



**NOTICE OF MEETING AND AGENDA
PLANNING COMMISSION
APRIL 27, 2020 AT 7:00 P.M.**
City Council Chambers
110 South Main Street
Springville, Utah 84663

The meeting will begin at **7:00 p.m.**

The agenda will be as follows:

Call to Order

- Approval of the Agenda
- Approval of Minutes: April 13, 2021

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. Jerry Andersen seeking site plan/conditional use permit approval for Phase 2 of the Foxridge Plaza mixed use development located at 560 South Main in the CC-Community Commercial Zone.
2. Mike Camberlango seeking a recommendation of final approval for the Saddlebrook Estates Subdivision located in the area of 1162 West Center Street in the R1-10 Single-Family Residential Zone.

Legislative Session – Public Hearing

3. Kevin Larsen requesting a Zone Map Amendment to apply the Materials Processing and Storage (MPS) Overlay to the property located at 1838 South State Street, currently located in the Light Industrial Manufacturing (LIM) Zone. *(Continued from April 13, 2021)*
4. Springville City seeking to amend Springville City Code Section 11-4-301 Land Use Matrix pertaining to Tobacco Specialty Businesses.

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 [DATE]. Agendas and minutes are accessible through the Springville City website at www.springville.org/agendas-minutes. Planning Commission meeting agendas are available through the Utah Public Meeting Notice website at www.utah.gov/pmn/index.html. Email subscriptions to Utah Public Meeting Notices are available through their website.

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



MINUTES

Planning Commission
Regular Session
Tuesday, April 13, 2021

IN ATTENDANCE

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

Commissioners Excused: Chair Brad Mertz

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

CALL TO ORDER

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

APPROVAL OF THE AGENDA

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

APPROVAL OF THE MINUTES

March 23, 2021

Commissioner Heaps moved to approve the March 23, 2021 meeting minutes with any corrections that have been noted. Commissioner Farrer seconded the motion. The vote to approve the meeting minutes was unanimous.

CONSENT AGENDA

- 1. Howie Nelson seeking approval for the Nelson Summit Subdivision located at 1440 East Center Street in the R1-10 Single-Family Residential Zone.*
- 2. Roderick Enterprises seeking site plan approval for Phase 2 of the Springville Business Park located at 2177 W 700 S in the HC-Highway Commercial Zone.*
- 3. Marc Penrod seeking plat amendment approval for the Penrod Cove Subdivision located at 2472 E 1250 S in the R1-15 Single-Family Residential Zone.*

4. Daryl Hodgson seeking preliminary approval of the Condie Corner Subdivision located at 680 West Center Street in the R1-10 Single-Family Residential and WF-1 Westfields Overlay Zones.

Vice Chair Baker asked since there is no longer a work session, when can she ask questions about a specific item or would she have to take it off the consent agenda. Director Yost said that is one reason we are no longer having the work session, as the items should be discussed in the regular meeting. It should have just been questions about the agenda or other types of items. If there is any discussion, beyond a clarifying question, then it would need to be taken off the consent agenda.

Vice Chair Baker asked about the Nelson subdivision. She felt that had come before the Planning Commission before. Director Yost said not that he recalls and Planner Thompson tracks the items.

Commissioner Ellingson said that she can't read the text on the Condie subdivision map. Director Yost said that we could forward her a .pdf for future reference.

Commissioner Ellingson moved to approve the Consent Agenda. Commissioner Heaps seconded the motion. The vote to approve the Consent Agenda was unanimous.

LEGISLATIVE SESSION:

1. Kevin Larsen requesting a Zone Map Amendment to apply the Materials Processing and Storage (MPS) Overlay to the property located at 1838 South State Street, currently located in the Light Industrial Manufacturing (LIM) Zone.

Director Yost informed the Commissioners that the applicant has asked for their item to be continued to the next meeting.

Commissioner Young asked if we need to have public comment. Director Yost said that we need to have a motion from the Commission for continuance. Vice Chair Baker reiterated Commissioner Youngs question if there needs to be a public hearing on the item. Director Yost said no.

Commissioner Young moved to continue the item to our next meeting. Commissioner Farrer seconded. The vote to continue the item to the next Planning Commission meeting was unanimous.

ADMINISTRATIVE SESSION

No Items

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

Vice Chair Baker adjourned the meeting at 7:07 p.m.

April 21, 2021

TO: Planning Commission Members

FROM: Laura Thompson, Planner II

RE: **Site plan/conditional use permit approval for Phase 2 of the Foxridge Plaza mixed use development located at 560 South Main in the CC-Community Commercial Zone.**

Petitioner: Bruce Dickerson
270 E 930 S
Orem, UT 84054

Summary of Issues

Does the proposed project meet the site plan and specific conditional use requirements of Springville City Code?

Background

The proposed mixed-use building is the second phase of the Foxridge Plaza development and will contain commercial units on the ground floor and four residential units on the two-stories above.

This building will not be approved as a condominium as that of Phase 1.

Analysis

DEVELOPMENT REVIEW COMMITTEE (DRC)

The Development Review Committee reviewed the preliminary plan on October 22, 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

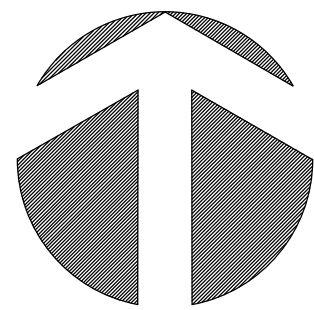
All site plan issues have been addressed. There are architectural elements that are being corrected to meet the requirements of the design requirements and will be addressed at time of building permit review.

Staff Recommendation

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

Recommended Motion

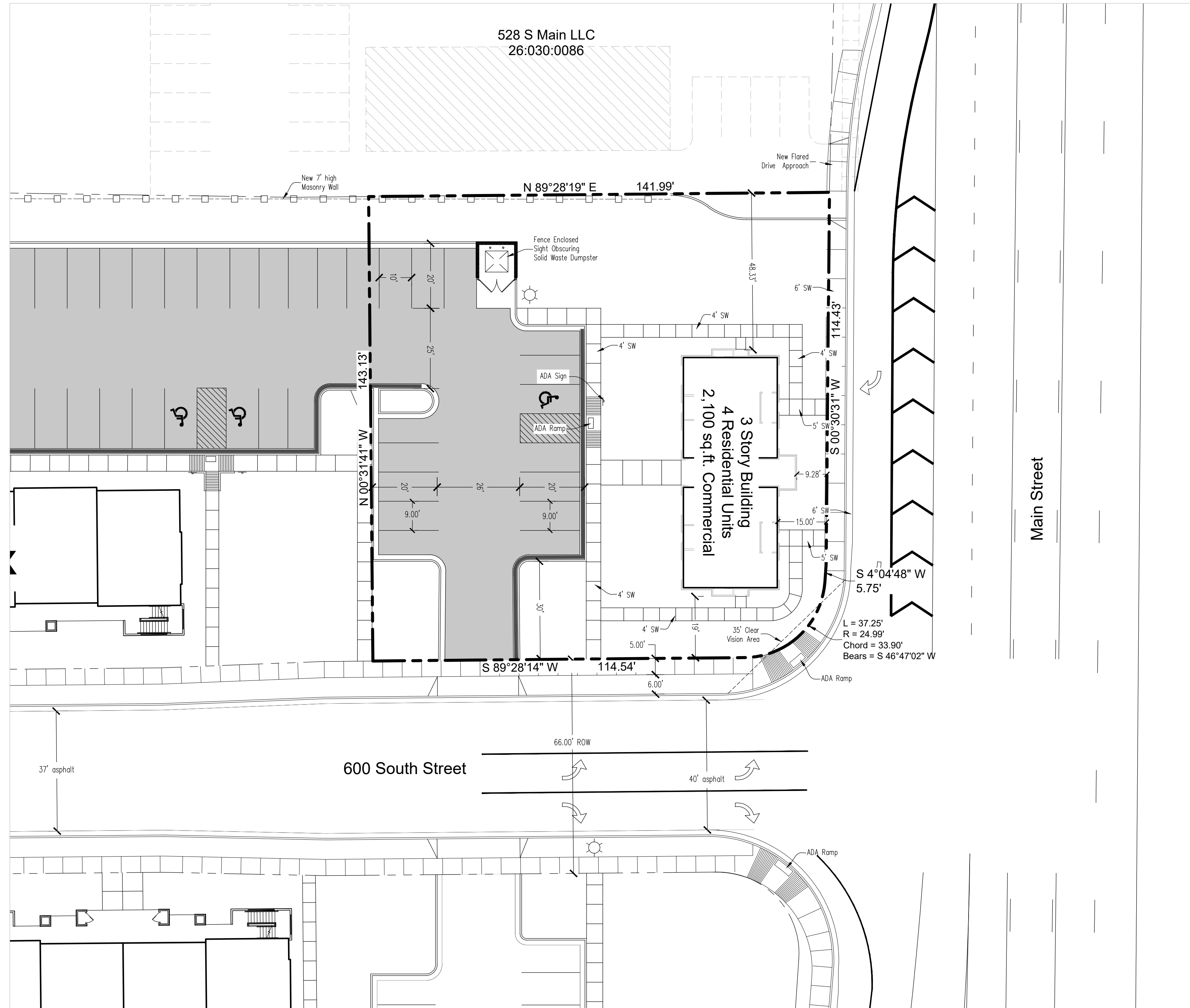
Move to grant site plan/conditional use permit approval for Phase 2 of the Foxridge Plaza mixed use development located at 560 South Main in the CC-Community Commercial Zone.



NORTH
1" = 20'

Foxridge Commercial

Springville Utah



CAUTION!!! Notice to contractors

The Contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and where possible from measurements taken in the field. The information is not to be considered exact or complete. The Contractor must notify the utility location center at least 48 hours prior to any excavation to request the exact location of the utilities in the field. It shall be the responsibility of the Contractor to relocate all existing utilities which conflict with the proposed improvements shown on the plan.

Know what's below. 
Call 811 before you dig.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

Power Notes:

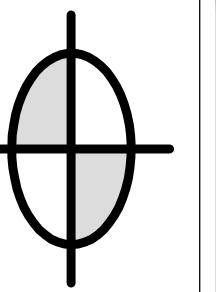
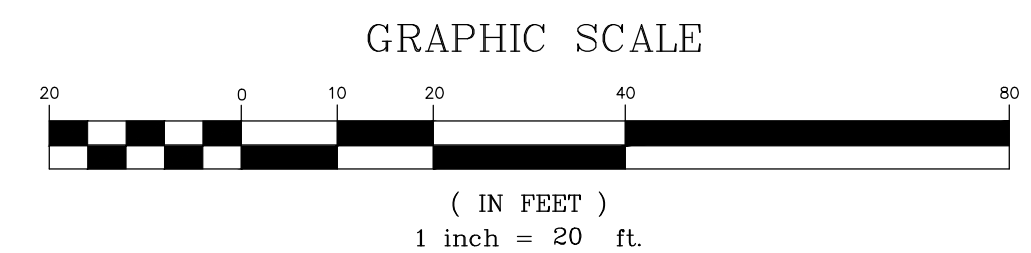
Developer shall contact Jade Jensen jjensen@springville.org or calling 801-489-2750 ext. 2751, for Primary Power Plan once the final plans are approved by the DRC, prior to going before Planning Commission. No Electrical Extension Fees will be made available until subdivision is finalized and Primary Power Plan is created by Springville City Power.

Developer shall protect all existing electrical facilities and operating clearance requirements.

All existing Public Utility Easements (PUE) and existing electrical facilities shall be preserved by the developer.

Developer shall install electrical system as per Springville City Power Dept. Specification Manual (<https://www.springville.org/power/electrical-manual/>)

Developer shall provide (PUE) on all sides of property.



DUDLEY AND ASSOCIATES
ENGINEERS PLANNERS SURVEYORS
353 EAST 1200 SOUTH, OREM, UTAH
801-224-1252

Foxridge Commercial Site Plan

Utah

Springville

Revisions

Date
4-6-2021
Scale
1" = 20'
By
TD
Tracing No.

Sheet No.
C - 2.0

April 22, 2021

TO: Planning Commission Members

FROM: Laura Thompson, Planner II

RE: **Recommendation of final approval for the Saddlebrook Estates Subdivision located in the area of 1162 West Center Street in the R1-10 Single-Family Residential Zone.**

Petitioner: Camberlango Development Group, LLC
Mike Camberlango
505 N 1500 W
Orem, UT 84057

Summary of Issues

Does the proposed subdivision meet the requirements of Springville City Development Code?

Background

The proposed subdivision is located on a five-acre parcel at 1162 W Center and will contain twenty-one lots, nine single-family lots with the remainder being twin-home lots.

The developer is requesting to participate in the Westfields Density Bonus Program. The base zone of R1-10 will allow for 15 lots. With a 40% density bonus, the developer can develop an additional six lots.

The Planning Commission approved the preliminary plan on March 9, 2021.

Analysis



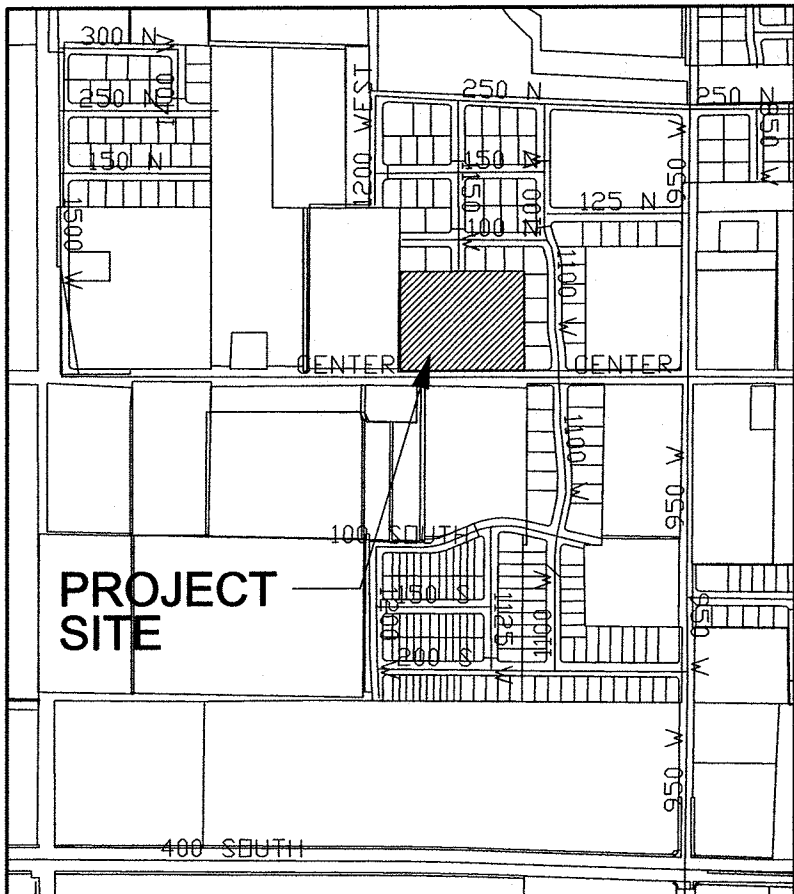
The density bonus requirements chosen by the developer are shown below. In addition to the chosen density bonus categories every development in the Westfields Overlay must meet the minimum performance standards found in Section 11-5-404 of Springville City Code.

Staff Recommendation

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

Recommended Motion

Move to recommend approval of the Saddlebrook Estates Subdivision located in the area of 1162 West Center Street in the R1-10 Single-Family Residential Zone.



VICINITY MAP

LEGEND

- BOUNDARY LINE
- LOT LINE
- ADJOINING PROPERTY
- EASEMENTS
- RIGHT OF WAY
- ROAD CENTERLINE
- SECTION TIE LINE
- SURVEY MONUMENT
- 5/8" x 24" REBAR & PLASTIC CAP
- SECTION CORNER
- SUBDIVISION BNDRY CORNER

NOTE:

- NO TREES, SHRUBS, TELEPHONE BOXES, OR POWER BOXES ARE ALLOWED IN IRRIGATION COMPANY OR SPRINGVILLE DRAINAGE DISTRICT EASEMENTS.
- DETENTION IS IN THE REGIONAL STORMWATER BASIN.

1. NO TREES, SHRUBS, TELEPHONE BOXES, OR POWER BOXES ARE ALLOWED IN IRRIGATION COMPANY OR SPRINGVILLE DRAINAGE DISTRICT EASEMENTS.

2. DETENTION IS IN THE REGIONAL STORMWATER BASIN.

50' RADIUS TEMPORARY ASPHALT TURNAROUND WITH APPROPRIATE ROAD BASE. 3. NO PARKING SIGNS INSTALLED AND NO ABOVE GROUND UTILITIES ALLOWED IN TURNAROUND AREA.

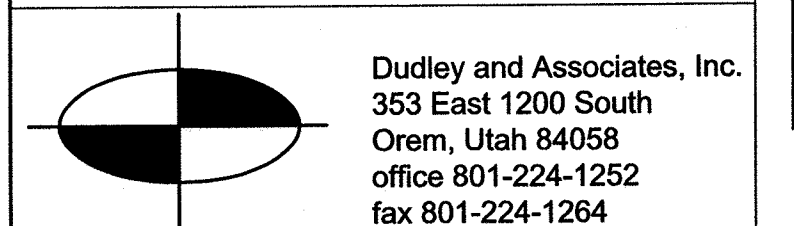
NW CORNER OF SECTION 32, TOWNSHIP 7 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN

EAST - 1110.26'

INFORMATION TABLE	
DESCRIPTION	=
TOTAL ACREAGE OF AREA PROPOSED	4.977 ACRES
TOTAL # OF UNITS AND TOTAL ACREAGE IN LOTS	21 / 3.850 AC
TOTAL ACRES IN ROADWAY	1.127 AC
LANE MILES OF ROAD	0.242 MILES
ZONING: R1-10 & WF-1	

WEST 1/4 CORNER OF SECTION 32, TOWNSHIP 7 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN

Dudley and Associates, Inc.
353 East 1200 South
Orem, Utah 84058
office 801-224-1252
fax 801-224-1264



Springville Power Notes

Developer shall coordinate all power design and installation with the Electrical Department by emailing Melissa Lasso at mlasso@springville.org or calling 801-489-2750 ext. 4024

Developer shall protect all existing electrical facilities and operating clearance requirements

All existing Public Utility Easements (PUE) and existing electrical facilities shall be preserved by the developer.

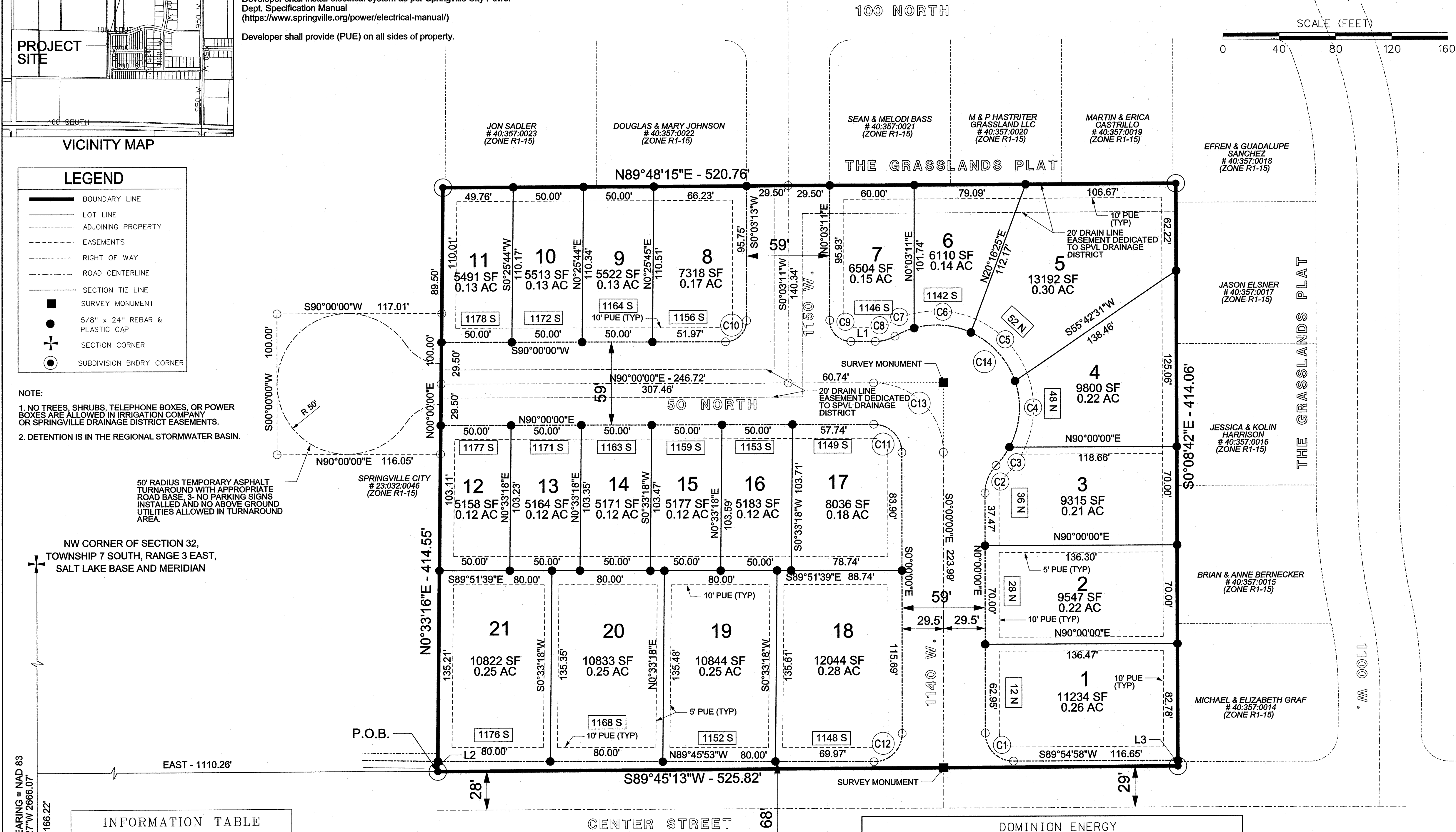
Developer shall install electrical system as per Springville City Power Dept. Specification Manual (<https://www.springville.org/power/electrical-manual/>)

Developer shall provide (PUE) on all sides of property.

SADDLE BROOK ESTATES

RESIDENTIAL SUBDIVISION

LOCATED WITHIN THE NORTHWEST QUARTER OF SECTION 32
TOWNSHIP 7 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN



Curve Table				
Name	Delta	Radius	Length	Chord
C1	90°05'02"	20.00	31.45	28.30
C2	44°07'32"	28.00	21.56	21.03
C3	15°44'59"	59.00	16.22	16.17
C4	47°09'58"	59.00	48.57	47.21
C5	46°36'49"	59.00	48.00	46.69
C6	40°05'16"	59.00	41.28	40.44
C7	14°21'55"	59.00	14.79	14.75
C8	29°51'25"	28.00	14.59	14.43
C9	90°03'05"	15.00	23.58	21.22
C10	89°56'43"	15.00	23.55	21.20
C11	90°00'00"	20.00	31.42	28.28
C12	90°12'00"	20.00	31.49	28.33
C13	90°00'00"	49.50	77.75	70.00
C14	163°58'56"	59.00	168.86	419.34

Line Table		
Name	Length	Direction
L1	17.44	N 89°59'59" W
L2	7.23	N 00°33'16" E
L3	4.00	S 00°08'42" E

DOMINION ENERGY

DOMINION ENERGY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXIST. RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.

APPROVED THIS ____ DAY OF ____, 20 ____.

DOMINION ENERGY

BY- _____

TITLE- _____

SURVEYOR'S CERTIFICATE

I, ROGER D. DUDLEY, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 147089 IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW IN ACCORDANCE WITH SECTION 17-23-17, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION

Beginning at a point which is North 00°12'27" West along the section line 166.22 feet and East 1110.26 feet from the West Quarter Corner of Section 32, Township 7 South, Range 3 East, Salt Lake Base and Meridian; thence N 0°33'16" E along a fence line 414.55 feet to the boundary line of The Grasslands Subdivision Plat A; thence N 89°48'15" E along said boundary line 520.76 feet; thence S 0°08'42" E along said boundary line 414.06 feet; thence S 89°45'13" W 525.82 feet to the POINT OF BEGINNING.

Area = 4.977 acres (216,792 sq. ft.)

DATE _____ ROGER D. DUDLEY
(SEE SEAL BELOW)

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND DO HEREBY DEDICATED THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC. IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS ____ DAY OF ____, A.D. 20 ____.

CAMBERLANGO DEVELOPMENT GROUP, LLC BY: _____
(MANAGER)

OWNER'S ACKNOWLEDGEMENT (LLC)

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

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF ____, 20 ____, BY _____, WHO PERSONALLY APPEARED BEFORE ME, WHO BEING DULY SWORN OR AFFIRMED, DID SAY THAT HE/SHE IS THE _____ OF _____ A LIMITED LIABILITY COMPANY, AND THAT THE WITHIN AND FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID COMPANY, AND IN HIS/HER CAPACITY AS _____ OF _____ LIMITED LIABILITY COMPANY.

MY COMMISSION NUMBER _____ SIGNED (A NOTARY PUBLIC COMMISSIONED IN UTAH)

MY COMMISSION EXPIRES _____ PRINT NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY OF SPRINGVILLE, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS ____ DAY OF ____, A.D. 20 ____

MAYOR _____

APPROVED BY ENGINEER (SEE SEAL BELOW) ATTEST CLERK-RECORDER (SEE SEAL BELOW)

CITY ATTORNEY APPROVAL

APPROVED THIS ____ DAY OF ____, A.D. 20 ____, BY THE CITY ATTORNEY.

CITY ATTORNEY

PLANNING COMMISSION APPROVAL

APPROVED THIS ____ DAY OF ____, A.D. 20 ____, BY THE SPRINGVILLE CITY PLANNING COMMISSION

COUNTY RECORDER

PLAT "A"

SADDLE BROOK ESTATES

RESIDENTIAL SUBDIVISION

SPRINGVILLE CITY UTAH COUNTY, UTAH

SCALE: 1" = 40 FEET

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	CLERK-RECORDER SEAL
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RE: Kevin Larsen requesting a Zone Map Amendment to apply the Materials Processing and Storage (MPS) Overlay to the property located at 1838 South State Street, currently located in the Light Industrial Manufacturing (LIM) Zone.

Petitioner: Kevin Larsen

Summary of Issues

Does the proposed zone map amendment adhere to the General Plan and further the orderly development of the city?

Background

Mr. Larsen has received approval to construct a 25,200 square foot warehouse building on the subject property, adjacent to State Street. Three additional warehouse buildings are proposed, proceeding westward from the first building. In April 2020, Mr. Larsen applied for the requested zone map amendment. In April and May, the applicant was permitted to bring equipment to the site to process existing demolition debris as part of an approved land disturbance permit. On January 11, 2021, Mr. Larsen informed the Community Development Department that a crusher would again be brought to the site for five to ten days to crush existing asphalt on the site. On January 26, Mr. Larsen provided notice that the asphalt crushing had been completed and the equipment moved from the site.

Through a series of miscommunications and failures to follow up on the process, Mr. Yost did not move the application for zone map amendment forward through the approval process. Recent discussion with Mr. Larsen has clarified that no permanent crushing operations are proposed to be conducted on the site, and that the only materials processing on site would be to provide material for the on-site construction. The majority of Mr. Larsen's desired materials processing activities should be able to be accommodated as part of site preparation and construction.

Analysis

The current General Plan designation for the site and adjacent properties is Industrial Manufacturing. With the advancement of the planned 1600 South I-15 interchange, the character of this area is poised to shift. Due to these factors and others, the City Council has directed staff to undertake a comprehensive planning process for the area. The subject property is located within the boundary of this area. A consultant is currently being selected to advance this planning process. The subject property is the largest parcel within the eastern part of this area. While the property currently generally meets the criteria for the application of the Materials Processing and Storage Overlay Zone, the anticipated changes to the area and the imminent planning effort may suggest a

substantially different future. Additionally, as the applicant has clarified that no permanent crushing operation is proposed to be conducted on the site beyond that needed as part of approved site work, a zone map amendment is neither warranted or necessary.



Site Map

Staff Recommendation

Based this direction and on recent discussion with the council about the risk of incompatible land uses being established in this area prior to the completion of the plan, staff asserts that applying the MPS Overlay to the subject property would hinder the orderly development of the city. No zone changes that would permit a more intensive industrial use in the area should be approved in order to preserve all future land use options that may arise out of the planning process for the subject property and surrounding planning area. As this item requires legislative approval, staff recommends that the Planning Commission forward to the City Council a recommendation of denial and that the City Council exercise its legislative discretion to deny this application.

Recommended Motion

Move to recommend denial of the Zone Map Amendment to apply the Materials Processing and Storage (MPS) Overlay to the property located at 1838 South State Street.



**PLANNING COMMISSION
STAFF REPORT**

Agenda Item #4
April 27, 2021

April 22, 2021

TO: Planning Commission Members

FROM: Laura Thompson, Planner II

RE: **Recommendation to amend Springville City Code
Section 11-4-301 Land Use Matrix pertaining to
Tobacco Specialty Businesses.**

Petitioner: Springville City
110 S Main Street
Springville, UT 84663

Summary of Issues

What areas/zone(s) in Springville are best suited for the sale of specialty tobacco products?

Background

The City Council has requested planning staff look at areas of the City that would be more suitable for retail specialty tobacco sales to avoid the possibility of multiple stores in the City's gateway zones.

Analysis

Under the current adopted Land Use Matrix, retail specialty tobacco sales fall under "General Retail." The proposed amendment will list the use separately and allow them only in the L-IM Light Industrial Manufacturing Zone.

Retail tobacco specialty businesses are governed by Utah State Code Section 10-8-41.6, and is defined below:

"Retail tobacco specialty business" means a commercial establishment in which:

- I) sales of tobacco products, electronic cigarette products, and nicotine products account for more than 35% of the total quarterly gross receipts for the establishment;
- II) 20% or more of the public retail floor space is allocated to the offer, display, or storage of tobacco products, electronic cigarette products, or nicotine products;
- III) 20% or more of the total shelf space is allocated to the offer, display, or storage of tobacco products, electronic cigarette products, or nicotine products;
- IV) the commercial establishment:
 - A. holds itself out as a retail tobacco specialty business; and
 - B. causes a reasonable person to believe the commercial establishment is a retail tobacco specialty business;
- V) any flavored electronic cigarette product is sold; or
- VI) the retail space features a self-service display for tobacco products, electronic cigarette products, or nicotine products.

The State requires that a municipality shall not issue a license for a person to conduct business as a retail tobacco specialty business if the retail tobacco specialty business is located within:

- I) 1,000 feet of a community location;
- II) 600 feet of another retail tobacco specialty business; or
- III) 600 feet from property used or zoned for:
 - a) agriculture use; or
 - b) residential use.

PROPOSED AMENDMENT

PERMITTED USE	ZONING DISTRICTS																				
	A-1	A-S	R1-15	R1-10	R1-8	R1-5	R2	R-MHP	R-MF1	R-MF2	PO	BP	MSSG	VC	TC	NC	CC	RC	HC	LIM	HIM
RETAIL SALES																					
<u>Tobacco Specialty Business</u>																				P	

Staff Recommendation

Staff finds that the L-IM Light Industrial Manufacturing Zone would be a feasible location for retail tobacco specialty businesses.

Recommended Motion

Move to recommend approval to amend Springville City Code section 11-4-301, Land Use Matrix, allowing retail tobacco specialty businesses in the L-IM Light Industrial Manufacturing Zone.