



**NOTICE OF MEETING AND AGENDA
PLANNING COMMISSION
AUGUST 24, 2021 AT 7:00 P.M.**
City Council Chambers
110 South Main Street
Springville, Utah 84663

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

AMENDED AGENDA AUGUST 19, 2021 3:20 P.M.

The agenda will be as follows:

Call to Order

- Approval of the Agenda
- Approval of Minutes: August 10, 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. Brixton Partners seeking site plan approval for Regent's Park, an office warehouse project located at 317 N 2000 W in the HC-highway Commercial Zone.
2. Camberlango Development Group seeking preliminary approval for the Condie Farms, Plat C Subdivision located in the area of 550 N 1500 W in the R1-8 Single-Family and WF-1 Westfields Overlay Zones.

Administrative Session

3. A presentation and discussion regarding development concepts and zoning concerns for the Allen's Block.

Legislative Session – Public Hearing

4. Clair Nixon seeking an amendment to Springville City Code, Section 11-4-301, Land Use Matrix, concerning the distance from Main Street to allow warehousing.
5. David Simpson seeking a recommendation for the adoption of the Westfields Central New Neighborhood Plan.
6. Lakeside Land Partners and Davies Design Build request a zone text amendment to adopt the Lakeside Landing Special District as Springville Code Title 11, Chapter 9. Continued from July 27, 2021.
7. Lakeside Land Partners and Davies Design Build request a zone map amendment to apply the Lakeside Landing Special District to the following parcels: 21:096:0005, 21:096:0015, 21:096:0016, 23:028:0003, 23:028:0004, 23:028:0037, 23:028:0038, 23:028:0039, 21:096:0002, 23:027:0008, 23:027:0030, 21:097:0054, 21:097:0048, 21:097:0023, 23:027:0084, 23:027:0083, 23:027:0082, 21:096:0011, 21:096:0004, 23:028:0035, 23:028:0052 generally located north of 400 South and west of 2000 West, in the Lakeside Community Area. Continued from July 27, 2021

Adjournment

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

This meeting was noticed in compliance with Utah Code 52-4-202 on August 19, 2021. 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, August 10, 2021

IN ATTENDANCE

Commissioners Present: Chair Karen Ellingson, Genevieve Baker, Frank Young, Brad Mertz, and Rod Parker

Commissioners Excused: Michael Farrer and Kay Heaps

City Staff: Josh Yost, Community Development Director
John Penrod, City Attorney
Laura Thompson, City Planner

City Council: Matt Packard

CALL TO ORDER

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

APPROVAL OF THE AGENDA

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

APPROVAL OF THE MINUTES

July 27, 2021

Commissioner Baker moved to approve the July 27, 2021 meeting minutes. Commissioner Mertz seconded the motion. The vote to approve the meeting minutes was unanimous.

CONSENT AGENDA

- 1. Western Refining Retail, LLC seeking minor subdivision and commercial site plan approval for Speedway, a convenience store with fuel sales, located at 353 S 2200 W in the RC-Regional Commercial Zone.*

Commissioner Mertz moved to approve the Consent Agenda. Commissioner Young seconded the motion. The vote to approve the Consent Agenda was unanimous.

48 LEGISLATIVE SESSION:

49
50 **2. *Springville Community Development requests amendments to Springville***
51 ***Code Title 11 Development Code, to adopt the Westfields Central Traditional***
52 ***Neighborhood Development Zone***

53
54 **3. *Springville Community Development requests a zone map amendment for***
55 ***Parcel 26:041:0068 located at approximately 700 South and 950 West from***
56 ***the R1-10 Zone to the Westfields Central Traditional Neighborhood***
57 ***Development Zone.***

58
59 Josh Yost, Community Development Director, presented. This is being renamed the
60 Traditional Neighborhood Development Overlay Zone. The Westfields Central name is
61 being removed, so it can be applied in multiple places. It is a framework zone that
62 provides the regulatory framework for creating plans that respond to specific situations
63 in specific areas. It doesn't create development entitlement until after the adoption of the
64 new neighborhood plan until that new neighborhood plan is adopted by the City Council
65 upon recommendation from the Planning Commission. He showed an example of a
66 regulating plan. It must include transect zone descriptions, which are implemented for a
67 form-based code process. A regulating plan like this would show where the transect
68 zones are, where the civic zones and open spaces are, the thoroughfares which are
69 streets and pedestrian ways, special requirements on this example of where retail
70 frontages are needed, lots that need special attention to such as their view at the end of
71 a street and other potential requirements. It also needs to show the calculation of
72 density anticipated in the plan and standards for each lot type being proposed for the
73 area. It also gives us a table for which lot types are permitted in each transect zone. And
74 one set of preliminary site plans for each transect zone. A neighborhood plan can also
75 include thoroughfare standards specifically for that design.

76
77 Commissioner Young asked if this was a form-based code. Director Yost said it is like a
78 picture frame to put the form-based code in. In and of itself, it doesn't tell you what to
79 build, but it is not a PUD. It is much better.

80
81 Commissioner Baker said this is a zone that says that there are elements that the plan
82 needs to include. We are not saying what that has to look like, per se, but it has to
83 include these elements. Director Yost said it doesn't bind the City Council or the
84 Planning Commission to recommend or adopt anything greater in density or create
85 entitlements. It creates the structure to bring in a concept and plan for adoption.

86
87 Commissioner Baker said it is saying that this area is possible for you to bring a plan if
88 you have these elements. Director Yost said these are the elements we need to see in
89 the plan and the Council retains legislative discretion to adopt that plan.

90
91 Commissioner Young asked what the size of the development is. Director Yost said it is
92 currently written as 10 acres. It also requires a development agreement to accompany
93 the new neighborhood plan. It establishes a process and a framework for implementing
94 individual form-based codes and regulating plans.

95
96 Chair Ellingson asked if it is something that is meant to be preemptively put in. Where
97 we look at an area and say this is going to develop, we want to put this in place, so

98 whoever comes in, has to do it. Director Yost said we could. He anticipates it to be more
99 likely to be used by people that are proposing developments of these types. This makes
100 it so we don't have to reinvent the wheel every time, but have a framework of code to
101 adopt a specific plan, whatever it is. We aren't worried about having any development
102 entitlement by right. Chair Ellingson clarified that it is more to get this area to work that
103 we need these tweaks to happen, rather than worrying that it is a city-wide effect for
104 containing it. Director Yost said this is an area we think would benefit from specific
105 planning and could yield interesting results that are specifically important or has unique
106 characteristics, bring us your plan and then we have a framework to review and adopt it.

107
108 Commissioner Baker asked if there are concerns with a conditional use permit. If there
109 is a plan, would there be issues rejecting it. Chair Ellingson said it is arbitrary. Director
110 Yost said Attorney Penrod has a spent a long time crafting this to make it clear that no
111 entitlement exists under this zone and that the City Council retains its legislative
112 discretion to make that decision which is a different set of criteria or legislative approval.

113
114 Commissioner Young asked if we have any concerns about them breaking the grid on
115 the roadways. Director Yost said that we are not adopting any specific plan at this time.
116 This is an example of the West Fields Central Zone. We are not breaking the grid. There
117 is only one connection that is not being made, everywhere else we make the exterior
118 connections. Commissioner Young said on the existing grid lines. Director Yost
119 confirmed. This action today is just for a recommendation on adopting the text of the
120 zone and applying it to this property, not on the actual plan. We will be back to you with
121 the actual plan. Commissioner Baker said we are deciding on the elements. Director
122 Yost said we are deciding if we want to adopt a framework that allows us to bring these
123 types of plans to you on a case-by-case basis.

124
125 Commissioner Baker listed the elements that are in this zone are the transect zone, civic
126 zone, thoroughfare network, special requirements and permitted density and then the
127 standards. She asked if that is correct. Director Yost said yes. It says this is what the
128 new neighborhood plan looks like and these are the elements you need to have when
129 you bring us a neighborhood plan under this code.

130
131 Commissioner Baker asked where to find the ordinance. Director Yost said the
132 ordinance is in the packet and it specifically delineates each of the required and optional
133 requirements of the neighborhood plan. Commissioner Baker said it is a fairly detailed
134 framework. Director Yost said yes, it is like a framework and it establishes what the
135 categories of the regulations are, but none of the specific regulations.

136
137 Commissioner Parker pointed out in 11-5-803, it doesn't change the underlying zone
138 and clarified we are not changing the zone. Director Yost agreed and said we are adding
139 an overlay to the zone. The first item is simply to adopt this text into the code so that we
140 have something to apply to the property. And the second is to apply this code as an
141 overlay to the zoning map. Commissioner Parker said the zones will change because
142 the densities go up. Director Yost said yes, but adopting this zone and applying it to the
143 property doesn't raise the densities, the only thing that does that is coming back and
144 getting that plan adopted by the City Council per the Planning Commission's
145 recommendation. In 11-5-803 (3) it specifically states that 'no development entitlement
146 exists under the TND Overlay Zone until the adoption of a new neighborhood plan that

147 meets the requirements of Article 8.' This allows you to bring this plan in and get it
148 adopted.

149
150 Commissioner Mertz said that also in 11-5-803, three items spell out what the
151 development agreement must include. This is great. He asked if other items are
152 included in that development agreement or does it just need those three elements.
153 Director Yost said Attorney Penrod could speak more to that specifically. Commissioner
154 Mertz asked if there is room to do things on the city side. Director Yost said these are
155 the minimum requirements. It is not an exhaustive list.

156
157 Commissioner Young said that you don't have a approve the higher density if you don't
158 want to. Director Yost said correct. In the development agreement, the developer could
159 proffer additional methods of design regulation or any other types of guarantees. In the
160 Westfields Central, there is an element in there that says this much public park and
161 open space is being dedicated or improved to this level and design is being handled this
162 way. There would be some additional elements that are established in the code.

163
164 Chair Ellingson pointed to 11-5-803 (1) where it says 'when a property is zoned with the
165 TND Overlay Zone, the TND Overlay Zone shall not change the underlying zone and
166 become effective...' She asked if that should that be 'and' or 'or' 'become effective until
167 the property owner and City have entered into a development agreement...' Director Yost
168 asked her isn't that the same thing. It isn't going to change the zone. Chair Ellingson
169 said it is the same thing.

170
171 Director Yost said the map amendment is for the property located at 450 W and 700 S is
172 what you have seen presentations on. We request a positive recommendation for this
173 proposal.

174
175 Chair Ellingson asked Mr. Simpson to come and address the Commission. Dave
176 Simpson, applicant, said that he has enjoyed working with the City and it has been
177 excellent. We have a seminar with Tom Lowe to talk about this situation and others in
178 the City. If he is going to put his name on it, he wants a good project. He thanked them
179 for their time.

180
181 Chair Ellingson opened the Public Hearing at 7:19 p.m. Seeing no speakers, Chair
182 Mertz moved to close the public hearing. Commissioner Baker seconded. The public
183 hearing was closed at 7:20 p.m.

184
185 Chair Ellingson called for Commissioner discussion on both items as they had both
186 been presented. Commissioner Young said it looks good. Commissioner Mertz said it
187 looks great and is a good process.

188
189 Commissioner Mertz moved to recommend adoption of the Traditional Neighborhood
190 Development Zone. Commissioner Baker seconded. The vote to approve the Legislative
191 item was unanimous.

192
193 Commissioner Mertz moved to recommend the approval of zone map amendment as
194 listed in the agenda at approximately 700 S and 950 W from the R1-10 zone to the
195 Traditional Neighborhood Development Overlay Zone. Commissioner Baker seconded.
196 The vote to approve the Legislative item was unanimous.

197 ADMINISTRATIVE SESSION

198

199 1. *Presentation and discussion of a concept for a Holdaway Park South*
200 *subdivision.*

201

202 John Penrod, City Attorney, presented. He showed the location of the property on the
203 map. One of the issues with Holdaway Park is that activities are way back in the park
204 and there aren't a lot of eyes on it. There is a walkthrough and people park in front of the
205 homes to watch soccer games or they have to walk a long way. The property on the
206 South side came up for sale and it was purchased by a developer. We knew who the
207 developer was and as he was purchasing it, Josh Yost, Community Development
208 Director, saw that this was another way to access this park. Now this shows 5 lots and
209 they are different on both sides. You wouldn't have to do 5 lots, but the City would like to
210 add more density. To make sure we have parking, so they are not parking on the street.
211 Nice landscaping to make it inviting. The lots range from 5,000 to 6,300 square feet. We
212 want to get the feel from the Commission before we move this forward. On the West
213 side of Holdaway park, we have lots that range from roughly 4,300 to 8,700 square feet.
214 On the North, they are 6500 square feet and there are a couple that are almost 10,000
215 square feet. On the East is 10,000 square feet and the old Holdaway home is roughly
216 6.9 acres. The lots do fit in with surrounding communities. Commissioner Baker asked
217 what the lots are like across the street. Attorney Penrod said they are very similar to
218 these lots. They are long and deep.

219

220 Commissioner Baker asked what the frontage is going to be for those lots. Attorney
221 Penrod said it would be about 6,429. Commissioner Baker asked what the frontage is
222 currently along 200 North. Attorney Penrod said it is about 7,500. Commissioner Baker
223 said so it will be about the same. Attorney Penrod said yes, although the actual frontage
224 of these lots will be a lot more. Commissioner Baker said along the new road. Attorney
225 Penrod said exactly.

226

227 Attorney Penrod said this is just an idea we are looking at and wanted to present to you
228 before working with the developer. We want landscaping that looks nice coming into the
229 drive. These houses will face 200 South. We are thinking of possibly moving the front
230 setbacks for the lots in the back of the subdivision to pull them away from the houses on
231 the side. We are talking with the developer to put this in. Possible housing types would
232 be worked out in the neighborhood plan as well.

233

234 Commissioner Baker said that this is close enough to the Historic District that the 5000
235 size lots are ok with her because it fits into the surrounding area. There are pockets of
236 small lots. This is a great solution to Holdaway Park as it is very inaccessible and hard
237 to get to. Chair Ellingson agreed. Commissioner Baker said that it won't impact the
238 neighborhood negatively to have the increased density with the surrounding larger lots.

239

240 Attorney Penrod said that is our solution. Even though there may be smaller lots, there
241 are a lot of places in this area where they have smaller houses on bigger lots. And the
242 houses on these lots will be bigger than some of the houses. It reduces lot size for their
243 personal use, but they can do a lot of things in the park. Commissioner Baker said that
244 is the thing to watch out for. The housing types are going to be important so they don't
245 overshadow and stick out from the current homes.. Attorney Penrod said one of the
246 great things Mr. Yost is accomplishing with this overlay is we get to see what the product

247 is going to be before you agree to it. Commissioner Young said isn't this too small for
248 the overlay. Attorney Penrod said we would have to change that. We can just put it on
249 here and make it very simple.

250
251 Commissioner Parker asked if there is a way to bring more parking toward the park.
252 Attorney Penrod said that you could. Commissioner Parker said it doesn't solve the
253 problem, but it would it alleviate some of the on-street parking by doing both. Attorney
254 Penrod said it could. There are 20 parking stalls. The idea is, as part of this
255 development, you know that people are going to park in front of your home.

256
257 Commissioner Parker said we can't call it a TND if we are sticking to that 10 acres.
258 Attorney Penrod agreed. That is a good point and he would ask the Commission to
259 consider something smaller. That is what we overlooked today.

260
261 Chair Ellingson said if this comes to us, some sort of overlay will be adopted. Attorney
262 Penrod said that we want to keep this TND and it would be nice to have one
263 mechanism. If you are OK with lowering that, we could take it to City Council.
264 Commissioner Young said that it works. Commissioner Baker said the 10 acres is
265 arbitrary as far as she is concerned. Commissioner Mertz said it works too. He asked
266 what the intent was for the 10 acres. Attorney Penrod said that came about from looking
267 at a different development. Commissioner Baker asked with transects if that is part of
268 why they need a larger lot. Attorney Penrod said no. Chair Ellingson said recapped that
269 we agree that the 10 acres are negotiable and whatever City Council wants to change it
270 to is fine.

271
272 Attorney Penrod said they will go and work more with the developer to bring back
273 something more substantial.

274
275 Mr. Yost said that he sent an email about the 1600 South/Dry Creek Charette, starting
276 the process together. David Simpson is bringing in Tom Lowe, who did the Westfields
277 Central Plan. For almost a week there will be intense design work. You are all invited to
278 the initial meeting and any other focus meetings or mid-stream meetings. They are
279 noticed as public meetings.

280
281 With nothing further to discuss, Commissioner Young moved to adjourn the meeting.
282 Commissioner Parker seconded the motion.

283
284 Chair Ellingson adjourned the meeting at 7:40 p.m.

August 16, 2021

TO: Planning Commission Members

FROM: Laura Thompson, Planner II

RE: **Site plan approval for Regent's Park, an office warehouse project located at 317 N 2000 W in the HC-highway Commercial Zone.**

Petitioner: Brixton Partners
276 E 12200 S
Draper, UT 84020

Summary of Issues

Does the proposed site plan meet the requirements of Springville City Code?

Background

The proposed office/warehouse project is located on the west frontage road of the Interstate on a five-acre parcel. There are three multi-unit buildings proposed.

Analysis

DEVELOPMENT REVIEW COMMITTEE (DRC)

The Development Review Committee reviewed the site plan on January 28, 2021 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 project meets the requirements of Springville City Code and recommends approval.

Recommended Motion

Move to grant site plan approval for Regent's Park located at 317 N 2000 W in the HC-highway Commercial Zone.



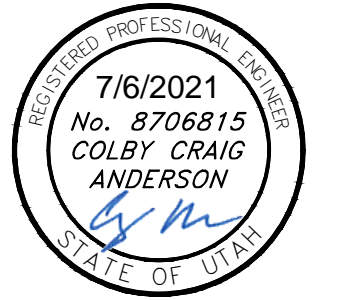
ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWaengineering.net

PROJECT TITLE:
Brixton Regent's Park
317 NORTH 2000 WEST
SPRINGVILLE, UTAH
84663



B

SEAL:



SUBMITTALS / REVISIONS:

NO.	DATE	DESCRIPTION
1	19 May, 2021	Submittal Set
2	28 May, 2021	Submittal Set
3	15 June, 2021	Submittal Set
4	6 July, 2021	Issued for Permit

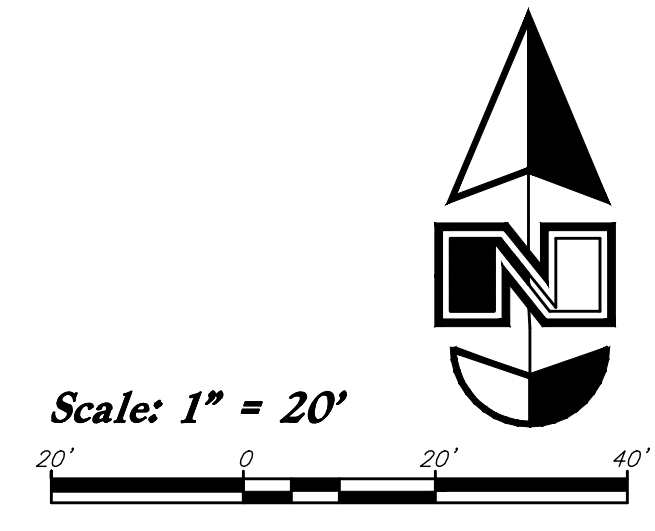
PROJECT NO.: 21-082 DRAWN BY: AWA

SHEET TITLE:
Overall Site Plan

These plans drawings are the property of the registered architect and may not be copied, reproduced or used without his written permission.
SHEET NO.:

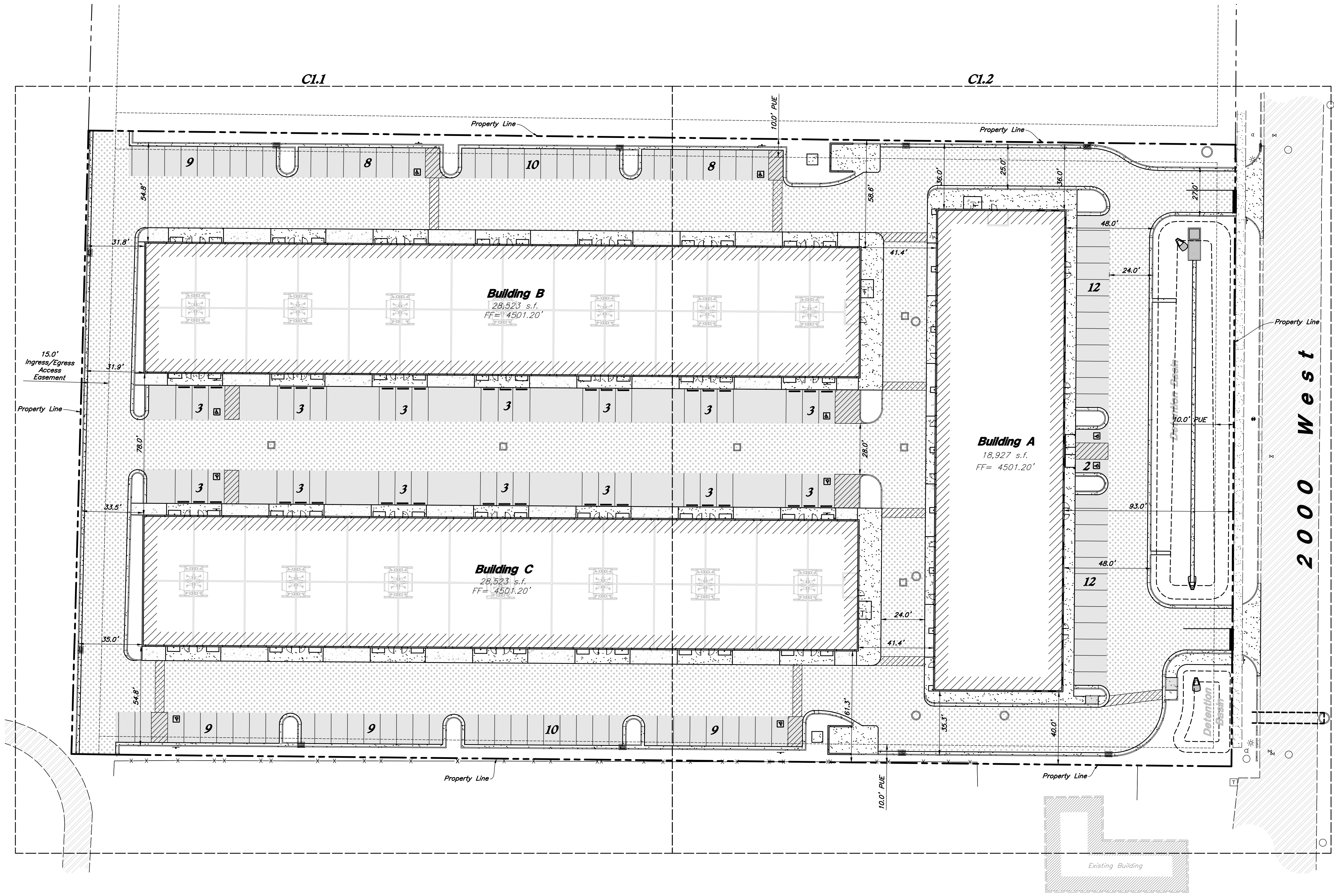
C1.0

Site Data
 Site Area = 217,702 s.f. (4.99 ac.)
 Landscape Area Provided = 22,553 s.f. (10%)
 Impervious Area Provided = 120,091 s.f. (55%)
 Overall Building Area = 75,973 s.f. (35%)
 Building A Area = 18,927 s.f.
 Building B Area = 28,523 s.f.
 Building C Area = 28,523 s.f.
 Overall Parking Provided = 140 stalls (1.84/1,000)
 Regular Parking Provided = 130 stalls
 ADA Parking Provided = 10 stalls



Pavement Legend

	Light Duty Asphalt Paving
	Heavy Duty Asphalt Paving
	Concrete Paving
	Drive-In Door Pad Concrete Paving
	Existing Asphalt Paving
	Existing Concrete Paving



August 16, 2021

TO: Planning Commission Members

FROM: Laura Thompson, Planner II

RE: Preliminary approval for the Condie Farms, Plat C Subdivision located in the area of 550 N 1500 W in the R1-8 Single-Family and WF-1 Westfields Overlay Zones.

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

Summary of Issues

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

Background

The proposed subdivision falls within the Westfields Overlay and will contain a total of 30-units. The unit mixtures are fourteen single-family, six twin-homes and ten townhome units.

The development also includes Lot 32 and 33 of the Condie Farms, Plat B Subdivision, which will be absorbed into the townhome lots.

Analysis

Densities more than the baseline density for the underlying zone may be considered for developments which comply with the density bonus program requirements up to a maximum of forty percent (40%) for developments in the Westfields Overlay. The applicant is requesting a 25% density bonus equating to an additional six (6) units. Below is a table showing the density bonus improvement percentages the Developer is proposing.



Density Bonus Category	Density Bonus Improvement	Bonus %
Parks and Open Space (Minimum 3%)	For parcels that are too small for development of a park meeting the minimum City standard of 5 acres, a fee in lieu may be paid at the rate of the value of the land per acre plus improvements totaling no less than the amount per acre established by resolution and approved by the City Council and be prorated at 1.2% density bonus for the equivalent value of 1% land and development costs up to a maximum of 12% density bonus.	10%
Building Materials (Minimum 3%)	A density bonus of 8% shall be given where 25% of the gross facade elevation includes brick or stone and the remainder in stucco, wood or fiber cement siding on detached single-family and attached two-family dwellings.	8%
Design Features	Porch 2%, Projecting Bays 2%, Window Accents 2%	7%
TOTAL DENSITY BONUS		25%

DEVELOPMENT REVIEW COMMITTEE (DRC)

The Development Review Committee reviewed the preliminary plan on May 27, 2021 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

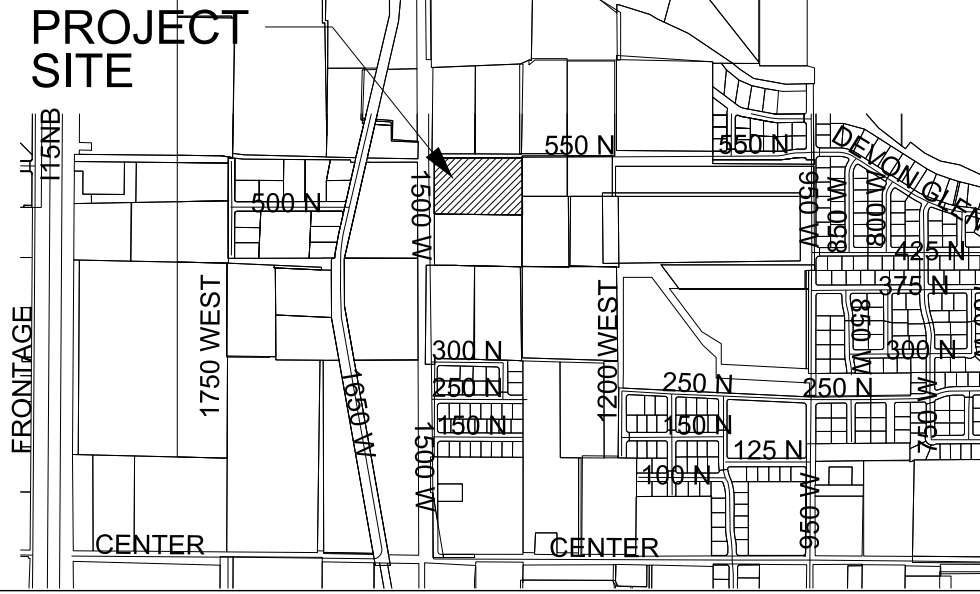
Staff finds the preliminary plans meet the requirements of Springville City Code and recommends approval.

Recommended Motion

Move to grant preliminary approval for Condie Farms, Plat C Subdivision located in the area of 550 N 1500 W in the R1-8 Single-Family and WF-1 Westfields Overlay Zones.

CONDIE FARMS PLAT C

1500 W. 550 NORTH
SPRINGVILLE, UTAH



VICINITY MAP



THE FOLLOWING ITEMS WILL BE REVIEWED AT THE TIME OF FINAL PLAT REVIEW:

- 1 - PLAN & PROFILES/CONSTRUCTION DRAWINGS OF PUBLIC IMPROVEMENTS.
- 2 - ALL PIPE DETAILS. (BENDS, DETECTOR TAPE ETC.)
- 3 - BLOWOFFS AND AUTOMATIC RELEASE VALVES (ARV) INCLUDING SIZE, TYPE & PROTECTION.
- 4 - MANHOLES AND BOXES DETAILS.
- 5 - WATER & SEWER SERVICES DETAILS.
- 6 - LOT LINE UTILITY EASEMENTS.
- 7 - STREET LIGHTS/STREET SIGNS/TRAFFIC SIGNS.
- 10 - POWER LINE EXTENSIONS & DOME/TRANSFORMER LOCATIONS.
- 11 - LOT ADDRESSES (WILL BE ASSIGNED BY PLANNING DEPT.)
- 12 - CBR VALUES AND ROAD SUB-BASE.
- 13 - SUBDIVISION MONUMENTATION AND LOT CORNER MARKERS.

SITE:
THE SITE IS AN EXISTING HOUSE, BARN AND FIELD / PASTURE WITH NATIVE VEGETATION. NO APPARENT WET LANDS OR OTHER SIGNIFICANT NATURAL FEATURES EXIST ON THE SITE.

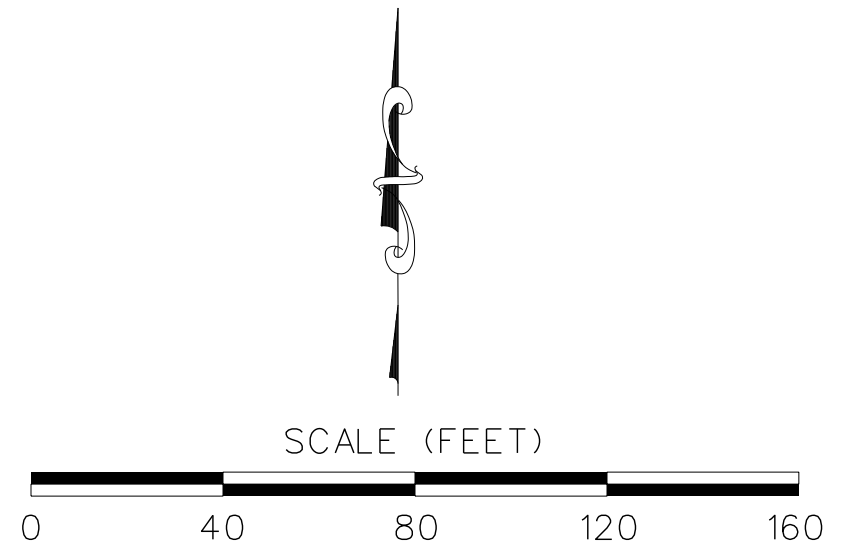
ENGINEER:
M.W. BROWN ENGINEERING
MATT W. BROWN (PE)
578 EAST 770 NORTH
OREM, UTAH 84097
801-377-1790

DEVELOPER/ OWNER:
CAMBERLANGO DEV. GROUP, LLC.
MIKE CAMBERLANGO
505 N. 1500 W.
OREM, UTAH 84057

TABULATIONS	
TOTAL ACREAGE:	5.485 ACRES
TOTAL # OF LOTS:	27
SINGLE FAMILY:	9
TWIN HOMES:	18
UNITS / ACRE	4.92 UNITS/AC
RIGHT OF WAY	1.36 ACRES
OPEN SPACE	0 ACRES



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



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

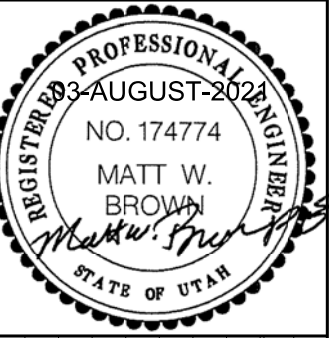
ZONING: R1-8

BOUNDARY DESCRIPTION

Beginning at a point on the boundary line of Condie Farms Plat B, on file at the Utah County recorders office; which point is also South 00°12'27" East along the section line 125.89 feet from the Northwest Corner of Section 32, Township 7 South, Range 3 East, Salt Lake Base and Meridian; thence along said plat boundary line N 89°29'36" W 278.84 feet; thence N 0°12'41" W 384.84 feet; thence N 88°48'00" E 48.04 feet; thence N 89°06'35" E 260.76 feet; thence N 89°58'17" E 301.85 feet; thence S 0°12'35" E 28.60 feet; thence N 90°00'00" E 91.98 feet; thence S 0°00'00" E 120.77 feet; S 90°00'00" W 91.98 feet; thence S 0°27'47" W 16 feet to a point on the boundary line of Condie Farms Plat B; thence N 89°29'36" W 330.35 feet to the POINT OF BEGINNING.

Area = 6.222 acres (271,025 sq. ft.)

M.W. BROWN ENGINEERING, INC.
Office: (801) 377-1790 Fax: (801) 377-1789
578 East 770 North, Orem UT 84097



No.	Date	By	Revisions

Designed: D.B.
Checked: 4-20-21
Date: 4-20-21

CONDIE FARMS PLAT C
SPRINGVILLE, UTAH
PRELIMINARY PLAT

Title: PROJECT NO. 2021.005
SHEET NO. PRELIM