanted a zone change in that area.
242

243 There has been interest in the three quadrants on the North interchange with the most
244 interest on the East side. There is a zone map application that you will see next month
245 for the property North of the Maverick and the East Bay RV Park between the freeway
246 and Kuhni. That interest is centered on commercial office warehouse and light industrial
247 type uses.

Concerning the Village Center area, Mr. Yost has a meeting in the morning with the sellers of this property. The owners would like to liquidate the Jaker's property soon.

Commissioner Baker asked how far North does Springville goes beyond what can be seen on the displayed map. Mr. Yost said it is just North of the West side of the freeway, right along the parkway by Spring Creek.

Commissioner Baker reiterated that with Jaker's, there is an interested buyer. Mr. Yost met with an entity that has it under contract, a homebuilder and they have been reaching out for commercial developers for that site. That is in the Village Center zone. We have received concept plans and have a meeting next week with a group that is looking at the suburban land reserve property in between 1200 West and the railroad. This same group through a different mechanism has indicated they want to pursue the property reserve area.

The Village Center requires a master plan as part of the development process. We are not worried about it being parceled off individually, but had a discussion with the Council that it have a residential component, to the commercial on the West side of the tracks, especially if it could have access to the commuter rail platform. It changes the development potential for that area. There is a commercial component there that could also integrate residential.

Commissioner Ellingson asked if the development by Smith's that was approved a while ago is in progress. Mr. Yost said The Gallery is in plan review and staff is working on the storm water retention basin right now. Commissioner Heaps asked if that is Dave Simpson's project. Mr. Yost said no, it is a project being done by Summa Terra.

Mr. Yost spoke about the Dave Simpson piece. We have been calling it the Westfields Central, may change to Harrison Central. We have been working with an architect Tom Lowe, who is very accomplished and is the forerunner in development. He has been working with Mr. Simpson and City Staff to refine a development proposal for that area. We have moved from the basic concept shown a couple of months ago, to a more defined design plan. He came up with two alternatives for platting and units for the base plan. The base platting stays the same in both alternatives. The one to the left has 240 units, and the right is 200. The unit count is the least interesting of this proposal which anticipates a large village green on the corner of 950 W 700 S across from Meadowbrook Elementary. It includes liner buildings that are narrow, multi-use building to frame open space and focus the view of the school. The large green could be a community gathering space and also serve as a storm water facility. He uses low impact development that Mr. Lowe terms as light imprint development, in terms of savings and environmental benefits.

Commissioner Ellingson said the new middle school is just East of that. Mr. Yost said correct. The plan is to enhance the 700 South corridor to be wide and a highly amenitized ped-bike corridor to connect the schools and the neighborhoods.

Mr. Yost discussed the two different options Mr. Lowe designed. With the same base platting, there is more opportunity to mix and match to create more unit diversity. This can be used as a model community with many configurations and example for the current infill on the West side of the city with very valuable public space.

Commissioner Ellingson asked three story homes and the height. Mr. Yost said that a three story home fits in 35 feet easily. And that 35 feet is measured at mid gable. What we are looking to do for this area is to craft a zone for this area for this plan. It allows us to pursue the most creative opportunities and make the zoning code changes to needed to accommodate instead of anticipating a number of potential outcomes. This zone would only be applied to this area and it could be a model for other areas. It is a limited pilot project on 20 acres. That makes it manageable for us to do a nice model project. Mr. Yost showed the distribution of units. They have potential for small scale retail in the area.

Commissioner Baker talked about the village green and if there will be anticipated concerts and if there will be enough parking. Mr. Yost said this area can accommodate a significant amount of parking. There is a lot of parking in the area and future transit access to make it viable for events.

Chair Mertz asked how ADU's work there. Mr. Yost said the rear areas are the backyards of the units parked to the rear that are ADU's in the back that connect to the main home. The rear areas on the upper story. Commissioner Heaps said they are just small units. Mr. Yost agreed. They are not 2000 square feet, just small. There would be an ADU over semi-detached garage. It allows for a small amount of yard.

Commissioner Baker asked if they would be separately owned. Mr. Yost said our ordinance doesn't currently permit it to be dual owned.

Commissioner Parker asked if the developer feels there is an interest for separate ownership. Mr. Yost said it isn't something that has been delved into. There is significant interest in having them as part of the principle dwelling. Commissioner Baker said it is like having a rental unit built in. Mr. Yost said that is correct. And as long as the owner lives there, they can use the units as STR's. which make them financially enticing.

Mr. Yost said that in the next month we will have an opportunity for Mr. Lowe to present directly via Zoom.

Commissioner Heaps asked when will we be working on the zone. Mr. Yost said in the next month and work designing the overlay and design standards. We are working with Mr. Simpson to get in the ground on the project next year.

Mr. Yost showed examples of liner buildings. He showed Mr. Lowe's concept of school buildings with windows on both sides for cross ventilation, high ceilings, lots of light, with well-framed outdoor spaces. He proposes using this model of building to create Civic space and hide the less aesthetically pleasing parts of the school. Mr. Yost is excited to see building forms that are not what we've seen before that will be well suited to an area that will evolve and change and grow up. These plans look more interesting than the initial drawing.

Mr. Yost passed out Lakeside Landing drawings to the Commissioners. This area is West of 1-1-5 and 1400 South. This is not a public document or official application to the City. It is what the development parties have been working on. The area under immediate consideration is between 2600 W and HC to the East that is platted out in the more detailed blocks. The circles are a quarter mile radius. The 'T' stands for transect.

In form based zoning, it is zoning from least to most intense type of zone. There is a Southern green to a park at the North. The intensity of the development moves off as it moves away from the center.

Commissioner Ellingson said that this is all in the floodplain. Mr. Yost showed the floodplain of the area on the e-map. Most of it requires bringing it out of the floodplain. A lot of the Spring Pointe development has the same issue.

Mr. Yost said the School District is interested in having a facility in the area and appreciate the area for that.

Mr. Yost said that the Commissioners can look at number three in detail on their own and understand what they mean by the transects and different colors, as well as the overall acreage calculations and how it is being allocated.

Page four shows a table of how much development is expected in the area under the current plan. In area one, in control of one development group of 72 acres, there are about 12.5 acres of parks and common greens, 1,015 residential units, self-standing retail of 5,000 square feet small business suites that are mixed use, live/work areas up to 50,000 square feet and other general commercial uses up to 120,000 square feet on the Eastern edge. In area two on the South, essentially on the footprint of the Utah Valley Solid Waste District there are 4 acres of parks and greens, 637 units and 50,000 square feet of commercial and retail. Overall, we could see in excess 200,000 square feet of retail and commercial and close to 1,700 residential units in these areas.

The last page shows a very illustrative plan of how it can be laid out on the site and conceptual idea of how the park space can be utilized. It lists the diverse types of residential units.

Mr. Yost said it is a large project and raises things in infrastructure and utilities. Other departments are already working on this. In the next month, Mr. Yost anticipates they will make the decision to proceed forward with incurring the expense to begin drafting the code with a detailed regulatory system that will give a high degree of confidence and predictability on how the area will develop. From the unit mix, the arrangement of buildings on site, the arrangement of blocks and lots into larger neighborhood groups, allocation of open areas as well as the design character of individual buildings.

Commissioner Heaps asked if the group is out of Colorado. Mr. Yost said it is just the architect, the development groups are Utah County based.

Commissioner Farrer asked if there anything Mr. Yost can give to the Commissioners regarding Westfields Central. Mr. Yost can email some of the slides. He said that Mr. Lowe likes to explain as he presents, so we have videos that he can share. Mr. Penrod warned to be careful sharing those, because we need the designer's approval first.

Commissioner Heaps asked if there is anything the Planning Commission can do to help with work coming. Mr. Yost said particularly on the 1600 South project, we will rely on the Planning Commission significantly to make sure we are doing a good job of using our consultants appropriately and to have a robust and trustworthy public process so we can rely on the results from that. Steering committees on individual aspects of a plan

398 and facilitating public involvement. Using you as facilitators and at specific events,
399 virtually or in person. One thing that is helpful is being thorough in the applications that
400 come and give your feedback. The Commission has done a great job on this. On the
401 STR ordinance, the discussion and process we went through along with Mr. Penrod,
402 really gave us a solution that was in the end was more elegant and simple. We owe that
403 to your diligence. Communicating your concerns or sentiments give us a good idea of
404 what we need to pay attention to and where to focus. We will be asking for your direct
405 help on the 1600 South study. As we get into the smaller priority items, we will reach out
406 more and help with peer research with other communities and see what they do.

407
408 Chair Mertz asked about the General Plan update and a status. Mr. Yost said right now
409 the focus is on 1600 South planning process underway. Then determine how to move
410 forward with a General Plan update, budget planning in the next couple of months and
411 then determine if it is staff led or look for outside assistance. Chair Mertz said Mr. Yost
412 mentioned developers are beating down the door, asking for zoning changes and so
413 forth, what is your response to them. Mr. Yost said that we look at Council's feedback
414 and communicate that we have a list of priority projects or in another area, and if they
415 are interested they can either get in line, so to speak, or make application. In the 1600
416 South area, we tell them we are not making positive recommendation in the area until
417 we complete the process.

418
419 Mr. Yost appreciates the Commission for listening to this presentation. He mentioned
420 that Community Development is very busy and have done such a high volume in
421 planning and building, our administrator is looking at ways to provide additional
422 resources to tackle that. There is a lot coming down the pipe. We are going to be busy.

423
424 Commissioner Farrer said that after viewing the presentations, he is excited. Chair
425 Mertz thanked Josh for his good work.

426
427 With nothing further to discuss, Commissioner Baker moved to adjourn the meeting.
428 Commissioner Farrer seconded the motion.

429
430 Chair Mertz adjourned the meeting at 8:02 p.m.

MINUTES
Planning Commission
Work Session
Tuesday, October 27, 2020

IN ATTENDANCE

Commissioners: Chair Brad Mertz, Frank Young, Karen Ellingson,
Michael Farrer, Rod Parker and Kay Heaps

Commissioners Excused: Genevieve Baker

City Staff: Josh Yost, Community Development Director
John Penrod, City Attorney
Heather Bakker, Executive Assistant

City Council: Matt Packard

CALL TO ORDER

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

DISCUSSION OF AGENDA

Chair Mertz asked if there were any corrections to the agenda. There were no corrections to the agenda.

DISCUSSION OF MINUTES

September 22, 2020

Chair Mertz asked if there were any corrections to the minutes. There were no corrections to the minutes.

CONSENT AGENDA

- 1. Paul Opfar seeking approval for the Opfar (Minor) Subdivision located at 337 E 600 S in the R1-8 Single-Family Residential Zone.***
- 2. Dennis Schoonover seeking condominium approval for the Spring Pointe Condominiums Lot 5 located at 2052 W 500 N in the HC Highway Commercial Zone.***
- 3. Freedom Credit Union seeking site plan approval for a new branch located at 665 W 400 S in the NC-Neighborhood Commercial Zone.***

50 **4. John Kramer seeking site plan approval for Driven Auto Sales located at 377 S**
51 **2000 W in the RC-Regional Commercial Zone.**
52
53

54 **LEGISLATIVE SESSION**
55

56 ***Clearwing, LC seeking an amendment of the Official Zone Map from the RC-Regional***
57 ***Commercial Zone to the HC-Highway Commercial Zone on parcel numbers***
58 ***22:053:0008; 22:053:0006; 22:053:0010; 22:053:0009; 22:053:0066; and 22:053:0068***
59 ***in the general area of 1650 West 1700 North.***
60

61 **ADMINISTRATIVE SESSION**
62

63 ***Approval of the 2021 Meeting Schedule***
64
65

66 With nothing further to discuss, Commissioner Ellingson moved to adjourn the meeting.
67 Commissioner Heaps seconded the motion. The vote to adjourn the meeting was
68 unanimous.
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70 Chair Mertz adjourned the meeting at 7:00 p.m.
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IN ATTENDANCE

Commissioners: Chair Brad Mertz, Frank Young, Karen Ellingson,
Michael Farrer Rod Parker and Kay Heaps

Commissioners Excused: Genevieve Baker

City Staff: Josh Yost, Community Development Director
John Penrod, City Attorney
Heather Bakker, Executive Assistant

City Council: Matt Packard

CALL TO ORDER

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

APPROVAL OF THE AGENDA

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

APPROVAL OF THE MINUTES

September 22, 2020

Commissioner Heaps moved to approve the September 22, 2020 meeting minutes with the approved changes. Commissioner Ellingson seconded the motion. The vote to approve the meeting minutes was unanimous.

CONSENT AGENDA

- 1. Paul Opfar seeking approval for the Opfar (Minor) Subdivision located at 337 E 600 S in the R1-8 Single-Family Residential Zone.***
- 2. Dennis Schoonover seeking condominium approval for the Spring Pointe Condominiums Lot 5 located at 2052 W 500 N in the HC Highway Commercial Zone.***
- 3. Freedom Credit Union seeking site plan approval for a new branch located at 665 W 400 S in the NC-Neighborhood Commercial Zone.***

147 **4. John Kramer seeking site plan approval for Driven Auto Sales located at 377 S**
148 **2000 W in the RC-Regional Commercial Zone.**

149
150 Commissioner Young moved to approve the Consent Agenda. Commissioner Heaps
151 seconded the motion. The vote to approve the Consent Agenda was unanimous.
152

153
154 **LEGISLATIVE SESSION:**
155

156 **5. Clearwing, LC seeking an amendment of the Official Zone Map from the RC-**
157 **Regional Commercial Zone to the HC-Highway Commercial Zone on parcel**
158 **numbers 22:053:0008; 22:053:0006; 22:053:0010; 22:053:0009; 22:053:0066;**
159 **and 22:053:0068 in the general area of 1650 West 1700 North.**
160

161 Josh Yost, Community Development Director, presented. The zone map amendment
162 application encompasses 49.51 acres. It is six parcels under common ownership
163 located between Kuhni Road and I-15, North of 1600 N. In order to expand the land
164 uses available for development on the property, the owner desires to change to zoning
165 on the property from Regional Commercial to Highway Commercial.
166

167 In Springville City there are 1,180 acres of property currently zoned as Highway
168 Commercial. This includes six separate areas with the largest area of over 1,000 acres
169 straddling I-15 between the North and South boundaries of the city and has a
170 substantial amount of acres that remain to be developed. The Regional Commercial
171 zone is applied to 466 acres in two areas centered around the 1400 N and 400 S I-15
172 interchanges.
173

174 The Highway Commercial zone is the most broadly applied commercial zone in
175 Springville. The area of the Regional Commercial zone is much smaller area for a
176 number of reasons. The RC zoning district is intended to provide an area in which a full
177 range of commercial and service uses and customer facing uses such as shopping and
178 retail. It is to facilitate heightening the intensity of uses, it is intended to create
179 commercial destinations in the City near arterial streets with freeway access.
180

181 He showed a Use Comparison Chart with the zoning districts and what is able to be
182 used in the zones. The HC zone allows more uses by right and conditionally.
183

184 It is important from a planning perspective to maintain a balance of uses. It is the intent
185 of the General Plan to maintain these interchange areas for Regional Commercial uses.
186 The zoning plan needs to be updated. On the priority list is the large amount of Highway
187 Commercial that the City has zoned. The General Plan needs to be looked at to
188 determine if there are adjustments that should be made to the HC zone. In the General
189 Plan, we have 1.2 million square feet in product in building permit or planning approval
190 or in construction in the HC zone, or in the LIM zone where light manufacturing and
191 office warehouse type products are allowed. There is no shortage of that type of product
192 and no shortage of area of property to continue that development.
193

194 Considering that, Staff finds that there isn't a compelling reason to amend the map for
195 the subject area and the amendment wouldn't further the aims of the General Plan goal
196 to establish RC zones near the freeway interchanges. Therefore, Staff recommends

denial to City Council. And further recommends and reminds that there should be a specific area of focus in the General Plan update on long term planning for that area.

Commissioner Heaps noticed on the map there is small triangle piece that is LIM wondered why. Mr. Yost doesn't know the history. Commissioner Heaps said we can look at when looking at the General Plan.

Commissioner Farrer asked how many acres this parcel. Mr. Yost said this application encompasses 49.51 acres of the total 466 acres.

Commissioner Ellingson asked if any of that property is wetlands. Mr. Yost said that he didn't think there are any delineated. The property owner is going through the process of obtaining a letter from a wetlands' specialist.

Commissioner Heaps noticed there are large power poles going through that property. He asked if that represents challenges for future development. Mr. Yost said no more than anyone would have to take on to meet the code. These are not unusual in these types of developments. Commissioner Heaps asked if they came past the hotel. Mr. Yost said transmission lines are not usually placed underground. Commissioner Parker said it is above ground in that area. Mr. Yost pulled up the map and said it lines up with 1200 West corridor.

Commissioner Farrer asked what the access areas would be. Mr. Yost said the road by the railroad and past the Maverick. Commissioner Farrer asked if there is any concept of what Mr. Yost wants to see in the area. Mr. Yost said he doesn't. He needs to look at overall development product and he hesitates to say what is best suited there until doing so. It is a question we need to answer if we deviate from the General Plan for that area. He is not confident in making a change until studying the implications of that change. Especially as that is the largest contiguous zone in that area.

Commissioner Parker asked Mr. Yost the reason it is being recommended to keep it zoned RC is because of the sheer volume of HC, and because the General Plan needs to be revised. Mr. Yost said that is one element and because one of the General Plan objectives is maintain original commercial land use around the freeway interchanges. We would have to go back to level and look at it to really recommend a change. Commissioner Parker said it is not because of the project being proposed. Mr. Yost said there is no project being proposed. The applicant has expressed that there are more opportunities for development. The demand for Office/Warehouse, would allow them more development options for the property, but there no specific project proposed.

Commissioner Heaps sees the RC zoning at 400 South is less than here. We need more than what we have in our city to balance it out. We need more rather than less. Mr. Yost said it is impossible to say who will be around in retail next year and office demand if going to be, but we will see what happens next year. It is prudent to maintain what we have there at least.

Commissioner Heaps pointed out Mr. Yost said the potential of additional commercial businesses being attracted to that area with office space or commercial there. Mr. Yost said he does. He doesn't know that formats or segments that would be. This is a very large and increasing employment area there, and conveniently located to South Provo.

Combining those ¾ of a million square feet with flex office warehouse, flex space going in this larger industrial park area, and he does see demand for additional retail services in that area. He's saying it is not necessarily a Super Target or Sam's Club. Commissioner Heaps would like to see that personally. Mr. Yost said it isn't the best of the two exits for that. The residential trade area is not as good at the 400 South exit. But it does serve a large amount of traffic and is conveniently located. It may be a different type of regional center than the Canyon Creek Center in Spanish Fork, but there is definitely demand there.

Chair Mertz invited the petitioner to address the Commission.

Andrade Christensen
1065 E 150 N

Mr. Christensen has had this property for quite a while and has some partners now. Mr. Yost has stated some great points. This interchange doesn't have any housetops on it. It is all industrial around it. The City has built this interchange to not be as commercially viable as the other interchange. To us, retail and commercial makes perfect sense and they would love to see it that way. But retail needs housetops and people to buy things there. We would like as much retail as possible. There won't be packed retail on Kuhni Road. The HC zone is set up for retail. If we can't sell anything, it doesn't do the City any good and it isn't fair to Mr. Christensen as a resident or the City. Mr. Christensen asked Mr. Yost to explain the differences between the RC and HC zone. Mr. Christensen understands you can assemble and not manufacture there. Mr. Yost said it does permit light industrial manufacturing. Mr. Christensen said that he's been told you can assemble, but not manufacture. We want the rezone to get those uses. We want as much retail as possible. The HC allows that. It allows more freedom and by the train tracks and to do a center that works for us and you.

Commissioner Parker said to Mr. Christensen that he used the term retail, brick and mortar stores have been closing and continue to close. He asked Mr. Christensen what type of retail are you proposing as online shopping is popular. Mr. Christensen we would like to see a car lot or anything that works there. We can't say this is what we want and expect people to come there if it doesn't work.

Greg Hunt is a partner on this. He said there is a parcel owned by UDOT that has a deed restriction on it. He has asked several wetlands consultants and ex US Army Corp of Engineer employees if there is any way to take that out. The deed restriction has pretty much set things off limits forever. There is just no way around it. UDOT mitigated some wetlands for some highway construction and promised they would never allow it to be developed. Two of the parcels are owned by Rocky Mountain Power. We have had discussions with them about buying them and they said odds are never. They are a publicly traded utility. We have an easement on the land. The previous Community Development Director, Glen Goins, said that the City would prefer to have fee simple title, not just an easement passing through there. It took us a year and half to get ownership of that whole piece. The surrounding properties are out of the loop already. Most of it is affected by wetlands. The General Transportation Plan calls for a road he pointed out to connect to Kuhni, we haven't decided if it's best to do on across the stream or on the South side. If you go back many years, it was a straight ditch and has been diverted. Some area has been dried up. We did request all of it to be changed, but

we didn't ask for the freeway frontage. The HC gives us options we thought would work here like shipping and flex space right off the freeway. He spoke of the surrounding parcels and the wetland concerns. It is in the flood plain and will need to be raised significantly. We didn't attempt to delineate the West portion. We know we can work this part. The further in are less odds that someone would put retail there. It wouldn't be seen from the freeway. We would be opened to blend it. We feel it is best served with the HC zone.

Commissioner Heaps asked Mr. Christensen how long he has owned the property. Mr. Christensen said he bought the first piece in 2006. Commissioner Heaps asked him why he bought it. Mr. Christensen said that Chip Reynolds brought it to him and he bought it. Commissioner Heaps asked what were the plans when you initially bought it. Mr. Christensen bought it for equipment and to have it. He bought more pieces through the years.

Commissioner Ellingson asked what can be done in HC that can't be done in RC. Mr. Christensen said office warehouse. He wasn't aware that manufacturing could be done in the RC zone. Things that could be done on Kuhni road like storage and things.

Michael Cooley spoke. He said that Lindon is going through the same process to get commercial. They have met with several commercial developers and they all say that retail doesn't come with no rooftops. We were scared before COVID-19 with online shopping. Stores are going to struggle. Retail is 3-5 years out figuring out where they are going. So much square feet of office space is coming back on the market for sale. We have an office at Northpointe in American Fork is 1/6 occupied. For office, we don't have that ability to build that right now. We are looking on the East and it is industrial. North of that is wetlands, the dyke and the East Bay Golf Course. There are no homes around. We could go HC on the Eastern side and leave the other RC. Mr. Cooley offered to walk the property with the Commissioners. Flex use is what you are going to have in those areas. He feels that they can get businesses in there that will bring tax revenue to the City.

Commissioner Ellingson asked why is the RV park, two hotels, a truck stop and traffic from Wavetronics not sufficient traffic to support business developments. Mr. Cooley said it is because it isn't rooftops and residential property. Commissioner Ellingson said that the RV park sort of is. Mr. Cooley said that he has had several people look, but back out. Restaurant and commercial groups. He said it may work for a McDonalds or a Burger King. By the freeway is no mans land at this point.

Mr. Christensen asked what types of business the Commissioners would like to see. Commissioner Ellingson said restaurants. Mr. Christensen would love to see restaurants but on Kuhni Road we aren't going to get those. We are too far away for people to get there. If you are in town it is too hard to drive there to get to a restaurant.

Mr. Cooley said that in an argument with Lindon, if the restrict uses they want, then they will come. They brought in new Community Development Director who saw the challenges with the site and they all said the same thing, and COVID threw a wrench in it. The office use was going great before COVID and is now struggling.

Commissioner Parker asked if there is no project yet and if it is for a specific change, that is different. There is no real reason to change the zoning at this time.

Mr. Hunt said that since it is adjacent to the freeway, we have people who want to do shipping here. The people they talk to say they won't put retail there. Commissioner Parker just said that retail won't go in that area.

Mr. Christensen said if there is no way for it to happen, then our opportunity is gone. If it doesn't work it doesn't mean it is out of balance. He wants property that is benefit to the City and the community. Property that can't be used is just a piece of property.

Mr. Hunt said these uses are we have two warehousing users that are wanting to come in. They are also waiting on the wetlands report.

Mr. Cooley the interested parties are waiting for the rezone and the wetlands report. He said the Commissioners hold the cards of what to let in and how it looks. Mr. Yost said there are no design standards in the HC zone. It is on our priority list.

Chair Mertz asked if flex office space is an option and what does it fall under. Mr. Yost said they are separate uses, but they are both permitted. Chair Mertz doesn't see it on the table. He only saw 10 additional uses in the HC versus the RC zones. Mr. Yost said that we can do office in both, but not office with warehouse in both zones. We don't have a category that says office warehouse or flex. It falls under those categories. Mr. Yost a lot is shell space, anything permitted in HC or LIM. In form, all large mostly high ceiling flex space that can be for light manufacturing, warehousing or logistics, cross shipping, office, that type of thing.

Chair Mertz opened the Public Hearing at 7:51 p.m.

Karen Ifediba
450 S 100 E

She concurs with Mr. Yost. She doesn't think it is the Planning Commissioners job to find who can make money on a project. They should have known what they were purchasing when they bought the property. When staff gets the project prepared, get people throughout the entire community with the developers to make it patchwork, instead of making it into something by logically figuring out what to put in places to make Springville a destination and not a place to run from.

Commissioner Heaps moved to close the public hearing. Commissioner Parker seconded. The vote to close the public hearing was unanimous. The public hearing was closed at 7:53 p.m.

Petitioner invited to speak again. They declined.

Commissioner Farrer said he used to hunt there. He agrees with the Petitioners and doesn't know why it is zones as it is. If you are leaving it as wetlands, leave as it is. If changing it, then we need to review the General Plan again. Chair Mertz clarified that he wants to see a General Plan review. Commissioner Farrer said yes. There is no access in that area now and nothing is going to be built there. He agrees with Commissioner Parker that there will not be retail in there.

Commissioner Parker concern is that we have this imbalance in the city, but to change the zoning now is a concern that we don't have the code set for building. They are not in place to control what we put there. It doesn't make sense to leave it as RC, but we need to revisit the General Plan to get the right thing in the right place.

Chair Mertz asked if the Commissioners would like to reopen the public hearing. They agreed. Chair Mertz reopened the public hearing at 7:56 p.m.

Mr. Hunt said they would like to do something and not have to wait. Instead of making a final decision tonight, would like to have this tabled, meet with Mr. Yost and figure it out. And then come to the Planning Commission with a plan. From our perspective, we don't want to wait. He spoke of other cities and how the projects have been tabled. It's not that we don't want you to get what is best for the community, we will be flexible to work with the City so we can still move forward. To work around, we can step back and then come back with a full plan. Strike a balance that works for both parties.

Mr. Christensen said that a development agreement, can be put in there. We have done that before, and we would be glad to.

Commissioner Young moved to close the public hearing. Commissioner Heaps seconded. Chair Mertz closed the public hearing at 8:00 p.m.

Commissioner Ellingson asked on the North end, how close is that to the golf course.

Mr. Hunt said it is almost a mile. Commissioner Parker said it is $\frac{3}{4}$ of a mile.

Commissioner Ellingson said the question is if we want warehouses in the zone. If we don't, then we don't change it. If it doesn't matter, then change it. She is OK with tabling and furthering the discussion or denying.

Chair Mertz asked Mr. Yost for General Plan update timeline. Mr. Yost said he would ask for funds to do in the upcoming budget. wouldn't happen until Q1 of fiscal 2022. It is at least a year process from there.

Commissioner Heaps said it is a matter of timing. We have to first look out for Springville City and decide what we want. He knows that it is hard to wait. He has been in that position before. This has helped us see the great need we have to look at the General Plan. Commissioner Ellingson talked about warehouse or not. We have a thing in place with the General Plan. It is hard to wait. You don't know what is going to happen. The concern is doing the right thing for Springville City. We will have to look at the General Plan. Commissioner Young said there are areas that need a second look.

Commissioner Heaps continued and said this is good for us to see what we need to look at. He has an affinity to see what needs to be done and get the General Plan review done as quickly as possible. We have offered our services. It will take some patience. He thinks it should be denied and look at the General Plan.

Commissioner Young seconds that. He said we need to look at the General Plan again and make wise choices.

Chair Mertz asked if it is possible for someone to petition to add a conditional use to the RC zone for office warehouse. Mr. Yost said that anyone can petition for any change to the text of the ordinance they desire. Chair Mertz asked if there is a conditional use in

the RC zone for office warehouse, would that require someone who wants to so a project in such an area utilizing that conditional use to submit a plan that is specific as to what would go in there. Mr. Yost said no, not for a rezone.

Chair Mertz is of the opinion that the area is not going to work for retail. We have a process in place. The wheels of government can turn slow, but Springville wants to do the best we can. We want to follow the guidelines that have been set up. They are here for a purpose. We are here tonight because you can challenge those guidelines and seek changes, and I think we are all open to that.

Commissioner Heaps moved to recommend denial of an amendment of the Official Zone Map from the RC-Regional Commercial Zone to the HC-Highway Commercial Zone on parcel numbers 22:053:0008; 22:053:0006; 22:053:0010; 22:053:0009; 22:053:0066; and 22:053:0068 in the general area of 1650 West 1700 North.

Commissioner Parker seconded. Chair Mertz called for a roll call vote:

Farrer - nay, in hopes that we can look at this again in the future

Young - aye

Parker - nay, in hopes that we can speed up the process

Heaps - aye

Ellingson - nay, she prefers to table it

Mertz - nay

Chair Mertz said the motion does not pass and asked if anyone would like to make another motion.

Commissioner Ellingson asked if it is tabled, how long of a timeline can we put on a table. Mr. Yost said there are a number of considerations. Tabling means that you are not going to consider it and it is not going to move forward. As the Planning Commission, he does not know if you can table something. You can continue it indefinitely, which means it needs to come back to you before it goes back to Council with no specific date. You can continue it with a date certain where you state the date and that would be notice of what agenda it would appear on. Other considerations are that Staff doesn't have any bandwidth right now to dedicate Staff time to work on a process for this property. The applicant is more than welcome to, at their risk, propose a detailed plan or development agreement or amendments to a zoning ordinance that would be best suited for what they want to do with the property. As their current application is denied, it would be an application they would be carrying the water on as we would not be able to devote City resources to it.

Commissioner Parker asked if can we put a date for them to bring it back. Mr. Yost said yes. Or you can continue it and they can bring it back when they are ready.

Chair Mertz is open to whatever. At least a couple of months for them to come back with a proposal.

Commissioner Parker motioned to continue the discussion through the end of the year for the developers to bring back a proposal for the Commission to look at to determine if it is the right thing for Springville City. Commissioner Ellingson seconded.

Mr. Yost reminded that you are continuing specifically this application. If the applicant brings in anything that differs from this application, it will be a different application. they need to mention this specific application. Commissioner Parker asked how it should be worded. Mr. Yost said if you recommend a motion of denial, it goes to the City Council on the 17th and they can get a yes or no from the City Council, and then they can go and do the work to come up with a different proposal. Or if you continue it, they will probably do the same work to come up with a different proposal. But it wouldn't be able to come back to the City Council before it came back to you. That is your decision. Commissioner Heaps asked if it would need to come back to the City Council if it was denied here. Mr. Yost said if it is denied here, it always goes to the City Council. If they came up with something new, it needs to come back here as a separate item.

Commissioner Farrer reminded Chair Mertz that there is still a motion on the table that needs to be addressed before we can consider another motion. Chair Mertz agreed. Commissioner Ellingson said that Commissioner Parker could choose to withdraw or amend his motion. Chair Mertz told Commissioner Parker that is true. Commissioner Parker said he doesn't withdraw or amend his motion.

Chair Mertz said the motion was to continue this for two months, until the end of the year. But if we do that, it will not go to City Council. Mr. Yost said that is correct. A continuance is not making a recommendation to City Council. It is pulled off their agenda until it comes back to you for an actual recommendation. Chair Mertz clarified that if they do make a recommendation to deny, that would go to City Council. The petitioners could then come back to us with a new proposal. Mr. Yost said yes, at any time.

Chair Mertz said there was a motion and a second. The vote to approve was 2 (Commissioner Parker and Ellingson) and the vote to deny was 4. The motion does not pass.

Chair Mertz asked if the Commissioners needed to have more discussion. Commissioner Parker said if we deny it, the City Council can change our vote. It could come back to us as a new proposal. Commissioner Heaps said it creates more options for the applicant if we deny. Chair Mertz said that is what he sees. Commissioner Young said that we can approve it and the City Council can deny it. Commissioner Ellingson said that if we are not sure of what we want to see, we want to have the opportunity to come back at it. If we deny or approve tonight, it goes to the City Council and we don't get a second shot at it. Chair Mertz said that we get a second shot at it if the City Council denies it and the applicant comes back with a different proposal. Commissioner Young said that if the City Council approves the denial, we would see the site plan when they come back.

Chair Mertz asked for a motion.

Commissioner Young moved to recommend denial of an amendment of the Official Zone Map from the RC-Regional Commercial Zone to the HC-Highway Commercial Zone on parcel numbers 22:053:0008; 22:053:0006; 22:053:0010; 22:053:0009; 22:053:0066; and 22:053:0068 in the general area of 1650 West 1700 North. Commissioner Heaps seconded. Chair Mertz called for a roll call vote:

545 Ellingson - aye
546 Heaps - aye
547 Parker - aye
548 Young - aye
549 Farrer - nay
550 Mertz - nay

551
552 Chair Mertz said he voted nay because it is still going to pass. And to say to the City
553 Council that we do want to see a change. The motion carries to recommend denial to
554 the City Council. Mr. Yost said this would appear on the City Council agenda of
555 November 17th.

556
557 Mr. Yost said the Planning Commissioners are welcome to go to City Council meetings.
558 But you speak as a board through your recommendations.

559
560 **ADMINISTRATIVE SESSION**

561
562 ***6. Approval of the 2021 Meeting Schedule***

563
564 Chair Mertz said that the 2021 schedule shows only one meeting for November and
565 December. He asked if that is the same for this year. Mr. Yost said they are all
566 scheduled for this year. If you would like to add all the meetings onto the 2021 calendar,
567 you can do that in your motion.

568
569 Commissioner Farrer moved to approve the 2021 Meeting Schedule as written.
570 Commissioner Ellingson seconded. The vote to approve the 2021 Meeting Schedule
571 was unanimous.

572
573 Chair Mertz said that in 2020, our meeting schedule shows we are meeting on
574 November 24 and December 22. Chair Mertz said he is OK not having meetings on
575 either of those days unless there is an agenda item that we need to hear. Mr. Yost said
576 we can handle that through email and let you know if we have anything pressing or not
577 and then post a cancellation agenda. We can follow your guidance and not put
578 something on the agenda to just have a meeting. The Commissioners agreed.

579
580 With nothing further to discuss, Commissioner Young moved to adjourn the meeting.
581 Commissioner Parker seconded the motion.

582
583 Chair Mertz adjourned the meeting at 8:24 p.m.

November 5, 2020

AMENDED NOVEMBER 6, 2020 AT 12:33 P.M.

TO: Planning Commission Members

FROM: Laura Thompson, City Planner II

RE: **Site plan approval for the Spring Pointe Distribution Center located at 2303 W 500 N in the HC-Highway Commercial Zone.**

Petitioner: ARCO Construction
Steve Hille
900 N Rock Hill Rd
St. Louis, MO 63119

Summary of Issues

Does the proposed site plan meet the requirements of the Springville City Development Code, particularly sections?

§11-7-4 Site Plan Review and Procedure; and
§11-4-5 Commercial and Industrial Site Development Standards.

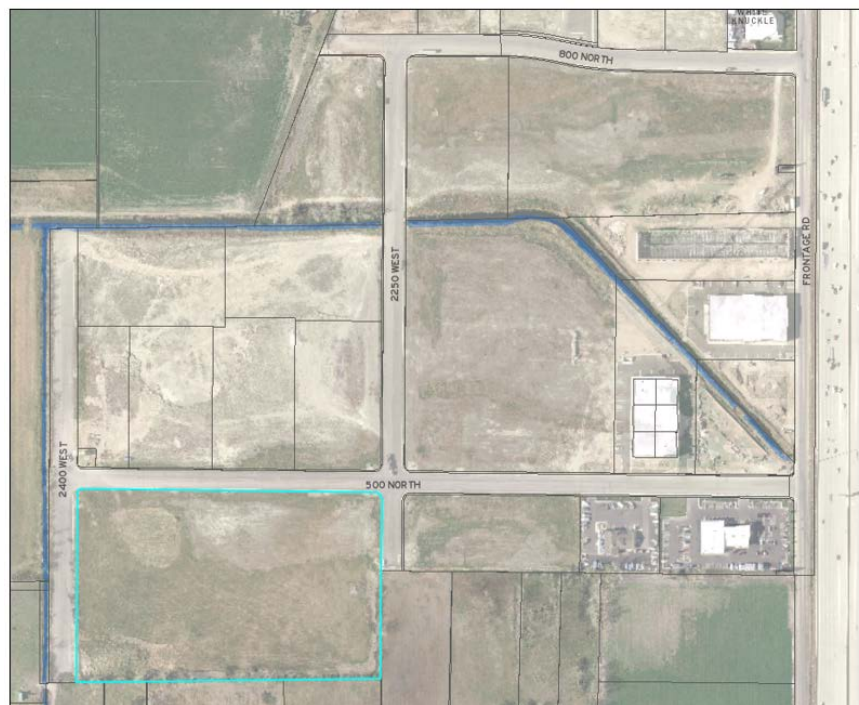
Background

The proposed 186,872 square foot distribution warehouse is located just west of the Tracker Boat building on the 13.84-acre lot within the Spring Pointe Retail Center Subdivision.

Analysis

DEVELOPMENT REVIEW COMMITTEE (DRC)

The Development Review Committee reviewed the preliminary plan on August 27, 2020 and provided the applicant with a copy of redlined comments on the submitted plans and checklist. Any items not addressed or any additional revisions needed are listed below in the "POST DRC COMMENTS" section.



POST DRC COMMENTS

All items have been addressed.

Staff Recommendation

Staff finds the site plan meets the requirements of Springville City Code and recommends approval.

Recommended Motion

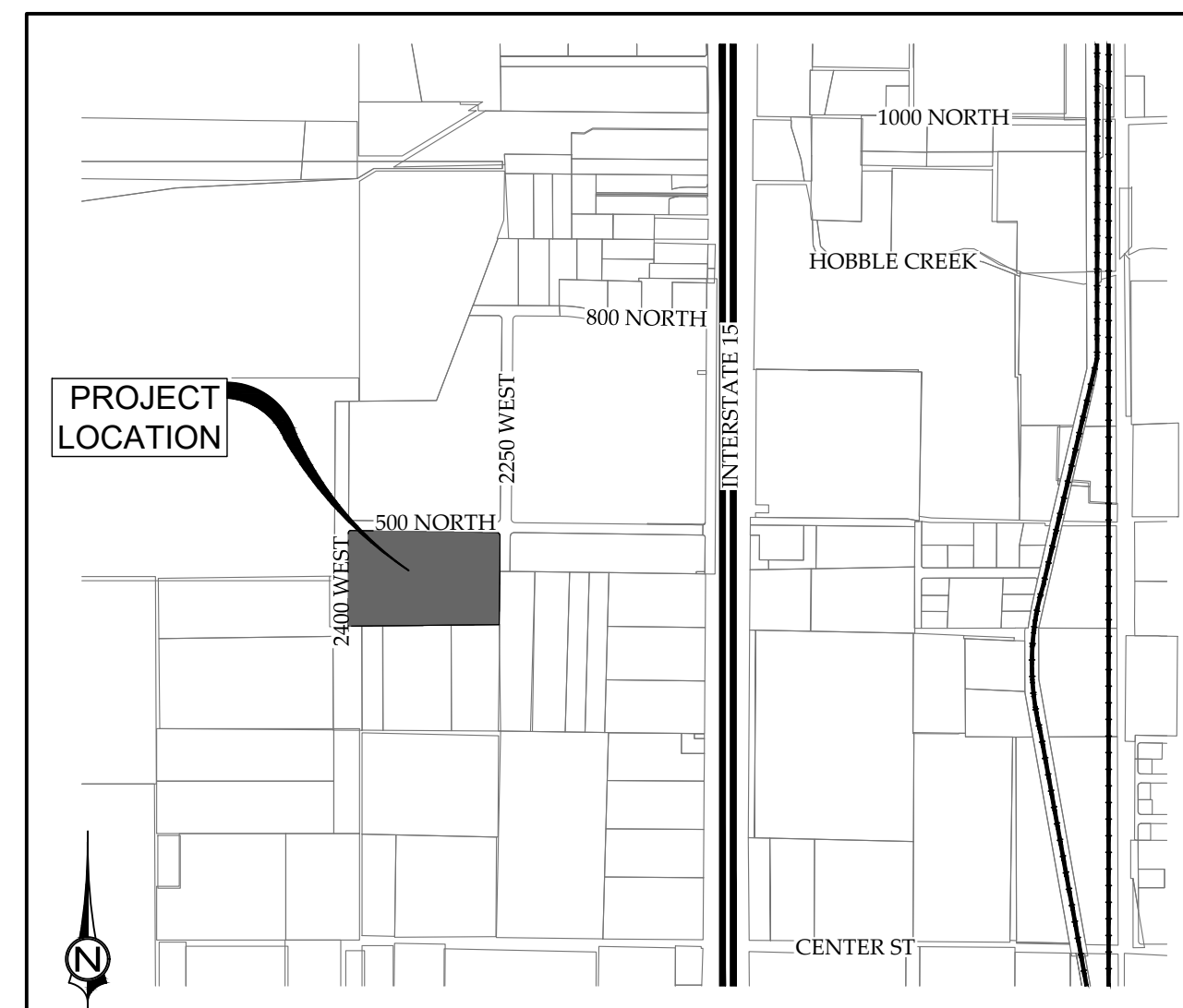
Move to grant site plan approval for the Spring Pointe Distribution Center located at 2303 W 500 N in the HC-Highway Commercial Zone.

SPRING POINTE DISTRIBUTION CENTER

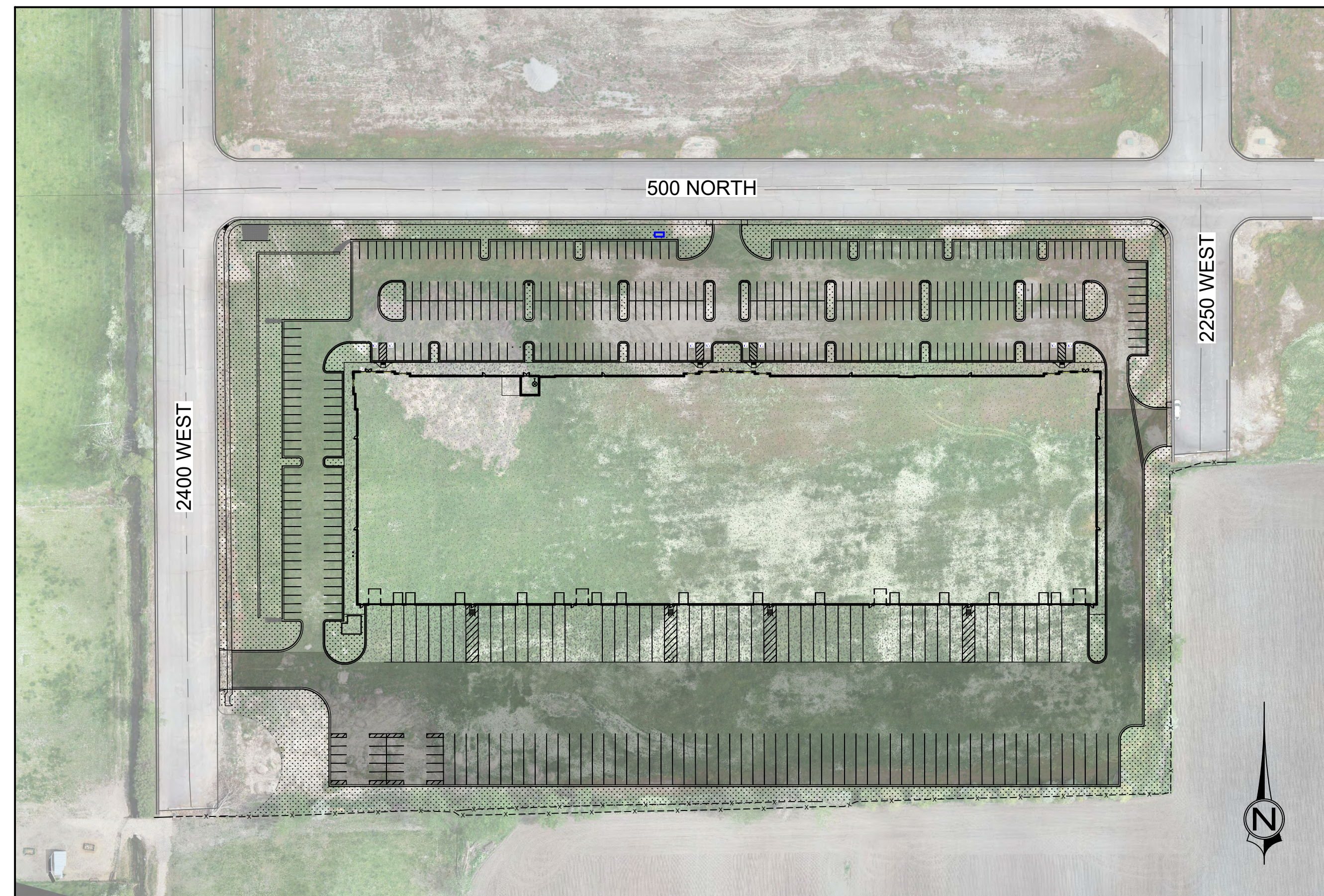
LOCATED IN SW 1/4 OF SECTION 30, TOWNSHIP 3 SOUTH, RANGE 3 EAST,
SALT LAKE BASE AND MERIDIAN
2390 W 500 N, SPRINGVILLE, UTAH

REVIEWED FOR COMPLIANCE
DATE: 11/05/2020
SPRINGVILLE CITY ENGINEERING DEPT

City review is only for general conformance with the design concept of the project and general compliance with information provided in the contract documents. Contractor/Developer is responsible for dimensions which shall be confirmed and corrected at the job site; techniques of construction; coordination of his work with that of all other trades; and the satisfactory performance of his work. No work which may be defective in its construction or deficient in any of the requirements of the specifications will be accepted. Where no exceptions are taken this shall not relieve the Contractor/Developer of the responsibility for the proper execution of the work in accordance with all requirements of the specifications and applicable Development Agreements. Compliance is a responsibility of the Contractor/Developer and said responsibility shall not be avoided by any act or omission on the part of the City or its representatives.



VICINITY MAP



SHEET INDEX

DRAWING	SHEET #	SHEET TITLE
CV	1	COVER SHEET
GN	2	GENERAL NOTES
SP	3	SITE PLAN
UT	4	UTILITY PLAN
DP	5	DRAINAGE PLAN
GP1	6	OVERALL GRADING PLAN
GP2	7	GRADING PLAN - AREA 1
GP3	8	GRADING PLAN - AREA 2
GP4	9	GRADING PLAN - AREA 3
GP5	10	GRADING PLAN - AREA 4
EC	11	EROSION CONTROL PLAN
DT1	12	DETAILS
DT2	13	DETAILS
DT3	14	DETAILS

PROJECT CONTACTS

LOCAL GOVERNMENT

SPRINGVILLE CITY PLANNING & ZONING
110 S. MAIN STREET
SPRINGVILLE, UTAH 84663
PHONE: 801-491-7861

UTILITIES

SPRINGVILLE CITY PUBLIC WORKS
110 S. MAIN STREET
SPRINGVILLE, UTAH 84663
PHONE: 801-491-2780

FIRE DEPARTMENT

STATION 41
75 W. CENTER STREET
SPRINGVILLE, UTAH 84663
PHONE: 801-491-5600

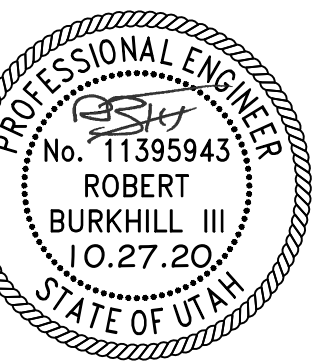
OWNER

THOMAS L. OLDS, JR.
56 GOLDEN EAGLE, IRVINE, CA 92603
PHONE: 949-292-9555

ARCHITECT

GMA ARCHITECTS
900 NORTH ROCK HILL ROAD
ST LOUIS, MISSOURI 63119
PHONE: 314-822-5191

ENGINEER



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COVER SHEET

SPRINGVILLE, UTAH

PROJ. #: FF 19247
DATE: OCTOBER 2020
DESIGN BY: RBIII
CHECKED BY: JGJ
HEET

CV

OF 14

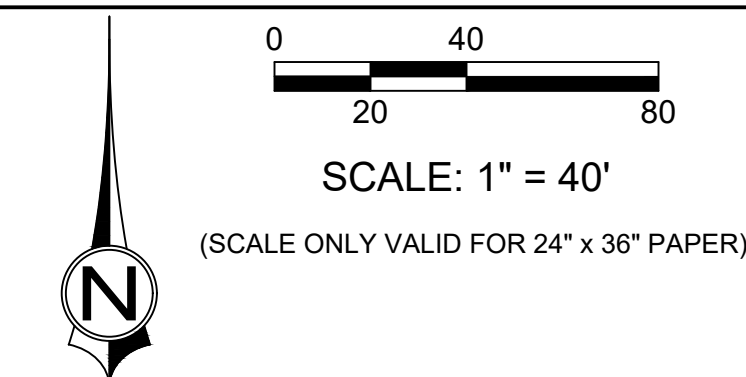


Know what's **below**.
Call before you dig.

PATH: L:\UTAH\PROJECTS\ACTIVE\2019\FX19247.00 SPRING POINTE PLAT A LOT 2700 - CAD\SHEET FILES\19247 SITE PLAN.DWG

SITE INFO:

TOTAL SITE AREA = 13.84 ACRES
STRUCTURE = 4.29 ACRES (31.0%)
CUSTOMER PARKING = 2.73 ACRES (19.7%)
TRUCK PARKING = 2.81 ACRES (20.3%)
LOADING DOCK = 1.04 ACRES (7.51%)
SIDEWALK = 0.69 ACRES (6.59%)
LANDSCAPING = 2.06 ACRES (14.9%)
INTERIOR PARKING LOT LANDSCAPING = 0.22 ACRES (8.06% OF CUSTOMER PARKING AREA)



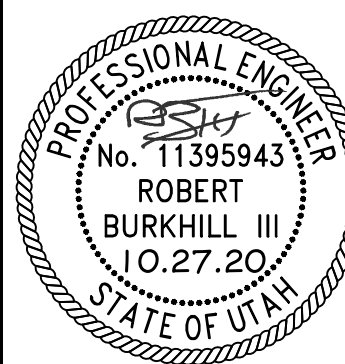
LEGEND:

- LIGHT DUTY ASPHALT PAVEMENT (SEE DETAIL SHEETS). AREA: 101,157 SF
- HEAVY DUTY ASPHALT PAVEMENT W/ GEOGRID (SEE DETAIL SHEETS). AREA: 112,384 SF
- CONCRETE SIDEWALK, CURB & GUTTER, LOADING DOCK & DRIVEWAY APPROACH. AREA: 3,661 SF
- LANDSCAPING (SEE LANDSCAPE PLANS). AREA: 6,588 SF
- RIP-RAP LINING D50-6", 12" THICK OVER DRAINAGE GEOTEXTILE. AREA: 686 SF

SITE WORK KEYNOTES:

- TYPE E CURB AND GUTTER PER SPRINGVILLE CITY STD. DRAWING No. RD-04
- ADA RAMP ASSEMBLY PER SPRINGVILLE CITY STD. DRAWING No. RD-13
- DRIVE APPROACH PER SPRINGVILLE CITY STD. DRAWING No. RD-07
- DRIVEWAY APRON (SEE DETAIL SHEET DT1)
- 6-INCH THICK CONCRETE SIDEWALK (SEE DETAIL SHEET DT1)
- 5-INCH THICK CONCRETE SIDEWALK (SEE DETAIL SHEET DT2)
- CURB OPENING (SEE DETAIL SHEET DT1)

- ACCESSIBLE PARKING STALL PER SPRINGVILLE CITY STD. DRAWING No. RD-13
- ACCESSIBLE PARKING SIGN PER SPRINGVILLE CITY STD. DRAWING No. RD-13
- 10.5" CONCRETE APRON (SEE DETAIL SHEET DT2)
- 24" VALLEY GUTTER (SEE DETAIL SHEET DT1)
- 36" VALLEY GUTTER (SEE DETAIL SHEET DT1)
- 24" REVERSE CURB AND GUTTER (SEE DETAIL SHEET DT1)
- WET WELL, PUMP DESIGN AND STRUCTURE BY OTHERS
- TRENCH DRAIN, DURATRENCH WITH TRAFFIC RATED GRATE OR SIMILAR
- EXISTING STRUCTURE TO BE REMOVED/ABANDONED.
- OVERFLOW WEIR (SEE DETAIL SHEET DT2)
- SCREENED TRASH RECEPTACLE/COMPACTOR. FUTURE TENANT IMPROVEMENT.
- ACCESSIBLE RAMP PER APWA PLAN 235.3
- CONCRETE CHANNEL. SEE DETAIL SHEET DT3.
- CLEAR EXISTING TURNAROUND FROM ALL DEBRIS. IF REQUIRED, REDRESS AND COMPACT EXISTING BASE MATERIAL.



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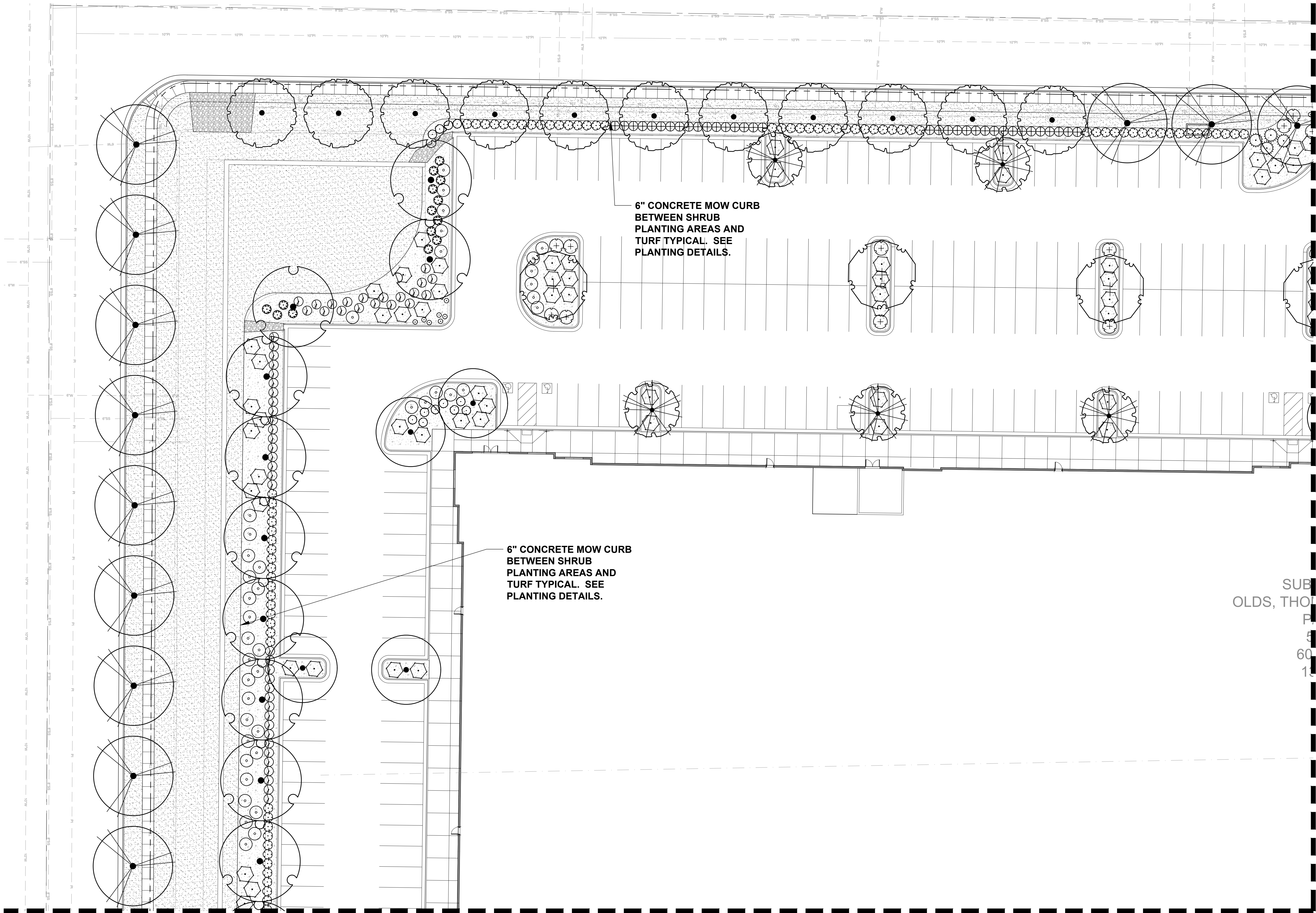
SITE PLAN

SPRING POINTE DISTRIBUTION CENTER SPRINGVILLE, UTAH

PROJ. #: FF 19247
DATE: OCTOBER 2020
DESIGN BY: RBIII
CHECKED BY: JGJ
SHEET

SP

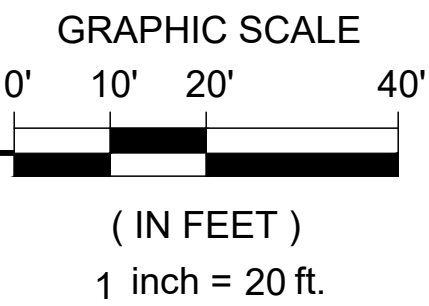
3 OF 14



PLAN

MATCHLINE B, SEE SHEET L-1.4

MATCHLINE A, SEE SHEET L-1.3



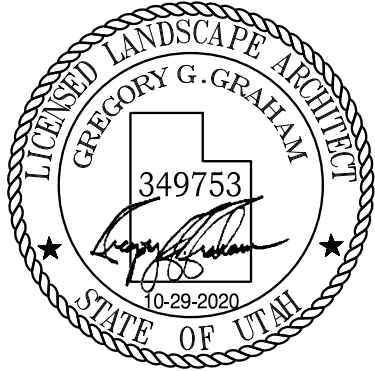
SEE SHEET L-1.1 FOR PLANTING NOTES AND LEGENDS

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SPRING POINT DIST. CENTER
SPRINGVILLE, UTAH

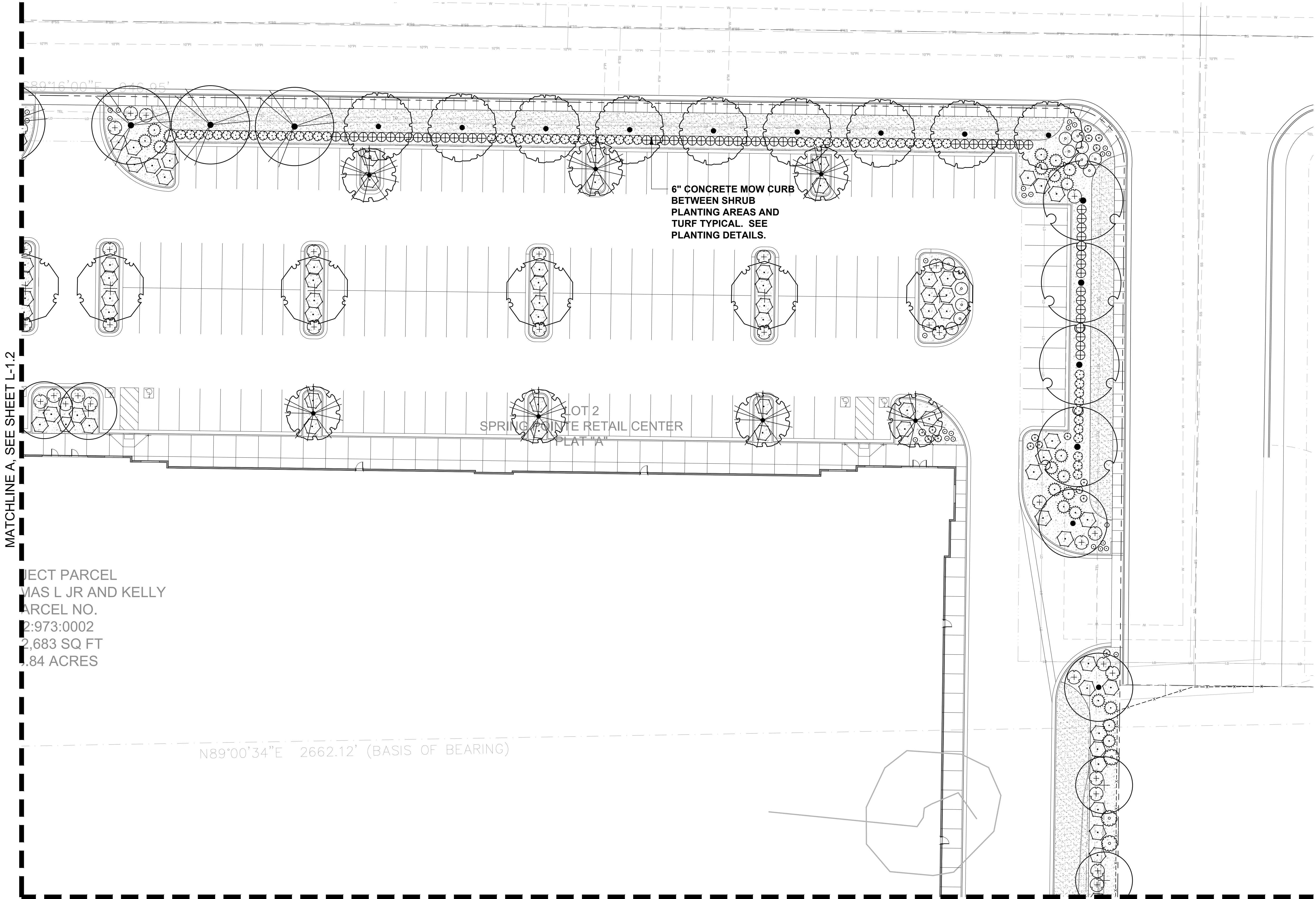
PLANTING
PLAN

Scale:
SEE DETAILS
Date:
OCTOBER 29, 2020
Drawn By:
GGG
Approved By:
GGG

North

Job No.
20-027

Sheet No.
L-1.2
of X



MATCHLINE A, SEE SHEET L-1.2

SUBJECT PARCEL
MAS L JR AND KELLY
PARCEL NO.
2:973:0002
2,683 SQ FT
0.84 ACRES

LOT 2
SPRING POINTE RETAIL CENTER
PLAT "A"

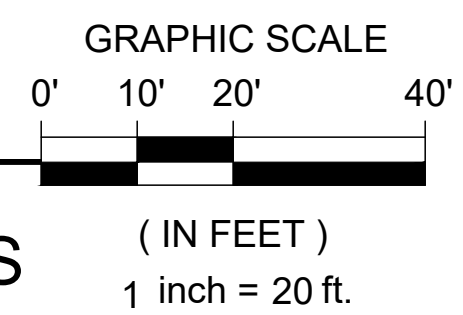
6" CONCRETE MOW CURB
BETWEEN SHRUB
PLANTING AREAS AND
TURF TYPICAL. SEE
PLANTING DETAILS.

N89°00'34"E 2662.12' (BASIS OF BEARING)

MATCHLINE B, SEE SHEET L-1.5

PLAN

SEE SHEET L-1.1 FOR PLANTING NOTES AND LEGENDS

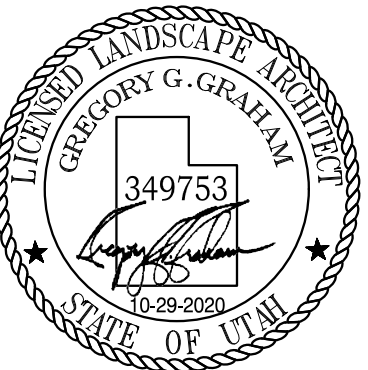


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5		-	-
6		-	-
7		-	-
8		-	-
9		-	-
10		-	-

SPRING POINT DIST. CENTER
SPRINGVILLE, UTAH

PLANTING
PLAN

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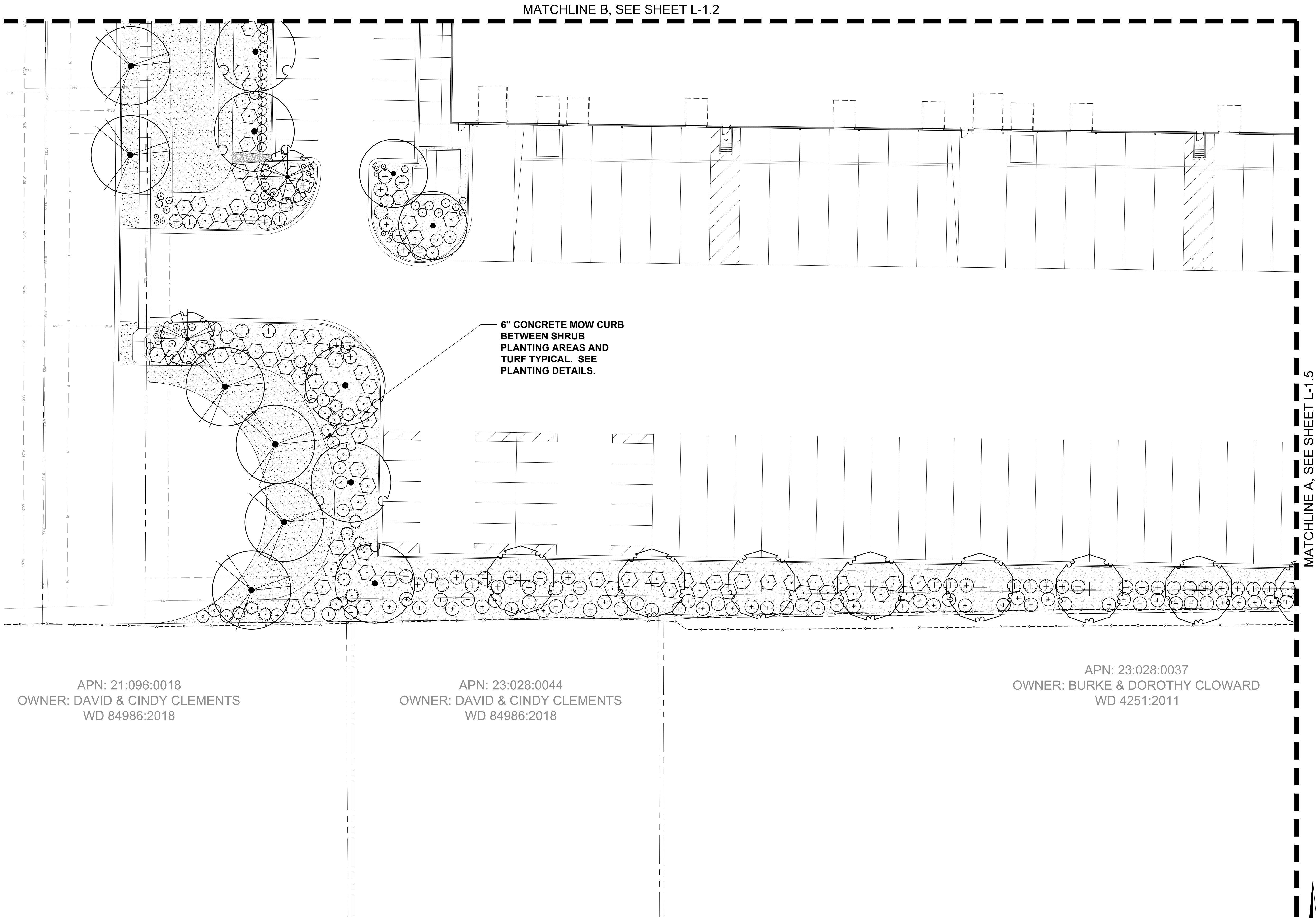
North

Job No.

20-027

Sheet No.

L-1.3
of X



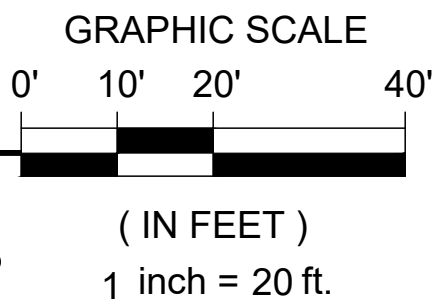
APN: 21:096:0018
OWNER: DAVID & CINDY CLEMENTS
WD 84986:2018

APN: 23:028:0044
OWNER: DAVID & CINDY CLEMENTS
WD 84986:2018

APN: 23:028:0037
OWNER: BURKE & DOROTHY CLOWARD
WD 4251:2011

PLAN

SEE SHEET L-1.1 FOR PLANTING NOTES AND LEGENDS

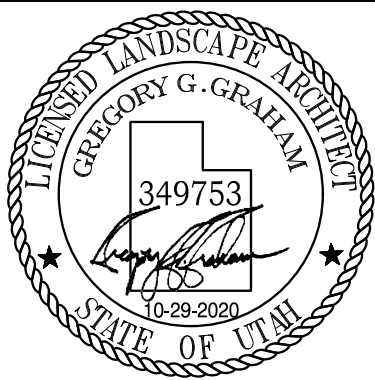


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SPRING POINT DIST. CENTER SPRINGVILLE, UTAH	PLANTING PLAN
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Scale:
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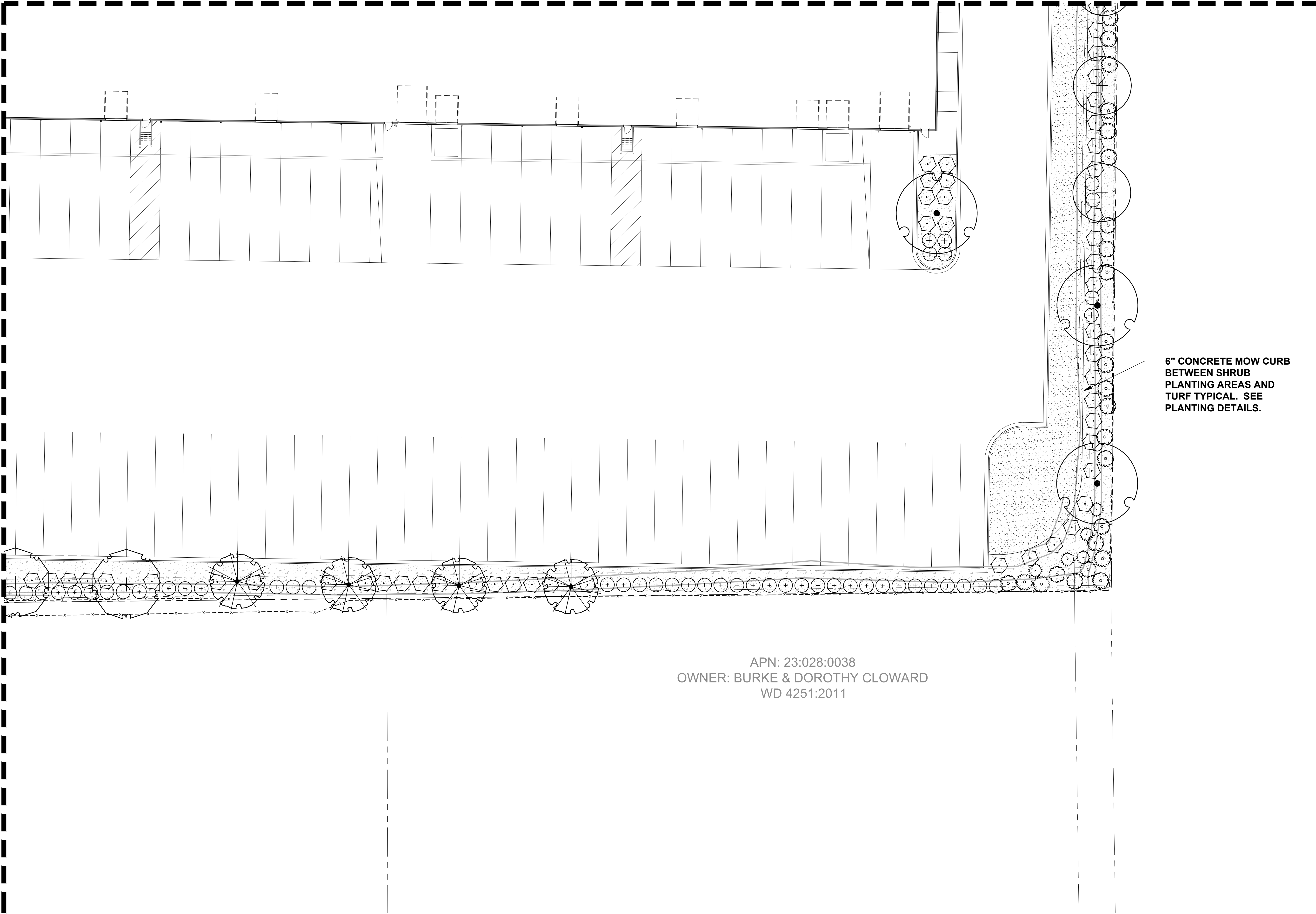
20-027

Sheet No.

L-1.4
of X

MATCHLINE A, SEE SHEET L-1.4

MATCHLINE B, SEE SHEET L-1.3

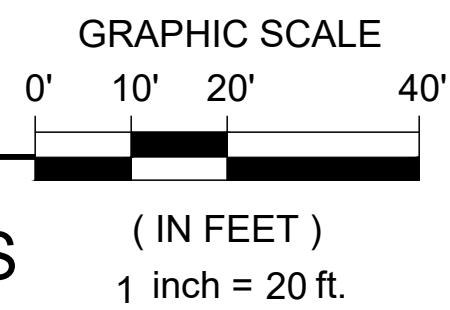


6" CONCRETE MOW CURB
BETWEEN SHRUB
PLANTING AREAS AND
TURF TYPICAL. SEE
PLANTING DETAILS.

APN: 23:028:0038
OWNER: BURKE & DOROTHY CLOWARD
WD 4251:2011

PLAN

SEE SHEET L-1.1 FOR PLANTING NOTES AND LEGENDS

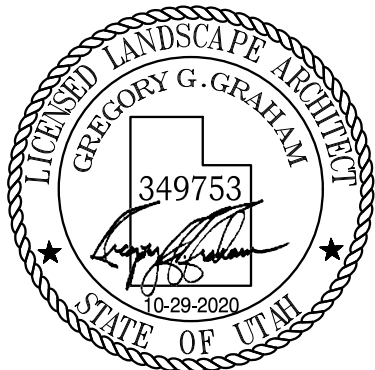


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SPRINGVILLE, UTAH

PLANTING
PLAN

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L-1.5
of X



