

WORK/STUDY AGENDA SPRINGVILLE CITY COUNCIL MEETING OCTOBER 19, 2021 AT 5:30 P.M. Multi-Purpose Room 110 South Main Street Springville, Utah 84663

MAYOR AND COUNCIL DINNER - 5:00 P.M.

The Mayor and Council will meet in the Multi-Purpose Room for informal discussion and dinner. No action will be taken on any items.

No decisions will be made at this meeting. The public is invited to observe the work session. Public comment generally is not taken during work sessions.

CALL TO ORDER

COUNCIL BUSINESS

- 1. Calendar
 - Oct 29 City Downtown Trick or Treat 3:00 p.m.
 - Nov 02 Springville City Municipal General Election 7:00 a.m.-8:00 p.m.
 - Nov 02 Work/Study Meeting 5:30 p.m., Regular Meeting 7:00 p.m.
 - Nov 07 Daylight Savings (fall back one hour)
 - Nov 09 Work/Study Meeting 5:30 p.m.

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

- a) Invocation Councilmember Crandall
- b) Pledge of Allegiance Councilmember Snelson
- c) Consent Agenda
 - 1. Approval of the minutes for the work session on September 14, 2021 and the regular meeting on September 21, 2021

3. DISCUSSIONS/PRESENTATIONS

- a) PL566 Update Storm Water FEMA Update Jeff Anderson, City Engineer
- b) 1600 South Corridor Plan Presentation and Discussion Josh Yost, Community Development Director
- 4. MAYOR, COUNCIL, AND ADMINISTRATIVE REPORTS
- 5. CLOSED SESSION, IF NEEDED TO BE ANNOUNCED IN MOTION

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

6. ADJOURNMENT

CERTIFICATE OF POSTING - THIS AGENDA IS SUBJECT TO CHANGE WITH A MINIMUM OF 24-HOURS NOTICE- POSTED 10/15/2021

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 City Recorder at (801) 489-2700 at least three business days prior to the meeting.

Meetings of the Springville City Council may be conducted by electronic means pursuant to Utah Code Annotated Section 52-4-207. In such circumstances, contact will be established and maintained by telephone or other electronic means and the meeting will be conducted pursuant to Springville City Municipal Code 2-4-102(4) regarding electronic meetings. s/s - Kim Crane, CMC, City Recorder





REGULAR AGENDA SPRINGVILLE CITY COUNCIL MEETING OCTOBER 19, 2021 AT 7:00 P.M.

City Council Chambers 110 South Main Street Springville, Utah 84663

The regular Springville City Council meeting will be broadcast on Zoom, go to https://www.springville.org/agendas-minutes/ and select the Zoom Meeting link.

Public Comment may be submitted via email, comments will be read in the meeting and entered into the permanent record. Email comments to kcrane@springville.org before 5:00 p.m. day of the meeting.

CALL TO ORDER

INVOCATION
PLEDGE
APPROVAL OF THE MEETING'S AGENDA
MAYOR'S COMMENTS

CEREMONIAL AGENDA

1. Presentation of the Mayor's Awards - Shannon Acor, CTC Coordinator

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

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

2. Approval of the minutes for the work session on September 14, 2021 and the regular meeting on September 21, 2021

REGULAR AGENDA

- 3. Consideration of a <u>Resolution</u> and a Non-Exclusive License Agreement to Provide Network Facilities in the Public Right-of-Way Troy Fitzgerald, City Administrator
- Consideration of an <u>Ordinance</u> that approves a Development Agreement with the Colmena Group under the name of the Springville Business Park LLC for property located at approximately 1740 West Center Street, parcel nos. 23:029:0055 and 23:029:0061.
- 5. Consideration of the Lakeside Landing Special District Overlay: Text Amendment, Zone Map Amendment, and Development Agreement. Josh Yost, Community Development Director

MAYOR, COUNCIL, AND ADMINISTRATIVE REPORTS

CLOSED SESSION. IF NEEDED - TO BE ANNOUNCED IN MOTION

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

ADJOURNMENT

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2 MINUTES OF THE WORK/STUDY MEETING OF THE SPRINGVILLE CITY COUNCIL HELD ON TUESDAY, SEPTEMBER 14, 2021, AT 5:30 P.M. AT THE CIVIC CENTER, 110 SOUTH MAIN STREET,

4 SPRINGVILLE, UTAH.

6 **Presiding and Conducting**: Mayor Richard J. Child

Elected Officials in Attendance: Liz Crandall

8 Craig Jensen Absent
Matt Packard Absent

10 Mike Snelson

Brett Nelson Absent

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City Staff in Attendance: City Administrator Troy Fitzgerald, Assistant City Administrator/City Attorney

John Penrod, Assistant City Administrator/Finance Director Bruce Riddle, Deputy Recorder Jennifer

Grigg, Building and Grounds Director Bradley Neel, Golf Pro Craig Norman, Library Director Dan

Mickelson, Operations Director Patrick Monney, Power Director Lean Fredrickson, Public Safety Director

Mickelson, Operations Director Patrick Monney, Power Director Leon Fredrickson, Public Safety Director
 Lance Haight, Public Works Director Brad Stapley, City Engineer Jeff Anderson, Water Superintendent
 Shawn Black, Streets Superintendent Jason Riding, Stormwater Superintendent Jake Nostrom.

Shawn Black, Streets Superintendent Jason Riding, Stormwater Superintendent Jake Nostrom, Recreation Superintendent Stacey Child, and Museum of Art Director Rita Wright.

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CALL TO ORDER

Mayor Child welcomed everyone and called the Work/Study meeting to order at 5:30 P.M. He reviewed the details for tonight's meeting. He announced Stacey Child is the new Recreation Director.

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COUNCIL BUSINESS

- CALENDAR
 - Sept 21 Work/Study Meeting 5:30 p.m., Regular Meeting 7:00 p.m.
- Sept 29-Oct 01 ULCT Annual Convention
 - Oct 05 Work/Study Meeting 5:30 p.m., Regular Meeting 7:00 p.m.
- Oct 12 Work/Study Meeting 5:30 p.m.

32 2. DISCUSSION AND PRESENTATIONS

a) Street Department Update - Brad Stapley, Public Works Director

Director Stapley started his presentation by explaining the paving of a street. He introduced the four Public Works division heads: City Engineer Jeff Anderson, Water Superintendent Shawn Black, Streets Superintendent Jason Riding, and Stormwater Superintendent Jake Nostrom He described the process of deciding when to pave a road. He included anecdotes from 2004 and explained that when a roadway is cut, the lifespan is reduced by seven years. The staff prepares the road above and below ground before paving begins. He turned the time over to Engineer Anderson who explained there are two aspects of pavement management: preservation & rehabilitation. Springville Public Works uses system PASER (Pavement Surface Evaluation and Rating) of 1-10 standards to evaluate all city roads and track conditions in a database. Councilmember Snelson said the left fork was black gold then the county added chip seal. Director Stapley answered the surface treatment on top of asphalt seals the pavement and

44 adds traction for winter driving in addition to adding life to the road. Mayor Child said the county applied a fog seal this week. Jason Riding added the fog seal is like painting the road black, just not protection. 46 Springville's policy is to utilize clay kiln-dried chip that is more durable and eventually turns black. The fog seal will fade with traffic. Engineer Anderson explained keeping pavements in the high-quality range 48 costs less than completely rebuilding a road in the near future. A well-known policy among professionals, keep your good roads good, preserves new roads, and costs pennies on the dollar. He continued by 50 explaining a research project contracted w/BYU for a road deterioration curve. The information collected allowed for the creation of a database and an expensive prediction that every road in Springville would 52 need to be replaced every 22 years. Staff asked the researchers to recommend processes, optimized treatments, and create a timeline. With the collected information, staff has refined the process of road 54 maintenance and replacement which stretches the life of a road to 50 years each. Through that database and the refining process, the department is banking money for optimal affordable road maintenance and 56 replacement. To add to the life of all new roads in Springville, there is a 5-year moratorium on street cuts by developers with a substantial fee and rehab required.

Superintendent Black continued the presentation by explaining a contractor with a logger tracks underground leaks. Director Stapley asked if it is annual. Superintendent Black answered there is a seven-year rotation. In addition, the staff looks at the aging infrastructure. The work order system started in 2014 and staff accesses repairs, broken water mains, leak detection, and handwritten logs and notes. The system is aged by decade. They also check for history ahead of any street project and individual services to prevent backflow from a home. Now staff works with UDOT to fix leaks ahead of their road projects. Staff also maintains and installs hydrants.

He turned the time over to Superintendent Nostrom, who said cameras are used to inspect the wastewater system and stormwater system as well. The pipe is laid on a grade to run downhill. A belly is a low spot. Staff also inspects the connection to the laterals. Director Stapley asked Superintendent Nostrom to explain that the homeowner owns the lateral from the home to the street connection at the main. Mayor Child asked about culinary water and secondary water. Superintendent Black explained the city maintains the pipe to the water meter. Director Stapley explained sewer laterals are the homeowner's responsibility. Superintendent Nostrom said that is the standard in Utah. He continued by explaining manhole inspection and stormwater inlet inspection. Councilmember Snelson asked about cleaning inlets. Director Stapley answered the City Council approved a full-time street sweeping employee. Superintendent Riding said that this time of year, within an hour the street needs swept again. It is a never-ending process. Councilmember Snelson confirmed there is a street grid rotation schedule for the street sweeper. Superintendent Nostrom agreed, stating his division is excited to keep as much as possible out of the gutters. He concluded by explaining the replacement/rehabilitation plan for the aging infrastructure which can include trenchless liner.

He turned the time over to Superintendent Riding who started his discussion by explaining that the streets department checks ADA (Americans with Disabilities Act of 1990) compliance. An ADA ramp is only replaced when roads are treated with mill and overlay, which is the code. Councilmember Snelson confirmed which projects get ADA ramp replacement. Staff also works to eliminate hazards on safe walking routes to schools, high traffic areas, and walkways to churches. Director Stapley said time is of the essence and staff lets road cuts sit for a season so the trenches settle through the winter. He showed examples of asphalt treatments. Treatments are input to the pavement management program. Director Stapley said all background work happens before pavement.

Councilmember Snelson asked about the top of Center Street. Director Stapley answered that project is sitting because it will cost \$350,000 to \$500,000 to make that connection. Other projects take priority and it is not in the 5-year capital plan. Councilmember Crandall thanked the department for preparing this presentation. Mayor Child added the public does not realize that when a project is needed, but the funding is not allocated that year, our city is financially responsible enough to find the money for

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92 that project without bonding. He asked for the assessment of our roads provided by the BYU Civil Engineering Department. Engineer Anderson answered Springville City has a great rating compared to 94 our neighbor communities.

3. MAYOR, COUNCIL, AND ADMINISTRATIVE REPORTS

- a) Discussion with Department Directors
- b) Mayor and Council Reports

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Administrator Fitzgerald started his discussion by explaining there will not be a Friday Update this week because of the supervisor strategy meetings this Thursday and Friday. He reported he attended a legislative policy meeting this week and the State legislature is looking to potentially block incentives for retail businesses, taking away a city's ability to secure its economic future by incentivizing retail business. The legislature is also threatening to tweak the 50/50 sales tax formula. He opined the coming legislative season will be interesting as the legislature flexes its muscles trying to preempt traditionally local government purview. He said this report is to keep the Council aware of preliminary high-level discussions with no legislation proposed yet.

He moved on to discuss ARPA (American Rescue Plan Act) funding. Administrator Fitzgerald reported that Engineer Anderson has submitted applications for ARPA grants for water/sewer projects by tomorrow's deadline. He learned at the legislative policy meeting that the state anticipates receiving more than 150 million dollars in applications to a fund limited to 50 million dollars. He continued by reporting about an additional meeting of high-growth cities that feel picked on by the legislature. This group of smaller cities and towns feel that the Utah League of Cities and Towns leans toward positions facilitated by large cities including zoning that can tie the hands of large growth towns and the legislature blocking incentives when large cities already have big box stores so they legislate to block small towns from getting big box stores. He met with UTA and MAG to finalize preferred alternatives for transit in South Utah County, Full-service Frontrunner South will end at Payson, not Santaguin, and time of day service and BRT (Bus Rapid Transit) are not recommended. He concluded by saying that is good news for Springville City along with the fact that UTA has already bought right of way. There is no confirmed timeline, but there will be an express bus from our rail location to the Provo Frontrunner Station. Congressman Curtis will hold a town hall meeting on October 6, 2021, and the City Council will host him for dinner. Councilmember Crandall confirmed that incentives are good for big box stores, bad for small businesses.

Director Stapley reported that earthwork will start for the three-million-gallon tank at the top of 400 South funded by impact fees in the next month or two. The excess dirt will be used for the bike park at the same location. He said public relations starts soon with information going out to the neighborhood and the improvements to the road are scheduled at the same time. Attorney Penrod reported the neighbors asked for a sit-down. Councilmember Crandall agreed.

Director Neel stated the bike park RFP (Request for Proposals) went out to public contractors with construction starting in the spring and the splash pad closes Saturday.

Director Mickelson reported this summer the library staff created walking tours on their website for art/sculpture, historical downtown, and historical homes.

Golf Pro Norman reported Superintendent Joel Grose is staying at the Hobble Creek Golf Course and there are four qualified bidders for the sprinklers project.

Director Stacey Child said she is very excited to be the new recreation director. Soccer, flag & tackle football, as well as fishing programs, started. At the CRC, the high school swim team practices start tomorrow. The new adaptive swim program is full, and the adaptive soccer league started this weekend. The PAR (Parks, Arts & Recreation) tax committee is working on a draft of the voter information pamphlet. The pickleball courts are busy.

Dr. Wright stated that the quilt show is closing this week. Outreach educators are continuing to serve the schools virtually for the next few months. Administrator Fitzgerald added there was a break-in at the museum targeting the donation box.

Chief Haight reported the investigation on the break-in includes more surveillance video from Facebook. The police department is close to full staffing including those employees in-field training and studying at the academy; scheduled to graduate in December. There should be full teams out on patrol by the first of the year. He is proposing to fill one vacant position with a lateral officer to get on the streets quickly. There are three SROs (School Resource Officers) covering the high school, middle school, and junior high.

Director Fredrickson reported the lights are on and the Power Department survived a pretty hot summer with 9% more kilowatts delivered to our system for the first two months of this fiscal year. Pricing continues to be strenuous on the market and staff is managing with our assets at the Whitehouse Power Plant and other resources. A car hit another steel pole on 1500 West. Staff released the smoke from a pad-mount transformer in the Hunter Valley area with a bad secondary bushing caused by the heat of the current amps. They are in the process of hiring a journeyman lineman electrician after retiring one more employee to continue performing and providing good reliability to the city.

Director Monney reported that human resources processed 65 new employees and 40 terminations. Administrator Fitzgerald said terminations include quit, retiring, and being fired. Director Monney added the job market is very competitive.

Director Riddle complimented the treasury division and the utility cashiers and noted that tomorrow is shut off day, which is usually very busy. He commended the work of that division for a concerted effort to aggressively remind people to pay the bill before turn-off. Historically there have been well over a hundred disconnects each month. Treasurer Penni's staff has been proactively making phone calls and sending out flyers to improve service to the customer and reduce impact to the Power Department. Disconnect revenues are down but our business should not be based on disconnect fees. Shutoffs are reduced by more than a third; down to 30 and 40 shut-offs from over 100 per month last vear. Director Fredrickson added this improvement reduces bad debt to write off and the collection agency is very good. Administrator Fitzgerald complimented the cross-department collaborations and the power department truck rolls are down to about ten compared to 100 last year due to the automatic meter system. Councilmember Snelson asked for data on why customers do not pay their bills before shut off. Director Riddle answered there is a percentage of customers that get shut off frequently. Administrator Fitzgerald added the city sends a thousand late notices each month. Most of those are customers who just forgot. Next, reminder calls go out and more customers pay before remote shut off happens on the meters that frequently pay late. Director Riddle said the city serves 12000 meters with only 100 up for shut-off on any given month. Our bad debt rate is .2% which is extremely low, much better than most of the country. Treasurer Heather Penni firmed up and enforced policies that have effectively retrained the repeat offenders to avoid the \$40 every month to reconnect. Administrator Fitzgerald added that a customer could pay close to \$500 per year in disconnect fees.

Councilmember Snelson asked about hiring and recruiting incentives. Director Monney described the bonus to employees who recommend new hires. Jobs are published at all the local job listing boards and services. Administrator Fitzgerald said as the market has gotten tighter, the flexibility of the policy for how employees are onboarded is being discussed. While hiring police we have experienced some success with incentives. We are asking for concrete suggestions from supervisors during training this week.

Mayor Child asked for any other comments. Councilmember Crandall attended classes on dark sky planning along the Wasatch Front and explained ordinances some cities pass regulating light at night. Torrey Utah is really dark and Utah's first International Dark Sky Community. Only 18 communities in the world have achieved this distinction. 80% of Americans can't see the Milky Way because of light pollution

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including LED light. She continued by reporting on the Orem Farmer's Market being a small business 188 incubator. Administrator Fitzgerald said there is dark sky language in the Lakeside Development planning. 190 Director Neel showed a survey of Bartholomew Park users to determine hometowns. Water quality was a concern in 2017 as well as swimmer safety. The non-resident parking fee was established. The fee was increased this year and the number of non-resident vehicles in the city is down by about 1700 or 192 a \$7000 revenue loss. Director Stapley noted that because of drought the amount of clean water moving 194 through the pond is reduced so it is harder to keep the water clean. 196 4. ADJOURNMENT COUNCILMEMBER SNELSON MOVED TO ADJOURN THE WORK/STUDY MEETING OF THE SPRINGVILLE CITY COUNCIL AT 6:44 P.M. 198 COUNCILMEMBER CRANDALL SECONDED THE MOTION, ALL VOTED AYE. 200 5. CLOSED SESSION, IF NEEDED - TO BE ANNOUNCED IN MOTION 202 The Springville City Council may temporarily recess the regular meeting and convene in a closed session as provided by Utah Code Annotated Section 52-4-205 204 There was none. 206 This document constitutes the official minutes for the Springville City Council Work/Study meeting held on Tuesday, 208 I, Jennifer Grigg, do hereby certify that I am the duly appointed, qualified, and acting Deputy Recorder for Springville City, of Utah County, State of Utah. I do hereby certify that the foregoing minutes represent a true and accurate, and complete 210 record of this meeting held on Tuesday, September 14, 2021.

212 DATE APPROVED: 214 Jennifer Grigg Deputy Recorder





SPRINGVILLE CITY COUNCIL REGULAR MEETING - SEPTEMBER 21, 2021

MINUTES OF THE REGULAR MEETING OF THE SPRINGVILLE CITY COUNCIL HELD ON TUESDAY,

SEPTEMBER 21, 2021, AT 7:00 P.M. AT THE CIVIC CENTER, 110 SOUTH MAIN STREET,

SPRINGVILLE, UTAH.

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Presiding and Conducting: Mayor Richard J. Child

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Elected Officials in Attendance:

Liz Crandall

Craig Jensen

Patrick Monney

10 Matt Packard
Mike Snelson

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City Staff in Attendance: City Administrator Troy Fitzgerald, Assistant City Administrator/City Attorney
John Penrod, Assistant City Administrator/Finance Director Bruce Riddle, and Deputy Recorder Jennifer
Grigg. Building and Grounds Director Bradley Neel, Police Chief Lance Haight, Community Development

Director Josh Yost, Public Works Director Brad Stapley, Library Director Dan Mickelson, Administration Director Patrick Monney, Recreation Director Stacey Child, and Museum of Art Director Rita Wright

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CALL TO ORDER

Mayor Child welcomed everyone and called the meeting to order at 7:12 p.m.

22 INVOCATION AND PLEDGE

Councilmember Packard offered the invocation, and Councilmember Nelson led the Pledge of Allegiance.

26 APPROVAL OF THE MEETING'S AGENDA

COUNCILMEMBER JENSEN MOVED TO APPROVE THE MEETING'S AGENDA AS

28 WRITTEN. COUNCILMEMBER PACKARD SECONDED THE MOTION, AND THE VOTE IS RECORDED AS FOLLOWS:

30	COUNCILMEMBER CRANDALL	AYE
	COUNCILMEMBER JENSEN	AYE
32	COUNCILMEMBER NELSON	AYE
	COUNCILMEMBER PACKARD	AYE
34	COUNCILMEMBER SNELSON	AYE

36 MAYORS COMMENTS

Mayor Child welcomed anyone attending for an assignment. He opened the meeting to public comment. Administrator Fitzgerald noted that the gathering of residents for comments was for item #4 on the regular agenda. Mayor Child explained these public comments could wait for item #4. He asked for other public comments and there were none.

42 CONSENT AGENDA

1. Approval of the minutes for the work-study meeting and regular meeting on July 06, 2021, and the work-study meetings for July 20, 2021, and August 03, 2021

- 2. Approval of a Resolution and authorizing the Utah County Mutual Aid Agreement Mobile Field Force Lance Haight, Public Safety Director
- Approval of a Resolution authorizing Springville City to purchase 0.352 acres of property located in the Jesse's Brook Subdivision from Bertha Jarr - John Penrod, Assistant City Administrator/City Attorney

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COUNCILMEMBER SNELSON MOVED TO APPROVE THE CONSENT AGENDA AS WRITTEN EXCEPT FOR REMOVING AGENDA ITEM #2.

COUNCILMEMBER JENSEN SECONDED THE MOTION, THE VOTE WAS RECORDED AS FOLLOWS:

	COUNCILMEMBER CRANDALL	AYE
56	COUNCILMEMBER JENSEN	AYE
	COUNCILMEMBER NELSON	AYE
58	COUNCILMEMBER PACKARD	AYE
	COUNCILMEMBER SNELSON	AYE

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REGULAR AGENDA

4. Consideration of approving the Westfields Central New Neighborhood Plan for 20 acres adjacent to Meadow Brook Elementary School at 700 S and 950 West and approving a Resolution adopting the *Westfields Central New Neighborhood Plan* Development Agreement - Josh Yost, Community Development Director

Director Yost started his presentation describing the Westfields New Neighborhood Plan which would be a regulating element adopted under the Traditional Neighborhood Development Overlay Zone, (previously adopted by ordinance by the Council) amending the zone map that covers this property to a Traditional Neighborhood Development Overlay Zone (TND). According to this new overlay zone, no entitlement or development rights exist until the Council adopts a new neighborhood plan and development agreement. The TND was reviewed and approved on August 24, 2021, by the Planning Commission. He explained the TND was a framework zone and the *Westfields New Neighborhood Plan* was a picture to put in the frame of the TND and it will govern all the development within the TND.

He continued by explaining the requirements for the Westfields New Neighborhood Plan, including a full set of regulations describing sub-zones, streets, density, lot types, occupancy, setbacks, heights, number of units, and which lot types are permitted in each subzone and each transect zone. These additional standards are beyond the standards for the Westfields Overlay including standards for thoroughfare, civic space, stormwater management, architecture, landscape, and others that are part of the development agreement to be presented by Attorney Penrod later in this meeting.

Director Yost continued by stating the primary regulating element is the Westfields Central Regulating Plan. He stated the final plat contains 218 units which are less than the maximum density of 11 dwelling units per gross acre. Some requirements in this regulating plan, in addition to the TND code, are terminating vistas where particular attention will be paid to architectural expression as well as projecting overhangs over the sidewalk supported by columns (galleries) and shop front areas. The regulating plan lays out the locations of greenways, streets, and subzones as well as parking and more.

Councilmember Packard asked about density, variation in height, and stories up and down.

Councilmember Snelson asked about required and recommended shop fronts. Director Yost said shop fronts are permitted and there will be plenty of activity.

Councilmember Nelson clarified the shop fronts might not get tenants.

Director Yost showed a drawing that included green space, parking, and a tower feature terminating the view down 700 South.

Councilmember Jensen clarified ownership and maintenance of the streets and greenspace.

Councilmember Packard asked if the open space is large enough for a soccer field. Director Yost said it is also a detention basin. Councilmember Packard asked Director Yost to address height. Director Yost stated there was a maximum of 3.5 stories.

Councilmember Crandall asked about a picture of a 3.5 stories house. Yost explained the architectural expression in the area and that the procedure for design review will be part of the development agreement described by Attorney Penrod.

Administrator Fitzgerald asked about the maximum height. Director Yost stated there is no maximum height, just 3.5 maximum stories. Councilmember Packard added it would protect the city to list a numerical maximum height in feet if this is a pattern for future agreements. Director Yost continued by establishing each lot type will have different heights, maxing out at 3.5 stories. Administrator Fitzgerald asked about a half story. Director Yost said it is not defined, comparing it to the maximum height in the Lakeside Community. Councilmember Snelson noted a house with a pitched roof is 3.5 stories. Councilmember Nelson called it a loft.

Administrator Fitzgerald explained this plan was not like 453 South Main and eliminates the possibility of four vertical stories. Councilmember Crandall asked if there was a defined percentage of 3.5 storied homes in this development. Director Yost said the agreement sites the actual plat where each lot type can be. Director Yost said this plat shows all unit types could be 3.5 stories. Councilmember Packard requested a limit to the height in feet be added.

Director Yost noted the Planning Commission approved this unanimously and this space is walkable with reasons to walk, safety, and comfort for walking without driveways and open space throughout the neighborhood.

Councilmember Crandall asked about 700 South having a bike trail. Director Yost answered this sidewalk/trail is wider and 700 South is wider near the junior high. Administrator Fitzgerald added 700 South was originally planned and built as a local street. Now that the junior high has located there and much of the residential development is already there, the problem is how to update 700 South to a minor collector. In addition, the rails to trails plan to convert the Tintic rail line to a trail with a connection point back to the 1200 West trail system and the Clyde Recreation Center is very attractive. He said the city would love a trail there plus a minor collector, but both are not possible without buying a bunch of houses. Staff is working on a plan to maximize the city and the future councils' ability to go either way with a trail or wider road with this particular plan. Councilmember Jensen said a wider road would be expensive. Administrator Fitzgerald continued by saying keeping 700 South narrow, with a trail on the side function is the best for now to accommodate future changes.

Councilmember Snelson asked about the school and pedestrian and vehicular traffic around the school as well as active transportation traffic. Administrator Fitzgerald agreed the discussion will continue to accommodate all those uses. Councilmember Snelson said the reason to discuss safety is a child was hit by a car in front of Merit Academy. Councilmember Jensen said that road was not developed and this plan will have a traffic calming effect. Councilmember Snelson said solving the traffic calming to protect children is a priority and a discussion for another time. Director Yost showed possibilities to change school drop-off alternatives. Mayor Child opened the discussion for public comment, three minutes each.

PUBLIC COMMENT

Melissa Hansen said she has lived in Springville for two years; bought a home; loves Smiths, schools, the CRC, but there is not a park. She continued by saying there are a lot of neighbors who agree. She showed where the park should be, that the intersection is crowded and the area is full of residential homes. She said we would love it if there were a park closer than Kelvin Grove. The councilmembers pointed out this plan has a civic green. Melissa asked for more park. Mayor Child noted the property east of the recreation center is about two acres. Attorney Penrod said we plan to own that in the future and noted how close the pickleball courts are. Administrator Fitzgerald noted the school grounds are open to the public. Someone spoke in the back about access to school grounds. The council

turned the time back to Melissa who asked for half, or even all the property to be a park. She learned about this development yesterday and pointed to other properties in development. As a parent, who plans to live here for a decade or two, she would love a park between the schools. The Kelvin Grove has mosquitoes and is next to a giant road. She is not against apartments especially with the housing market, but this area is crowded and needs a park for recreation. With more apartments, this area will become more crowded. Mayor Child introduced Mary Villagrana.

Mary Villagrana said she has lived on 950 West for 12 years. Her family used Kelvin Grove which has no bathrooms. She loves the Clyde Recreation Center. Kelvin Grove Park is the only park and is very small. She said the map shows a big disparity of parks in the southwest part of Springville. She quoted scientific research benefits and downsides of high-density housing. She prefers to use the parks in Spanish Fork. Mayor Child introduced Ximena Bishop.

Ximena Bishop lives two blocks from Meadow Brook Elementary and thanked the good friends and neighbors for attending. She noted the Provo Recreation Center has a huge park outside. Compared to the beautiful large parks on the east side of Springville, with the density on the west side, there is not much space available for a nice place for recreation. She thanked the city for the railroad crossing, but traffic is busy and there is no safe pathway. There are three schools and she appreciated the need for a trail. She would love a huge park, like Spring Creek Park. We would like a large chunk of this lot dedicated to a big park for young families to gather and a place for teenagers to hang out. She concluded by asking where are they going to hang out on this side of Springville. She thanked the Council and showed appreciation for the 18 months working on this proposed plan, but asked the Council to expand the green area on this development. Mayor Child thanked Ximena and someone else asked for time.

<u>Tina Cole</u> introduced herself and stated her address is 600 South 575 West near the other apartment complex that has come into her neighborhood. She said she is not against apartments, but the amount of traffic is scary. She said so many times she has tried to back out of her driveway and about to run into someone coming out of the apartment complex. She described her history of living in Springville and being surrounded by farmland. She said her concern with this plan is traffic. She compared density problems in Orem to Springville with speeding and danger. She also said the area needs a park for little kids and it is not safe for young mothers and neighbors to go to the school grounds during the day. The area needs more green space and less high-density housing. Mayor Child asked Attorney Penrod about a motion.

Attorney Penrod reported on the Development Agreement for the Westfields Central New Neighborhood Plan. For the development to go into place, the plan and development agreement must be adopted and the Council can adjust the neighborhood plan in a fashion that is in the best interest of the city. He said with this Harrison Property, the development agreement is simple. The plan is in the underlying R1-10 zone with a height limit of 30 feet. The developer is required to follow the design standards which he described and the plan also follows the new state law. He continued by stating the developer must meet with the Community Development Director, Director Yost, before submitting an application for a building permit to verify design standards are met. He highlighted the civic space paid for by the developer including a natural playground, slide playground, and a gathering place for soccer or a concert. Councilmember Nelson asked if the civic area had a restroom. Councilmember Snelson asked how many acres of green space. Attorney Penrod said some of the acreages are parking. Councilmember asked for a comparison to other parks in the city. Councilmember Packard referred to the public comments and asked if the city can take the undeveloped area and make sure parks are funded by the developer. Administrator Fitzgerald said the risk is this is a new and different concept and this developer could walk away and develop a less dense neighborhood with no public open space. The open space would be in private backyards. Councilmember Packard agreed and said this plan gives the developer the density to provide public open space, but he is thinking ahead to avoid this trap in the future. Councilmember Jensen said the Lakeside Plan has parks in its plan. Administrator Fitzgerald said the

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proposed Parks Master Plan says Springville does not need additional acres to meet the standard established by the City Council. Councilmember Jensen said the Westfields need parks. Administrator Fitzgerald agreed, saying some areas do not have parks within a walkable distance which is another standard Springville City Council would like to see met. He said it would be difficult to develop a park with impact fees. The value of the land this developer is dedicating to this park is well over one million dollars. Councilmember Packard said the city needs to be looking ahead. Councilmember Nelson said the city needs to recognize that parks need to be in areas with high densities. Councilmember Jensen said the developer brought that to our attention. Councilmember Nelson disagreed and said the city must pay attention to this. Councilmember Crandall said it is nice to have these women come forward and let us know what they want.

Attorney Penrod pointed out property that will be recreation facilities in the area, next to the existing pickleball courts and the CRC, but not an entire 20-acre parcel. This plan before us today has almost 3.5 acres of green space. There is more opportunity for more park space in the Westfields. Mayor Child said Springville has quite a bit of acreage for parks and it cost money to buy and maintain parks. Several council members argued the parks are not in the Westfields. Mayor Child said the city has planned parks in the Westfields. Councilmember Packard asked about possible acreage across the railroad. Administrator Fitzgerald said when the rail tracks become a trail in the near future, land to the east will be more accessible. Director Stapley pointed out the area near 1200 West and 1200 South will be a linear park. Attorney Penrod said there will be a road on both sides. He pointed out another developer plans open space. Administrator Fitzgerald said Kelvin Grove is five acres and the citizens think it is not very big. The definition of a neighborhood park is more than five acres. Past master plans have pocket parks. The buildings and grounds department need to know what size properties to acquire. Attorney said this plan has more park acres than Child Park. Administrator Fitzgerald said neighborhood parks can function very well, but not everyone agrees with that.

Attorney Penrod concluded with a list of amenities like art and swing benches in this plan and the proposal to name this park George Beefsteak Harrison who owned a steak restaurant in town. The civic area is also a detention area and can be a programmable space for community events. He broke down the costs of the park in the agreement which totaled an over \$2 million donation from the developer for the density bonus. He asked for the wording to be added about discussing the park with the developer in the motion. Councilmember Crandall asked about a bond for improving the park. Attorney Penrod said the developer will install the park at his expense. Councilmember Packard asked if there is a timetable in the agreement. Attorney Penrod said the park improvements would be developed within a year. Councilmember Packard asked and Councilmember Jensen clarified 35 feet mid gable maximum height in the agreement. Attorney Penrod asked for a recess to correct the neighborhood plan.

Attorney Penrod returned from recess and explained these motions.

COUNCILMEMBER SNELSON MOVED TO <u>APPROVE</u> THE WESTFIELDS CENTRAL NEIGHBORHOOD PLAN <u>ORDINANCE NO. 46-2021</u>. HE CLARIFIED THE 35 FOOT LIMIT AGREED UPON IS INCLUDED.

228 COUNCILMEMBER NELSON SECONDED THE MOTION. THE VOTE IS RECORDED AS FOLLOWS:

230	COUNCILMEMBER CRANDALL	AYE
	COUNCILMEMBER JENSEN	AYE
232	COUNCILMEMBER NELSON	AYE
	COUNCILMEMBER PACKARD	AYE
234	COUNCILMEMBER SNELSON	AYE

ORDINANCE NO. 46-2021 APPROVED

	Attorney Penrod asked the Council to	add wording for the next motion to give the city attorney
238	leeway to approve the final cost and improvem	nents in the park.
240		D TO <u>APPROVE</u> RESOLUTION <u># 2021-45</u> ADOPTING ORHOOD PLAN DEVELOPMENT AGREEMENT AND
242		MINISTRATOR TO NEGOTIATE THE PARK COSTS
	AND EXPENSES.	
244	COUNCILMEMBER SNELSON SECO	NDED THE MOTION. THE VOTE IS RECORDED AS
	FOLLOWS:	
246	COUNCILMEMBER CRANDALL	AYE
	COUNCILMEMBER JENSEN	AYE
248	COUNCILMEMBER NELSON	AYE
	COUNCILMEMBER PACKARD	AYE
250	COUNCILMEMBER SNELSON	AYE
252	RESOLUTION #2021-45 APPROVED	
252	MANOR COUNCIL AND ADMINISTRATIVE	DEDODTO
254	MAYOR, COUNCIL, AND ADMINISTRATIVE	REPORTS
	CLOSED SESSION	
256	5. The Springville City Council may tempo	orarily recess the regular meeting and convene in a closed
	session as provided by UCA 52-4-205.	
258		
	COUNCILMEMBER NELSON MOVED	TO ADJOURN THE REGULAR MEETING AT 8:20 P.M.
260	AND GO INTO A CLOSED SESSION	ON FOR LITIGATION AND ADJOURN AFTER THAT
	MEETING. COUNCILMEMBER PACKARD SE	ECONDED THE MOTION. THE VOTE IS RECORDED AS
262	FOLLOWS:	
	COUNCILMEMBER CRANDALL	AYE
264	COUNCILMEMBER JENSEN	AYE
	COUNCILMEMBER NELSON	AYE
266	COUNCILMEMBER PACKARD	AYE
	COUNCILMEMBER SNELSON	AYE
268	The regular meeting adjourned at 8:20 P.M.	, -
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270		
272		Springville City Council Regular Meeting held on Tuesday, September 21, 2021,
274		nualified, and acting Deputy Recorder for Springville City, of Utah County, State nt a true and accurate, and complete record of this meeting held on Tuesday,
276	September 21, 2021.	
278	DATE APPROVED:	
280		Jennifer Grigg Deputy Recorder



STAFF REPORT

DATE: October 13, 2021

TO: Honorable Mayor and City Council

FROM: Troy Fitzgerald, City Administrator

SUBJECT: NON-EXCLUSIVE LICENSE AGREEMENT FOR THE INSTALLATION

OF NETWORK FACILITIES IN THE CITY PUBLIC RIGHT-OF-WAY

RECOMMENDED MOTION

A Motion to Approve a <u>Resolution</u> and a Non-Exclusive License Agreement between Springville City and Google Fiber Utah, LLC for the Installation of Network Facilities in the City Public Right-of-Way.

SUMMARY OF ISSUES/FOCUS OF ACTION

Should Springville City allow the use of public streets for the installation of a high-speed intent network in exchange for license fees?

GENERAL PLAN FOCUS

The City's current General Plan does not specifically address internet services. However, the General Plan does have important strategies that encourages "infrastructure that will support key business" (General Plan, page 9-10) and "to increase technology availability." (General Plan, page 7-14) These strategies fall under the goals to encourage economic development that will focus on future growth while benefitting present and future residents; through an increased revenue base, employment opportunities, and business diversity and to provide functionally effective community facilities and services to support a safe, healthy and vibrant community life.

BACKGROUND

Springville City has been closely watching the internet market for more than twenty years. In the late 1990's, Springville City trained power personnel in fiber deployment and applied for grants to install a fiber network in the community. Later, Springville City also experimented with wireless technology to increase service levels for vital internet services.

Internal concepts were put on hold with an agreement with fledgling AirSwitch. AirSwitch installed fiber components and completed final connections via copper and switched throughout the City. At the time, a 25 mbps connection was lightning fast and the network was reported to be the largest layer-two Ethernet network in the world. The start-up provided services for about three years, when, after several sales, the company dissolved.

While Springville was engaged with AirSwitch, our neighbors went out on their own to provide network services. During this era, iProvo and the Spanish Fork Community Network were born. These concepts were quickly met with legislative roadblocks to other cities following suit with their own networks. Provo took fiber to the home, while Spanish Fork originally built with copper to the home. Spanish Fork still operates their network and Provo sold to Google Fiber in 2013.

As mentioned, legislative action effectively stopped new municipal entries into the marketplace for some time. Instead, many local cities banded to form UTOPIA or the Utah Telecommunication Open Infrastructure Agency. This project allowed cities to participate in network infrastructure, but the model switched to allow the marketplace to provide services on the "open infrastructure." Springville has monitored UTOPIA and its successive models closely. Due to the need to obligate the City on capital debt, the Springville City Council has repeatedly declined opportunities to use this possible network resource.

More recently, several Utah County cities have been exploring the possibility of their own installations again. There appear to be significant legal issues surrounding some of the concepts, but many cities are forging ahead with a variety of plans. Most closely, Mapleton is contemplating a project of about \$10,000,000 to install their own fiber to the home network. This models estimates a 14 year pay-back period with rates set at \$79 per month for service.

Over the years, the Springville City Council has preferred to allow the private market to provide these services. Springville City does have a variety of available networks providing services in town from wired, wireless and satellite solutions. The city has licensed and/or otherwise provided permission for the wired services to access our rights-of-way in a non-exclusive fashion. The largest of these are Comcast, Century Link and CentraCom.

DISCUSSION

I. Agreement

The attached agreement details the arrangement between Springville City and Google Fiber Utah, LLC. (Google) Some of the contract's highlights include:

- The City grants a non-exclusive license to Google for access to the City's rights-ofway. Generally, installation will occur in a one-inch-wide trench either immediately adjacent to the gutter pan or approximately 18 inches into the roadway. The depth of the trench is eight to twelve inches.
- The City retains the rights to primary user of the right-of-way for the city's infrastructure.
- Google is required to obtain excavation permits and pay our standard road cut fees. Road damage will be promptly repaired.
- Google is not required to build out the entire City. However, Google has committed to an engineering review of the feasibility of the entire City.
- As compensation for use of the right-of-way, Google will pay 2% of gross revenues quarterly. Payment therefore will depend upon take rate and city coverage. Upon build-out, this payment is estimated between \$50,000 and \$150,000 annually.

II. Concerns

The primary impact to the City will be road degradation. Cuts into the roadway will reduce the roads integrity and lifespan. This impact will be mitigated by the payment of road cut fees. These fees are designed to cover the cost of degrading the surface.

While this is still being studied, we anticipate impacts to our annual maintenance schedule during the construction season next summer. We also anticipate the need for more crack sealing than normal to protect the roadways.

There will also be a significant staffing impact in the near future. Conversation with Google indicate that 8,000 - 10,000 linear feet of installation could happen *daily*. Springville City is responsible to blue stake these cuts. We will also be responsible to inspect the work as it progresses. If the Agreement is approved, the City will need to examine either contract or employee support necessary to maintain this level of construction as our current staffing is insufficient.

Permit and inspection fees should largely cover the public works inspection costs. Blue staking is a free service that will need to be covered by other funds. We are currently examining the possibility of assigning ARPA funds to some of this expense.

III. Benefits

Springville citizens will see a higher level of internet service and the competition will result in more attractive pricing for citizens. Building of the system should take place during 2022 and service will be available weeks after construction starts.

The stated price point for Google services is currently \$70 per month for a gig connection (1,000 mbps) with no installation fees and no contract. The only other service offering this speed in portions of Springville has a contract, installation fees and monthly charges of \$130 per month. Other services do pay a franchise fee to the City, but no one else pays a fee on internet services. Thus, franchise revenues have been steadily dropping.

<u>ALTERNATIVES</u>

Decline to grant a license to Google Fiber Utah, LLC and/or identify other conditions for Google Fiber's entry into our city.

The City Council could once again explore providing service by the City.

FISCAL IMPACT

Springville City anticipates the following revenues from the project:

- Excavation permit and inspection fees in the range of \$30,000 to \$70,000.
- Road cut fees in the range of \$300,000 to \$600,000.

• Annual license fees in the range of \$50,000 to \$150,000.

These ranges are dependent on a variety of factors and have been based upon installation at about 1.8 times our current road length and a take rate of about 50%.

7roy K. Fitzgerald Troy K. Fitzgerald City Administrator

RESOLUTION #2021-XX

A RESOLUTION APPROVING NON-EXCLUSIVE LICENSE AGREEMENT BETWEEN SPRINGVILLE CITY AND GOOGLE FIBER UTAH LLC FOR THE INSTALLATION OF NETWORK FACILITIES IN THE CITY PUBLIC RIGHT-OF-WAY.

WHEREAS, Google Fiber desires to provide internet service to citizens of Springville

WHEREAS, City staff has completed a cost of service analysis associated with allowing Google Fiber access to the City's rights-of-way; and,

WHEREAS, after considering the Administration's recommendation and facts and comments presented to the City Council, the Council finds that the License Agreement reasonably furthers the health, safety, and general welfare of the citizens of Springville City.

NOW, THEREFORE, be it resolved by the City Council of Springville, Utah as follows:

PART I:

The Mayor is hereby authorized and directed to execute the License Agreement attached in Exhibit A.

END OF RESOLUTION.

PASSED AND APPROVED this 19th day of October 2021.

	Richard J. Child, Mayor	
ATTEST:		
Kim Crane, City Recorder		

Resolution #2021-XX Page 1 of 2

EXHIBT A

Non-Exclusive License Agreement Between Springville City and Google Fiber Utah LLC

Resolution #2021-XX Page 2 of 2

NON-EXCLUSIVE LICENSE AGREEMENT BETWEEN SPRINGVILLE CITY AND GOOGLE FIBER UTAH, LLC FOR THE INSTALLATION OF NETWORK FACILITIES IN THE CITY PUBLIC RIGHT-OF-WAY

This License Agreement ("Agreement") is by and between Springville City, a Utah municipality ("City"), and Google Fiber Utah, LLC, a Delaware limited liability company, and its subsidiaries, successors, or assigns ("Licensee").

RECITALS

- A. City has jurisdiction over the use of the public rights-of-way in City in which it now or hereafter holds any property interest ("**Public ROW**").
- B. Licensee desires, and City desires to permit Licensee, to install, maintain, operate, and/or control a fiber optic infrastructure network in Public ROW ("Network") for the purpose of offering communications services, including broadband Internet access service as defined in 47 C.F.R. § 8.1(b) ("Broadband Internet Services"), but excluding telecommunications services as defined in 47 USC 153(53) and multichannel video programming services that would be subject to a video services franchise, to residents and businesses in City ("Customers").
- C. The Network may consist of equipment and facilities that may include aerial strand; aerial or underground fiber optic cables, lines, or strands; underground conduits, vaults, access manholes and handholes; electronic equipment; power generators; batteries; pedestals; boxes; cabinets; and other similar facilities ("Network Facilities").

AGREEMENT

In consideration of the mutual promises made below, City and Licensee agree as follows:

1. Permission to Encroach and Occupy.

- 1.1. Permission to Encroach on and Occupy Public ROW. Subject to the conditions set forth in this Agreement, City grants Licensee permission to encroach on and occupy the Public ROW (the "License") for the purpose of constructing, installing, repairing, maintaining, operating, and if necessary, removing the Network and the related Network Facilities (the "Work"). This Agreement and the License do not authorize Licensee to use any property other than the Public ROW. Licensee's use of any other City property, including poles and conduits, will be governed under a separate Agreement regarding that use.
- 1.2. Subject to State and Local Law. This Agreement and the License are subject to City's valid authority under State and local laws as they exist now or may be amended from time-to-time, and subject to the conditions set forth in this Agreement.
- 1.3. <u>Subject to City's Right to Use Public ROW</u>. This Agreement and the License are subject and subordinate to City's prior and future and continuing right to use the Public ROW, including but not limited to constructing, installing, operating, maintaining, repairing, or removing sewers, water pipes, storm drains, gas pipes, utility poles, overhead and underground electric lines and related facilities, and other public utility and municipal uses.



- 1.4. <u>Subject to Pre-Existing Property Interests</u>. City's grant of the License is subject to all valid pre-existing easements, restrictions, conditions, covenants, encumbrances, claims of title or other property interests that may affect the Public ROW. Licensee will obtain at its own cost and expense any permission or rights as may be necessary to accommodate such pre-existing property interests.
- 1.5. <u>No Grant of Property Interest</u>. The License does not grant or convey any property interest.
- 1.6. Non-Exclusive. The License is not exclusive. City expressly reserves the right to grant licenses, permits, franchises, privileges or other rights to any other individual, corporation, partnership, limited liability company, trust, joint stock company, business trust, unincorporated association, joint venture, governmental authority or other entity of any nature whatsoever ("Person"), as well as the right in its own name as a municipality to use Public ROW for similar or different purposes allowed Licensee under this Agreement.
- 1.7. <u>Limitations</u>. Licensee will not provide services directly regulated by the Utah Public Service Commission ("**PSC**") unless authorized by the PSC. Licensee will not operate a cable system as defined in the Cable Communications Policy Act of 1984 (47 USCA §521, et seq., as amended) without first having obtained a separate cable franchise from the City.
- 1.8. <u>Non-Discrimination</u>. City's grant of the License will be open, comparable, nondiscriminatory, and competitively neutral and City will at all times treat Licensee in a non-discriminatory manner as compared to other non-incumbent providers offering facilities-based Broadband Internet Services.

2. Licensee's Obligations.

- 2.1. <u>Individual Permits Required</u>. Licensee will obtain an excavation permit from the City and pay the appropriate fees to the City and obtain other necessary permits before placing its Network Facilities in the Public ROW or other property of City. Licensee will provide to City any information reasonably requested by City. Licensee will pay all lawful processing, field marking, engineering, and inspection fees associated with the issuance of individual permits by City.
- 2.2. <u>Licensee's Sole Cost and Expense</u>. Licensee will perform the Work at its sole cost and expense.
- 2.3. <u>Compliance with Laws</u>. Licensee will comply with all applicable laws and regulations when performing the Work.
- 2.4. <u>Undergrounding</u>. Licensee will use its best efforts to install or relocate its Network Facilities underground. If after utilizing such best efforts and if any third-party electricity or communications transmission or distribution facilities remain above ground, Licensee may install or keep and retain its Network Facilities above ground but only to the same extent that such third-party electricity or communications transmission or distribution facilities remain above ground.
- 2.5. <u>Reasonable Care</u>. Licensee will exercise reasonable care when performing the Work and will use commonly accepted practices and equipment to minimize the risks of



- personal injury, property damage, soil erosion, and pollution of surface or groundwater.
- 2.6. Non-Interference. Licensee will place its Network Facilities in conformance with the permits, plans, and drawings approved by City. Licensee will not place its Network Facilities in such a fashion as to unduly burden the present or future use of Public ROW and the Network Facilities will be installed and maintained by Licensee so as to cause the minimum interference with the use of Public ROW and with the rights or reasonable convenience of property owners that adjoin Public ROW.
- 2.7. <u>No Nuisance/Graffiti</u>. Licensee will maintain its Network Facilities in good and safe condition so that its Network Facilities do not cause a public nuisance. Licensee will remove all graffiti from the identified Network Facilities in accordance with requirements under City's municipal code.
- 2.8. Repair. Licensee will promptly repair any damage to the Public ROW, City property, or private property if such damage is caused by Licensee's Work and no other Person is solely responsible for the damage (e.g., where a Person other than Licensee fails to accurately or timely locate its underground facilities as required by State law). Licensee will repair the damaged property to a condition equal to or better than that which existed prior to the damage. Licensee's obligation under this Section 2.8 will be limited by, and consistent with, any applicable seasonal or other restrictions on construction or restoration work. Licensee's restoration work will start promptly but not more than (i) twenty-four (24) hours from City notifying Licensee of damage that poses an imminent threat to public health or safety, (ii) seventy-two (72) hours from City notifying Licensee of damage that affects roads or highways, or (iii) fourteen (14) days from City notifying Licensee of all other types of damage. City must notify Licensee of damage in writing. Notwithstanding anything to the contrary in Section 13, if sent by electronic mail, the City's written notice in subsection (i) above will be effective upon transmittal.
- 2.9. <u>Identification of Network Facilities</u>. Licensee will identify its Network Facilities using an identification method mutually agreed upon by the parties, or as established by standard industry practices and reasonably directed by City if the parties cannot mutually agree on an identification method. For underground facilities, the identification will be detectable without opening the street or sidewalk.
- 2.10. Cooperation in Joint Trench Opportunities. Licensee will cooperate with City in identifying ways to minimize the amount of construction in the Public ROW through joint trenching, sharing duct banks, and cost sharing with City and third parties undertaking similar construction projects involving the installation of underground communications facilities. Licensee's cooperation obligation is subject to any such proposed joint trenching, duct sharing, and cost sharing opportunities being sufficiently compatible with Licensee's plans, as reasonably determined by the Licensee. Without limiting the foregoing, (i) the cooperation opportunity would not be deemed sufficiently compatible with Licensee's plan where the opportunity involves different areas of the Public ROW than Licensee has permission to occupy under this Agreement, or would unreasonably delay or otherwise hinder Licensee's construction plans, and (ii) Licensee is not obligated to cooperate if Licensee enters into a commercial cooperation agreement reasonably satisfactory to the Licensee with respect to such joint trenching or other cooperation with City or the third-party, as applicable. Licensee



- will make good faith efforts to enter into any such commercial cooperation agreement in connection with fulfilling the foregoing cooperation obligation.
- 2.11. <u>As-Built Drawings and Maps</u>. Licensee will maintain accurate as-built drawings and maps of its Network Facilities located in City and will provide them as shapefiles and PDF to the City subject to applicable confidentiality protections claimed by Licensee under the Government Records and Management Act, Chapter 2, Title 63, Utah Code Ann., or its successor ("GRAMA").
- 2.12. <u>Utility Notification Program</u>. Licensee will participate in and be a member of the State's utility notification program, whether provided for by statute or otherwise.
- 2.13. Network Design. Nothing in this Agreement requires Licensee to build to all areas of City, and Licensee retains the discretion to determine the scope, location, and timing of the design and construction of the Network. Licensee, at its sole discretion, may determine separately defined geographic areas with City where its Network Facilities will be deployed, and City will be available to consult with Licensee regarding the boundaries of City's recognized neighborhood associations and City's goals of equity and inclusion.
- 2.14. <u>New Developments</u>. City agrees to provide email notice to Licensee of the agendas of all of City's development review committee meetings concerning new developments within City's municipal boundaries.
- 2.15. Access to Services. Licensee will not deny service or access, or otherwise discriminate on the availability, rates, terms, or conditions of Broadband Internet Services provided to residential subscribers on the basis of race, color, creed, religion, ancestry, national origin, gender, sexual orientation, disability, age, familial status, marital status, or status with regard to public assistance. Licensee will comply at all times with all applicable Federal, state, and local laws and regulations relating to nondiscrimination. Licensee will not deny or discriminate against any group of actual or potential residential subscribers in City on access to or the rates, terms, and conditions of Broadband Internet Services because of the income level or other demographics of the local area in which such group may be located.
- 2.16. <u>Public Benefits</u>. Licensee agrees to use good faith efforts to consult with City on developing initiatives designed to benefit the public, which may include increasing access to Broadband Internet Services, improving digital literacy, and bridging the digital divide.

3. City's Obligations.

3.1. Emergency Removal or Relocation by City. In the event of a public emergency that creates an imminent threat to the health, safety, or property of City or its residents, City may remove or relocate the applicable portions of the Network Facilities without prior notice to Licensee. City will, however, make best efforts to provide prior notice to Licensee before making an emergency removal or relocation. In any event, City will promptly provide to Licensee a written description of any emergency removals or relocations of Licensee's Network Facilities. Licensee will reimburse City for its actual, reasonable, and documented costs or expenses incurred for any such work performed by City. Licensee's obligation to reimburse City under this section is separate from Licensee's obligation to pay the License Fee (as defined below).



- 3.2. Removal of Abandoned Network Facilities. If Licensee abandons or fails to use any portions of its Network Facilities for one year or more ("Abandoned Network Facilities"), Licensee will notify City and will remove any aboveground facilities at its own expense at City's request within a commercially reasonable period of time. City and Licensee will discuss whether underground facilities should be abandoned in place or transferred to City, at City's option. Abandoned Network Facilities do not include Network Facilities intended for emergency use, redundant Network Facilities, or Network Facilities intended to meet future demand or capacity needs.
- Relocation to Accommodate Governmental Purposes. If Licensee's existing Network Facilities would interfere with City's planned use of the Public ROW or other City property for a legitimate governmental purpose, such as construction, installation, repair, maintenance, or operation of water, sewer, or storm drain line/facilities, public roads or curb, gutter and sidewalk, parks, and recreational facilities, Licensee will, upon written notice from City, relocate its Network Facilities at Licensee's sole cost and expense to such other location or locations in the Public ROW as may be mutually agreed by the parties, taking into account the needs of the City's governmental purpose and Licensee's interest in maintaining the integrity and stability of its Network. Licensee will relocate its Network Facilities within a commercially reasonable period of time agreed to by the parties, taking into account the urgency of the need for relocation, the difficulty of the relocation, and other relevant facts and circumstances, except that City may not require Licensee to relocate or remove its Network Facilities with less than one hundred and eighty (180) days' notice.
- 3.4. Relocation to Accommodate Non-Governmental Purposes. If Licensee's existing Network Facilities would interfere with City's planned use of the Public ROW or City property for a commercial purpose, or with a third-party's use of the Public ROW, Licensee will not be required to relocate its Network Facilities unless City or the third party enters into an agreement with Licensee under which City or the third party would, at a minimum: (a) identify and arrange for a new location for Licensee's Network Facilities that is acceptable to Licensee, (b) agree to a commercially reasonable period of time for the relocation, which in no event will be less than one hundred and eighty (180) days; and (c) agree to reimburse all of Licensee's reasonable direct and indirect costs, expenses, and losses associated with the requested relocation.
- 3.5. Post-Removal Restoration of Public ROW. When removal or relocation is required under this Agreement, Licensee will, after the removal or relocation of the Network Facilities, at its own cost (except to the extent subject to reimbursement pursuant to Section 3.4 hereof), repair and return the Public ROW in which the facilities were located to a safe and satisfactory condition in accordance with the construction-related conditions and specifications as established by City. Before proceeding with removal or relocation work, Licensee will obtain from the City a street encroachment permit.
- 3.6. <u>Inspection by City</u>. Installation of the Network Facilities will be subject to inspection by City as provided in the City's municipal code.

4. Contractors and Subcontractors.

4.1. <u>Use of Contractors and Subcontractors</u>. Licensee may retain contractors and subcontractors to perform the Work on Licensee's behalf.



- 4.2. <u>Contractors to be Licensed</u>. Licensee's contractors and subcontractors used for the Work will be properly licensed under applicable law.
- 4.3. <u>Authorized Individuals</u>. Licensee's contractors and subcontractors may submit individual permit applications to City on Licensee's behalf, so long as the permit applications are signed by individuals that Licensee has authorized to act on its behalf via a letter of authorization provided to City in the form attached as **Exhibit A** ("**Authorized Individuals**"). City will accept permit applications under this Agreement submitted and signed by Authorized Individuals, and will treat those applications as if they had been submitted by Licensee under this Agreement.
- 5. <u>Compensation for Use of Public ROW</u>. Licensee will pay City a fee ("License Fee") to compensate City for Licensee's use and occupancy of Public ROW pursuant to the License. Licensee and City acknowledge and agree that the License Fee provides fair and reasonable compensation for Licensee's use and occupancy of Public ROW and other City property as authorized. The License Fee will begin accruing on the Effective Date (as defined below) and will be calculated as follows:
 - 5.1. <u>License Fee</u>. Licensee will pay City two percent (2%) (the "**Revenue Percentage**") of Gross Revenues for a calendar quarter, remitted on a quarterly basis, commencing upon the first date on which Licensee receives any Gross Revenues (as defined below). Such payments are due forty-five (45) days after the end of the calendar quarter.
 - 5.1.1. As used herein, "Gross Revenues" means all consideration of any kind or nature, including without limitation, cash, credits, property, and in-kind contributions (services or goods) received by Licensee from Customers for Broadband Internet Services that are provided to Customers through Network Facilities located at least in part in Public ROW.
 - 5.1.2. Gross Revenues do not include:
 - (i) any revenue not actually received, even if billed, such as bad debt;
 - (ii) refunds, rebates, or discounts made to Customers or City;
 - (iii) revenue received from the sale of Broadband Internet Services for resale in which the purchaser is required to collect and remit similar fees from the purchaser's customer;
 - (iv) any forgone revenue from Licensee's provision of Broadband Internet Services to Customers at no charge if required by state law;
 - (v) any tax of general applicability imposed upon Licensee or its Customers by City or by any state, federal, or any other governmental entity, and required to be collected by Licensee and remitted to the taxing entity (including but not limited to sales and use tax, gross receipts tax, excise tax, utility users tax, public service tax, communications taxes, and fees not imposed by this Agreement); and
 - (vi) any forgone revenue from Licensee's provision, in Licensee's discretion or otherwise, of free or reduced cost Broadband Internet Services to any Person; provided, however, that any forgone revenue



which Licensee chooses not to receive in exchange for trades, barters, services, or other items of value will be included in Gross Revenues.

- 5.2. <u>Pass Through</u>. Licensee may identify and collect, as a separate item on the regular bill of any Customer whose Broadband Internet Services are provided by Network Facilities located at least in part in Public ROW, that Customer's pro rata amount of the License Fee.
- 5.3. Audit. City may examine the business records of Licensee as permitted under state or local law, but in any event only during reasonable times and following reasonable notice, and only to the extent reasonably necessary to ensure compliance with this Section 5. Licensee will keep all business records reflecting its Gross Revenues for at least two (2) years. City may, in the event of a dispute concerning compensation under this Section 5, bring an action in a court of competent jurisdiction.
- 5.4. Government Records Access and Management Act. City is subject to the requirements of GRAMA. All materials submitted to City by Licensee pursuant to this Agreement are subject to disclosure unless such materials are exempt from disclosure under GRAMA. The burden of claiming an exemption from disclosure will rest solely with Licensee, and Licensee will comply with the requirements of GRAMA in asserting any such exemption. Such materials may be classified as "protected" by City under GRAMA. City will make reasonable efforts to notify Licensee of any requests made for disclosure of documents submitted under a claim of confidentiality. Licensee may, at Licensee's sole expense, take any appropriate actions to prevent disclosure of such material.
- 5.5. Interest on Late Payments. Any payments that are due and payable under this Agreement that are not received within fifteen (15) days from the due date will be assessed interest compounded at the rate of 10% per annum from the due date. All sums paid with interest within thirty (30) days of the due date will not constitute a material breach under Section 11.1.
- 5.6. Change in Law. Notwithstanding anything to the contrary herein, in the event of a change in local, state, or federal law that (i) prohibits collection of any right-of-way-access fee from any provider of Broadband Internet Services or (ii) reduces the percentage of revenue on which the right-of-way-access fee paid by any provider of Broadband Internet Services is based to a percentage that is lower than the Revenue Percentage, then Licensee will have no obligation to pay the License Fee or to pay a Licensee Fee based on the Revenue Percentage, as the case may be. In the case of a reduction in the percentage of revenue on which a right-of-way-access fee may be based, the Revenue Percentage will be commensurately reduced.

6. Indemnification.

6.1. Obligations. Licensee will defend and indemnify City, its officers, elected representatives, and employees from any claims and liabilities (including reasonable attorneys' fees and court costs) related to any third-party claim for property damage, personal injury, or death to the extent caused by gross negligence, recklessness, or intentional wrongful conduct of Licensee or its contractors arising from this Agreement or the License ("Claims"); provided, however, that indemnification relating to personal injury of employees will not apply to any Claims made by City's employees that are covered under applicable workers' compensation laws; and provided, further, that



- Licensee's indemnification obligations will not extend to liability to the extent caused by the negligence or willful misconduct by any Indemnitee.
- 6.2. Notice of Claims. City will give prompt written notice to Licensee of any Claim or threatened Claim no later than fifteen (15) calendar days after City receives written notice of the action, suit, or proceeding or threat of the same. City's failure to give the required notice will not relieve Licensee from its obligation to indemnify City unless, and only to the extent that, Licensee is materially prejudiced by such failure.
- 6.3. <u>Defense</u>. Licensee will have the right at any time, by notice to City, to participate in or assume control of, the defense of the Claim with counsel of its choice, which counsel must be reasonably acceptable to City. City agrees to cooperate fully with Licensee and City will have the right to participate in the defense at its own expense. If Licensee does not assume control or otherwise participate in the defense of any Claim, Licensee will be bound by the results obtained by City with respect to the Claim. If Licensee assumes the defense of a Claim, then in no event will City admit any liability with respect to, or settle, compromise or discharge, any Claim without Licensee's prior written consent.
- 7. <u>Limitation of Liability</u>. NEITHER PARTY WILL BE LIABLE FOR ANY INDIRECT, SPECIAL, INCIDENTAL, CONSEQUENTIAL, EXEMPLARY OR PUNITIVE DAMAGES IN CONNECTION WITH THIS AGREEMENT. THE PARTIES ACKNOWLEDGE THAT THIS LIMITATION WILL BE SUBJECT TO AND MAY BE LIMITED BY APPLICABLE STATE LAW.
- 8. **Performance Bond.** Licensee will, promptly after the Effective Date, provide City with a performance bond in the amount of Fifty Thousand Dollars (\$50,000) naming City as obligee and guaranteeing Licensee's faithful performance of its obligations under this Agreement. The performance bond will remain in full force during the Term of this Agreement.

9. Insurance.

- 9.1. Licensee will carry and maintain Commercial General Liability (CGL) insurance, with policy limits not less than \$2,000,000 in aggregate and \$2,000,000 for each occurrence covering bodily injury and property damage with the following features: (a) CGL primary insurance endorsement; and (b) CGL policy will include an endorsement which names City, its employees, and officers as additional insureds. Licensee will increase the commercial general liability limits contained herein to cover any increase in the City's potential liability under the Utah Governmental Immunity Act (Utah Code Ann. § 63G-7-101, et. seq.) or successor provision.
- 10. Effective Date and Term. This Agreement is effective on the later of (a) the date the last party to sign executes this Agreement and (b) the date on which any implementing ordinance becomes effective in accordance with its terms and state law ("Effective Date"). The License will expire automatically on the fifteenth anniversary of the Effective Date ("Original Term"), unless Licensee provides written notice of its intent to renew to City at least six (6) months prior to expiration and City does not object after thirty (30) days. The renewal term will be for five (5) years, and the same renewal process may be used for successive 5-year terms.

11. Termination.

11.1. <u>Termination by City</u>. City may terminate this Agreement if Licensee is in material breach of the Agreement, provided that City must first provide Licensee written notice of the breach and ninety (90) days to cure, unless the cure cannot reasonably be



- accomplished in that time period, in which case Licensee must commence its efforts to cure within that time period and the cure period will continue as long as such diligent efforts continue. No termination under this paragraph will be effective until the relevant cure period has expired.
- 11.2. <u>Termination by Licensee</u>. Licensee may terminate this Agreement for convenience upon one hundred eighty (180) days' written notice to City.
- 12. <u>Assignment</u>. Except as set forth below, neither party may assign or transfer its rights or obligations under this Agreement, in whole or part, to a third party, without the written consent of the other party. Any agreed upon assignee will take the place of the assigning party, and the assigning party will be released from all of its rights and obligations upon such assignment.
 - 12.1. Notwithstanding the foregoing, Licensee may at any time, on written notice to City, assign this Agreement and/or any or all of its rights and obligations under this Agreement:
 - 12.1.1. to any Affiliate (as defined below) of Licensee;
 - 12.1.2. to any purchaser of all or substantially all of Licensee's Network Facilities in City if Licensee determines after a reasonable investigation that the purchaser has the resources and ability to fulfill the obligations of this Agreement;
 - 12.1.3. subject to City's consent, which will not be unreasonably withheld, conditioned, or delayed, to any successor in interest of Licensee's business operations in City in connection with any merger, acquisition, or similar transaction if Licensee determines after a reasonable investigation that the successor in interest has the resources and ability to fulfill the obligations of this Agreement.
 - 12.2. Following any assignment of this Agreement to an Affiliate, Licensee will remain responsible for such Affiliate's performance under the terms of this Agreement. For purposes of this Agreement, (i) "Affiliate" means any Person that now or in the future, directly or indirectly controls, is controlled with or by, or is under common control with Licensee; and (ii) "control" means, with respect to: (a) a U.S. corporation, the ownership, directly or indirectly, of fifty percent (50%) or more of the voting power to elect directors thereof, or (b) a non-U.S. corporation, if the voting power to elect directors thereof is less than fifty percent (50%), the maximum amount allowed by applicable law; and (c) any other Person, fifty percent (50%) or more ownership interest in said Person, or the power to direct the management of such Person.
- 13. <u>Notice</u>. All notices related to this Agreement will be in writing and sent, if to Licensee to the email addresses set forth below, and if to City to the address set forth in City's signature block to this Agreement. Notices are effective (a) when delivered in person, (b) upon confirmation of a receipt when transmitted by facsimile transmission or by electronic mail, (c) on the next business day if transmitted by registered or certified mail, postage prepaid (with confirmation of delivery), (d) on the next business day if transmitted by overnight courier (with confirmation of delivery), or (e) three (3) days after the date of mailing, whichever is earlier.
 - Licensee's e-mail address for notice is googlefibernotices@google.com, with a copy to legal-notices@google.com.
- 14. **General Provisions.** This Agreement is governed by the laws of the State of Utah. Neither party will be liable for failure or delay in performance to the extent caused by circumstances



beyond its reasonable control. The parties agree to meet at reasonable times on reasonable notice to discuss this Agreement or Licensee's provision of Broadband Internet Services during the term of the Agreement. This Agreement sets out all terms agreed between the parties and supersedes all previous or contemporaneous agreements between the parties relating to its subject matter. This Agreement, including any exhibits, constitutes the entire agreement between the parties related to this subject matter, and any change to its terms must be in writing and signed by the parties. The parties may execute this Agreement in counterparts, including facsimile, PDF, and other electronic copies, which taken together will constitute one instrument. Each party to this Agreement agrees that Licensee may use electronic signatures.

[Signature page follows]



Signed by authorized representatives of the parties on the dates written below.

Google Fiber Utah, LLC	Springville City	
(Authorized Signature)	(Authorized Signature)	
(Name)	(Name)	
(Title)	(Title)	
Address: 1600 Amphitheatre Parkway	Address:	
Mountain View, CA 94043	Email address:	
Date:	Date:	

EXHIBIT A FORM OF LETTER OF AUTHORIZATION

[LICENSEE LETTERHEAD]
[Date]
Via Email (<mark>[Email Address]</mark>)

Springville City
[Addressee]
[Address]

Re: [Amended] Letter of Authorization

Dear [Name],

In accordance with Section 4.3 of the License Agreement dated ______ between Springville City and Google Fiber Utah, LLC ("**Google Fiber**"), Google Fiber hereby designates the following Authorized Individuals (as that term is defined in the Agreement), who may submit and sign permit applications and other submissions to the City on behalf of Google Fiber.

{Insert name and title for each Authorized Individual, including any Authorized Individual previously named and whose authority continues. Strike through the names of any individuals who are no longer authorized, if any.}

- 1. Name, Title
- 2. Name, Title
- 3. Name, Title (previously authorized, authorization continues)
- 4. Name, Title (authorization withdrawn)

This authorization may be withdrawn or amended and superseded by a written amendment to this Letter of Authorization, which will be effective 24 hours after receipt by the City.

Kind regards,

[Name]

Manager, Google Fiber Utah, LLC





STAFF REPORT

DATE: October 15, 2021

TO: Honorable Mayor and City Council

FROM: John Penrod, City Attorney

SUBJECT: CONSIDERATION OF AN ORDINANCE THAT APPROVES A DEVELOPMENT

AGREEMENT WITH THE COLMENA GROUP UNDER THE NAME OF THE SPRINGVILLE BUSINESS PARK LLC FOR PROPERTY LOCATED AT

APPROXIMATELY 1740 WEST CENTER STREET, PARCEL NOS. 23:029:0055

AND 23:029:0061.

RECOMMENDED MOTION

Motion to approve Ordinance No. ____ that approves a development agreement with the Springville Business Park LLC for property located at approximately 1740 West Center Street, Parcel Nos. 23:029:0055 and 23:029:0061.

BACKGROUND

On or about June 1, 2021, the City Council commenced a pending ordinance involving the zoning of the Springville Business Park, LLC's property located at approximately 1740 West Center Street, Parcel Nos. 23:029:0055 and 23:029:0061. The pending ordinance seeks to change the zoning on the property from a LIM zone to a RC zone. Under the pending zone change, the Springville Business Park, LLC would lose the ability to use the property for light industrial manufacturing uses, particularly uses involving office warehouse type uses.

The developer and city staff have met to discuss the proposed development agreement that would give the developer the vested rights to construct and use the property for light industrial manufacturing uses with certain design standards in hopes that the Council's concerns for the zoning on the property would be addressed. The proposed agreement has the following provisions related to use and design standards:

- <u>Vesting</u>. The developer would be vested for a period of 10 years in the uses of light industry-manufacturing processes, warehousing-storage and distribution, and wholesale trade and warehousing.
- <u>Design Standards</u>. In building any structure for the Light Industry–Manufacturing Processes, Warehousing - Storage and Distribution, or Wholesale Trade and Warehousing uses, as defined in City's Current Laws, on the Property, the following design guidelines must apply:
 - Developer will assure buildings are color integrated concrete tilt up buildings with decorative reveals, offset in both the primary wall height and

- wall planes, recessed header reveal contrasting color, and architectural grade exterior wall mounted light fixtures.
- Developer will not build prefabricated metal buildings.
- Developer will commit to not allowing substantial lay down or outside storage space.
- Developer will assure that design themes and architectural elements remain consistent throughout all buildings developed.
- Developer will incorporate variations: A minimum of three (3) colors per elevation shall be required.
 - Primary Materials: Brick, stone, ceramic tile, wood fiber/composite siding, tilt-up exposed concrete, and concrete masonry units (CMU), are acceptable primary materials. CMU must be colored and feature decorative or architectural finishes such as honed, scored, offset or split face. Gray CMU block is not an acceptable finished building material and shall not be permitted on any finished building elevation with the exception of minimal foundation exposure.
 - Secondary Materials: Secondary materials may include vinyl, stucco, EIFS, wood siding, awnings, wood timbers or metal components when the components are architectural metal cladding.
- Developer will assure that each building entrance shall have a minimum of two (2) primary and/or secondary materials. No more than fifty percent (50%) of the building entrances shall be constructed of any one primary material.

As examples of proposed buildings, the developer has provided the below two pictures:

Springville Business Park



Springville Business Park



The City Council could include one of the above two styles in the development agreement as a style that would be followed.

PLANNING COMMISSION

The Planning Commission considered this Ordinance after holding a public hearing on October 12, 2021 and voted 4-0 (commissioners Mertz, Parker and Heaps were not present) to recommend approval of the Ordinance and development agreement. Below is a short summary of the public hearing before the Planning Commission.

<u>Public Hearing Comments</u> (The below are short summaries of comments made and may not be 100% accurate)

<u>Jason Boal</u> - He is the developer's planning consultant and works with the law firm of Snell & Wilmer. He argued for a longer vesting period. He suggested that the developer may live without developer's proposed 20-year period but claimed that staff's proposed five-year period was too short. He asked for a period around 15 years. He also stated that the developer would need at least an option to have a temporary storage on site for the purpose of materials being dropped off and moved inside the buildings.

Discussion

The planning commission discussed the following items.

 Vested Rights Time Period. The Planning Commissioners thought that a 20-year vested rights time period was too long. However, they also concluded that a five-year time period was too short. The Planning Commission recommended a 10-year vested rights period.

- **Design Standards**. The Commissioners recommended the staff's desired changes to the design standards, which included the following:
 - Removing the word "substantial" from the provision that addressed storage, making no storage allowed,
 - o Removing "vinyl, stucco and EIFS" from allowed secondary materials, and
 - Adding "when the components are architectural metal cladding" for when metal components may be used.
- Outside Storage. The Commissioners were okay with temporary outside storage and suggested a 90-day period. However, the final recommendation was for the staff and the developer to work together to determine an appropriate allowed temporary time period and circumstances for on-site outdoor storage. (As of the time of this report, staff and the developer has not discussed this issue.)
- Suggested Building Types. From the above pictures, the Planning Commission liked both building types, but preferred the second picture based on how the long walls are broken with architectural features. If you want to include a picture to show the type of building to pattern the buildings after, the planning commission would recommend the second picture.

The Planning Commission's final vote was a 4-0 vote recommending the development agreement.

Attachment: Proposed Ordinance with development agreement.

ORDINANCE #XX-2021

AN ORDINANCE ADOPTING A DEVELOPMENT AGREEMENT FOR THE SPRINGVILLE BUSINESS PARK LLC'S PROPERTY LOCATED AT APPROXIMATELY 1740 WEST CENTER STREET, PARCEL NOS. 23:029:0055 and 23:029:0061.

WHEREAS, pursuant to Sections 10-9a-502 and 532, the attached proposed development agreement was reviewed by the planning commission and brought before the council to be approved in the same way a land use regulation is approved; and

WHEREAS, after holding a public hearing, the Planning Commission has recommended favorably of approving this ordinance and the attached development agreement; and

WHEREAS, on October 19, 2021, in a properly noticed public meeting, the Springville City Council considered this Ordinance and found that it is in the interest of the health, safety and welfare of its citizens and is appropriate and necessary for the proper and orderly development of Springville City.

NOW, THEREFORE, BE IT ORDAINED by the City Council of Springville, Utah:

SECTION 1: <u>ADOPTION</u>. The development agreement, attached as Exhibit A, is adopted and approved.

SECTION 2. EFFECTIVE DATE. This Ordinance shall take effect upon first publication.

ADOPTED by the City Council of Springville, Utah, this 19th day of October 2021.

	Richard J. Child, Mayor	
ATTEST:		
Kim Crane, City Recorder		

Ordinance #XX-2021 Page 1 of 2

Exhibit A

Development Agreement with Springville Business Park LLC

Ordinance #XX-2021 Page 2 of 2

Recording Requested By and When Recorded Return to: Springville City Attn: John Penrod, City Attorney

Parcel Nos. 230290061 and 230290055

DEVELOPMENT AGREEMENT (Springville Business Park)

This Development Agreement (this "Agreement") is made and entered into and made effective as of the date this Agreement is recorded by the City Recorder ("Effective Date") by and between SPRINGVILLE CITY, a Utah municipal corporation ("City") and SPRINGVILLE BUSINESS PARK LLC, a Utah limited liability company ("Developer"). City and Developer may from time to time be referred to herein each as a "Party" or collectively as the "Parties."

RECITALS

- A. Developer is the record owner of approximately 20.7 acres of lands located in Utah County, Utah, which are more particularly described and depicted on the attached **Exhibit A** (the "**Property**").
 - B. The Property is located in the Light Industrial Manufacturing zoning district.
- C. Developer is engaged in planning and developing logistics centers, industrial and warehousing systems and is intending to develop a similar project on the Property.
- D. This Agreement provides the core approvals and commitments that will facilitate the commencement of development within the Property consistent with certain conditions, requirements, entitlements and conditions set forth in this agreement.

AGREEMENT

NOW, THEREFORE, in consideration of the mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereby agree as follows:

ARTICLE I CITY APPROVALS AND VESTING

1.1 <u>City Approval.</u> City enters into this Agreement after taking all necessary actions to enter into the agreements and understandings set forth herein. City's enactment of the ordinance approving this Agreement, and entering into this Agreement, are legislative acts allowed and authorized by Utah Code § 10-9a-101, *et seq.*, including specifically Utah Code § 10-9a-102(2)

- and §10-9a-532. Particularly, under Section 10-9a-532 of the Utah Code, this Agreement "contains a term that conflicts with, or is different from, a standard set forth in an existing land use regulation that governs the area subject" to this Agreement, and this Agreement is following the procedures for enacting a land use regulation under Section 10-9a-502 of the Utah Code. Accordingly, the parties acknowledge and agree that the development requirements under this Agreement consists of land use regulations for the development of the Property. This Agreement is executed after City has taken action to lift any pending ordinance or moratorium affecting the Property.
- 1.2 <u>Project Vesting.</u> To the maximum extent permissible under state and federal law, and including at equity, City and Developer agree that this Agreement confirms that Developer is vested with all rights to develop the Property in accordance with City's Current Laws [defined below] without modification or change by the City except as specifically provided herein. By way of further clarification, Developer is vested with the right to develop and locate on the Property the uses and densities including, without limitation, the Intended Uses [defined below], and to develop in accordance with dimensional requirements as allowed by City's Current Laws. As allowed by City's land use regulation, the Property is also vested with access to all City roads which adjoin any portion of the Property. Developer understands that Developer has to follow all of City's land use regulations regarding development of streets for the Property. The Parties intend that the rights granted to Developer hereunder are contractual vested rights and include the rights that exist as of the Effective Date under statute, common law and at equity. The Parties acknowledge and agree this Agreement provides significant and valuable rights, benefits, and interests in favor of Developer and the Property, including, but not limited to, certain vested rights, development rights, permitted and conditional uses (including for industrial and commercial uses) to facilitate the development of the Property.
- 1.2.1 "Intended Uses" the uses of Light Industry—Manufacturing Processes, Warehousing –Storage and Distribution, and Wholesale Trade and Warehousing.
- 1.2.2 "City's Current Laws" means all laws, ordinances, policies, standards, guidelines, directives, procedures and processing fee schedules of City that regulate the Intended Uses under the Light Industrial Manufacturing zone in effect as of the date of this Agreement.
- 1.2.3 "City's Future Laws" means the laws, ordinances, policies, standards, guidelines, directives, procedures and processing fee schedules of City which may be in effect in the future at any time when a future development application is submitted and which may or may not apply to such development application based upon the terms of this Agreement.
- 1.2.4 City's Future Laws Applicability. City's Future Laws with respect to development or use of the Property shall not apply except as follows:
- A. City's Future Laws that Developer agrees in writing to the application thereof to the Property;
- B. City's Future Laws which are required to comply with State and Federal laws and regulations affecting the Property;

- C. City's Future Laws that are updates or amendments to existing building, plumbing, mechanical, electrical, dangerous buildings, or similar construction or safety related codes, such as the International Building Code, the APWA Specifications, AAHSTO Standards, the Manual of Uniform Traffic Control Devices or similar standards that are generated by a nationally or statewide recognized construction/safety organization, or by the State or Federal governments and are required to meet legitimate concerns related to public health, safety or welfare;
- D. City's Future Laws that are health and environmental standards based on the City's obligations to comply with Federal or State environmental laws;
- E. Taxes, or modifications thereto, so long as such taxes are lawfully imposed and charged uniformly by the City to all properties, applications, persons and entities similarly situated; or
- F. Impact fees or modifications thereto which are lawfully adopted, imposed and collected.
- 1.2.5 Applications Under City's Future Laws. Without waiving any rights granted or benefits imparted by this Agreement, Developer may at any time, choose to submit a development application for some or all of the Property under the City's Future Laws in effect at the time of the development application. Any development application filed for consideration under the City's Future Laws shall be governed by all portions of the City's Future Laws related to the development application. The election by Developer at any time to submit a development application under the City's Future Laws shall not be construed to prevent or limit Developer from submitting and relying for other development applications on the City's Current Laws.
- 1.3 <u>Change in Law/Non-Conforming Uses</u>. For the term of this Agreement, City agrees that any City's Future Law shall not apply to the Property where the application would impair or impede development, or eliminate or reclassify a use allowed under City's Current Laws. To the extent any change in law causes a use, structure, or parcel to become non-conforming, such non-conforming status shall not impair, impede or prohibit the development of previously approved uses, reconstruction or restoration of developed uses, or the extension of such uses on parcels within the Property. If a City's Future Law applies to any portion of the Property under Section 1.2.4 above, it shall only apply as may be necessary to meet a legitimate governmental interest and then only to the minimum extent needed to meet such legitimate governmental interest.
- 1.4 <u>Term.</u> The term of this Agreement shall the earlier of Ten (10) years beginning on the Effective Date or until the buildout. For purposes of this provision, "buildout" means the completion of all development in the Property.

ARTICLE II DEVELOPMENT

2.1 <u>Development of Property</u>. The development of the Property shall be in accordance with City's Current Laws, City's Future Laws (to the extent that they apply as allowed by this

Agreement), and this Agreement. A requirement of this Agreement is that in developing the Property for any industrial or warehousing use, any building must comply with the design requirements set forth on Exhibit B of this Agreement.

2.2 <u>City Services</u>. City agrees that it shall make available (subject to application for service, tendering of water rights, payment of impact fees, issuance of applicable permits and payment of connection fees and applicable commodity usage rates) culinary water, sanitary sewer, street-light, storm water and other municipal services (the "Municipal Services"). Developer agrees and understands that Developer may have to construct, install and bring some of the infrastructure for the Municipal Services to the Property before such services will be made available to the Property. Such services shall be provided to the Property at the same levels of services, on the terms and at rates as charged by City based on uses, amounts, types and other factors that City charges for Municipal Services.

ARTICLE III GENERAL MATTERS

- 3.1 <u>Amendments</u>. Any alteration or change to this Agreement shall be made in a writing executed by Developer and City, after approval by City's appropriate executive or legislative bodies. Developer need not obtain the written consent of a subsequent owner of a portion of the Property in order to amend this Agreement.
- 3.2 <u>Exclusion from Moratoria</u>. The Property shall be excluded from any moratorium adopted pursuant to Utah Code § 10-9a-504 or a pending ordinance delay under 10-9a-509(b) unless such a moratorium or pending ordinance is found on the record by the city council for City to be necessary to avoid jeopardizing a compelling, countervailing public interest not known or knowable at the time of entering into this Agreement.
- 3.3 No Waiver. Nothing in this Agreement shall be construed as waiving Developer's rights under the United States and Utah constitutions, and the land use and development laws of the state of Utah. However, the parties acknowledge and agree that Developer's only legal recourse and remedies based on City's default shall be specific performance or injunctive relief and shall not include damages. Developer shall not have the right and may not seek from City damages of any kind whatsoever.
- 3.4 <u>No Third Party Rights</u>. Unless otherwise specifically provided herein, the obligations of the Parties set forth in this Agreement shall not create any rights in or obligations to any other persons or third parties.
- 3.5 <u>Notices</u>. All notices shall be in writing and shall be deemed to have been sufficiently given or served when presented personally, or delivered by a reputable overnight courier that keeps receipts of delivery (such as UPS or Federal Express), or when deposited in the United States mail, by registered or certified mail, addressed to the City Recorder in the case of the City or the owner of the Property, as recorded in the office of the Utah County Assessor, in the case of the Developer.
- 3.6 <u>Entire Agreement</u>. This Agreement, together with documents and all regulatory approvals given by City for the Property, contain and constitute the entire agreement of the Parties

with respect to the subject matter hereof and supersede any prior promises, representations, warranties, inducements or understandings between the Parties which are not contained in such agreements, regulatory approvals and related conditions.

- 3.7 <u>Agreement Runs with the Land</u>. This Agreement shall be recorded against the Property as described in the <u>Exhibit A</u>.
- 3.8 Assignment. Developer may not assign this Agreement without the written consent of City.
- 3.9 <u>Counterparts</u>. This Agreement may be executed in multiple counterparts, each of which shall be deemed an original, but all of which, together, shall constitute one and the same instrument.

IN WITNESS WHEREOF, the Parties have executed this Development Agreement on October ____, 2021.

[Remainder of Page Intentionally Blank; Signatures Follow]

CITY:

SALT LAKE CITY CORPORATION, a Utah municipal corporation

ATTEST:	Mayor of Springville City
City Recorder	
	ACKNOWLEDGMENT
STATE OF UTAH County of Utah) : ss.
On this day of state, personally appeared of Springville City, wh	of, 2021, before the undersigned notary public in and for the said, known or identified to me to be the Mayor of executed the foregoing instrument on behalf of said City and said City executed the same.
IN WITNESS WH written.	EREOF, I have hereunto set my hand and seal the day and year first above
	Notary Public for Utah Residing at: My Commission Expires:
	[Signatures Continue on Following Page]

	DEVELOPER:
	SPRINGVILLE BUSINESS PARK LLC, a Utah limited liability company
	By:
	ACKNOWLEDGMENT
STATE OF UTAH)	5S.
County of Salt Lake	
the said state, personally appeare	, 2021, before the undersigned notary public in and for ed, known or identified to me to be the Manager S PARK, LLC, a Utah limited liability company.
IN WITNESS WHEREG	OF, I have hereunto set my hand and seal the day and year first
	Notary Public for Utah

EXHIBIT A

Legal Description and Map of the Property Legal Description by Parcel

The following parcels in Utah County, State of Utah:

PARCEL 23:029:0061

A PART OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 7 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY IN UTAH COUNTY, UTAH:

BEGINNING AT A POINT 949.86 FEET NORTH 88°58'00" EAST ALONG THE SECTION LINE AND 1077.98 FEET SOUTH 0°14'35" WEST FROM THE NORTH QUARTER CORNER OF SAID SECTION 31; AND RUNNING THENCE SOUTH 89°07'00"

EAST 335.97 FEET ALONG THE SOUTHERLY LINE OF SAID LARSEN PROPERTY AND SAID LINE PROJECTED TO THE WESTERLY LINE OF THE IM REAL ESTATE DEED; THENCE SOUTH 0°22'40" EAST 22.62 FEET TO THE SOUTHWESTERLY CORNER OF SAID IM REAL ESTATE DEED; THENCE SOUTH 89°40'00" EAST 306.36 FEET ALONG THE SOUTHERLY LINE OF SAID DEED; THENCE SOUTH 0°45'16" WEST 1335.99 FEET TO A POINT 33.00 FEET PERPENDICULARLY DISTANT NORTHERLY FROM THE CENTER LINE OF CENTER STREET; THENCE NORTH 89°35'05" WEST 630.64 FEET ALONG A LINE

PARALLEL TO AND BEING 33.00 FEET PERPENDICULARLY DISTANT NORTHERLY FROM THE CENTER LINE OF CENTER STREET; THENCE NORTH 0°14'15" EAST 1360.90 FEET ALONG THE PROPOSED CENTER LINE OF 1750 WEST STREET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THAT PORTION OF LAND LYING NORTH OF AN AGREED BOUNDARY LINE, AS CONVEYED IN THAT BOUNDARY LINE AGREEMENT RECORDED FEBRUARY 24, 2021 AS ENTRY 34877:2021 OF OFFICIAL RECORD, SAID

BOUNDARY BEING THE SOUTH LINE OF THE FOLLOWING DESCRIBED PROPERTY:

BEGINNING AT A POINT BEING SOUTH 88°58'09" WEST 1719.39 ALONG THE SECTION LINE AND SOUTH 432.46 FEET

FROM THE NORTHEAST CORNER OF SECTION 31, TOWNSHIP 7 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN;

THENCE SOUTH 87°30'00" EAST FOR A DISTANCE OF 327.65 FEET TO A POINT ON A LINE; THENCE SOUTH 00°51'00" WEST FOR A DISTANCE OF 19.50 FEET TO A POINT ON A LINE; THENCE SOUTH 87°30'00" EAST FOR A DISTANCE OF 8.09

FEET TO A POINT ON A LINE; THENCE SOUTH 00°22'40" EAST FOR A DISTANCE OF 384.24 FEET TO A POINT ON A LINE:

THENCE SOUTH 89°56'51" WEST FOR A DISTANCE OF 20.00 FEET TO A POINT ON A LINE; THENCE SOUTH 00°22'40" EAST FOR A DISTANCE OF 231.94 FEET TO A POINT ON A LINE; THENCE NORTH 89°07'10" W FOR A DISTANCE OF 22.95

FEET TO A POINT ON A LINE; THENCE SOUTH 00°00'00" EAST FOR A DISTANCE OF 3.87 FEET TO A POINT ON A LINE; THENCE NORTH 89°40'00" WEST FOR A DISTANCE OF 299.02 FEET TO A POINT ON A LINE; THENCE NORTH 00°14'35"

EAST A DISTANCE OF 652.10 FEET TO THE POINT OF BEGINNING.

PARCEL 23:029:0055

COMMENCING WEST 1051.32 FEET AND SOUTH 1119.07 FEET FROM THE NORTHEAST CORNER OF SECTION 31, TOWNSHIP 7 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 00⁰08′57″ EAST 1344.43 FEET;

THENCE NORTH 87º51'00" WEST 43.29; THENCE NORTH 00º45'16" EAST 1343.26 FEET; THENCE SOUTH 89º07'00" FAST

22.08 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THAT PORTION OF LAND LYING NORTH OF AN AGREED BOUNDARY LINE, AS CONVEYED IN THAT BOUNDARY LINE AGREEMENT RECORDED MAY 19, 1997 AS ENTRY NO. 38219, IN BOOK 4272 AT PAGE 874 OF

OFFICIAL RECORD, SAID BOUNDARY BEING THE SOUTH LINE OF THE FOLLOWING DESCRIBED PROPERTY:

BEGINNING AT A POINT WHICH IS SOUTH 88°58' WEST ALONG SECTION LINE 396.22 FEET AND SOUTH 00°12'12" EAST

422.83 FEET AND NORTH 89°52'38" WEST 595.79 FEET AND SOUTH 13°19'38" WEST 18.04 FEET AND SOUTH 00°12'12"

EAST 395.10 FEET FROM THE NORTHEAST CORNER OF SECTION 31, TOWNSHIP 7 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 00°12'12" EAST 4.90 FEET; THENCE SOUTH 10°02'28" EAST 296.78 FEET; THENCE

SOUTH 89°43'24" WEST 110.07 FEET; THENCE NORTH 00°24'05" WEST 0.46 FEET; THENCE NORTH 89°40' WEST 328.26

FEET; THENCE NORTH 00°22'40" WEST 312.27 FEET; THENCE SOUTH 87°30' EAST 388.995 FEET TO THE POINT OF BEGINNING.

A map depicting the Property is below:

Springville Business Center



2

EXHIBIT B

[Design Guidelines for Property]

In building any structure for the Light Industry—Manufacturing Processes, Warehousing – Storage and Distribution, or Wholesale Trade and Warehousing uses, as defined in City's Current Laws, on the Property, the following design guidelines must apply:

- 1. Developer will assure buildings are color integrated concrete tilt up buildings with decorative reveals, offset in both the primary wall height and wall planes, recessed header reveal contrasting color, and architectural grade exterior wall mounted light fixtures.
- 2. Developer will not build prefabricated metal buildings.
- 3. Developer will commit to not allowing substantial lay down or outside storage space.
- 4. Developer will assure that design themes and architectural elements remain consistent throughout all buildings developed.
- 5. Developer will incorporate variations: A minimum of three (3) colors per elevation shall be required.
 - a. Primary Materials: Brick, stone, ceramic tile, wood fiber/composite siding, tilt-up exposed concrete, and concrete masonry units (CMU), are acceptable primary materials. CMU must be colored and feature decorative or architectural finishes such as honed, scored, offset or split face. Gray CMU block is not an acceptable finished building material and shall not be permitted on any finished building elevation with the exception of minimal foundation exposure.
 - b. Secondary Materials: Secondary materials may include vinyl, stucco, EIFS, wood siding, awnings, wood timbers or metal components when the components are architectural metal cladding.
- 6. Developer will assure that each building entrance shall have a minimum of two (2) primary and/or secondary materials. No more than fifty percent (50%) of the building entrances shall be constructed of any one primary material.



STAFF REPORT

DATE: October 14, 2021

TO: Honorable Mayor and City Council

FROM: Josh Yost

SUBJECT: Lakeside Landing Special District Overlay: Text Amendment, Zone

Map Amendment, and Development Agreement.

RECOMMENDED MOTION

Motion to continue consideration of the Lakeside Landing Special District Overlay: Text Amendment, Zone Map Amendment, and Development Agreement.

Community Development and Administration staff are strongly in support of the proposed overlay, yet a few significant issues and concerns remain. The final section of this report details Community Development's remaining concerns and a supplemental staff report from City Administrator Troy Fitzgerald addresses his position.

SUMMARY OF ISSUES/FOCUS OF ACTION

Is the Lakeside Landing Special District Overlay consistent with the General Plan and will it further the orderly, sustainable, and quality development of the Lakeside Community and Springville City in general?

BACKGROUND

Introduction: The Lakeside Landing Special District Overlay (the "Overlay") is a masterplan and code for the following

- 170 acres
- A maximum of 1,752 units
- 22 acres of parks/common greens
- A minimum of 122,448 sf of commercial

Application of the Overlay to parcels that are not currently controlled by the applicants, but are within or contiguous to the proposed overlay, would result in increases in each of these totals. The Overlay also provides a framework for the

buildout of the remaining developable area to the west city limits, north of 400 South (Overlay p. 11).

Planning History and Adopted Plans: The 2011 Springville General Plan has the following as its goal for the future development of the city. "To create a safe, functional, and attractive community that preserves the best of our past and shapes our future development in a way that benefits all people of our community." This goal is supported by multiple objectives, including the following.

OBJECTIVE 1: Create a vibrant, attractive, walkable, and distinct town center district supported by a variety of commercial, employment, high-density residential, and civic uses.

OBJECTIVE 2: Provide and maintain cohesive residential neighborhoods with a wide variety of housing types and densities which include the services and amenities that contribute to desirable, stable neighborhoods.

OBJECTIVE 3: Include a variety of appropriately-located multi-family housing units to help ensure a variety of housing types within the City.

OBJECTIVE 4: Provide conveniently-located commercial and professional office uses to serve the residents of Springville and surrounding areas.

OBJECTIVE 5: Provide adequate and appropriately- located land for manufacturing and industrial uses that contribute to the economic wellbeing and livability of Springville City.

OBJECTIVE 6: Preserve sufficient open space in order to provide a variety of parks, trails, and natural areas to maintain a high quality of life for Springville residents.

The proposed Overlay meets each of the applicable objectives, 2,3,4, and 6.

Specifically, the 2011 General Plan contained three options for the freeway corridor and Lakeside Area (Map 2-3, Option 1-3). None of these options were selected as the preferred option, leaving the policy guidance for this area as somewhat ambiguous. Although no final option was selected, each option recommended variations of commercial, residential, and mixed used in the area contained in the Overlay. The recommended residential densities ranged from "Low Density" (1.5 – 4 du/ac), to "Medium High Density Residential" (6 – 10 du/ac). The General Plan text also identifies this area as a mixed use development with increased residential density. On page 2-12 the plan reads,

"Other options for mixed use development should be anticipated at the intersection of major streets, ideally in connection with transit nodes. One example of this that has already been identified is located at 400 South and 2600 West. This is anticipated to be the location of two arterial streets according to the Moutainland Association of Governments' Provo to Nebo Corridor Study (2009). Residential densities for these areas are projected at up to 18 units per acre."

The 2011 General Plan clearly recommends a future land use scenario generally consistent with the proposed Overlay.

Additional planning for the Lakeside Community resulted in the adoption of the Lakeside Community Plan in 2016. The Lakeside Community Plan is adopted as a component of the General Plan that provides more focused and detailed planning for the Lakeside Community. The land use goal of the plan is to "Create a community of neighborhoods that includes a variety of housing types, styles, and densities and includes the necessary services and amenities to help ensure its continuity as a desirable and stable place for its residents." (Lakeside Community Plan, p. 35) The Overlay accomplishes this goal with its diversity of housing types and multiple neighborhood centers. The Community Plan recommends a mix of single-family and multi-family residential at a density of 12-20 units per acre. The plan additionally recommends a mixed-use community center at 400 S and 2600 W consisting of even higher-density multi-family housing and commercial uses.

The Lakeside Community Plan anticipates a total build-out population of 10,000 residents. There are currently 540 residential units located in the 5-Star/Brooklane and Outlook developments. Estimating average household size at three persons, this results in a rough current population of 1,620. The current regulating plan in the Overlay provides for 1,752 units, adding 5,256 residents for a total population of 7,008.

The Lakeside Community Plan recommends a housing mix of 65% single family and 35% multi-family for the overall community area. The 170 acres included in the Overlay provide a housing mix of 43% single family and 57% multi-family (including townhome or Main Street units that permit mixed-use or live/work use) based on the probable development scenario outlined in the illustrative plan. The Overlay recommends that the remaining developable land in the Lakeside Community Area to the West of the currently proposed footprint of the Overlay and North of 400 South be assigned the T3 transect if the Overlay were to be applied to that area. This would permit only single-family detached homes and twin homes. If this remaining area of the Lakeside Community were to be developed as suggested in the Overlay, the housing mix would approach 79% single family. If it were to be developed in the in the low and medium-low density designations as suggested in the Lakeside Community Plan, the housing mix for



the entire area north of 400 South would range from approximately 64-70% single family. At buildout in either scenario, the housing mix would exceed the recommended percentage for single family.

ANALYSIS

This section will describe the overall function of the Overlay and then provide a brief description of each article.

Function of the Overlay: The Lakeside Landing Special District Overlay is a formbased code. It is both a code and a zoning map in one document. The regulations within the Overlay focus first on the form of buildings, their relation to the street, and the overall configuration of buildings, streets, and open spaces into an integrated whole. Land uses are also an important regulatory component. The Overlay functions as a single master zone code for the entire area within the boundaries of the regulating plan (pp 11,13). It contains subzones called transects which designate the intensity of development within each area of the plan. The transects are T3, T4, T5, T5i, T6, and a category for Neighborhood Parks and Common Courts. A higher T number means an increase in development intensity.

Development within the overlay is organized by lot types. From page six in the overlay "A lot type is a set of density, intensity, and bulk regulations that are based on a building type. Depending on the specific lot type, these regulations include lot size, lot coverage, height, setback, building and porch size regulations, as well as parking requirements."

Each transect allows the construction of a certain set of lot types. Many lot types are permitted across multiple transects. Lists of the permitted lot types in each transect can be found on pages 12 and 14 of the Overlay. These lists also include the permitted and prohibited uses within each transect. In summary, the code creates transects, and then assigns lots types and uses to those transects. Finally, the regulating plan (pp 11, 13) assigns a transect zone to all the land within the Overlay. The regulating plan also establishes the location of thoroughfares (streets), blocks, and neighborhood parks and common courts. Additional regulations control development with the Overlay and are described briefly in the following section.

Descriptions of Each Article: The Overlay contains 9 articles. The following descriptions borrow from those listed on page six of the Overlay.

Article 1 - General Provisions describes the function and applicability of the code. It explains how to use the code and explains that the regularly formatted text within the document is regulatory and *italic text* is explanatory. It also elaborates the vision and purpose of the overlay.



Article 2 - Regulating (Transect) Plan establishes and locates five buildable transect zones and a zone for neighborhood parks and greens. It also assigns lot types to each transect zone and defines permitted uses within the transects, as well as the neighborhood parks and greens zone. As explained above the regulating plan also establishes the location of streets and blocks.

Article 3 - Illustrative plan is not a regulatory map, but an inspirational example. The purpose of this plan is to provide an idea about the built-out condition and to substantiate some of the design principles, standards and development yield.

Article 4 - Definitions explain specific terms used within Chapter 9. If not defined in this section, the definitions provided within "11-3-402: Definitions" will be used.

Article 5 - Lot types is the section where each of the twenty-six lot types are defined. A lot type is a set of density, intensity, and bulk regulations that are based on a building type. Depending on the specific lot type, these regulations include lot size, lot coverage, height, setback, building and porch size regulations, as well as parking requirements.

Article 6 - Architectural design standards provide additional architectural standards and guidelines corresponding to each lot and building type. These include standards and guidelines that address massing and articulation, block face diversity, exterior building materials, colors, etc.

Article 7 - Landscape design standards provide standards for both the public spaces and private lots. The emphasis is on the selection of appropriate plants and design strategies for the public realm, with considerable flexibility provided for private yards.

Article 8 - Thoroughfare design standards provide the street types used in Lakeside Landing via a series of diagrams, specifications, and dimensions that describe the public realm for pedestrian, bicycle, and vehicular movement.

Article 9 - Procedural standards establishes the application and review procedures and address variances and special permits.

PLANNING COMMISSION REVIEW

The Planning Commission considered the Lakeside Landing Special District Overlay text amendment and zone map amendment on August 24, and August 31, 2021. Approved minutes of those meetings are attached. Staff presented to the Planning Commission followed by Korkut Onaran, principle author of the



Overlay. Mr. Onaran presented draft designs from a proposed pattern book to supplement the design standards in the Overlay for the denser product types concentrated in the South portion of the Overlay.

Staff presented the following five requested changes or concerns to the Planning Commission.

- 1. A minimum 6' porch depth to be measured from face of house to closest face of columns or railing
- 2. A minimum 18" above grade finished first floor elevation for single family detached and attached lot types
- 3. A requirement for window trim or a reveal
- 4. A concern with double frontage lots
- 5. A concern over the lack of certainty in the southern area architectural design

Mr. Onaran provided the following responses to these items.

- 1. This request can be met. The current setbacks are written in such a way as to generally result in 8-foot-deep porches.
- 2. A minimum 18" above grade finished floor elevation creates some accessibility issues but can be worked around.
- 3. A requirement for window trim or a reveal is an acceptable condition.
- 4. The concern about double frontage lots creating a barrier with rear lots along arterial streets can be addressed by prohibiting privacy fences in the backyards of those lots. This would result in minimal privacy, but buyers would know what they're getting into.

Not all of these requests and concerns were addressed in the Planning Commission's motion and some additional changes were requested based on discussion in the meeting. Staff recommends that the City Council consider each of these requests. In their motion to recommend approval of the text amendment to adopt the Overlay, the Planning Commission recommended the following changes be made to the Overlay.

- Develop standards for what qualifies as "High-Quality Vinyl" and "Corrugated Metal" building materials.
- Double frontage lots to have no privacy fencing in rear yard.
- Minimum side setbacks for detached units to be five feet minimum with the exception of liner buildings.
- Minimum porch depth to be six feet.

The applicant has chosen to move to the City Council without making the Planning Commission's recommend changes, preferring to wait to see if Council concurs with the recommended changes.

COMMISSION ACTION: Recommend approval of the Lakeside Partners and Davies Design Build request for the zone text amendment to adopt the Lakeside Landing Special District in Springville Code Title 11, Chapter 9 with the four above listed conditions. Motion by Commissioner Young, seconded by Commissioner Parker

Commission Vote

Commissioner	<u>Yes</u>	<u>No</u>
Genevieve Baker	X	
Karen Ellingson	X	
Michael Farrer	X	
Kay Heaps	X	
Brad Mertz	Excused	
Rod Parker	X	
Frank Young	X	

COMMISSION ACTION: Recommend approval of the Lakeside Land Partners and Davies Design Build request to amend the zone map to apply the Lakeside Landing Special District overlay to the parcels as listed in the agenda. Motion by Commissioner Young, seconded by Commissioner Baker

Commission Vote

Commissioner	<u>Yes</u>	<u>No</u>
Genevieve Baker	X	
Karen Ellingson	X	
Michael Farrer	X	
Kay Heaps	X	
Brad Mertz	Excused	
Rod Parker	X	
Frank Young	X	

The Planning Commission considered the Development Agreement between Lakeside Land Partners, Davies Design Build and Springville City on October 12, 2021. Mr. Penrod will provide a fuller report on the development agreement after the concerns listed in the final section of this report, and in Mr. Fitzgerald's supplemental staff report have been addressed.

COMMISSION ACTION: Recommend approval of the Development Agreement between Lakeside Land Partners, Davies Design Build and Springville City with the recommendation that the vested rights in the regulatory provisions of the Overlay extend for a period of 15 years and the vested rights in the design provisions extend for a period of six years. Motion by Commissioner Young, seconded by Commissioner Farrer

Commission Vote

Commissioner Yes No Genevieve Baker X Karen Ellingson Χ Michael Farrer X Kay Heaps Excused Brad Mertz Excused Rod Parker Excused Frank Young

THE PATH FORWARD

I strongly recommend approval of the Overlay after the following items are addressed.

First, I still recommend that the three items be addressed that I raised to the Planning Commission and were not included in their motion. These are,

- A minimum 18" above grade finished first floor elevation for single family detached and attached lot types
- A requirement for window trim or a reveal
- A concern over the lack of certainty in the southern area architectural design

The applicant responded that they were willing to address the first two items. The third item is by far the most important. This has been discussed for many months as staff communicated the Council's likely concerns with the intensity of development in the southern area of the plan and the necessity of a predictable design outcome. The applicant's presentation of the draft designs for a Pattern Book to the Planning Commission was a first step toward addressing this concern.

The Planning Commission expressed their desire for certainty that the presented designs would actually be what gets built. Commissioner Heaps asked "If this passed, is this the architectural style we would get?" Mr. Onaran responded "This is what we prefer and what we are going to put in the pattern book." Earlier this



week we received the proposed pattern nook. In its introduction it makes clear that it is non-binding. The pattern book presents multiple attractive design options, but is incomplete.

I am also concerned that the pattern book presents multiple design options, but does not provide a more thorough design vocabulary that can be used to create additional designs that will fit comfortably next to the fully realized design options shown in the book. Without this vocabulary that can be applied to additional building designs, a jarring stylistic shift could occur in the transition between the south and the north portion of the development. Simply, as Administrator Fitzgerald states in his report, "Until a complete, binding form book is produced with clear concepts for the primary southern entrance, the Council should forebear from acting on this plan."

Next, I will review the elements cited in Mr. Fitzgerald's supplemental report.

1. Density: I agree with Mr. Fitzgerald that "it is a matter of debate on how to calculate the net-developable acreage." In Springville Code Section 11-5-403 which governs the existing Westfields and Lakeside Overlays, it states "The area of nonresidential uses in a proposed development, except for parks and open spaces, will be excluded from the gross developable acreage when determining the baseline numbers as per the table above." As I read this section, it states that parks and open spaces count towards the net-developable acreage. A key question is what counts as parks and open spaces? In response to early concerns that the southern area lacked sufficient roadways, leading to overly large block areas, the applicant created a street standard for a "Pedestrian Green Street" and added such streets into the plan for the southern section. Yet when these streets were added, the net developable acreage total did not decrease, leading to the question, are they parks and open spaces, or streets? The first clause in the code section also raises the question of whether other non-residential uses such as commercial buildings, should be excluded from the netdevelopable acreage. Still, this is truly a policy decision that is the prerogative of the Council. This code section does not apply to the proposed Overlay, but provides context for existing city code and procedure. The Planning Commission recommended approval of the overlay with no mention of a concern over density in their motion, and now the Council could adopt the Overlay with a decrease in density from what is proposed, or a substantial increase in density, or anywhere in between.

Personally, I am not concerned about the densities proposed in the Overlay. In my experience, density is not a useful metric in determining how a place is going to look and feel. Density does have predictable outcomes such as more vehicle trips, and more population in a particular area. It also

contributes to the outcomes of increased neighborhood vibrancy, greater ability to support commercial retail, personal service, and other uses that make a neighborhood livable, and can also reduce average vehicle trips per household by providing those daily necessities within a short distance. I am primarily concerned that the buildings are well designed, built with quality, long lasting construction, and that they relate properly to a well-designed public realm. The inclusion of appropriate parks and open spaces, commercial services and other neighborhood amenities completes the picture of a, walkable, functional, engaged, livable, and desirable neighborhood.

- 2. Form Book: See above.
- 3. **Lakeside Avenue**: I concur with Mr. Fitzgerald's statement and agree that the pattern book should be expanded as he describes.
- 4. Parking: I generally adhere to the market based parking management strategy espoused by Donald Shoup, Distinguished Research Professor in the Department of Urban Planning at UCLA. From his website, shoupdogg.com, "His research has focused on parking, transportation, public finance, and land economics. In his 2005 book, The High Cost of Free Parking, Shoup recommended that cities should (1) charge fair market prices for on-street parking, (2) spend the revenue to benefit the metered areas, and (3) remove off-street parking requirements. In his 2018 edited book, Parking and the City, Shoup and 45 other academic and practicing planners examined the results where cities have adopted these policies. The successful outcomes show this trio of reforms may be the simplest, cheapest, and fastest way to improve city life, protect the environment, and promote social justice."

I have no doubt that in some areas of the Overlay, parking demand will exceed the supply of off-street parking, leading to utilization of the abundant on-street parking provided in the plan. Yet, I also believe this is a manageable outcome. The negative impacts of requiring an oversupply of off-street parking generally outweigh the adverse effects of "overflow" parking on the street.

5. **Street Standards**: I acknowledge that the proposed street standards deviate from our existing standards in lane width, total pavement width, centerline radii and curb radii. I also recognize that our Public Works Department has concerns regarding consistency, traffic operations, and provision of services, and that our Public Safety Department has concerns with the proposed standards and their compliance with the International Fire Code.

I have consistently advocated that many of our existing street standards prioritize vehicle flow over place-making and safety for all users, resulting in streets that move cars well, but aren't great places to be otherwise. We have been confronted recently with citizens who have expressed great concern over the impact of our street designs on their ability to move throughout their neighborhood safely. In the discussions over the Westfields Central project, the speed of 950 West has been repeatedly cited as a concern, and a particular danger to children walking and rolling to schools. 1200 West has been cited as a dividing line in the neighborhood and a major barrier to accessing Kelvin Grove Park and the greenway adjacent to 1200 West. If we continue to implement our adopted street standards, we will end up with the same outcomes.

2600 West will become a barrier between two sides of the neighborhood just as 1200 West and 400 South have. It will be a particular barrier and safety hazard to children walking to the proposed site of the elementary school on the west side of 2600 West. Next, Lakeside Avenue, the main street within the neighborhood, its most important public space of which Mr. Fitzgerald stated "Lakeside Avenue MUST work", could be ruined by being overly wide and accommodating to vehicles. Even if the design of the buildings and the business within them were as wonderful as we could hope, the wrong street standard could outweigh that and lead to an avenue that doesn't work. We see this on Main Street where the developer of the Allen's Block wants to provide secondary interior plaza frontages for retail and restaurant uses because he believes Main Street is too inhospitable.

My concerns primarily focus on all of the streets other than the local residential streets. Yet I also believe that the small narrowing of these streets proposed in the Overlay would benefit the city as a whole, and the residents of the neighborhood. Luckily, this is not a purely theoretical discussion. We have an example in Daybreak of the street standards proposed in the overlay, particularly for residential local streets. We can consult with public works and public safety departments that have nearly 20 years of experience with similar standards. There is also a large body of research documenting the positive effects of narrower street standards, and there are also many examples of large scale adoption of such standards, even on the state level. For example, Oregon has state level guidelines titled "Neighborhood Street Design Guidelines — An Oregon Guide for Reducing Street Widths." These guidelines were created over 20 years ago through a collaborative process with stakeholders including Fire/Emergency Response officials.

Additionally, we have just received a review and recommendation report on the proposed standards from our active transportation plan consultant. This report contains a number of recommended adjustments to the standards in the Overlay to improve their safety and usability for all users and to better anticipate future demand and regional connections. This consultant is also providing recommendation for intersection designs. This is a key element of the street standards that the Overlay does not address. Intersection design can have an outsize impact on the safety, function, and usability of the street network. I would ask and recommend that if this item is continued, staff continue the review of the proposed street standards and the recently received consultant report. I commit to doing this promptly and take responsibility for having not completed the work on the staff level to resolve concerns and come to consensus on these proposed standards.

CONCLUSION

Community Development strongly supports adoption of the Lakeside Landing Special District Overlay if the items discussed in this report are addressed.

Josh Yost Community Development Director

Attachments

- 1. Administrative Supplement from Troy Fitzgerald, City Administrator
- 2. Planning Commission Staff Presentation
- 3. Planning Commission Minutes: August 24, 2021
- 4. Planning Commission Minutes: August 31, 2021
- 5. Lakeside Landing Special District Overlay: Draft August 23, 2021
- 6. Pattern Book



STAFF REPORT

DATE: October 15, 2021

TO: Honorable Mayor and City Council

FROM: Troy Fitzgerald, City Administrator

SUBJECT: LAKESIDE LANDING ADMINISTRATIVE SUPPLEMENT

This report is being provided as a supplement to the good work done by the Community Development Department on the Lakeside Landing Development. From the perspective of the City Administrator, significant care needs to be taken in order to properly approve the largest development in the history of Springville City. Administration has been carefully following and participating in the review and approval process of this development from the its inception.

The product before you is a compilation of literally thousands of questions and interactions. Is it a perfect plan? No. Would the City have changed some of the myriad of items without Developer pressure? Perhaps. Yet, in order to get a development to work, it must be profitable and market driven. This proposal is a great combination of long-term city-building and short-term development need.

The City Council has complete legislative authority over the adoption of this plan. It is a departure from the current underlying zoning. However, it is very much in harmony with well over a decade of planning and previous Planning Commission and City Council approved documents.

I strongly recommend approval of this development *after* some additional items are completed and inserted into the code and/or development agreement.

I. SUMMARY

Here is a summary of Administration's thoughts and concerns. Thereafter, a deeper explanation of each item will be available.

- A. The proposed development is in harmony with goals, objectives and strategies of the General Plan and the incorporated Lakeside Community Plan.
- B. Density should be adjusted within the plan.
- C. A complete pattern book along with detailed entrance designs should be a required part of the plan.
- D. The Developer should provide additional confirmation that 2450 W/Lakeside Avenue will be developed with an appropriate mix of commercial and residential uses to create a vibrant, walkable community.
- E. Parking should be carefully reviewed to ensure that the Council is comfortable with lower standards than are seen elsewhere in the City
- F. Street standards should match our current standards to ensure continuity of design, feel, maintenance and safety that is already approved.

II. PLANNING DIRECTION FROM ELECTED OFFICIALS

The Springville City General Plan encourages a "variety of appropriately located multifamily housing units to help ensure a variety of housing types within the city." Springville City General Plan, page 2-21. To accomplish this objective, the plan encourages strategies, including "locating higher density housing in connection with mixed use areas such as the town and village centers and in mixed-use nodes," and "include medium density greenfield developments as a part of density bonus program with densities similar to those found in the Westfields." Id.

A component of the General Plan are Community, District and Corridor Plans. In 2016, the Lakeside Community Plan was adopted by the City Council. The proposed development is almost entirely consistent with the desires of this plan. The Land Use Goal was to "Create a Community of neighborhoods that includes a variety of housing types, styles, and densities and includes the necessary services and amenities to help ensure its continuity as a desirable and stable place for its residents." Lakeside Community Plan, page 35.

Here are the strategies established. They speak for themselves.

- LU-1 Develop and adopt ordinances that provide density bonus to the underlying zone in exchange for developed parks, trails, and open space, building materials, architectural design features, and other amenities.
- LU-2 Locate multi-family density bonus projects in single-family residential zones on major and minor collector streets.

- LU-3 Establish a community core with mixed land uses at 400 South and 2600 West.
- LU-4 Where double frontage lots back on major streets, include a landscape frontage adjacent the major street to help protect the integrity of the residential area.
- LU-5 Ensure there is an appropriate buffer between residential zones and non-residential uses.
- LU-6 Adopt and enforce conditions and standards to ensure the waste transfer facility is appropriately screened and buffered.
- LU-7 Achieve an appropriate balance of commercial and residential land uses to maximize opportunities for economic development.
- LU-8- Preserve existing commercial zoning along major arterials and near freeway interchanges.
- LU-9 Ensure that properties proposed for rezoning from commercial to residential abut residential on their western boundary.

The plan further recommends a balance of 65% single family and 35% multi-family to keep the City in balance with its current mix of housing. More on that below.

Importantly, the General Plan also encourages economic development throughout Springville. Springville City General Plan, page 9-8. *In order to do this we must remember the crucial strategy of "promot[ing] a balance of residential and commercial uses in order to maintain the stability of the economy."* <u>Id.</u> The proposed plan will significantly improve our commercial metrics at the 400 S I-15 Interchange and along the 1750 West Corridor.

The City may see low-end commercial and industrial development throughout the roughly 200 acres at issue, if this plan is not adopted. This pattern is repeated throughout the Wastach Front on west side of I-15. However, if the City desires additional commercial retail, office, restaurant and entertainment development, then additional residential units within one and three-mile catchment circles are necessary.

III. DENSITY

The Developer was told from day one that net density of 25 in the mixed-use area and a blended density of 12 for the entire plan was the expectation of the City. The plan, as proposed has the following assigned densities:

Northern Part: 12 Units per net-developable acre Southern Part: 25.91 Units per net-developable acre Blended: 15 units per net-developable acre These numbers **include** parks and common greens to reach these densities. It is a matter of debate on how to calculate net-developable acreage. Generally, and in my opinion, only lot area is included. If this adjustment is made these are the densities:

Northern Part: 14.95 Units per net-developable acre Southern Part: 30.14 Units per net-developable acre Blended: 18.42 units per net-developable acre

Density should be reduced to arrive more closely at the Lakeside Plan expected density and unit mix.

IV. PATTERN BOOK

The Developer has long-promised a pattern book that would be part of the overall plan. This would give confidence to the City that the look, feel, design, massing and materials would be consistent with the long-term goals and objectives of the City. A *non-binding*, partial pattern book was produced last week. Until a complete, binding pattern book is produced with clear concepts for the primary southern entrance, the Council should forebear from acting on this plan.

V. LAKESIDE AVENUE

In order to create a unique and different development from the myriad of mixed-use, high density plans going in, the Developer proposed a creative main avenue that uniquely mixes commercial and housing options. In order for the development to create an interesting, walkable community, Lakeside Avenue MUST work. The proposed pattern book should be expanded to include forms and patterns for T-5i and T-5 transects—not just T-6.

VI. PARKING

Parking standards are markedly lower in the Lakeside Development than the rest of the City. The Planning Commission has recommended approval of them as had Community Development. Administration is nervous. These standards should be reviewed carefully by the City Council.

VII. STREET STANDARDS

The proposed right-of-way width is in harmony with our existing standards. The proposed street widths are not. For ease of debate, Administration recommends

CITY COUNCIL

City Council Page 5

adopting the city's existing right-of-way development standards. This will provide continuity of design throughout the City. The designs are working and can be continued with little impact to the development.

VIII. CONCLUSION

If the plans and agreement are adjusted to address the items herein, Administration would strongly support adoption.

7roy K. Fitzgerald Troy K. Fitzgerald City Administrator





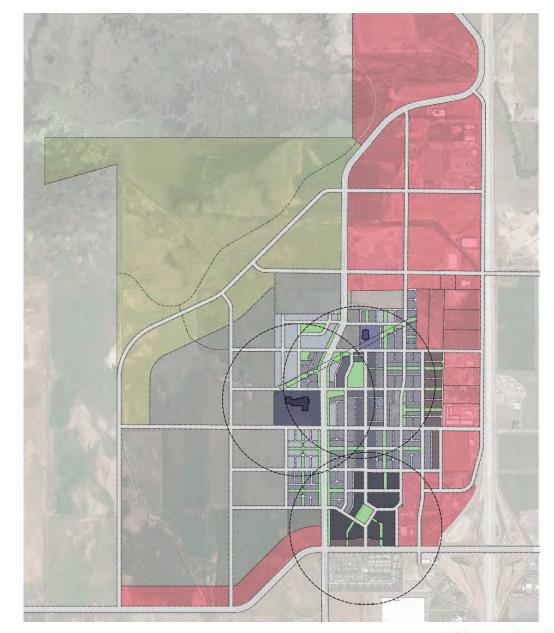
LAKESIDE LANDING

A masterplan and code for

- 160 acres
- 2,000 units
- 25 acres parks/open space
- 120,000 sf commercial

A framework for buildout

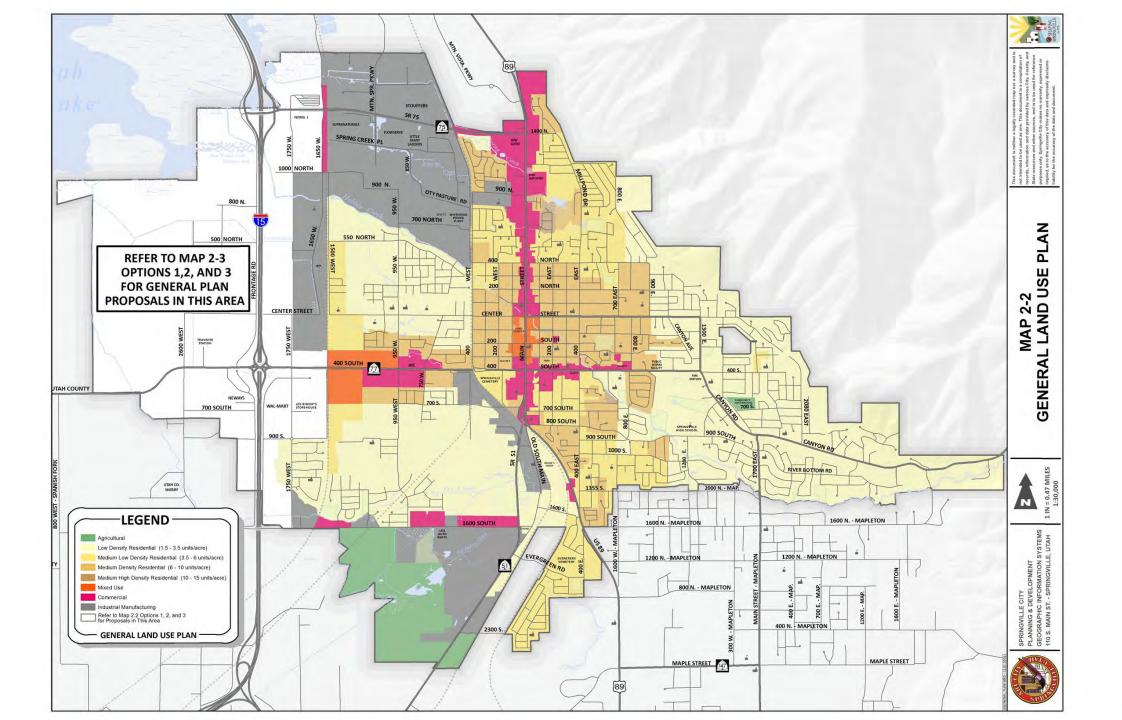
Where did this come from?
What does the plan do?
What do we need to discuss?





WHERE DID IT COME FROM?

2011 General Plan

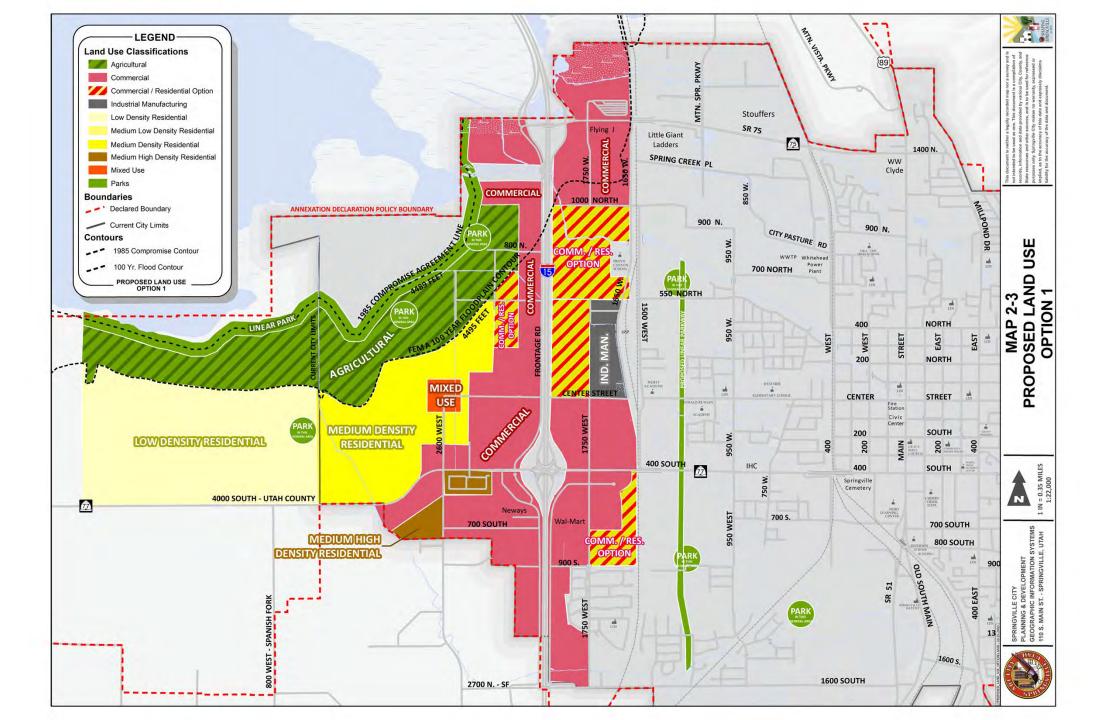


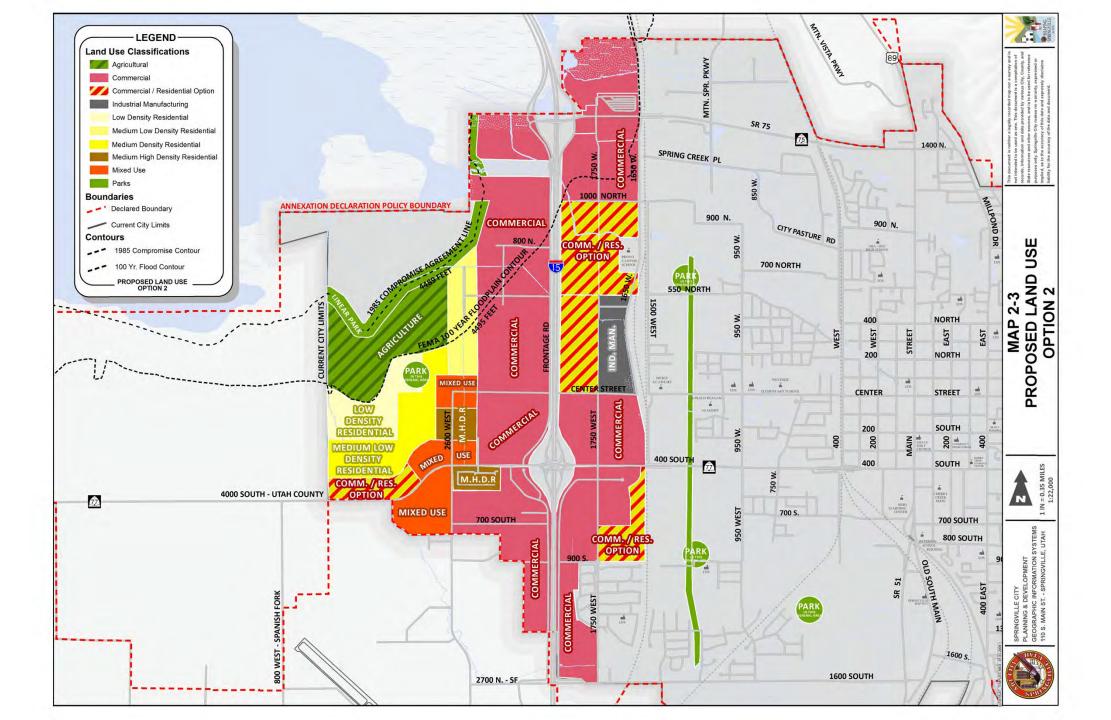


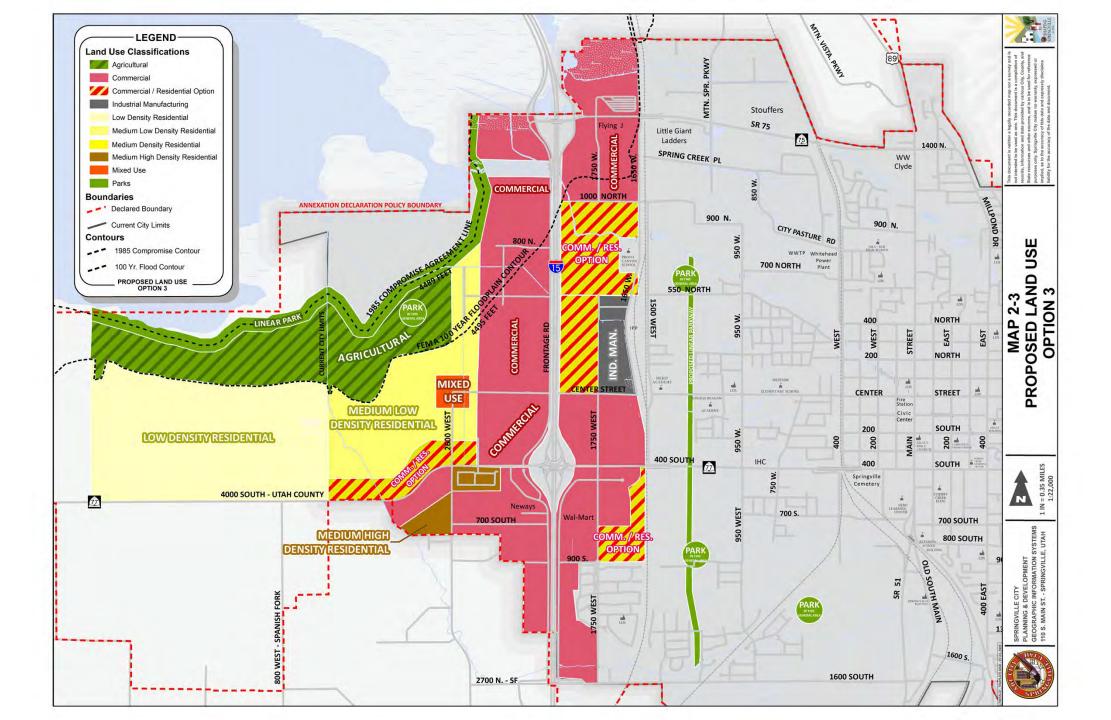
BACKGROUND

2011 General Plan

Three options for the freeway corridor and Lakeside Area









BACKGROUND

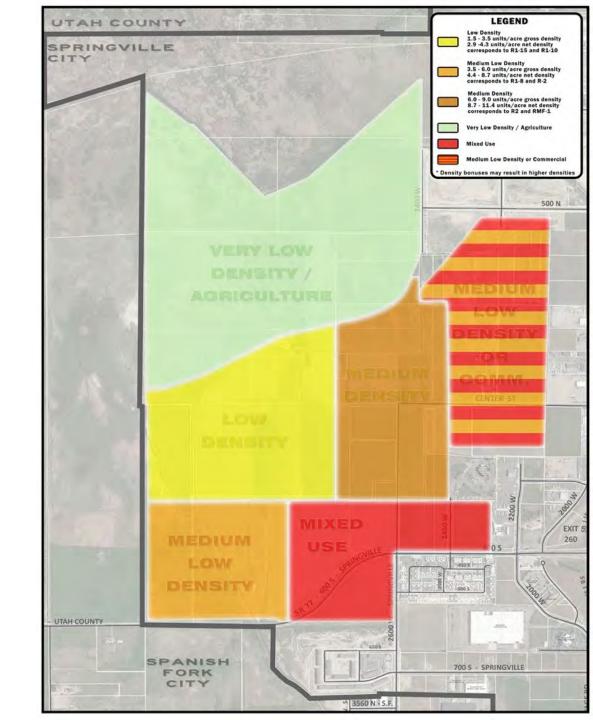
2011 General Plan
Three options for the freeway corridor and Lakeside Area
No option was selected.



LAKESIDE COMMUNITY PLAN

Adopted 2016

- Mix of single-family and multi-family:
 12-20 units/acre
- Community Center at 400 S and 2600 W: This mixed-use area will consist of higher-density multi-family housing and commercial uses.

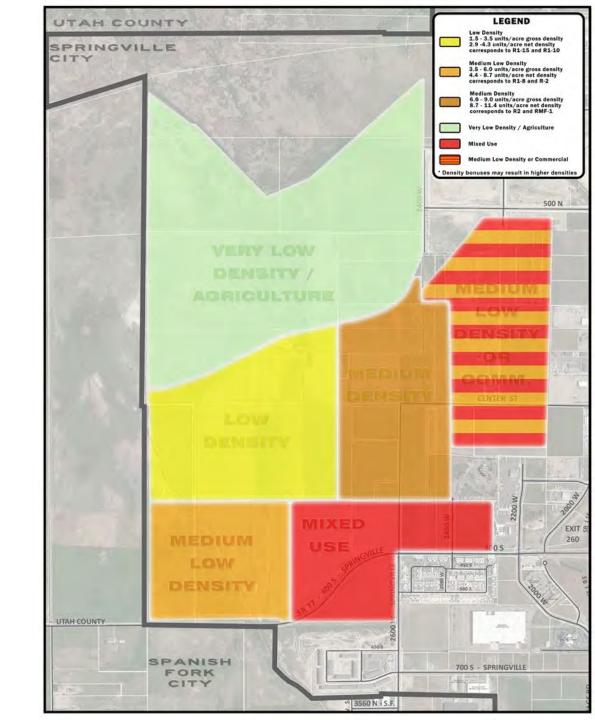




LAKESIDE COMMUNITY PLAN

10,000 build out population

- Current
 - 540 Units
 - 1,620 Population
- New Plan
 - +2,000 Units
 - +6,000 Population





LAKESIDE COMMUNITY PLAN

- Mix of housing options including twin homes, row houses, and single-family houses.
- Increased housing density at the community center and on 2600 West.
- Utilize 2600 West for medium high residential development transitioning to single -family zones to the west and east. Maintain options for medium-low residential or commercial development east of 2600 West.
- Provide multi-family housing in the Lakeside Community Center at the intersection of 2600 West and 400 South.



TO LAKESIDE LANDING

Late 2019: Zone Map Amendment request from Lakeside Land Partners

Q1 2020: Davies Design Build transfer station discussion

June 4: Planning discussion kick off meeting

June 27: First concept plan

14 versions reviewed



TO LAKESIDE LANDING

Economic Development Master Plan:

Springville City has a magnificent setting that allows for immediate access to a variety of outdoor recreational pursuits while remaining connected to Utah's population centers. Springville City's family-centered and traditional neighborhoods have led to the development of important core values. Ideals include education, arts and culture and an Americana lifestyle. These values are exemplified by tree-lined streets, a historic downtown district, a walkable community with a variety of architectural styles and dominant facilities including an excellent library and a preeminent, regional art museum.



LAKESIDE LANDING WHAT DOES IT DO?

Explanatory Language

Regulatory Language

- Requirements
- Recommendations

Chapter 9 - LAKESIDE LANDING SPECIAL DISTRICT OVERLAY

DRAFT AUGUST 23, 2021

Article 2 - REGULATING (TRANSECT) PLAN



CITY OF SPRINGVILLE / LAKESIDE LAND PARTNERS / DAVIES DESIGN BUILD / PEL-ONA ARCHITECTS AND URBANISTS

PAGE 13



LAKESIDE LANDING WHAT DOES IT DO?

A form-based code

A code and a plan

One master zoning code

- Subzones = Transects
 - T3, T4, T5, T5i, T6, Parks and Courts
 - Assign lot types to transects
 - Allocate uses to transects

Chapter 9 - LAKESIDE LANDING SPECIAL DISTRICT OVERLAY

DRAFT AUGUST 23, 2021

Article 2 - REGULATING (TRANSECT) PLAN



CITY OF SPRINGVILLE / LAKESIDE LAND PARTNERS / DAVIES DESIGN BUILD / PEL-ONA ARCHITECTS AND URBANISTS

PAGE 13



LAKESIDE LANDING WHAT DOES IT DO?

Regulating Plan (Superpowered Zone Map) Establishes Location of:

- Transect Zones
- Streets
- Blocks
- Neighborhood Parks and Common Courts

Article 2 - REGULATING (TRANSECT) PLAN





LOT TYPES

- Suburban Mansion
- 2. Suburban House
- Side-Drive House
- Village House
- Cottage
- **Compact Cottage**
- Tiny Cottage
- **Compact Tiny Cottage**
- **Shallow Cottage**
- 10. Twin Houses
- 11. Cottage Twin Houses
- 12. Compact Cottage Twin Houses
- 13. Shallow Cottage Twin Houses

- 14. Backyard Townhouse
- 15. Compact Townhouse
- 16. Small Apartment Building
- 17. Courtyard Apartment Building
- 18. Main Street Cottage Live Work
- 19. Main Street Townhouse Live 28. General Big Box Retail Work
- 20. Main Street Slot Townhouse Cluster
- 21. Main Street Back-to-Back Cluster
- 22. Main Street Row Building

- 23. Apartment Row Building
- 24. Compact Urban Townhouse
- 25. Main Street Mixed Use **Apartment Building**
- 26. Liner Building
- 27. Neighborhood Store, Restaurant, or Civic Building
 - Building



LOTS TYPES ASSIGNED TO TRANSECTS

Each transect permits certain lot types Each transect permits certain uses

Chapter 9 - LAKESIDE LANDING SPECIAL DISTRICT **DRAFT JUNE 30, 2021**

11-9-202 Permitted lot types and uses

Article 2 - REGULATING (TRANSECT) PLAN highlighted uses (in dark blue) are defined on page X. In

The regulating plan provided on the opposite page the establishes the location of transect zones, streets, blocks, and neighborhood parks and common courts, within the Lakeside Landing Special District, The permitted lot types and uses within each transect zone are listed below. The



Permitted lot types:

2. SuburbanHouse

2. Side-Drive House

Residential, home office, cottage

farming, cottage industry and retail,

accessory dwelling unit, assisted living,

3. Village House

10. Twin Houses

Permitted uses:

4. Cottage

daycare.

1. Suburban Mansion

T3: GARDEN VILLAGE TRANSECT



T4: VILLAGE TRANSECT

Permitted lot types:

- 4. Village House
- 5. Cottage
- 6. Compact Cottage
- 7. Tiny Cottage
- 8. Compact Tiny Cottage
- 9. Shallow Cottage
- 10. Twin Houses
- 11. Cottage Twin Houses
- 12. Compact Cottage Twin Houses
- 13. Shallow Cottage Twin Houses
- 14. Backvard Townhouse
- 15. Compact Townhouse
- 16. Small Apartment Building
- 18. Main Street Cottage Live Work
- 19. Main Street Townhouse Live Work

Permitted uses:

Residential, home office, cottage farming, cottage industry and retail, accessory dwelling unit, assisted living, daycare, bed & breakfast, studio (art, dance, music, drama), office (general, healthcare,

professional), personal services.

Prohibited uses: Adult sexualy-oriented business, heavy

industry, outdoor storage.

plan creates a zone district for neighborhood parks and common courts and lists permitted uses and structures that can take place within this zone.

addition to the developable transect zones, this regulating



T5: NEIGHBORHOOD CENTER TRANSECT

Permitted lot types:

- 5. Cottage
- 6. Compact Cottage
- 10. Twin Houses
- 11. Cottage Twin Houses
- 12. Compact Cottage Twin Houses 13. Shallow Cottage Twin Houses
- 14. Backvard Townhouse
- 15. Compact Townhouse
- 16. Small Apartment Building
- 17. Courtyard Apartment Building
- 18. Main Street Cottage Live Work
- 19. Main Street Townhouse Live Work
- 20. Main Street Slot Townhouse Live Work
- 21. Main Street Back-to-Back Cluster
- 22. Main Street Row Building
- 23. Compact Urban Townhouse
- 24. Main Street Mixed Use Apartment Building
- 25. Liner Building
- 26. Neigh, Store, Restaurant, or Civic Building

Permitted uses:

Residential, assisted living, daycare, bed & breakfast, public building and/or community services, studio (art, dance, music, drama), office (general, healthcare, professional), financial institutions, personal services, animal hospital/grooming/ clinic, laboratory (medical or dental), convenience store, general retail, print shop, laundromat, laundry / dry cleaning, antique collectible store, pharmacy, artisan shop, restaurant/cafe, brew restaurant.

Prohibited uses:

Adult sexualy-oriented business, heavy industry, outdoor storage.



Standards for each category, including:

Massing and Articulation

Chapter 9 - LAKESIDE LANDING SPECIAL DISTRICT DRAFT JUNE 30, 2021

11-9-602 Houses, Cottages, Twin Houses Article 6 - ARCHITECTURAL DESIGN STANDARDS

The standards provided in this section apply to the following lot types:

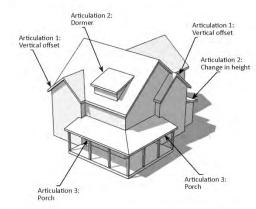
- 1. Suburban Mansion Lot Type
- 2. Suburban House Lot Type
- 3. Side-Drive House Lot Type
- 4. Village House Lot Type
- 5. Cottage Lot Type
- 6. Compact Cottage Lot Type
- 7. Tiny Cottage Lot Type
- 8. Compact Tiny Cottage Lot Type
- 9. Shallow Cottage Lot Type
- 10. Twin Houses Lot Type
- 11. Cottage Twin Houses Lot Type
- 12. Compact Cottage Twin Houses Lot Type
- 13. Shallow Cottage Twin Houses Lot Type
- 18. Main Street Cottage Live Work Lot Type
- 25. Liner Building Lot Type

In this section the filled boxes (■) indicate the item being a standard, empty boxes (□) indicate the item being a guideline.

A. MASSING AND ARTICULATION

Simplicity is the key principle in fitting into a neighborhood and creating a harmonious streetscape. To create a varied yet unified streetscape, too many special effects should be avoided, and a quiet and simple architectural expression should be employed. The following standards and guidelines address this balance. In general, it is recommended for the houses, cottages, and twin houses to have a simple building form with a few facade articulations.

Houses: The primary building elevation facing the street shall have at least two massing articulations visible from the sidewalk. At buildings less than twenty four (24) feet in width, the primary building elevation shall have no more than four (4) articulations. At buildings greater than twentyfour (24) feet in width, the primary elevation shall have no more than six (6) articulations.



Above is an example of a well articulated street corner house. The building presents three massing articulations from the street and three additional articulations from the side street. Note that these massing articulations are not two-dimensional elements attached to the front focade but important massing features.

- Cottages: The primary building elevation facing the street or a common court shall have at least one (1) articulation. Primary building elevations facing the street or a common court shall have no more than three (3) articulations.
- Twin Houses: The primary building elevation facing the street or a common court shall have at least three (3) articulations (both sides combined). At buildings less than twenty-four (24) feet in width, the primary building elevation shall have no more than five (5) articulations. At buildings greater than twenty-four (24) feet in width, the primary elevation shall have no more than seven (7) articulations.





A comparison of two buildings that emphasizes the importance of creating a legible hierarchy of primary, secondary, and tertiary forms in designing a well-articulated building. The example on the left has a simple forward-facing gable (the primary form) with a porch (the secondary form) and a balcony subtracted on the second floor. The example on the right, on the other hand, employs five forward-facing gables that are competing, making the whole composition too crowded, especially if we consider this level of articulation being repeated on neighboring buildings.



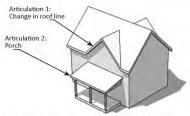
Standards for each category, including:

- Massing and Articulation
- Porch Characteristics

Chapter 9 - LAKESIDE LANDING SPECIAL DISTRICT DRAFT JUNE 30, 2021

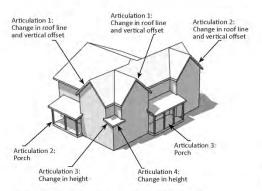
11-9-602 Houses, Cottages, Twin Houses

B. PORCH CHARACTERISTICS



Even though it is very hard to make a small cottage building look unattractive, too many articulations and special effects may overwhelm the neighborhood when such buildings are repeated. Above is a simple building with only two articulations visible from the front.

- Competition between articulations should be avoided.
 Creating a hierarchy of articulations of different sizes is an effective way to compose a facade.
- For twin houses, facade articulations that make the whole building read as if it is a single house are preferable, especially on corner lots.

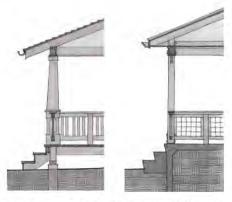


Above is a corner Twin House building addressing both streets with well-articulated facades. The narrower facade accommodates three, and the wider facade accommodates four articulations. These articulations are not two-dimensional elements attached to the front facade but instead important massing features.

When employed the right way, porches create a semi-private living space, which also serves as a transition between the private indoors and the public realm. It serves to create a human-scaled, interesting, and walkable streetscape.

Article 6 - ARCHITECTURAL DESIGN STANDARDS

- A porch shall be treated as an extension of the interior living spaces. As such, it should be well-connected with, as opposed to isolated from, the interior living spaces.
- The porch shall not be more than one step down from the finished floor of the home.
- If slab on grade, no foundation wall shall be exposed.
- When provided, railings and half walls shall not be taller than twenty eight (28) inches, measured from the porch floor.
- Porches should be flush with finished floor level of the home when feasible.
- Wrapped porches are advised for houses located on corner lots.



On the left, a tapered column with an enlarged base that sits on a wood-framed porch. Exposed rafters and beams are accented by a railing system of vertical pickets with varied spacing. Right, a simple square-column detail with exposed hardware, an enclosed ceiling, and a concrete floor with a railing system of a framed mesh-wire grid.

PAGE 64



Standards for each category, including:

- Massing and Articulation
- Porch Characteristics
- Exterior Materials

Chapter 9 - LAKESIDE LANDING SPECIAL DISTRICT DRAFT JUNE 30, 2021

11-9-602 Houses, Cottages, Twin Houses

Article 6 - ARCHITECTURAL DESIGN STANDARDS



A successful porch functions as an extension of the indoor living spaces. As such, it should be well-connected with, as opposed to isolated from, the interior living spaces. Note that the above drawing depicts the minimum porch and building setbacks required by most of the House and Cottage building form types. (Drawing is from the following book: Onaran, K., F. Pagez Ruiz, R. Pelusio, T. Lyon. 2019. Architectural Design for Traditional Neighborhoods. A VSI Publishing, p. 4).



The porches need to be sized large enough to be valuable amenities. A view of a porch facing a pocket park at a street corner.



Common green courts work as valuable amenities in residential neighborhoods. Above is a modestly sized green court with small detached houses. Note that porches maintain a single-story scale to relate to the pedestrians.

C. EXTERIOR MATERIALS

As with massing, simplicity is crucial in material choice. Many successful compositions can be found in traditional neighborhoods where buildings use only one material with simple texture differences. The use of too many materials usually results in the creation of confusing and overwhelming elevations. Clutter created by the use of too many materials should be avoided.

- Material and color changes shall occur along a vertical line at interior (concave) corners, or along a horizontal line at a floor line or a gable end.
- Unless others approved by the planning administrator, exterior wall materials shall be limited to horizontal and vertical smooth-faced siding (cementitious or vinyl, if high quality), painted wood siding, corrugated metal, metal panels, stucco (real or eifs), and masonry.
- Wood textured "fake" siding surfaces shall be avoided.
- Masonry textured "fake" artificial (plastic or cementitious) panels shall be avoided.
- In general the lighter materials should be placed above those of heavier weight.
- Care should be taken to design all elevations such that the same (one or two) materials appear in similar



Above is an example of a desired composition where material (or color) changes happen along a vertical line at interior corners.



Standards for each category, including:

- Massing and Articulation
- Porch Characteristics
- Exterior Materials
- Exterior Colors

Chapter 9 - LAKESIDE LANDING SPECIAL DISTRICT DRAFT JUNE 30, 2021

11-9-602 Houses, Cottages, Twin Houses Article 6 -

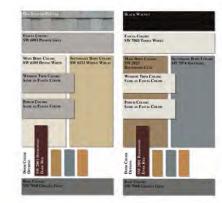
Article 6 - ARCHITECTURAL DESIGN STANDARDS

D. EXTERIOR COLORS

A color palette that is inspired by surrounding landscape connects individual buildings and entire neighborhoods to their setting. In general, avoiding bright jewel colors helps create a well-balanced color palette. The color schemes included on this page are for inspirational purposes only.

- Color changes shall occur along a vertical line at interior (concave) corners, or along a horizontal line at a floor line or gable end.
- Same color schemes shall not be used for two adjacent buildings.
- It is recommended to use color in a way that honors the massing characteristics of the building. Often, fewer colors used on individual buildings are more successful than a large number of colors.
- The roof color should be coordinated with the overall building color scheme. If photovoltaic panels are used, the roof color should conceal the panels.

 A collective "rhythm" can be created by painting similar elements (porches, trim, etc.) on each building on a block face similar colors.



PAGE 66



Seven exemplary color schemes. For cottages there is only one main body color, for twin houses two. The fascia, the porch, and trim colors are the same and usually they create a contrast with the main body color. The base color (where the concrete foundation wall is exposed) is the same gray color for all buildings. To this composition the vibrant front door colors add emphasis. This palette is presented here for inspiration.



Above is an example of a diverse block face with six cottages and two twin house buildings accommodating the color palettes provided at the next page. Note that a single main body color is used for the cottages. Since the front facades of these cottages are narrow using more than one body color would overcrowd the block face. Together these color schemes create an appealing ensemble. Note that the same color scheme is not used for buildings that are adjacent to each other. Note also that contrasting color schemes are used side by side. This distinguishes each building and brings out the diversity of massing features employed on the block face.



Standards for each category, including:

Plant Material

Chapter 9 - LAKESIDE LANDING SPECIAL DISTRICT DRAFT JUNE 30, 2021

11-9-704 Front Yards

Article 7 - LANDSCAPE DESIGN STANDARDS

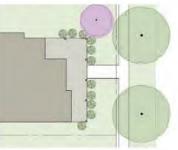
The standards and guidelines in this section apply to all lot types when the lot layout accommodates a front yard that is six feet or deeper as measured from the front property line to the porch or building.

Creating a pleasant walking environment along the sidewalk is the primary objective. All lot types prescribe a friendly building presence along the sidewalk. When it is not feasible to provide shade trees within the front yard, ornamental trees in between buildings, together with well-layered bushes and perennials located at front porches, create a very pleasing and friendly streetscape. The following standards and quidelines are

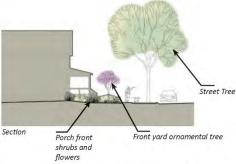
PLANT MATERIAL

- A minimum of 1 TE of ornamental or mid-sized trees shall be employed for every 25 feet of street, side street, and common court frontage of the lot. There is no TE requirement for the lots with frontages smaller than 25 feet. The initial plant material shall be chosen from the species approved by the City of Springville.
- A minimum of 1 SP of plant material shall be employed for every 10 feet of street, side street, and common court frontage of the lot. The initial plant material shall be chosen from the species approved by the City of Springville.





Plan



Vertical layering helps define outdoor space and creates an inviting composition around the porch.



When the porch is located close to the sidewalk, a cluster of large and small layered bushes and perennials arranged in front of the porches create an appealing composition. Note that low fencing also contributes to the composition and appeal.



Standards for each category, including:

- Plant Material
- Sidewalks and Patios

Chapter 9 - LAKESIDE LANDING SPECIAL DISTRICT

DRAFT JUNE 30, 2021

11-9-704 Front Yards

Article 7 - LANDSCAPE DESIGN STANDARDS

- No turf grass should be used on yards narrower than 4 feet.
 On larger yards layering of flowering bushes and perennials are encouraged over turf grass. Rock, wood mulch, and ground covers are also recommended.
- A combination of ornamental trees and large and small shrubs are recommended to be employed where there is opportunity.
- A combination of ornamental trees and large and small shrubs are recommended to be employed at the side yards when they are visible from the street or common court.

SIDEWALKS AND PATIOS

- Avoid excessive pavement.
- Employ a diversity of designs with materials for walkways of different purposes to the extend feasible.
- ☐ Employ pervious pavements to the extent feasible



Another appealing front yard composition achieved within a limited front yard. Layered perennials and shrubs create a graceful distance between porch and the sidewalk in spite of the proximity.





Another two examples for large and small layered plant material as front yard landscaping. When the front yard is small, and planting is intense, an appealing composition is achieved.



Standards for each category, including:

- Plant Material
- Sidewalks and Patios
- Main Streets

Chapter 9 - LAKESIDE LANDING SPECIAL DISTRICT DRAFT JUNE 30, 2021

11-9-707 Main St. and Com. Bldgs. and Plazas

Article 7 - LANDSCAPE DESIGN

The standards and guidelines in this section apply to the following lot types:

- Q. Main Street Cottage Live Work Lot Type
- R. Main Street Townhouse Live Work Lot Type
- S. Main Street Slot Townhouse Live Work Lot Type
- T. Main Street Back-to-Back Cluster Lot Type
- U. Main Street Row Building Lot Type
- V. Main Street Mixed Use Apartment Building Lot Type X. Neighborhood Store, Restaurant, or Civic Bldg. Lot Type
- Y. General Big Box Retail Building Lot Type

Main Street and community buildings call for more urban solutions in terms of landscaping. These solutions include flowers in flower pots, ornamental trees in raised beds, and layering of bushes against the building walls. Providing retaining walls, raised planters, and low garden walls in the form of seating are recommended landscaping strategies in these areas.

- All portions of lots which are not occupied by driveways, sidewalks, patios, decks, plazas, or buildings, shall be landscaped or mulched.
- ☐ Providing raised planters with seating, raised planters against building walls, and flower pots are recommended to be employed in order to balance the hard scape with planting, especially at plazas and wide sidewalks.
- At wide sidewalks in front of businesses, it is recommended to differentiate the pavement to delineate areas where businesses can extend to the sidewalk with their merchandise.

- ☐ Flowering bushes are encouraged to be placed against the building especially at walls with limited openings facing the public. When irrigated with carefully designed drip irrigation, placing plants close to the building wall does not create serious risks in terms of grading.
- A combination of ornamental trees and large and small shrubs are recommended to be employed where there is opportunity along the alley to prevent the formation of heat islands.



Flower shop staging on a part of the sidewalk for its colorful merchandise create a unique plaza.



Raised planters with ornamental trees and perennials are an effective ways to increase plant material at an urban plaza.



Flower pots, ornamental trees placed in planters, along with the restaurant seating, create an appealing environment along the sidewalk.



Standards for each category, including:

- Plant Material
- Sidewalks and Patios
- Main Streets
- Alleys
- Lighting
- Fences

Chapter 9 - LAKESIDE LANDING SPECIAL DISTRICT

11-9-708 Landscaping at Alleys

Even though alleys are provided for service uses and access only, thoughtful landscaping is still needed on and around alleys. It is easy to create a heat island, especially when many garage doors line up along the alley, as is the case for townhouses. Some landscaping strategies include employing small landscape islands with columnar bushes and small trees and providing shade trees on rear yards close to alleys. The following standards and guidelines aim at encouraging smart landscaping in alleys.

PAVEMENT AND EDGES

- Avoid excessive pavement.
- Provide pavement only for the length of the garage door and leave gaps in pavement for planting when feasible.
- The use of a straight concrete edge in lieu of regular curbs is encouraged as it makes it easier to create landscape islands.



A view from a lushly landscaped residential alley. The level of landscaping shown here prevents the formation of heat islands. (North Court, Holiday Neighborhood, Boulder, Colorado.)



Small landscape islands provide space for trees near the alley and create an appealing environment. (North Court, Holiday Neighborhood, Boulder, Colorado.)

PARKING LANDSCAPING ALONG THE ALLEY

 Provide landscape islands in between head-in parking stalls when feasible.

Article 7 - LANDSCAPE DESIGN STANDARDS

DRAFT JUNE 30, 2021

- Provide narrow detached sidewalks (three feet in width) along the parking and use the low bushes where the car stops, when feasible.
- A diverse set of species are encouraged to be employed, including shade trees, small ornamental trees, columnar bushes, and low ground covers.



Even though plants located close to the alley pavement may need regular pruning, the benefits of preventing formation of heat islands during the summer months outweighs the inconvenience. (North Court, Holiday Neighborho



Another example of columnar ornamental trees placed within small islands by the alley. (North Court, Holiday Neighborhood, Boulder, Colorado.)



THOROUGHFARE TYPES

Each road is classified by type

Chapter 9 - LAKESIDE LANDING SPECIAL DISTRICT

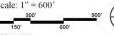
11-9-802 Thoroughfare types

Article 8 - THOROUGHFARE DESIGN STANDARDS

DRAFT JUNE 30, 2021

D. Local Residential Street







THOROUGHFARE TYPES

Each road is classified by type
Each type has design standards

- ROW remains the same
- Pavement width shrinks

Chapter 9 - LAKESIDE LANDING SPECIAL DISTRICT DRAFT JUNE 30, 2021

11-9-802 Thoroughfare types

Article 8 - THOROUGHFARE DESIGN STANDARDS

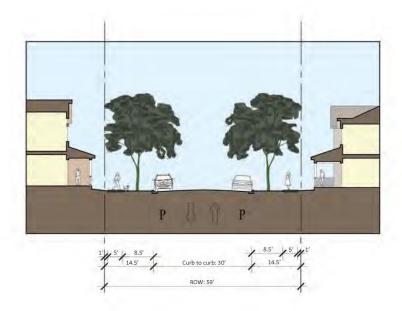
D. Local Residential Street

Local Residential Street is the most -common thoroughfare type employed in the Lakeside Landing. It is sized to function as a valuable neighborhood amenity and accommodate limited slow traffic. On-street parking, street trees, and detached sidewalks create a comfortable environment for walking especially when the buildings

are located close to the sidewalk. Both the design and the posted speed shall be 25 mph maximum. In this speed, the flow lanes can easily be shared with bicycles. The 5 feet wide sidewalks are located on both sides a foot away from the property line to accommodate low front yard fences. The street trees are located on the tree lawns.

The specific standards for the Local Residential Street are:

Traffic flow: Two ways (one lane each)
Posted speed: 25 mph max.
Design speed: 25 mph
R.O.W. width: 59'
Roadway width (curb-to-curb): 30'
Center line radius: 120' min.
Curb radius: 15' min.
On-street parking: Both sides, parallel
Sidewalks: 5' min., detached
Bike: Shared, on-street





LAKESIDE LANDING

- Applicant has provided responses to Planning Commission discussion
- Development agreement is still in process
- LLSD as an overlay with an R1-15 base zone



HOME OFFICE

The home office definition has been revised as:

Space that is part of the dwelling unit where the occupants of the unit conduct business, which is clearly secondary to the use of the dwelling unit as a private residence and does not change the character thereof. Home offices may accommodate no more than one employee (in addition to the residents) within the promises any given time.



MINIMUM UNITS PER ACRE

• The half-block dimensions are large enough where large lots are desirable and are most likely to occur (at T3 Transect).



ALLEYS AND GARBAGE PICKUP

- Standards for alley construction by public works
- Dumpster enclosures will be reviewed at site plan approval



LANDSCAPING WATER USE/SUSTAINABILITY

- New standard has been added to the Front Yard Landscaping:
 - SOD shall not be used for areas narrower than 6 feet.



DOG PARKS

At least two parks shall be designated as dog parks.



DARK SKIES

- The following two guidelines have been reworded and revised as standards within all Transects:
 - Recessed porch ceiling lights, or wall mounted screened lights washing the building walls shall be employed to illuminate key pedestrian paths leading to the building entrances.
 - Low and dim landscape lighting shall be employed to illuminate key pedestrian paths leading to the building entrances.



BIKE LANES

• Bikes and vehicles are advised by ITE to share the street when the assigned speed limit is 25 mph or lower. This not only tames the traffic (the drivers become more aware of cyclists) but also create more responsible bike riders. It also minimizes conflicts between cyclists and pedestrians.



TRAILS

- A fine street grid, together with the walk-through green courts provide a strong connectivity throughout the neighborhood.
- The residential local streets are designed as multi-model thoroughfares (as opposed to car sewers). They are well-attended amenities for pleasant walking.
- Detached sidewalks underneath tree canopies and porches placed close to the sidewalk implying the presence of life, create a safe and pleasant walking environment.



LAKESIDE LANDING

Staff Requests / Concerns

- 6' porch depth to be measured from face of house to closest face of columns or railing
- 18" above grade minimum finished first floor elevation for single family detached and attached lot types
- Window trim or reveal
- Double frontage lots







LAKESIDE LANDING

Staff Requests / Concerns

- 6' porch depth to be measured from face of house to closest face of columns or railing
- 18" above grade minimum finished first floor elevation for single family detached and attached lot types
- Window trim or reveal
- Double frontage lots
- Southern area architectural design



THE MOTION

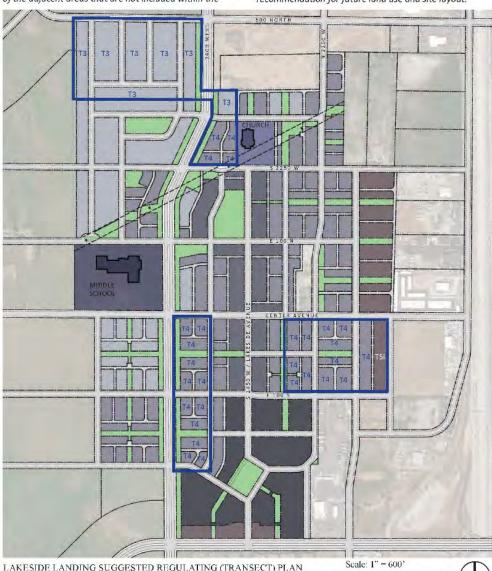
Not just yes or no May be nuanced Can include

- Conditions
- Specific changes to the code
- Statements of concern
- Guidance for resolving concerns
- Other considerations for Council

Article 2 - REGULATING (TRANSECT) PLAN

The regulating plan presented below includes three of the adjacent areas that are not included within the

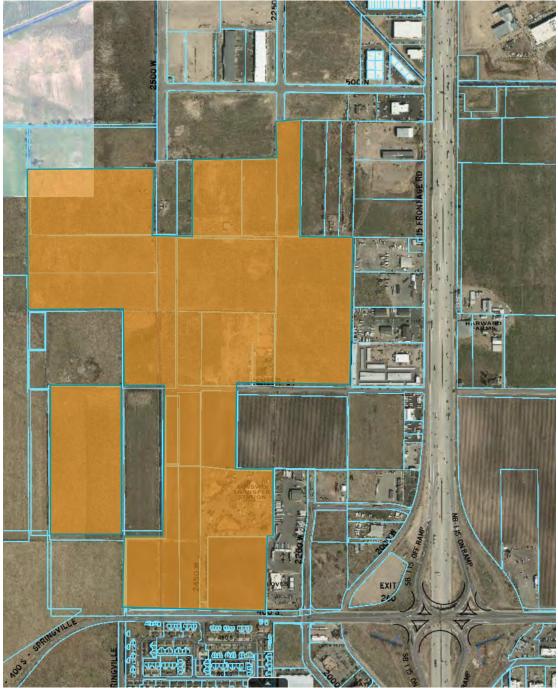
current Special District. The plan is included here as recommendation for future land use and site layout.



LAKESIDE LANDING SUGGESTED REGULATING (TRANSECT) PLAN FOR ADJOINING KEY PARCELS



PAGE 20





RECOMMENDED MOTION

Item 6: Recommend adoption of the Lakeside Landing Special District Overlay as Springville Code Title 11, Chapter 9.

Item 7: Recommend amendment of the Springville City Zoning Map to apply the Lakeside Landing Special District Overlay to the parcels as listed in the agenda.



MINUTES

Planning Commission Regular Session Tuesday, August 24, 2021

IN ATTENDANCE

Commissioners Present: Chair Karen Ellingson, Genevieve Baker, Frank Young,

Brad Mertz, Rod Parker and Kay Heaps

Commissioners Excused: Michael Farrer

City Staff: Josh Yost, Community Development Director

John Penrod, City Attorney
Laura Thompson, City Planner
Heather Bakker, Executive Assi

Heather Bakker, Executive Assistant

City Council: Matt Packard

CALL TO ORDER

Chair Ellingson called the meeting to order at 7:02 p.m.

APPROVAL OF THE MINUTES August 10, 2021

Commissioner Mertz moved to approve the August 10, 2021 meeting minutes with the corrections sent in. Commissioner Heaps seconded the motion. The vote to approve the meeting minutes was unanimous.

APPROVAL OF THE AGENDA

Commissioner Baker asked why the administrative session is before the Legislative Session. Director Yost said we had planned a 15 minutes presentation preceding a potentially longer discussion. Commissioner Young moved to approve the agenda as written. Commissioner Parker seconded the motion. The vote to approve the agenda was unanimous.

CONSENT AGENDA

 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.

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

ADMINISTRATIVE SESSION

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

Auggie Wasmund presented. He went over the proposed project. He showed a basic site plan and explained the different product types planned for the site.

The Commissioners concerns are:

- Townhome height
- How the buildings on Main Street and 400 South will look and ensuring it keeps with the feel of Springville
- Parking
- Trash Removal
- Interior facades
- Viable Commercial

Mr. Wasmund's concerns are:

- Parking
- Building Height
- Ground floor residential
- Minimum habitable floor depth
- Story limitations
- Materials especially desires more than 10% stucco
- Wants the building height step back off 400 S to be changed from 55 to 30 feet.

Commissioner Heaps wants a clock tower. Commissioner Young asked for photos to be brought in of examples of exteriors. Commissioner Parker directed to use materials other than stucco. Commissioner Mertz asked for more defined plans. Chair Ellingson made sure the residential is ADA compliant.

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.

Director Yost presented. Mr. Nixon wants to construct an addition of 15,000 square feet to accommodate the expansion of the manufacturing use of the tenant he has in the building. It is some type of manufacturing use that bottles a product. Under code 11-2-305 (2), non-conforming uses cannot be expanded on the lot. They can be

expanded in the building. Mr. Nixon is asking to exempt the location of his building from the prohibition of the office warehouse manufacturing code within 500 feet of an arterial street. Staff doesn't find any conditions or changes that make the proposed amendment necessary. This request counters the guidance of the City Council. Staff recommends denial.

Commissioner Heaps asked if the expansion would be directly behind their current building. Director Yost said it would be from the building to the rear property line. Commissioner Ellingson asked if we are measuring 500 feet from Main Street. Director Yost said yes.

Chair Ellingson opened the public hearing at 7:54 p.m. Seeing there was no public comment, Commissioner Mertz moved to close the public hearing. Commissioner Heaps seconded. The public hearing was closed at 7:54 p.m.

Commissioner Heaps moved to recommend denial of the proposed zone text amendment. Commissioner Mertz seconded. The vote to deny the Legislative Item was unanimous.

5. David Simpson seeking a recommendation for the adoption of the Westfields Central New Neighborhood Plan.

Director Yost distributed the new neighborhood plan packet that we are discussing tonight. He presented.

He said that no development entitlement exists under the zone until a new neighborhood plan is adopted by the Council by recommendation from Planning Commission and a development agreement is adopted. All development within the traditional neighborhood development overlay zone is governed by the specific neighborhood plan. He described what needs to be included and quickly reviewed the packet.

Director Yost explained the detention area. Chair Ellingson asked who retains it. Director Yost said it will be dedicated to the City. Commissioner Young asked if a soccer field could be put in there. Director Yost said you could based on dimensions, but probably won't be able to based on grading. We are looking at terracing with a performance platform that is four feet deep to provide usable space.

Chair Ellingson expressed concern about mosquitos and swamp areas such as Wing Park, Community Park and Devon Glen park. Director Yost said there was a geotechnical evaluation done and there was plenty of headroom on the water table. There is a lot of groundwater just because of where we are. The land drains that exist in the area will be rerouted to the groundwater drainage system.

Director Yost said there will be an architectural review with the design standards with the development agreement to make sure we get a good product. Director Yost said each unit type is loaded from an alley and there are no front-facing driveways. There is potential for small mixed-use buildings and limited ground retail space. This is a walkable community, close to amenities.

Commissioner Young asked if the City is going to plow the roads. Director Yost said yes, but not the interior roads.

Director Yost said the Staff recommendation is the Planning Commission forward a recommendation for approval on the new neighborhood plan to the City Council. The City Council will consider a development agreement as well.

Commissioner Young asked how far away this development is from the rec center. Director Yost said it is approximately 400 feet away.

Mr. Simpson thanked the Planning Commission for looking at this. He thanked Josh for collaborating with Tom Lowe to work through this. Their goal is to make something the City wants because they have 200 acres more in Dry Creek, which would have half the density.

Commissioner Heaps asked if he is still planning to spread out all the different home types. Mr. Simpson said they went in and mixed it up more on the East Side. Each block has 4 elements of buildings, even though the requirement is 3 buildings per block.

Commissioner Baker asked if this is a specific plan we are approving. Director Yost said they are approving the new neighborhood plan, which is the regulating plan. The specific plat will be part of the development agreement when it goes to Council for approval. If there are elements related to the specific layout, unit mix or any of those elements, we appreciate hearing any of that feedback.

Commissioner Heaps asked if that was in the packet. Director Yost said he doesn't know if it ended up in what you have in front of you.

Commissioner Baker said the transects are the pieces and we approve the pieces and this plan is using the specific pieces to make a plat. Director Yost said correct. This specific layout conforms to the regulations established on the regulating plan in terms of what units are permitted where. We are also planning to include this plan and other elements as exhibits in the development agreement. This is basically the final plan and what we intend the result to be.

Commissioner Heaps asked what is the largest lot size. Caden Cole, Mr. Simpson's Associate, said it is about 10,000. Commissioner Heaps asked if there was some single-family residential as well. Mr. Cole said that there is. Mr. Simpson said they are about 50x100. Director Yost said the minimum for the house size is 40x80. Mr. Simpson said it is governed the packet. Commissioner Heaps clarified right now they have 20 acres and about 200 units with 10 units per acre. Mr. Simpson said correct.

Commissioner Baker asked about the height and if they are the same for all. Mr. Simpson said no. Commissioner Baker said the plan says stories but not feet. Director Yost said it is not called out by feet.

Commissioner Parker asked how many units are in the apartment houses. Director Yost said six. Commissioner Parker asked if the owner purchases the apartment house or if they will be rentals. Mr. Simpson said it could go either way. Director Yost clarified that the difference isn't in ownership, it is size and massing. The apartment house is more house-scaled, like a big mansion. And the apartment building is more like a 20th-century apartment building. It won't look like the Village on 4th or Foxridge. Chair Ellingson said the only spot for that is at the corner on 950 West. Director Yost confirmed.

Chair Ellingson asked what SF means. Commissioner Baker said it means stacked flats. Commissioner Baker asked what the difference is between stacked flats and an apartment building. Director Yost said a stacked flat is a unit that is one unit per floor. Commissioner Baker said they could look the same as an apartment. Director Yost said yes, but they are smaller in footprint. Mr. Cole said they have a full wrap-around porch. Commissioner Baker said then the number of units is dependent on the number of stories. Director Yost said yes.

Commissioner Baker said it looks like lots of townhomes in a row. Commissioner Parker asked if there will be different facades on each one. Mr. Simpson said there will be a committee to look at the facades of all the units. Commissioner Heaps likes that the unit type is varied.

Chair Ellingson opened the public hearing at 8:22 p.m. Seeing that there was no comment, Commissioner Mertz moved to close the public hearing. Commissioner Young seconded. The public hearing was closed at 8:22 p.m.

Commissioner Mertz commented that it is good planning, lots of time put into it, and that it is varied on the blocks. He feels it will be a great addition. Commissioner Heaps agrees.

Commissioner Mertz moved to recommend approval of the new Westfields Central New Neighborhood Plan. Seconded by Commissioner Young. The vote to approve the Legislative Item was unanimous.

- 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

Director Yost presented. He did a brief review of what has already been presented. This is an overlay to meet state code. The genesis came from the General Plan. This plan adds 2,000 units and a 6,000 population increase.

He said we have reviewed 15 or 16 versions. We addressed the elements of family-centered, traditional neighborhoods, education arts and cultures, tree-lined streets.

Director Yost said that we have added elements that are now requirements. This is one master code for the whole area. There is a subzone for parks and courts. Six transects assign 28 lot types to the transects and allocate uses to them.

Director Yost calls this a superpowered zone map as it shows how everything lays out, unlike the Westfields Community Plan. That never came to fruition because the elements weren't codified. We have a great neighborhood there, but some elements couldn't be captured because there weren't teeth in the code.

Commissioner Young asked if there is a governing order to how the transects are developed or divided by percentage. He also asked if there is a priority on phasing. Director Yost said there is no phasing element codified in the plan. As it has been communicated to us, the most urban central area will follow up the development of the rest of the project. The part of the project that lies west of 2600 West may move quickly because of minimal initial road construction. The catch is figuring out infrastructure and how we phase improvements. Commissioner Young asked how many builders. Director Yost said that in the Southern section, it has been represented to us that it will be developed by the applicant. We don't have a guarantee of that. The Northern section will be subdivided and areas sold to different builders. The applicants plan to retain some elements of that to develop.

There are design standards in place. Massing and articulation, porch characteristics, exterior materials and where they can change. There are also landscaping standards. The thoroughfares are classified by type.

Director Yost said that the applicant has answered the questions that were raised in the last meeting. The Development Agreement is still in process and should come back to the Planning Commission before going to Council. The Lakeside Landing District is an overlay we are considering. We are considering whether to leave the base zone as RC which we just changed it to and currently permits light industry, storage, distribution and building. Or as Staff has discussed, if the R1-15 is better as it permits only residential and does a better job with outside parcels that may conflict.

Director Yost asked if the Planning Commission wants to change the zone to R1-15. Commissioner Heaps said he would love it. Chair Ellingson said to leave zoning for a grocery store. Director Yost said that is what the overlay is for. It permits grocery stores, commercial, office types. They would have to go through the development agreement

process to get the overlay applied. Commissioner Baker asked if there would be a lot of non-conforming if it was changed. Director Yost said it would be very little. Apart from the transfer station, there are farm buildings there. There are no other structures.

Commissioner Heaps is in favor of the R1-15 base. Commissioner Mertz said it makes sense. Chair Ellingson agrees. Commissioner Young wants to leave it mostly RC and leave the HC that is there currently. Director Yost said we already changed the undeveloped from HC to RC. All of the areas in this zone are Agricultural or RC. Commissioner Baker asked what would be changing to R1-15. Commissioner Young said on page 11 of this packet it shows it as HC. Director Yost said that none of that area that shows HC was rezoned. Except for two parcels. Director Yost said all the HC that shows on the map as HC is left as HC. Commissioner Baker said everything else is RC. Director Yost said yes.

Commissioner Young asked if MAG is going to build 2600 West. Director Yost said we are going to need a pioneering road and the development of that street is in the development agreement.

Commissioner Baker asked if we would have to propose to change what was just changed to RC, to R1-15. Director Yost said yes and that is an action we could make.

Commissioner Young said the piece between 2250 West and 2600 West shouldn't be warehouse. Commissioner Parker said three parcels need to be changed. Director Yost showed parcels where they are already under development.

Director Yost explained the home office definition has been revised to allow the owner and one more employee at the home, but also allow other employees to be managed that work off-site.

Director Yost said that in terms of minimum units per acre, there was concern about being able to provide larger lots if the market allowed. The half lot dimensions are large enough where large lots are desirable and likely to occur.

Standards for alley construction will be handled by Public Works and the dumpster enclosures will be approved at site plan approval.

In terms of landscape sustainability, a new standard has been added for front yard landscaping that sod is not required in areas that are narrower than 6 feet. Chair Ellingson clarified that it was anything less than a park strip size. Director Yost said yes.

There will be two areas designated for dog parks.

The dark skies have been addressed. They have been reworded and the standards in all of the transects have been revised.

The bike lanes are still awaiting recommendations from Alta. The general ITE guidance is 25 mph and lower can be shared streets. Streets are designed so that you need to drive the posted speed limits.

For trails, the street grid provides strong, connective, multi-modal streets that are not just for traffic. They create a safe and pleasant walking environment.

There was a discussion on if the southern area was included in the unit totals. Director Yost said it would be 2300 if all the blue was included.

Director Yost said Staff recommends adoption of the Lakeside Landing Special District Overlay, which will be Title 11 Chapter 9. And also adopt agenda Item #7.

Commissioner Young asked if we need to address the underlying zone. Director Yost said it has not been noticed, so not yet.

Commissioner Baker asked if in each of these transects if there is a requirement to have a mix of housing types. Director Yost said in several places and then explained.

Commissioner Baker clarified that the density is by each transect section. Director Yost said yes. She did not understand that before. Director Yost explained.

Commissioner Heaps said it is a little confusing. Director Yost said yes. Commissioner Heaps is concerned that there will be lots of high density.

Chair Ellingson is concerned about setbacks and the clear view triangle on corners. Director Yost said we look at that in terms of the edge of the travel way. We are not necessarily looking at that from the corner of the property line. We don't have clear view areas downtown and it is not a problem.

Director Yost went through and showed the table of maximum unit count. Mr. Axley said you have to meet the setbacks also, which changes.

Commissioner Heaps said we just listened to Dave Simpson's project which has 4 unit types per block. Here there are 28 types. On 4, 5 and 6 they are heavy in density. He would like to see a mix on T-6 that identifies the H density with the L density. We can go with 24 units per acre, some way to identify them like the Simpson plan to make it clearer. Commissioner Heaps wants to ensure that the high density is mixed in with the low density. He doesn't like all the T-6 at the bottom. There are only a small number of mansions that can go in the T3. It doesn't seem as mixed as the Simpson project.

Mr. Lent countered they have diversity requirements. There are different product types are the block goes on. As you move West, he anticipates there will be much lower density.

Mr. Axley said without enough people to make it vibrant, then there isn't enough to keep the restaurants and shops open. You have to have enough people there for the

commercial to work. Commissioner Parker said he is right, but we are looking at Springville becoming two cities with the freeway creating a natural divide. You do need rooftops to sustain retail. Mr. Axley said the amount of commercial is enough to keep it going. Commissioner Parker reiterated his concern and said we need to ask what is best for the City. Mr. Axley said the freeway will always be the natural divide. The people are going somewhere anyway.

Chair Ellingson asked beyond what we are seeing, what is the potential for residential there. Director Yost said that now there is no other property that is zoned residential.

Commissioner Baker asked if there is commercial located along 2450 West. She also asked if there is mixed-use on Lakeside Avenue. The applicants said commercial is on the entire North/South corridor. There are walkable shops all along there. Commissioner Baker asked about block lengths Mr. Axley said one block is about ½ mile. Director Yost said in the Northern section there is a requirement to have 53,000 square feet of studio/office/restaurant/café space. There is a requirement to have that space along the main street and the park to provide activity.

Mr. Axley described the vitality and convenience of living in a neighborhood such as this. It is viable because of the commercial settings.

Commissioner Heaps clarified that with this overlay, it is like a zone. Director Yost said yes. As long as they follow the requirements, they can choose which home to build in the transect, as long as it is on the list and they do not exceed 24 units per acre. Commissioner Heaps asked if they choose to do a compact urban townhouse, it could be four stories and up to 50 feet. Director Yost said yes. Commissioner Heaps feels that it is very big.

John Penrod arrived at 9:21 pm.

Director Yost said you couldn't get to 31. Mr. Lent said the idea is the urban area on the Southside and meant to feel urban with the commercial requirements. It is more of a commercial area with residents in it. Commissioner Baker reminded that this is in Springville, not Salt Lake.

Mr. Axley said if we can't get the commercial to work, then no one will want to live there. They want to make a beautiful product. This works. Commissioner Young commented about the population growth in the coming years and we need places to put them. Mr. Axley said that we are behind on affordable housing.

Chair Ellingson opened the public hearing opened at 9:34 p.m. Seeing there was no public comment, Commissioner Young moved to close the public hearing. Commissioner Mertz seconded. The public hearing was closed at 9:34 p.m.

Commissioner Mertz said that he is in support of it. He wants to know if the streets are going to be something that we like. He sees the concept of them being walkable, but some are small and some are large. Mr. Axley said they are similar to Daybreak. Mr.

Axley spoke to the landscaping and the effort on the plan at this point. Chair Ellingson asked if that is codified. Director Yost said the requirements for type and amount of materials he doesn't see the types called out. The landscape standards for front yards are detailed and complete. The standards for streetscapes are less so. Turfgrass, ground cover and river rock are permitted in the park strips. Mr. Lent said the trees are addressed above.

Commissioner Heaps asked if caliper size is called out. Mr. Axley said it is at the subdivision level.

Commissioner Mertz is in support. Commissioner Heaps thinks we have a really good thing going here, but then again, we may not. He has concerns about a few things. As this is 200 acres in Springville, we want to take more time. He feels the City Council needs our best effort. He wants to study it more. He is not ready to move forward.

Commissioner Parker agrees with Commissioner Heaps said he is for something like this but wants to take it slow to make sure we get it right. We need to get the first one right before others follow. We need to make sure we have done due diligence for the City Council.

Commissioner Baker echoes and agrees with Commissioner Heaps. She has concerns that she wants to understand better, such as building heights and setbacks. She wants to take more time to do what is best. She noted that more time has been spent on just one housing type than has on 27 others. She feels we need to do what's in the best interest for growth in Springville.

Commissioner Heaps added that we haven't talked about building material standards. The Commissioners said it was addressed in other meetings. Mr. Axley spoke to the materials in other communities.

Mr. Lent said we can remove vinyl from the options. Commissioner Parker said that isn't the issue. He wants more time with it because it is 200 pages. Mr. Lent said he can't control this land forever. We have had some patient landowners but they don't want to wait anymore. If you push it to another meeting, he asked the Commissioners to spend some time with Director Yost to address their issues.

Chair Ellingson recognizes that this is a long process for both. And while this takes time, it can maybe speed things up for the City Council.

Mr. Lent said at the last meeting, he felt that the Planning Commissioners were ready to make a recommendation.

Mr. Axley said he is invested. He didn't borrow on this property so he could wait and do it right. The mass is what makes it special. He is not competing for the same sale. This is a lightning strike situation. He is afraid of losing a capable partner. The success of the whole thing is the continuity of the project together. He supports working together to make the whole project work.

Chair Ellingson mentioned the upcoming meeting schedule would not allow for this to be heard again for 5 weeks. She asked if the Commissioners could come back for a special session on August 31st.

Commissioner Parker said our responsibility is to the city and residents, not the applicants.

The applicants expressed that in our development agreement, we can come back and talk with the City about what is and isn't working. We don't expect it to be perfect right now. And neither should the City.

Commissioner Heaps asked applicants to mix the T-6 up more. Mr. Lent said if that is holding it up, then we may have to get the rest approved and then work on that section later. Mr. Axley said we went with the feel of the community.

Commissioner Ellingson feels the setbacks are too small and evasive and not anywhere close to what we have elsewhere.

Commissioner Heaps moved to continue this until August 31, 2021 and meet at 6:00 p.m. to further discuss. Commissioner Baker seconded. The vote to approve continuance was unanimous.

With nothing further to discuss, Commissioner Young moved to adjourn the meeting. Commissioner Mertz seconded the motion. Chair Ellingson adjourned the meeting at 10:05 p.m.



MINUTES

Planning Commission Regular Session Tuesday, August 31, 2021

IN ATTENDANCE

Commissioners Present: Chair Karen Ellingson, Genevieve Baker, Frank Young,

Michael Farrer, Rod Parker and Kay Heaps

Commissioners Excused: Brad Mertz

City Staff: Josh Yost, Community Development Director

John Penrod, City Attorney

Heather Bakker, Executive Assistant

City Council: Matt Packard

CALL TO ORDER

Chair Ellingson called the meeting to order at 6:02 p.m.

APPROVAL OF THE AGENDA

There was a discussion about the agenda and the additional item on the agenda. Commissioner Young moved to approve the agenda as written. Commissioner Farrer seconded the motion. The vote to approve the agenda was unanimous.

LEGISLATIVE SESSION:

- 1. 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. Continued from August 24, 2021
- 2. 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 August 24, 2021

Director Yost presented. Commissioner Young asked if this is an overlay. Director Yost said that it is.

Director Yost said the Staff requests and concerns are six-foot porch depth to be measured from the face of the house to the railing; 18" above grade minimum finished floor elevation for single-family detached and attached lot types; window trim or reveal; double frontage lots; and southern area architectural design.

Director Yost spoke to the transfer of density in the southern part. Provided the rationale that the most important part is the last sentence: "If there is a market for stand-alone retail and one application includes many retail lots, using the residential density allowance on other parcels will be limited by the bulk restriction, size, height, mass of buildings, as well as parking requirements." In these cases, the applicant won't be able to realize a part of the residential density allowance. If there is a big box store, everything else still has to work to use that density on the adjacent lot and it needs to be in the same application and not exceed the density limits for that transect. The applicant has taken these statements that were included in the northern part and added them to the southern part.

Director Yost talked about product type and diversity of use for lot types and how they are mixed throughout the project. It can be addressed on page 64 by bringing the diversity standards for all the different lot types together per transect. We propose one lot type for every 250 feet of block face. Commissioner Baker asked if this was all the different types for each transect. Director Yost said yes on a block face, it has to be at least one lot type per 250 feet. For the first 200, you can have one lot type. Once it goes above that, you have to add an additional lot type. That speaks to the concern on Main Street that it doesn't become monolithic. And in the southern T6 unit, there can't be one unit type wrapping around a block. A diagram is provided on page 28 of the packet.

Commissioner Heaps asked how many feet are on block-face three from arrow to arrow. Director Yost said probably in the range of 500 feet. Four different faces would be required on that block face.

Director Yost said we asked to see standalone commercial lots and that lot type was added. There was discussion last week if you could fill it with cottages or townhomes, and that has been quantified on page 22. We asked if there was a commitment to minimum numbers of each of the major lot types, like single-family homes, townhomes, apartments, etc. The applicant responded that the densities and the block face diversity rule plus the minimum of 7 units on each half-block that it is impossible to use the densest lot types. After evaluating, we concur with that. In the T3 areas, the diversity of lot types may diminish as they only go up to a small number of lot types in T3 because it is the most suburban and least intense development. They addressed that on page 62.

In terms of density, we asked to see a larger lot type, so the suburban mansion house was added and the maximum floor area limit was removed. Staff felt with all the different lot types, there was some room to move up the maximum floor area size for some of the single-family units. The suburban house was a maximum 3,200 square foot lot size. In the village house and the suburban house, Director Yost has confidence in the setback and massing articulation standards that will prevent us from getting houses that seem to crowd their lots and seem too big. We recommend increasing or taking out the maximum floor area in lot types 2 and 4. Commissioner Baker asked if that is total. Director Yost said it is the total maximum floor area. The parking is summarized by lot type on page 62.

The unit counts and density reflect the discussion we just had. Notes are added in the regulating plan for the North and South portion.

Commissioner Young asked if there is enough parking for those who live there. Director Yost said he is confident the builders will build the parking to make it work. Some of the multi-family product requires one parking stall per unit, which is less than would be required under our standard parking requirements, but if you impose our standard parking requirements on this project, it starts blowing it up. Director Yost is confident in the building community for how much parking they provide and knows that, as the City, we have the tools to regulate on-street parking if it becomes problematic. Commissioner Young asked if there would be any shared parking agreements with the Church or the school. Director Yost said the only shared parking agreement he has ever seen with The Church of Jesus Christ of Latter-day Saints was the park and ride agreements with UTA. Commissioner Young asked if those have been revoked. Director Yost said they could be.

Block standards and thoroughfares have been addressed and communicate as a pedestrian priority area.

The materials discussion called for vinyl siding to be prohibited. The applicants made the case that vinyl has come a long way. Director Yost researched this and to make it defensible added that it can't have faux grain and must be smooth. It must have the profile of traditional wood siding. It can't have the profile of shiplap that has some backing on it to make it sturdier. More of that can be put in the code.

Lastly, the applicant followed our recommendation to designate some areas on the regulating plan as special address areas, which are areas that have additional regulations. In certain areas storefront frontage was required, as well as minimum glass requirements, added covered walkway requirement to several lot types to address adding additional character.

Commissioner Heaps asked for a copy of the email attachment that was sent late this afternoon. Director Yost asked Heather Bakker to make copies for the Commissioners, which were made and distributed.

Director Yost gave guidance on the motion saying it doesn't have to be yes or no. We encourage you to be nuanced and include conditions, such as 'We recommend approval if...'; it can include specific changes to the code; include statements or concerns; guidance for concerns; or say any other considerations for the Council.

Korkut Onaran, adjunct professor at the University of Denver, Ph.D. in planning and architecture and practicing planner, presented. He wants to address the concerns from the last meeting: setbacks, materials, height, architectural design and Director Yost's concerns as well.

This project is different in that we are working together with the applicant and the City. There are items in this code that he felt are good things to be included. The building setbacks are close to the sidewalk. We follow traditional neighborhood architecture. You

can create neighborhood interaction with setbacks. They are asking for 3 feet side setbacks.

He showed compact tiny buildings. This gives options. We oversupply big single-family homes. There is demand for small homes and small lots. Fire suppression is required when homes are less than 10 feet apart, which is very doable.

Concerning materials, the vinyl reaction was surprising. We aren't stuck on using it. Federal law asks for a 50-year guarantee. Vinyl is the only material that can meet that. If it is a deal-breaker, we will put it in as a condition. Same with corrugated metal. He has seen it Springville. Commissioner Heaps asked if there were good examples of corrugated metal and siding. Mr. Onaran said it isn't inherent to be good or bad. He saw Dutch lap in this community and there are some nice-looking buildings and they are vinyl. In this jurisdiction, it was allowed. Commissioner Heaps said attaching a qualitative description and pictures would eliminate his concerns.

Mr. Axley said that if no vinyl is allowed, that is OK. Some people are moving from the East coast and they want it. Commissioner Heaps asked Commissioner Young if they use it at UVU, to which he replied there is no application for it there. Chair Ellingson said her house is vinyl. Mr. Axley said that he has used corrugated steel, the same as board and baton. Commissioner Heaps just wants to do it correctly.

Mr. Onaran spoke about building height. The maximum building size is 2,200. Commissioner Heaps asked if the total height could be 45 feet and still get the number of stories in. He likes 45 feet, not 50. Mr. Onaran said it is a small amount of change. Commissioner Farrer made a point about it being downtown as opposed to it being in the Westfields. Commissioner Heaps likes what Commissioner Farrer said. It makes sense. Commissioner Young said it adds interest and makes it nice.

This block type can only have 4 stories if 2,000 square feet of the ground floor is non-residential. Commissioner Baker asked if this was the 30% mixed-use. Mr. Onaran said it is at setbacks. Chair Ellingson mentioned you're going around a green space.

Commissioner Heaps confirmed that the Main Street Mixed-use buildings can only go in T6, T5 and T5i. Mr. Onaran said yes. Director Yost clarified it can only go to 4 stories in Lakeside.

Mr. Onaran talked about the changing articulations. He showed the 4 story options. Commissioner Heaps asked if this passed, is this the architectural style we would get. Mr. Onaran said this is what we prefer and what we are going to put in the pattern book.

Commissioner Young asked if the commercial could be converted to residential. Mr. Onaran said yes. We are looking for small businesses in those spaces. Mr. Onaran showed an example of residential right next to commercial. Mixing them is key. Commissioner Parker said we are kidding ourselves if we say these are going to be retail. Daybreak is having a hard time filling their mixed-use buildings. You want it to be vibrant. Mr. Axley said the biggest demand we have is small commercial less than 2,000 square feet. Mr. Lent said rather than having empty commercial space, the retail space can be rented office space, or the code allows us to turn it into residential.

Commissioner Young asked the overall unit rate for parking. Fee simple lots, including townhomes, duplexes and single-family, are 2 spaces minimum per lot. Small apartments are 4 units with 4 spaces minimum and 8 spaces maximum. Most could accommodate 6-8 spaces. Large apartment buildings have one space minimum per 1,200 square feet or 2 spaces if more. Businesses have 2 spaces per 1,600 square feet and after each 400, one more space. We are not trying to over-require parking.

Commissioner Heaps asked Director Yost if the parking is adequate. Director Yost said definitely. Parking demand will decrease eventually. He is comfortable as it is currently written. Chair Ellingson asked if streets are wide enough to allow street parking in those areas. Director Yost said yes. Commissioner Young mentioned they are speed calming roads so people drive more slowly.

Mr. Onaran addressed what Josh mentioned:

Double frontage: In the regulating plan we have T4 and alley. When it is a front-loaded prototype, you can't have a driveway directly from an arterial. Those lots cannot have privacy fences on either side. Buyers know what they are getting into. The con is little privacy, but the pro is great access to a greenway and the street.

Commissioner Baker asked how a double frontage lot is different from a corner lot. Director Yost said on a corner you could have 3 streets. Commissioner Baker why is that bad. Director Yost said it doesn't feel like a place people should be. Commissioner Baker clarified you cannot have a privacy fence on the greenway. Mr. Onaran said yes.

Chair Ellingson asked about the fence requirements going away. Mr. Onaran said no, it is a condition we can add. Mr. Axley said he saw a community that doesn't allow fences at all and there is community pressure to maintain your things. Mr. Onaran said to solve this, we would limit the privacy fence in this code.

- 2) Window trim or reveal is an acceptable condition.
- 3) 18" grade minimum creates some issues but be can be worked around.
- 4) Porch depth requirement in some cases because of the shape of the porch it is not easy to determine depth. We can meet that. The setbacks are written will make 8 feet the norm.

Commissioner Baker asked about liner building setbacks and if they are ever designed to be right next to each other. Mr. Onaran said they are like a row home, they can touch each other. Commissioner Baker asked why the two feet setback and would that happen. Mr. Onaran clarified it is two feet to the side. It could be two feet to the property line and a driveway a little further than that. The purpose of that is to create fee simple lots. Zero-setback is when they are touching the other building. Commissioner Baker asked if there would be a situation where there would be 4 feet in between buildings with a two feet setback on each side. She is concerned about that. Mr. Onaran said they can put a restriction in. He said that is not the intention.

Chair Ellingson opened the public hearing at 7:38 p.m. Seeing there was no public comment, Commissioner Young moved to close the public hearing. Commissioner Parker seconded. The public hearing was closed at 7:39 p.m.

Commissioner Young said the applicants have done a great job at addressing our concerns. Commissioner Baker said her concern is the three-foot setbacks on tiny cottages and feels it can encroach into set back two feet leaving one foot there and one foot from the other side that could leave a trash way in between. She would like the minimum to be 5 feet. Chair Ellingson shares that concern for those reasons. Commissioner Parker asked what the space would be used for. Chair Ellingson said at 5 feet it would not be used, but not so small that it would be hard to clean. Commissioner Parker doesn't think this is such a problem. Commissioner Baker said it could be used as a pathway. Commissioner Parker understands what they are saying. Commissioner Heaps asked if we could have a standard with landscaping to minimize the problem. Mr. Onaran is fine with a 5-foot setback. Commissioner Parker said the clients are looking for that. They have a different lifestyle than we do. Commissioner Baker said they physically have to transverse the space. Commissioner Heaps asked Mr. Onaran what would be better. Mr. Onaran said it gives smaller frontage and less land. But two feet is not much difference. Commissioner Heaps said he agrees and let's move on with the 5 feet setback.

Commissioner Heaps asked about the T6 area and not making it such high density. Mr. Onaran said the density is the same. We are creating small 3 to 4 story apartments. There are large amounts of living styles in the area. It is good because of all the amenities there. Diversity and the unit types are our answers to that. Commissioner Heaps asked in T5 and T5i, we can do everything that we can do in T6. The one difference is less density in T5. He asked if T6 could become T5i. Commissioner Baker said T5i allows big box, where T6 can't. Commissioner Parker said we don't want that. Mr. Onaran said T5i is coming from the interface. It is close to the HC. Commissioner Heaps said he likes that a lot. It helps to know that. Mr. Onaran said the density is going to be more like apartments. We hope from T5 is not that. Ideally, T5 provides different things than T6. Where density increases in T6, we don't want that in T5. Commissioner Heaps asked if it is possible to keep T6 and reduce density in T5. Commissioner Heaps concluded that the density needs to be there to support the commercial. The Commissioners agreed.

Commissioner Heaps asked if it will be tied to a development agreement. He did not see that in the procedural standards. Director Yost said the development agreement will come back to you. Commissioner Parker said we don't need to put it in the motion. Director Yost said no.

Commissioner Young moved to approve the Lakeside Partners and Davies Design Build request for the zone text amendment to adopt the Lakeside Landing Special District in Springville Code Title 11, Chapter 9 with the inclusion from staff including high-quality vinyl and corrugated metal, double frontage residences have no fencing with side setbacks being 5 feet minimum, porch depths being 6 feet minimum, 5 feet setbacks with exception of liner buildings they can stay at zero or two. Commissioner Parker seconded. The vote to approve the Legislative Item was unanimous.

Commissioner Young moved to approve the Lakeside Land Partners and Davies Design Build request to apply the zone map amendment to apply the Lakeside Landing Special District overlay to the parcels as listed in the agenda. Commissioner Baker seconded. The vote to approve the Legislative Session item was unanimous.



Chapter 9:

LAKESIDE LANDING SPECIAL DISTRICT OVERLAY

DRAFT





prepared by
PEL-ONA ARCHITECTS AND URBANISTS
together with

CITY OF SPRINGVILLE
initiated by
LAKESIDE LAND PARTNERS
DAVIES DESIGN BUILD

August 23, 2021

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Chapter 9: LAKESIDE LANDING SPECIAL DISTRICT OVERLAY

Article 1 - GENERAL PROVISIONS

11-9-101 Applicability, p.6

11-9-102 Vision and purpose, p.7

A. Diverse, p.7

B. Compact, p.7

C. Walkable, p.8

D. Street-oriented design, p.8

Article 2 - REGULATING (TRANSECT) PLAN

11-9-201 Context, p.10

A. Lakeside Landing within Lakeside Community, p.10

B. Primary plan decisions, p.10

11-9-202 Permitted lot types and uses, p.12

11-9-203 Permitted densities, p.16

A. Northern part, p.16

B. Southern part, p.18

Article 3 - ILLUSTRATIVE PLAN

Illustrative Plan, 1'=600' scale, p.22 and 23 Illustrative Plan, 1'=400' scale, p.24 and 25

Article 4 - DEFINITIONS

11-9-401 Applicability, p.28

11-9-402 Definitions, p.28

Article 5 - LOT TYPES

- 1. Suburban Mansion Lot Type, p.34
- 2. Suburban House Lot Type, p.35
- 3. Side-Drive House Lot Type, p.36
- 4. Village House Lot Type, p.37
- 5. Cottage Lot Type, p.38
- 6. Compact Cottage Lot Type, p.39
- 7. Tiny Cottage Lot Type, p.40
- 8. Compact Tiny Cottage Lot Type, p.41
- 9. Shallow Cottage Lot Type, p.42
- 10. Twin Houses Lot Type, p.43
- 11. Cottage Twin Houses Lot Type, p.44
- 12. Compact Cottage Twin Houses Lot Type, p.45
- 13. Shallow Cottage Twin Houses Lot Type, p.46
- 14. Backyard Townhouse Lot Type, p.47
- 15. Compact Townhouse Lot Type, p.48
- 16. Small Apartment Building Lot Type, p.49
- 17. Courtyard Apartment Building Lot Type, p.50
- 18. Main Street Cottage Live Work Lot Type, p.51
- 19. Main Street Townhouse Live Work Lot Type, p.52
- 20. Main Street Slot Townhouse Live Work Lot Type, p.53

Article 5 - LOT TYPES (continues)

- 21. Main Street Back-to-Back Cluster Lot Type, p.54
- 22. Main Street Row Building Lot Type, p.55
- 23. Apartment Row Building Lot Type, p.56
- 24. Compact Urban Townhouse Lot Type, p.57
- 25. Main Street Mixed Use Apartment Building Lot Type, p.58
- 26. Liner Building Lot Type, p.59
- 27. Neighborhood Store, Restaurant, or Civic Bldg Lot Type, p.60
- 28. General Big Box Retail Building Lot Type, p.61

Summary of off-street parking requirements, p.62

Article 6 - ARCHITECTURAL DESIGN STANDARDS

- 11-9-601 Block Face Diversity, p.64
- 11-9-602 Houses, Cottages, and Twin Houses, p.65
- 11-9-602 Townhouses, p.69
- 11-9-603 Apartment Buildings, p.72
- 11-9-604 Main Street and Community Buildings, p.74

Article 7 - LANDSCAPE DESIGN STANDARDS

- 11-9-701 General Requirements, p.78
- 11-9-702 Landscaping within Street Right-of-Ways, p.79
- 11-9-703 Neighborhood Parks, p.80
- 11-9-704 Front yards, p.82
- 11-9-705 Common Courts, p.85
- 11-9-706 Apartment Buildings, p.86
- 11-9-707 Main Street and Community Buildings, p.87
- 11-9-708 Landscaping at alleys, p.88
- 11-9-709 Lighting and Fences, p.89

Article 8 - THOROUGHFARE DESIGN STANDARDS

- 11-9-801 General Standards, p.92
- 11-9-802 Thoroughfare Types
 - A. Lakeside Arterial Street, p.94
 - B. Minor Collector Street, p.96
 - C. Local Commercial Street, p.98
 - D. Local Residential Street, p.100
 - E. Pedestrian Green Street, p.102
 - F. Fire Alley, p.104
 - F. Alley, p.106

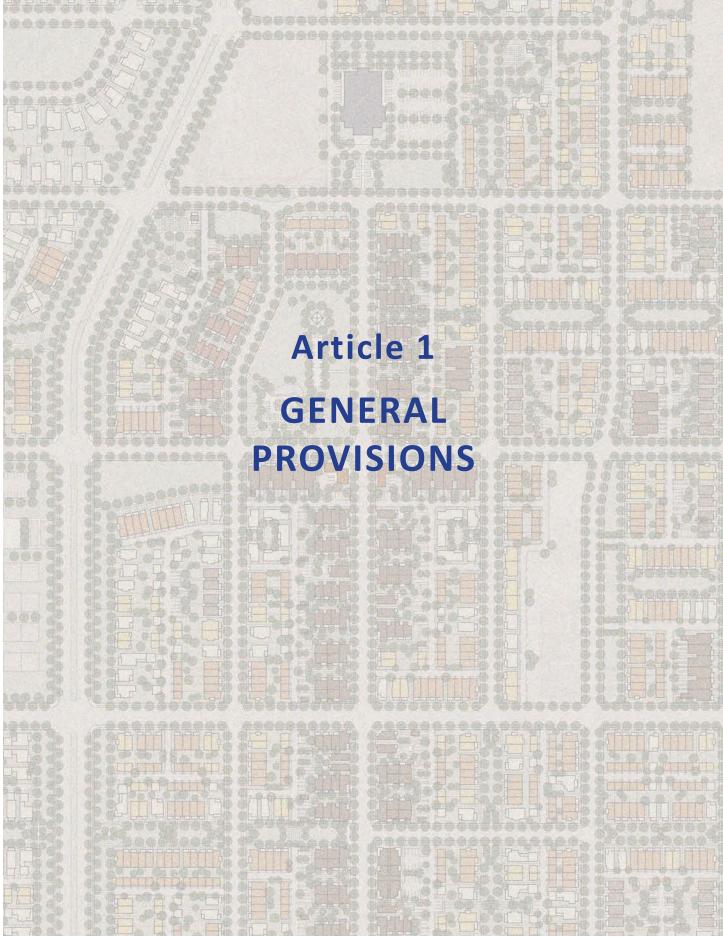
Article 9 - PROCEDURAL STANDARDS

- 11-9-901 LLSP Subdivision review, p.110
- 11-9-902 LLSP Site plan review, p.120
- 11-9-903 Special form permit and special form review, p.124

Picture credits, p.112

NOTE:

Within Chapter 9: Lakeside Landing Special District Overlay the regular text is used for regulatory language and the italic text is used for explanatory language.



11-9-101 Applicability

Article 1 - GENERAL PROVISIONS

The provisions of Chapter 9 apply for all parcels that are located within Lakeside Landing Special District Overlay, boundaries of which are shown on Regulating (Transect) Plan presented in Article 2 of this chapter. The provisions of Chapter 9 replaces the provisions assigned to the base zone districts as well as those of the following chapters and articles of Title 11, Development Code of Springville, Utah:

Chapter 6 - Supplementary Regulations

11-6-104: Accessory Building Prohibited as Living Area

11-6-106: Allowed Projections into Required Yard Areas

11-6-107: Exception to Front and Side Setback Requirements

11-6-113 (2) (a) (vi). Tandem parking

11-6-113 (3) (c). Parking space dimensions

11-6-113 (6) Parking spaces required

11-6-114 (4) (a) (iii) Driveway widths

11-6-204 Landscaping requirements

Beyond the above listed chapters and articles, when there is a conflict between the requirements of Chapter 9 and the rest of Title 11, provisions of the Chapter 9 shall apply. For all other items and subjects for which Chapter 9 has no requirements the provisions assigned to the base zone districts and those of Title 11 shall apply.

HOW TO USE THIS CHAPTER

Lakeside Landing Special District Overlay adopts a set of standards to create an internally consistent code to be applied to Lakeside Landing. It uses a "lot type" approach that is based on transect zones. It establishes transect zones within Lakeside Landing Special District Overlay by means of a regulatory plan (presented in Article 2 of this chapter) and specifies the permitted uses, densities, and building forms within each transect. An applicant needs to (a) find out in which transect the property is located which will provide the permitted uses, densities, and building forms via a list of permitted lot types; (b) study the lot types options simultaneouly with the definitions provided in Article 4; (c) study the illustrative plan for inspiration; (d) read the architectural and landscape design standards (Articles 6 and 7) to find out about additional regulations applied to the property. The following are brief descriptions of each arcticle.

Article 2 - Regulating (Transect) Plan establishes four buildable transect zones and a zone for neighborhood parks and greens. It also assigns lot types to each transect zone and defines permitted uses within the transects, as well as the neighborhood parks and greens zone.

Article 3 - Illustrative plan is not a regulatory map, but an inspirational example. The purpose of this plan is to provide an idea about the built-out condition and to substantiate some of the design principles and standards.

Article 4 - Definitions explain specific terms used within Chapter 9. If not defined in this section, the definitions provided within "11-3-402: Definitions" will be used.

Article 5 - Lot types is the section where each of the twenty-six lot types are defined. A lot type is a set of density, intensity, and bulk regulations that are based on a building type. Depending on the specific lot type, these regulations include lot size, lot coverage, height, setback, building and porch size regulations, as well as parking requirements.

Article 6 - Architectural design standards provide additional architectural standards and guidelines corresponding to each lot and building type. These include standards and guidelines that address massing and articulation, block face diversity, exterior building materials, colors, etc.

Article 7 - Landscape design standards provide standards for both the public spaces and private lots. The emphasis is on the selection of appropriate plants and design strategies for the public realm, with considerable flexibility provided for private yards.

Article 8 - Thoroughfare design standards provide the street types used in Lakeside Landing via a series of diagrams, specifications, and dimensions that describe the public realm for pedestrian, bicycle, and vehicular movement.

Article 9 - Procedural standards establishes the application and review procedures and address variances and special permits.

11-9-102 Vision and purpose

Article 1 - GENERAL PROVISIONS

The vision and the primary design principles of the Lakeside Landing Special District Overlay are in agreement with the principles of the Lakeside Community Plan. The thoroughfare network and street categories are also in agreement with the City's transportation plan.

Lakeside Landing Special District Overlay is planned to be a diverse, compact, walkable, and street-oriented neighborhood with strong common amenities; a thriving convivial neighborhood that supports and guides further development in the nearby surroundings. The design principles of Traditional Neighborhood Design (TND) are integrated into the regulations listed within this chapter. The regulations incuded within this chapter are essential in the successful implementation of this vision.

A. DIVERSE

Lakeside Landing is aimed at creating a diverse community in terms of both uses and lifestyles. Diversity of use creates resiliency. Providing certain essential daily services and businesses within walking and biking distances reduces driving. This is the reason why Lakeside Landing intends to accommodate necessary retail uses and provide space for small community businesses and start-ups. In terms of residential uses, Lakeside Landing accommodates not only detached houses, but also cottages, twin houses, town houses, clusters, and apartments, as well as live work units; each of these appeal to a certain lifestyle in a certain phase of life. Mixing families with children, empty nesters, young couples, and other household types, creates a healthy community with strong mutual support and social interaction. It also creates resiliency in times of emergency.

B. COMPACT

Compactness refers not only to the density of buildings, but also to how they increase the intensity of social life and encourage neighborly interaction. For example, a high-rise building may have considerable unit density, but if it is surrounded by a sea of parking, it may promote little interaction between residents. By contrast, a green court, well-appointed street, or small plaza surrounded by front entrances and porches can create a strong sense of place and encourage interaction between residents. A well-connected street grid with smaller blocks



An inspirational bird's-eye view perspective drawing of a neighborhood center with two neighborhood parks surrounded by a diverse set of neighborhood businesses and residential buildings.

increases the intensity of neighborly interaction because small blocks create a more appealing and interesting environment for walking. Mid-block green court pedestrian connections, pocket parks, and small plazas enrich the pedestrian experience. Deep and narrow lots with narrow houses increase the number of front doors and porches along the sidewalk. Instead of street-facing garages, garages with access from an alley behind the houses can handle cars and encourage pedestrian use of sidewalks. Serving buildings from alleys also eliminates curb cuts so the sidewalk continues uninterrupted. Buildings placed close to the sidewalk provide visual interest and bring neighbors closer to the action. These gestures makes sidewalks safer, more attractive, and allows space for on-street parking, which also calms traffic.



An inspirational conceptual drawing showing how common green courts can be valuable amenities especially when surrounded by residential units with limited open space, such as townhouses and multifamily dwelling buildings.

11-9-102 Vision and purpose

Article 1 - GENERAL PROVISIONS

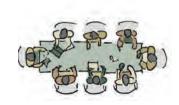
C. WALKABLE

Strong neighborhoods offer pleasant environments for walking. Walking is an essential daily activity for both traveling to destinations and sustaining a healthy level of fitness and social interaction. Residential streets in a healthy community are important amenities where significant levels of recreation and socialization take place. For a residential street to embrace life and provide a safe place for families and older or physically challenged neighbors, traffic needs to be slowed down or calmed. Designing streets according to the desired speed of traffic is essential. This means providing narrower streets with tighter turning curb radii at intersections. Trees planted at short intervals, close to the curb in tree lawns separating the street from detached sidewalks, provide shade for pedestrians and help drivers slow down without speed bumps. On-street parking also slows drivers and provides pedestrians a safer and more appealing sidewalk environment, as well as protection from the moving cars. Street furniture, such as a bench or a table, can also communicate a subliminal message to drivers: People live here, slow down. Buildings placed close to the sidewalk also communicate the presence of people. These are all simple design principles, but they are essential in creating a safe and thriving neighborhood.



Just as we face each other to communicate, buildings need to face each other to relate. When buildings face the street, the street becomes a place that accommodates and encourages interaction. The two site plans presented on the right show a comparison between a typical suburban pattern, designed to isolate homes on large lots, and a street-oriented traditional neighborhood plan that encourages community interactions. While suburban neighborhood plans often provide only one entrance and access roads branching from it, traditional neighborhoods offer multiple access points via a street grid. Furthermore, this street grid is overlapped by a grid of pedestrian walkways and greens.

The suburban plan offers a lot of pavement via wide streets and driveways. It is easy and quick to drive through. Sidewalks are attached to the street. The buildings sit back, away from the sidewalk, with ample lawns. Wide driveways and large garages facing the street create distance between homes. The private green space in front of and between homes acts as a buffer providing privacy but little connection. You rarely see people strolling



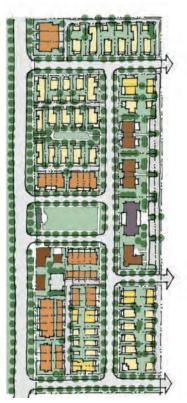


On the left is a top view of eight people meeting around a table, and on the right is a partial plan of a neighborhood street with houses facing the street. Like the way we need to face each other to communicate effectively, buildings need to face each other to create a street that accommodates and encourages neighborly interaction.

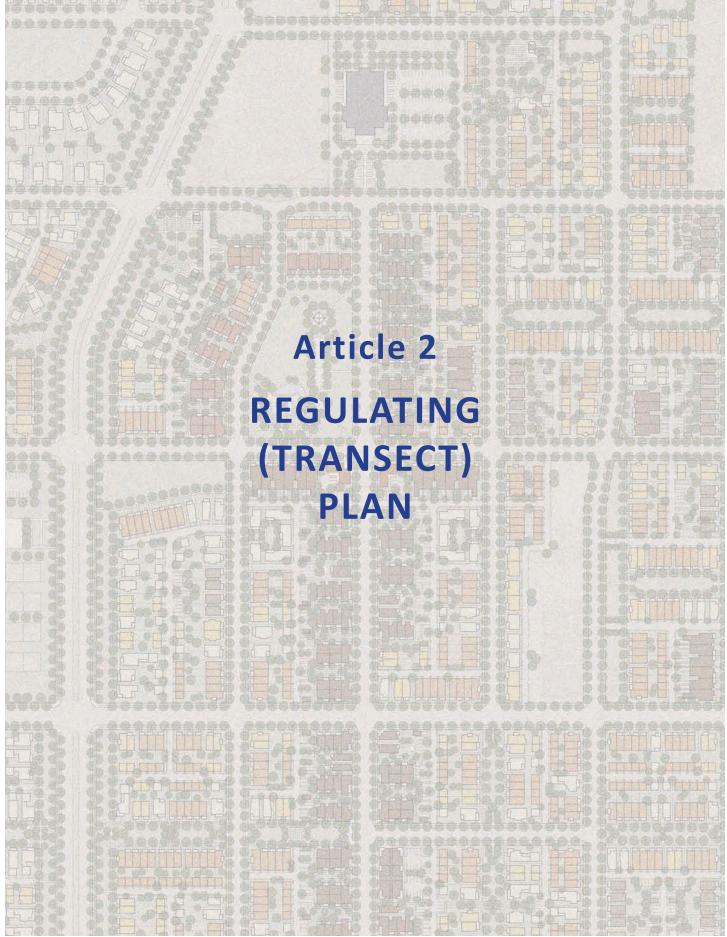
in these neighborhoods, unless they are walking the dog. It is just not that pleasant to walk around.

In the traditional neighborhood plan, the street right-ofway is wide but the streets themselves are narrow. The buildings are placed close to the sidewalk to communicate the presence of life to the drivers. Finally, in the traditional neighborhood plan, the green spaces take the form of neighborhood parks and green courts. Sited in a central location and celebrated as a gathering place, the neighborhood park shown on the plan is embraced by surrounding buildings, encouraging residents to step outside and connect.





A comparison of a conventional suburban pattern (left) with a streetoriented traditional neighborhood site design (right).



Article 2 - REGULATING (TRANSECT) PLAN

A. LAKESIDE LANDING WITHIN LAKESIDE COMMUNITY

Lakeside Landing Special District Overlay is only a part of the Lakeside Community as it is defined by the Lakeside Community Plan. The plan on the opposite page depicts the entire Lakeside Community and shows how Lakeside Landing Special District Overlay sits within it (all the blocks colored solid, without transparency, are within Lakeside Landing Special District and all of the other blocks, with transparency on top of the aerial picture, are outside the boundary of Lakeside Landing Special District Overlay, but within the Lakeside Community).

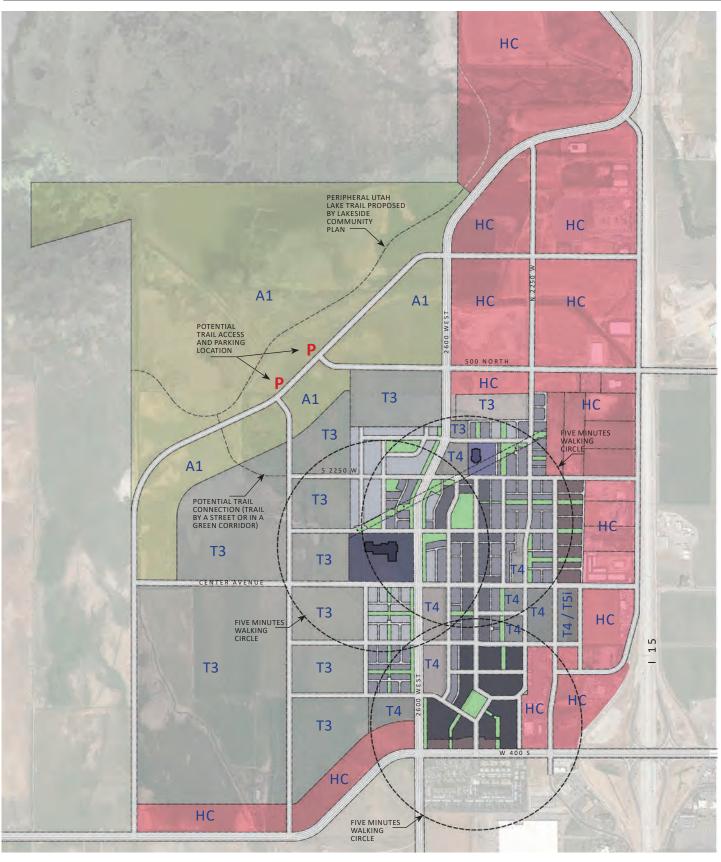
Article 2 provides guidance and land use recommendations for the parcels that are located outside the district boundary. The zone assignments indicated on the map on the opposite page are recommended land uses (see also the regulating plan on page X suggested for some of the adjacent properties). The A1 (Agriculture) and HC (Highway Commercial) zone districts are the designations provided by "Chapter 4 - Zoning District Regulations." T3 (Garden Village Transect) is defined by this article.

B. PRIMARY PLAN DECISIONS

- Two neighborhood centers that are brought together by two neighborhood parks, one to the south and one to the north, are connected by a "Main Street" (Lakeside Avenue or 2450 W) where neighborhood oriented businesses are to be accommodated within mixed use buildings. These centers are located within ten minutes walking distance (a half-mile) from each other.
- As envisioned by Springville's transportation plan, 2600
 W (designated as arterial street) and N 350 E connecting
 to S 2000 W (designated as local commercial street)
 will be through streets. Lakeside Avenue (2450 W), on
 the other hand, will be a pedestrian friendly, low speed
 street. Lakeside Avenue (2450 W) lies in the middle of the
 properties presented by the group of owners representing
 this document. As such, it is likely that this street will
 be developed soon, and will establish the quality of the
 development with exemplary building types.
- The lot types assigned to the Lakeside Avenue corridor include various mixed use building types that can accommodate a diversity of small neighborhood service businesses, such as a small grocery store, coffee houses, as well as professional offices, dentists, health providers, alternative health providers, accountants, lawyers, and last, but not least, the artists, for which Springville is known for.

- A diverse set of buildings types (houses, cottages, compact cottages, twin houses, townhouses, clusters, various live/work and mixed use building types, apartments) will be employed to accommodate a diverse set of lifestyles. Residential density, along with the level of urbanity, will decrease as one moves away from the Lakeside Avenue and the neighborhood centers.
- The two neighborhood parks that mark the neighborhood centers create a strong sense of arrival.
 These centers are connected via a series of walkable streets and common green courts.
- The green space network includes a diverse set of neighborhood parks, pocket parks, walk-through greens and small common courts in various sizes, to serve the diverse needs of residents of all ages.
- The entire neighborhood is configured with a wellconnected street grid and a finer web of pedestrian connections (via walk-through green courts) that provides further connectivity for the pedestrians and encourages walking and neighborly interaction.
- The streets are treated as complete streets; places not only to walk and bike but also to accommodate neighborly interaction.
- Connections to Peripheral Utah Lake Trail are suggested at the end of 500 North, 400 North, and 2250 West streets.
- A vista terminating at the church at the north end of the Lakeside Avenue (2450 W) and at an Elementary School on East 100 North Street are proposed. Even though the Middle School is located to the west of 2600 West, which is an arterial street. This location lies at the center of the entire Lakeside Community and offers access by walking for many blocks, as well as an easy vehicular access which is usually problematic when schools are located within core locations of the neighborhood. Another advantage of this location is that the school will slow down the traffic on 2600 West by means of the school zone driving restrictions. Considering that arterials that run through residential neighborhoods usually create safety issues, slowing the traffic for a block or two will be a positive improvement.
- At the HC (Highway Commercial) and neighborhood interface areas a special transect, T5i: Village center Interface Transect, is created to provide the proper transition of land uses.

Article 2 - REGULATING (TRANSECT) PLAN



LAKESIDE LANDING WITHIN THE LAKESIDE COMMUNITY: SURROUNDING LAND USE AND TRANSECT RECOMMENDATIONS



11-9-202 Permitted lot types and uses

Article 2 - REGULATING (TRANSECT) PLAN

The regulating plan provided on the opposite page the establishes the location of transect zones, streets, blocks, and neighborhood parks and common courts, within the Lakeside Landing Special District Overlay. The permitted lot types and uses within each transect zone are listed below.

The highlighted uses (in dark blue) are defined on page X. In addition to the developable transect zones, this regulating plan creates a zone district for neighborhood parks and common courts and lists permitted uses and structures that can take place within this zone.



T3: GARDEN VILLAGE TRANSECT



T4: VILLAGE TRANSECT



T5: NEIGHBORHOOD CENTER TRANSECT

Permitted lot types:

- 1. Suburban Mansion
- 2. SuburbanHouse
- 2. Side-Drive House
- 3. Village House
- 4. Cottage
- 10. Twin Houses

Permitted uses:

Residential, home office, cottage farming, cottage industry and retail, accessory dwelling unit, assisted living, daycare.

Permitted lot types:

- 4. Village House
- 5. Cottage
- 6. Compact Cottage
- 7. Tiny Cottage
- 8. Compact Tiny Cottage
- 9. Shallow Cottage
- 10. Twin Houses
- 11. Cottage Twin Houses
- 12. Compact Cottage Twin Houses
- 13. Shallow Cottage Twin Houses
- 14. Backyard Townhouse
- 15. Compact Townhouse
- 16. Small Apartment Building
- 18. Main Street Cottage Live Work
- 19. Main Street Townhouse Live Work

Permitted uses:

Residential, home office, cottage farming, cottage industry and retail, accessory dwelling unit, assisted living, daycare, bed & breakfast, studio (art, dance, music, drama), office (general, healthcare, professional), personal services.

Prohibited uses:

Adult sexualy-oriented business, heavy industry, outdoor storage.

Permitted lot types:

- 5. Cottage
- 6. Compact Cottage
- 10. Twin Houses
- 11. Cottage Twin Houses
- 12. Compact Cottage Twin Houses
- 13. Shallow Cottage Twin Houses
- 14. Backyard Townhouse
- 15. Compact Townhouse
- 16. Small Apartment Building
- 17. Courtyard Apartment Building
- 18. Main Street Cottage Live Work
- 19. Main Street Townhouse Live Work
- 20. Main Street Slot Townhouse Live Work
- 21. Main Street Back-to-Back Cluster
- 22. Main Street Row Building
- 23. Apartment Row Building
- 24. Compact Urban Townhouse
- 25. Main Street Mixed Use Apartment Building
- 26. Liner Building
- 27. Neigh. Store, Restaurant, or Civic Building

Permitted uses:

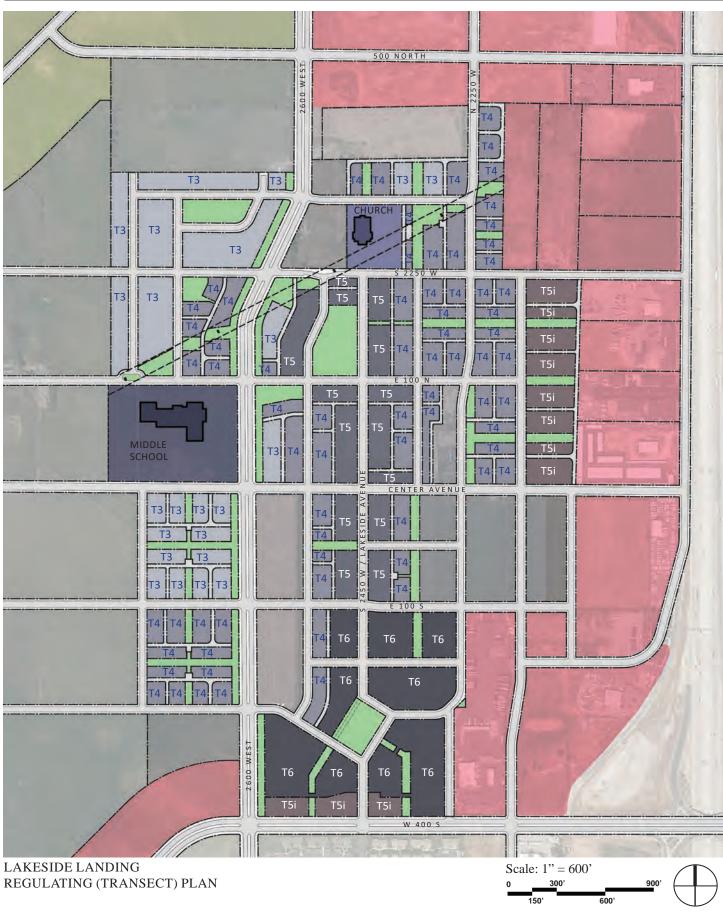
Residential, assisted living, daycare, bed & breakfast, public building and/or community services, studio (art, dance, music, drama), office (general, healthcare, professional), financial institutions, personal services, animal hospital/grooming/clinic, laboratory (medical or dental), convenience store, general retail, print shop, laundromat, laundry / dry cleaning, antique collectible store, pharmacy, artisan shop, restaurant/cafe, brew restaurant.

Prohibited uses:

Adult sexualy-oriented business, heavy industry, outdoor storage.

Note: All uses that are not listed as permitted in a transect, are prohibited within that transect.

Article 2 - REGULATING (TRANSECT) PLAN



11-9-202 Permitted lot types and uses

Article 2 - REGULATING (TRANSECT) PLAN



T5i: VILLAGE CENTER INTERFACE TRANSECT

Permitted lot types:

- 14. Backyard Townhouse
- 25. Compact Townhouse
- 16. Small Apartment Building
- 17. Courtyard Apartment Building
- 20. Main Street Slot Townhouse Live Work
- 21. Main Street Back-to-Back Cluster
- 22. Main Street Row Building
- 23. Apartment Row Building
- 24. Compact Urban Townhouse
- 25. Main Street Mixed Use Apt. Bldg.
- 26. Liner Building
- 28. General Big Box Retail Building

Permitted uses:

Residential, assisted living, daycare, bed & breakfast, studio (art, dance, music, drama), office (general, healthcare, professional), financial institutions, personal services, animal hospital/grooming/clinic/retail sale, convenience store, general retail, print shop, laundromat, laundry / dry cleaning, antique collectible store, pharmacy, tattoo parlor, taxidermy, medical cannabis pharmacy, mortuary, artisan shop, restaurant/cafe, brew restaurant, bars and taverns, hotel, motel, storage - indoor, storage - small, multi-unit, light industry.

Prohibited uses:

Adult sexualy-oriented business, heavy



T6: VILLAGE CENTER TRANSECT

Permitted lot types:

- 14. Backyard Townhouse
- 15. Compact Townhouse
- 16. Small Apartment Building
- 17. Courtyard Apartment Building
- 18. Main Street Cottage Live Work
- 19. Main Street Townhouse Live Work
- 20. Main Street Slot Townhouse Live Work
- 21. Main Street Back-to-Back Cluster
- 22. Main Street Row Building
- 23. Apartment Row Building
- 24. Compact Urban Townhouse
- 25. Main Street Mixed Use Apartment Building
- 26. Liner Building
- 27. Neigh. Store, Restaurant, or Civic Building

Permitted uses:

Residential, assisted living, daycare, bed & breakfast, public building and/or community services, studio (art, dance, music, drama), office (general, healthcare, professional), financial institutions, personal services, animal hospital/grooming/clinic, laboratory (medical or dental), convenience store, general retail, print shop, laundromat, laundry / dry cleaning, antique collectible store, pharmacy, artisan shop, restaurant/cafe, brew restaurant.

Prohibited uses:

Adult sexualy-oriented business, heavy



NEIGHBORHOOD PARKS AND COMMON COURTS

Permitted uses and structures:

Playgrounds, recreation areas and sports fields, community gardens, storage sheds with a footprint of maximum 240 s.f., greenhouses with a maximum footprint of 1800 s.f., kiosks, pavillions, band shelters, open air amphitheaters, temporary artists or farmers market stands.

Note: All uses that are not listed as permitted in a transect, are prohibited within that transect.

Article 2 - REGULATING (TRANSECT) PLAN

ADDITIONAL USE CATEGORIES

Cottage Industry and Retail:

Premises available for the creation, assemblage, and repair of artifacts (including carpentry, ironwork, and similar crafts), as well as cooking and food preparation, including their retail sale as long as produced, performed, or managed by the residents of the lot. The premises reserved for these functions shall not exceed 1,000 square feet per lot.

Home office:

Space that is part of the dwelling unit where the occupants of the unit conduct business, which is clearly secondary to the use of the dwelling unit as a private residence and does not change the character thereof. Home offices may accommodate no more that two employees (in addition to the residents) within the promisses any given time.

Residential:

Premises available for long-term habitation by means of ownership and rental. Residential use is defined as a building or buildings that can include sleeping rooms, full kitchen facilities, bathroom(s), living and dining, car storage (garage), HVAC equipment storage, and other traditional, residential spaces.

11-9-203 Permitted densities

Article 2 - REGULATING (TRANSECT) PLAN

The densities within Lakeside Landing Special District Overlay are determined separately for the northern and southern parts. These parts are established by the Northern Part and the Southern Part maps prsented in this arcticle. The reason for this is (a) current ownership pattern, and (b) denser development is recommended for the southern part of the Lakeside Community by the Lakeside Community Plan.



Net developable land within Northern part (excluding the school, the church and the street right-of-ways):

4,029,726 s.f. / 92.51 acres

Parks and common greens: 802,571 s.f. / 18.42 acres

Total net developable land within T3 Garden Village Transect:

949,669 s.f. / 21.80 acres

Total net developable land within T4 Village Transect:

1,413,376 s.f. / 32.45 acres

Total net developable land within T5 Village Center Transect:

557,105 s.f. / 12.79 acres

Total net developable land within T5i Village Center Interface Transect:

307,005 s.f. / 7.05 acres

600

Article 2 - REGULATING (TRANSECT) PLAN

A. NORTHERN PART:

Densities for residential and non-residential uses within the Northern Part (the boundaries are shown on the map page 16) are determined by the transect according to the following (continues on the next page):

T3 Garden Village:

9 dwelling units maximum per acre Studio/office/retail/restaurant/cafe space: no requirement

T4 Village Transect:

15 dwelling units maximum per acre Studio/office/retail/restaurant/cafe space: no requirement

T5 Neighborhood Center Transect: 20 dwelling units maximum per acre Studio/office/retail/restaurant/cafe space: A minimum of 2500 s.f. per acre

T5i Village Center Interface Transect: 24 dwelling units maximum per acre Studio/office/retail/restaurant/cafe space: A minimum of 3000 s.f. per acre

- In no case an application shall include a half block with less than 7 dwelling units per acre residential density.
- Residential density for the blocks that include nonresidential lots shall be calculated for only the lots that accommodate residential use (even if these parcels include non-residential uses together with residential uses).
- Densities shall be calculated per application, per transect. No density transfers are permitted across transects, but allowed within an application between the blocks within the same transect.
- 4. Lots that face the neighborhood park and lots that have Lakeside Avenue frontage shall provide at least half of the required minimum of non-residential space on the Lakeside Avenue or on the park.

Residential density for the Northern part is calculated using the 12 units per acre base density. When this is applied to 92.51 acres of net developable land shown on the plan below (92.51 acres x 12 units) a total of 1110 units are obtained. Since the development on the northern part may happen gradually by owners of various blocks appling for subdivision separately, this density is distributed to the various transects. In other words, for the north part densities will be calculated per acreage within each transect.

When these densities are applied to the amount of land within each transect (as shown on the map, page 16) the following tables result:

Maximum number of residential units:

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T3: 21.8 acres x 9 units = 196 units

T4: 32.45 acres x 15 units = 487 units

T5: 12.79 acres x 20 units = 256 units

T5i: 7.05 acres x 24 units = 169 units

TOTAL 1,108 units
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Minimum amound of studio/office/retail/ restaurant/cafe space shall be as follows:

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T5: 12.79 acres x 2500 s.f. = 31,975 s.f.
T5i: 7.05 acres x 3000 s.f. = 21,144 s.f.
TOTAL 53,117 s.f.
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Article 2 - REGULATING (TRANSECT) PLAN

B. SOUTHERN PART:

Densities for residential and non-residential uses within the Southern Part (the boundaries are shown on the map below) are determined by the transect according to the following (continues on the next page):

T4 Village Transect:

15 dwelling units maximum per acre Studio/office/retail/restaurant/cafe space: no requirement

T5i Village Center Interface Transect: 24 dwelling units maximum per acre Studio/office/retail/restaurant/cafe space: A minimum of 3000 s.f. per acre

T6 Village Center Transect:

SOUTHERN PART

31 dwelling units maximum per acre Studio/office/retail/restaurant/cafe space: A minimum of 3400 s.f. per acre

- In no case an application shall include a half block with less than 7 dwelling units per acre residential density.
- Residential density for the blocks that include nonresidential lots shall be calculated for only the lots that accommodate residential use (even if these parcels include non-residential uses together with residential uses).
- 3. Densities shall be calculated per application, per transect. No density transfers are permitted across transects, but allowed within an application between the blocks within the same transect.
- A minimum of 15,000 s.f. of the required nonresidential space shall be provided on Lakeside Avenue or on lots facing the neighborhood park, on the ground floors of mixed use buildings.



150'

Net developable land within Southern part (excluding the street right-of-ways):

1,112,751 s.f. / 25.55 acres

Parks and common greens:

156,277 s.f. / 3.59 acres

Total net developable land within T4 Village Transect:

96,066 s.f. / 2.21 acres

Total net developable land within T5i Village Center Interface Transect:

103,426 s.f. / 2.37 acres

Total net developable land within T6 Village Center Transect:

803,491 s.f. / 18.45 acres

600

11-9-203 Permitted densities

B. SOUTHERN PART:

Even though all of what is shown on the map below as the southern part is owned by the same entity and shall most probably be a single subdivision application, assigning densities per transects provide flexibility for future use of the transect for adjacent properties. Residential density for the Southern part is calculated using the 25 units per acre base density. When this is applied to 25.55 acres of net developable land shown on the plan below (25.55 acres x 25 units) a total of 638 units are obtained.

When these densities are applied to the amount of land within each transect (as shown on the map below) the following tables result:

Maximum number of residential units:

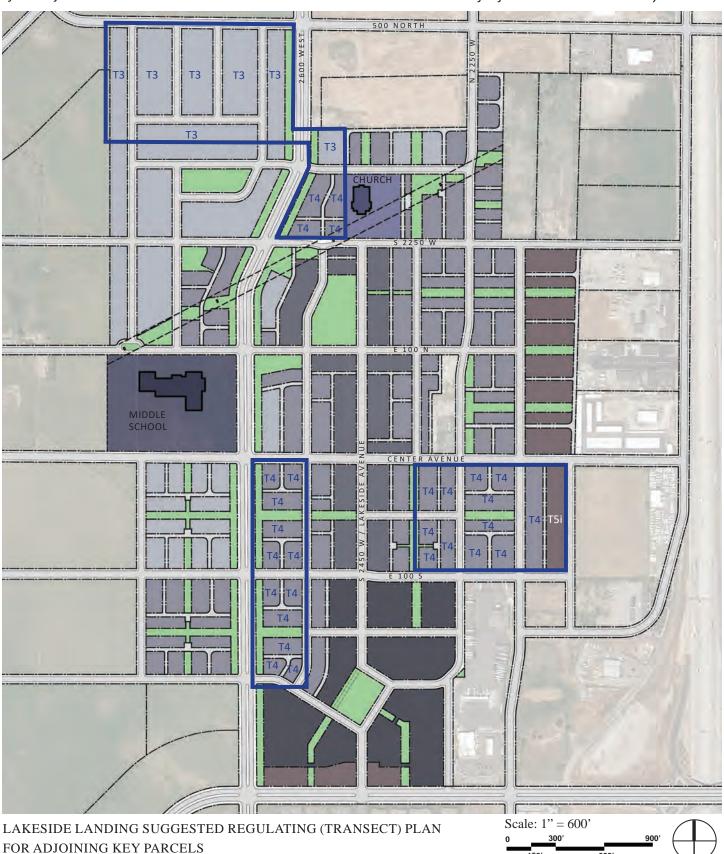
T4: 1.31 acres x 15 units = 20 units T5i: 2.21 acres x 24 units = 53 units T6: 18.45 acres x 31 units = 572 units TOTAL 644 units

Minimum amount of studio/office/retail/ restaurant/cafe space shall be as follows:

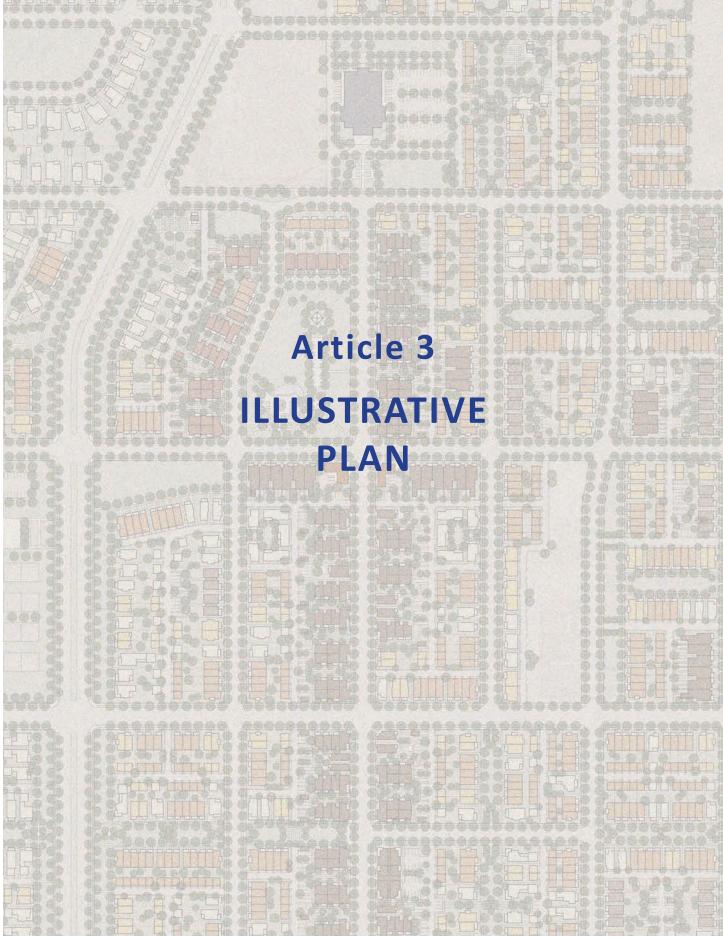
T5i: 2.21 acres x 3000 s.f. = 6,616 s.f. T6: 18.45 acres x 3400 s.f. = 62,715 s.f. TOTAL 69,331 s.f.

Article 2 - REGULATING (TRANSECT) PLAN

The regulating plan presented below includes three of the adjacent areas that are not included within the current Special District. The plan is included here as recommendation for future land use and site layout.



600°



The illustrative plan provided in this article depicts one exemplary site plan among many other possible outcomes. It shows a desirable outcome that is in line with the overall vision and primary design objectives. The purpose of this plan is to guide, inspire, and substantiate the standards. The regulatory structure of the Lakeside Landing Special District Overlay is

NUMBER OF RESIDENTIAL UNITS SHOWN ON THE ILLUSTRATIVE PLAN PER AREA AND TRANSECT

		Houses and cottages	Twin Houses	Townhomes	Apartments	Main Sreet / Mixed use	Total
	T3	160	20	0	0	0	180
#	T4	91	62	318	88	26	585
NORTH	T5	1	4	17	0	180	202
SO	T5i	0	0	25	108	1	134
~	T6	0	0	0	0	0	0
	TOTALS	252	86	360	196	207	1101
	T3	- 0	0	0	0	0	0
-	T4	1	6	16	0	0	23 0
E	T5	0	0	0	0	0	0
SOUTH	T5i	0	0	0	76	0	76
0,	T6	- 0	20	4	346	173	543
	TOTALS	1	6	16	76	0	642

NET RESIDENTIAL UNIT DENSITY OF EACH LOT TYPE CALCULATED PER MINIMUM AND TYPICAL LOT SIZES

Lot types	Minimum lot size	Typical lot size	Units per acre for minimum lot size	Units per acre for typical lot size
1. Suburban Mansion	6000	6500	7.26	6.70
2. Suburban House	4000	5500	10.89	7.92
3. Side-Drive House	4000	5500	10.89	7.92
4. Village House	4000	5500	10.89	7.92
5. Cottage	3000	3200	14.52	13,61
6. Compact Cottage	2100	2450	20.74	17,78
7. Tiny Cottage	2400	2500	18.15	17.42
8. Compact Tiny Cottage	1750	1960	24.89	22.22
9. Shallow Cottage	2000	2250	21.78	19,36
10. Twin Houses	2800	3000	15.56	14.52
11. Cottage Twin Houses	2400	2500	18.15	17.42
12. Compact Cottage Twin Houses	1700	1750	25.62	24,89
13. Shallow Cottage Twin Houses	2000	2250	21.78	19.36
14. Backyard Townhouse	1800	2000	24.2	21.78
15. Compact Townhouse	1400	1400	31.11	31.11
16. Small Apartment Building (with 4 units)	6000	7000	29.04	24.89
17. Courtyard Apartment Building (with 6 units)	9000	10920	29.04	23.93
18. Main Street Cottage Live Work (with 2 units)	3000	3200	29.04	13,61
19. Main Street Townhouse Live Work (with 2 units)	2700	3000	32.27	29,04
20. Main St. Slot Townhouse Live Work (with 4 units)	7800	10500	22.34	16.59
21. Main Street Back-to-Back Cluster (with 5 units)	11000	13440	19.8	16.21
22. Main Street Row Building (with 4 units)	5000	6000	34.85	29.04
23. Apartment Row Building	4800	5200	36.3	33.51
24. Compact Urban Townhouse	1400	1400	31.11	31,11
25. Main Street Mixed Use Apartment Building	NA	NA	NA	NA
26. Liner Building	600	912	72.6	47.76
27. Neighborhood Store, Restaurant, or Civic Bldg	NA	NA.	NA	NA
28. General Big Box Retail Building	NA	NA	NA	N/

crafted to provide flexibility for the future developers to test and adjust to the market conditions that may happen in and around Lakeside Landing. This is the reason why the regulatory plan, as opposed to illustrative, show only blocks and half-blocks and provide a set of lot type options that can be employed for these locations in various creative ways.

COLOR KEY



Houses and cottages:

- 1. Suburban Mansion Lot Type
- 2. Suburban House Lot Type
- 3. Side-Drive House Lot Type
- 4. Village House Lot Type
- 5. Cottage Lot Type
- 6. Compact Cottage Lot Type
- 7. Tiny Cottage Lot Type
- 8. Compact Tiny Cottage Lot Type
- 9. Shallow cottage lot type



Twin Houses:

- 10. Twin Houses Lot Type
- 11. Cottage Twin Houses Lot Type
- 12. Compact Cottage Twin Houses Lot Type
- 13. Shallow Cottage Twin Houses Lot Type
- 26. Liner Building Lot Type



Townhouses:

- 14. Backyard Townhouse Lot Type
- 15. Compact Townhouse Lot Type
- 24. Compact Urban Townhouse Lot Type



Apartments:

- 16. Small Apartment Building Lot Type
- 17 Courtyard Apartment Building Lot Type
- 23. Apartment Row Building Lot Type
- 25. Main Street Mixed Use Apartment Building Lot Type
- 26. Liner Building Lot Type



Main Street / Live Work / Mixed Use Buildings:

- 18. Main Street Cottage Live Work Lot Type
- 19. Main Street Townhouse Live Work Lot Type
- 20. Main Street Slot Townhouse Live Work Lot Type
- 21 Main Street Back-to-Back Cluster Lot Type
- 22. Main Street Row Building Lot Type
- 25. Main Street Mixed Use Apartment Building Lot Type
- 26. Liner Building Lot Type



Self-standing commercial, restaurant, cafe:

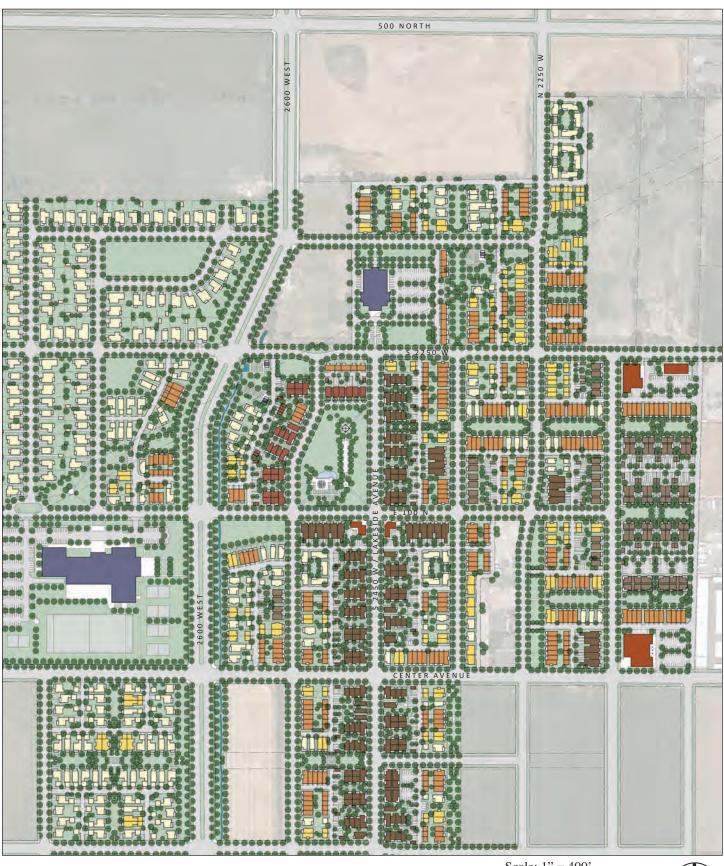
- 27. Neighborhood Store, Restaurant, or Civic Building Lot Type
- 28. General Big Box Retail Building Lot Type



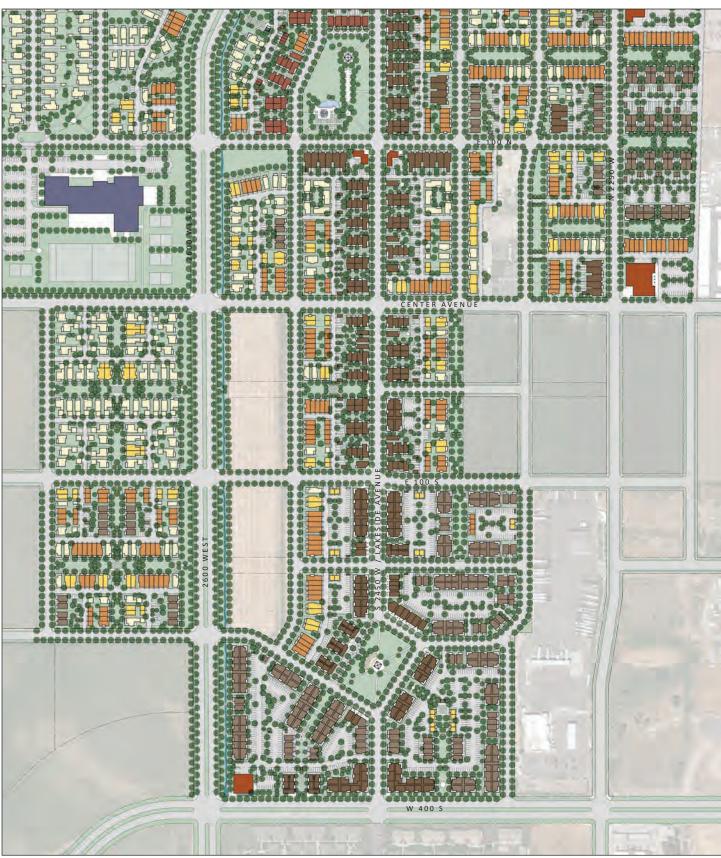
Parks and Common Courts



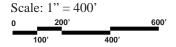
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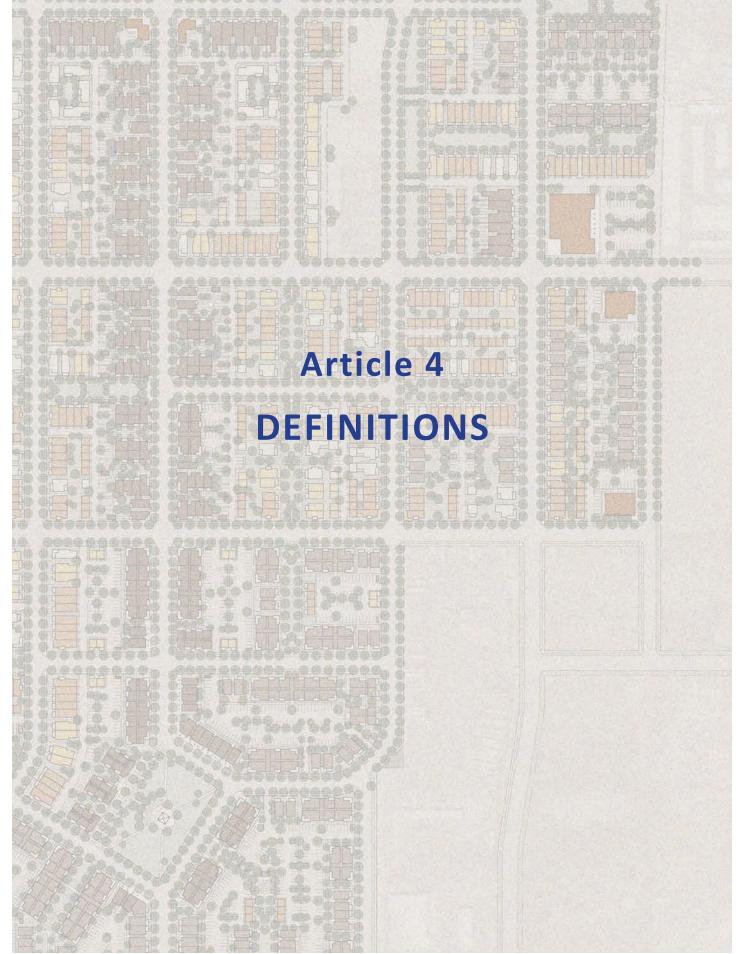
LAKESIDE LANDING ILLUSTRATIVE PLAN (DETAIL)



LAKESIDE LANDING ILLUSTRATIVE PLAN (DETAIL)







11-9-401 Applicability

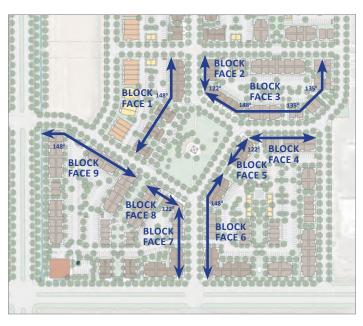
The definitions included within this article shall apply to Chapter 9. The definitions included in 11-3-402 shall apply to Chapter 9 only when no definition for the term is provided in this article.

11-9-402 Definitions

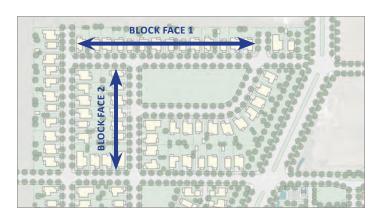
Please refer to 11-3-402, if no definition is provided for the term in this arcticle.

BLOCK FACE:

A block face is defined as the continuous facade of a block between two street intersections. "T" intersections shall not divide the block face of the block located at the top of the "T." "Y" intersections shall divide the block where the angle in between two arms is 125 degrees or less. They will not divide the block where the angle in between two arms is greater than 125 degrees. For the pruposes of determining the block faces 11-9-802.E. Pedestrian Green Street as well shall be considered as a thoroughfare that forms an intersection and divides a block face.



Above is a block geometry that contains many "Y" intersections. "Y" intersections divide the block where the angle in between two arms is 125 degrees or less, which is the case for the angles in between block faces 2 and 3, 4 and 5, and 7 and 8, thus they are separate block faces. However, the angles that turn the block faces 1, 3, 6, and 9, at the intersections, are greater than 125 degrees, therefore these intersections do not divide these block faces.



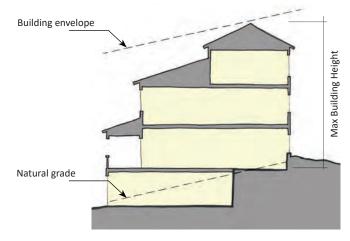
Above is a block geometry that contains many "T" intersections. "T" intersections do not divide the block face at the top of the "T." Thus, even though there are "T" intersections in the middle of the block faces 1 and 2, these intersections do not divide these block faces because they are located at the top of the "T" intersections.

BUILDING FOOTPRINT:

Building footprint is the total square footage located between and including the foundation walls of all structures on a lot, including garages. Covered porches, colonnades, carports, roof overhangs, stoops, exterior stairs, and balconies shall not be included in the building footprint calculation.

BUILDING HEIGHT:

Building height shall be measured both in terms of the number of stories and the distance (in feet) from the natural grade, to the highest point in the building.



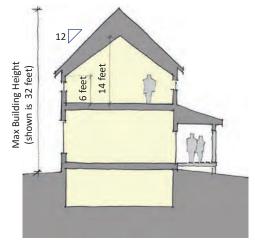
A diagrammatic cross-section through a building on a sloping site. The height is measured from the finished grade to the highest point of the building. In other words, the building envelope follows the terrain.

BUILDING HEIGHT AS DISTANCE

Building height as distance (in feet) shall be measured following the natural terrain within the building footprint. The allowed building envelope will be defined by projecting the terrain from the ground a distance equal to the maximum height allowed. Subdivisions with an area larger than 40,000 square feet shall be permitted to use overlot grading as the natural grade.

BUILDING HEIGHT AS THE NUMBER OF STORIES:

A story is defined as a floor-to-floor measurement not to exceed twelve (12) feet, except for non-residential stories, which shall not exceed sixteen (16) feet. Single story or two-story non-residential spaces are permitted to exceed the sixteen (16) feet limitation. Where vaulted ceilings are provided, the height measurement shall be taken at the midpoint of the main ceiling slope. If the main level is located more than two (2) feet above the average grade, measured at edges of the building footprint, the level below shall be considered a story. (Note that basement may not be permitted because of flood plane conditions).



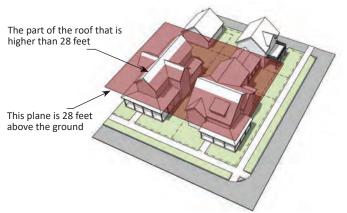
Above is a cross-section through a one-and-a-half (1 1/2) story building. The floor to floor dimension of the ground floor is eleven (11) feet. The plate height of the upper story at the exterior is six (6) feet. Note also that the height of the building measured as distance is thirty two (32) feet.

HALF-STORY:

A half-story is a story that has a minimum of forty percent (40%) of the plate height along the perimeter of the exterior walls at a height of six (6) feet or less. Dormers that are eight (8) feet or less in width and originate from a wall with a plate height that is six (6) feet or less shall be considered as an exterior wall of six (6) feet or less.

HEIGHT IN PERCENTAGES:

When there are two height limits are stated for two percentages, the height limits apply to the prescribed footprint percentages as shown on the following image.



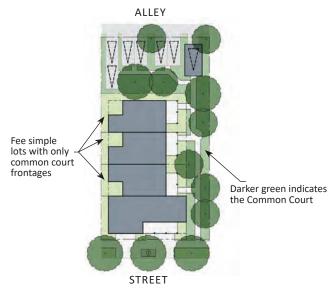
Only 30% of the building footprint is permitted to reach beyond the 28 feet height (the tip of ridges above the pink plane), but no part can reach beyond the 35 feet maximum height.

BUILDING FLOOR AREA:

The building floor area square footage shall be measured to the outside of the framing, not including the exterior cladding material, and shall include all floor areas with a height of 6' or greater regardless of use. Total building floor area shall not include garages, nor the basement square footage.

CLUSTER:

The cluster lot types in this code permits the establishment of certain small lots that have no street nor alley frontages, but instead are connected to the shared parking (at the rear, along the alley) and the sidewalk (along the street) via a common court. It offers a unique living option where the dwelling unit is part of a large building (attached), yet occupies a fee simple lot. Please refer to the definition of the "common court" as well.



A Main Street Slot Townhouse Cluster lot diagram. The common court provides access to the street and the parking located at the rear.

COMMON COURT:

Common court is a shared amenity owned and managed by a Home Owners' Association (HOA), with a public access easement. Cluster lot types require the creation of a common court. A common court shall have a minimum of sixteen (16) feet width along the frontage line of any lot without street frontage. Also, a common court shall have a minimum area of eight hundred square feet (800 s.f.). A minimum of fifty percent (50%) of the common court shall be landscaped area.

COVERED WALKWAY:

A covered walkway is defined as the pedestrian area that is not exposed to the sky and has a cover (a ceiling) within fifteen (15) feet of the ground. A covered walkway may be in the form of a colonnade, a porch, a covered patio or an awning.

DORMER:

A dormer is a building element containing windows that projects from a principal roof with a maximum width of twelve (12) feet, a minimum width of four (4) feet, a separation from a building corner of at least three (3) feet, and a separation from any adjacent dormer of at least four (4) feet. A dormer roof may be gable, hip, or shed (with a 3:12 slope minimum), but cannot be flat or reverse sloped.



A three feet wide shed dormer and a twelve feet wide gable dormer. Note that the space in between the dormers is four feet and the shed dormer is three feet away from the corner of the building.

FRONTAGE FOR IRREGULAR LOTS:

For irregular lots with uneven sides, the minimum frontage is to be measured at the principal building's minimum front setback.

GARAGE:

A garage is any building, or portion of a building, designed to accommodate or store motor vehicles.

LANDSCAPED AREA:

Landscaped area is the area with a pervious surface on a lot. Areas with ground covers, sod and mulch, as well as pervious pavement, shall count as a landscaped area.

LOT:

Lot means a parcel of land owned by a single entity and occupied or to be occupied by a building or group of buildings identified under this title. A lot's principal frontage must be on a public right-of-way or a common court.

LOT COVERAGE:

Lot coverage is the ratio of the building footprint to the lot area (please see the definition of "building footprint" provided in this section).

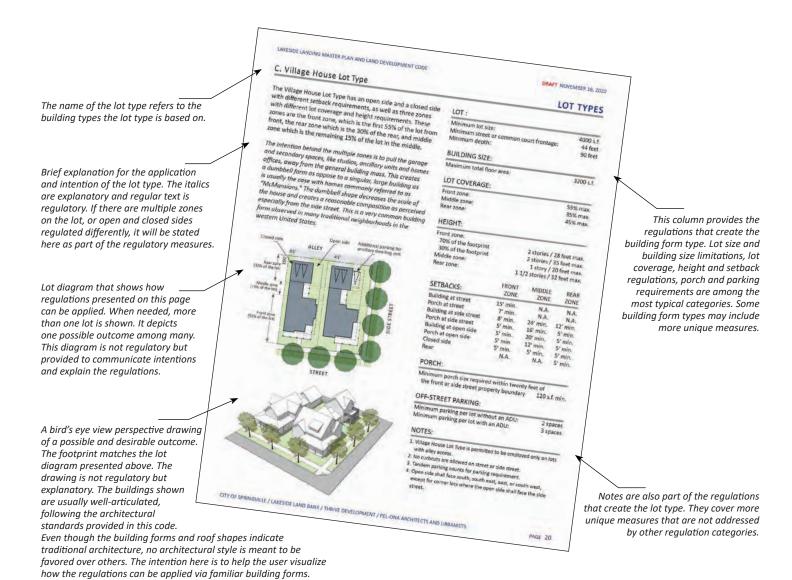
LOT TYPE:

The lot types are the basic building blocks of this code that address the form of the built environment.

A lot type is a set of bulk, density, and intensity regulations that are tailored based on a building type.

Depending on the lot type, these regulations include restrictions of the lot size, building size, porch size, lot coverage, height, setbacks, and parking, as well as notes that address various aspects of lot configuration and building disposition.

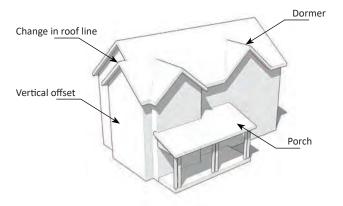
Lot types are presented in this code with a lot diagram and a bird's eye view perspective of one exemplary prototypical outcome. It is one outcome among many possible outcomes. The lot diagrams and the perspective views are not regulatory but provided as a supplement to help users visualize what the regulations ask for. The lot dimensions included on the lot diagrams are exemplary as well; they indicate the dimensions used on the diagram and the bird's eye view perspective.



A lot type example page from this code: Village House Lot Type. Presented on this page is the name of the lot type, a brief explanation with some general rules, a lot diagram, a bird's eye view perspective drawing, and a set of regulations listed in the right column. The lot diagram and the perspective drawing are explanatory, and the restrictions presented in the column are regulatory.

MASSING ARTICULATION:

As it is used in this code, the term massing articulation refers to the following building elements: a porch, a dormer, a well-defined entry element (stoop or awning), a horizontal or vertical offset of at least two (2) feet in the building wall for a minimum of four (4) feet in width, material change (from masonry veneer to siding), or change in height of front elevation roof lines. Massing articulation, when done properly, may reduce the perceived size of a building. The number of desired articulation changes are dependent on the building size and type. Too much articulation creates clutter, too little creates monotony and 'bulky' buildings.



A building with balanced amount of massing articulation. If located on a street corner this building would offer a graceful presentation to both streets.

PORCH:

A porch is an outdoor, covered, but unwalled space attached to a building providing transition to the interior space from the sidewalk. Unless stated otherwise by the lot type, a porch is a one story element at least fifty percent (50%) open on each side, except for sides abutting the building.

PRINCIPAL BUILDING:

The principal building is defined as the largest structure on the lot containing the primary use.

SETBACKS:

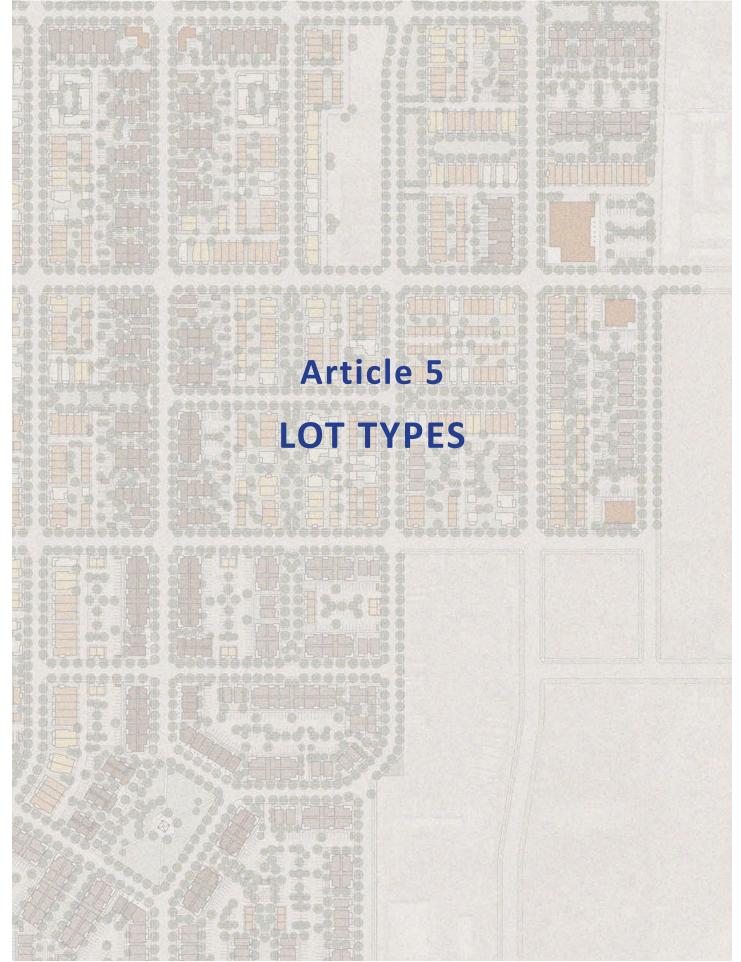
Setbacks shall be applied as listed per each building form type following these general provisions:

- All setbacks shall be measured from the property line to the outside of the building framing. Sheathing, drywall, siding, masonry and insulation materials are permitted to encroach into the setbacks up to six (6) inches.
- Eaves, rakes, chimneys, scuppers, light fixtures, and similar appurtenances on the building face, are permitted to encroach into the setback up to twentyfour (24) inches.
- 3. When setbacks for various structures (e.g. garage) and building elements (e.g. porch) are not listed separately, the setback shall be applied to all structures on the lot.

The above setback requirements do not indicate fire separation distances. Fire separation distances shall be measured from the face of the building to the closest property line as described in the City of Springville's adopted building codes.

TRANSPARENCY AT EYE-LEVEL:

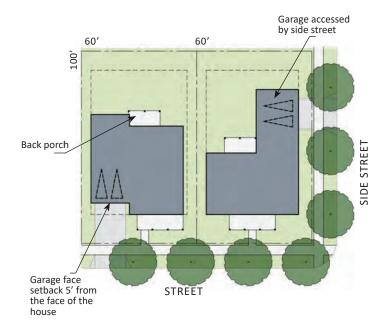
Transparency at the eye level refers to the percentage of the transparent part of the ground floors (windows and doors with non-opaque glazing) to the rest of the wall surface, measured within the three (3) feet wide zone that lies between four (4) feet high and seven (7) feet high lines on the exterior wall of the building.



1. Suburban Mansion Lot Type

Article 5 - LOT TYPES

Suburban Mansion Lot Type is crafted for blocks with no alleys to accommodate larger houses. Even though the minimum frontage and lot size requirements imply a suburban character, the building presence on street is required. The minimum porch requirement, and the requirement for the garage to have a six feet setback from the face of the building at the street, are intended to create a pedestrian friendly streetscape despite the fact that this lot type requires frequent curbcuts.





LOT:

Minimum lot size:	6000 s.f.
Minimum street frontage:	60 feet

LOT COVERAGE:

Maximum lot coverage 50 %

HEIGHT:

70% of the footprint	2 stories / 28 feet max.
30% of the footprint	2 stories / 35 feet max.

SETBACKS:

Building at street 15 feet min.
Building at side street 6 feet min.
Street facing attached garage

5 feet additional front setback measured from the front face of the building

Porch at street 7 feet min.

Porch at side street 6 feet min.

All structures at side 5 feet min.

All structures at rear 10 feet min.

PORCH:

Porch size required within twenty four	
feet of the front property boundary	140 s.f. min.
Porch depth	6 feet min.

OFF-STREET PARKING:

Minimum parking per lot:	2 spaces
Minimum parking per lot with accessory dwelling	3 spaces

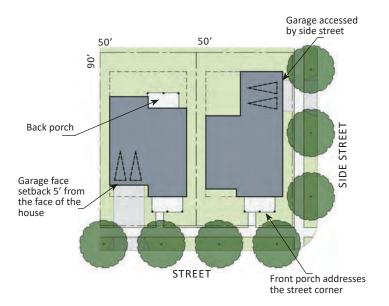
- 1. Suburban Mansion Lot Type is permitted to be employed only on lots with no alley access.
- 2. Tandem parking counts for parking requirement.
- 3. Garage doors, when facing, or visible from, the steet, shall not exceed 40% of the frontage; the driveway shall not be wider than 16 feet at the property line.
- 4. An accessory dwelling unit is permitted within either the principal building or a deatched building with a footprint that is more than 650 square feet. The floor area of the accessory dwelling shall be within the maximum floor area permitted per lot.

2. Suburban House Lot Type

Article 5 - LOT TYPES

Suburban House Lot Type is crafted for blocks with no alleys. Even though shown below is a lot with a 50 feet width and a 90 feet depth, this building form type can be employed on wider and deeper lots as well.

The minimum porch requirement, and the requirement for the garage to have a six feet setback from the face of the building at the street, are intended to create a pedestrian friendly streetscape despite the fact that this lot type requires frequent curbcuts.





LOT:

Minimum lot size:	4400 s.f.
Minimum street frontage:	46 feet

BUILDING SIZE:

Maximum total floor area per lot: 3200 s.f.

LOT COVERAGE:

Maximum lot coverage 50 %

HEIGHT:

70% of the footprint	2 stories / 28 feet max.
30% of the footprint	2 stories / 35 feet max.

SETBACKS:

Building at street	15 feet min.
Building at side street	6 feet min.
Stroot facing attached garage	

street facing attached garage

5 feet additional front setback measured from the front face of the building

	0
Porch at street	7 feet min.
Porch at side street	6 feet min.
All structures at side	5 feet min.
All structures at rear	10 feet min.

PORCH:

Porch size required within twenty four	
feet of the front property boundary	80 s.f. min.
Porch depth	6 feet min.

OFF-STREET PARKING:

Minimum parking per lot:	2 spaces
Minimum parking per lot with accessory dwelling	3 spaces

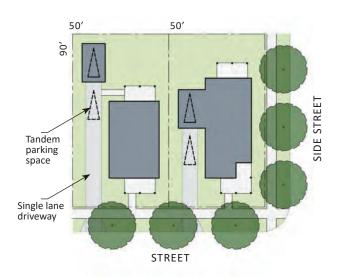
- Suburban House Lot Type is permitted to be employed only on lots with no alley access.
- 2. Tandem parking counts for parking requirement.
- 3. Garage doors, when facing, or visible from, the steet, shall not exceed 40% of the frontage; the driveway shall not be wider than 16 feet at the property line.
- 4. An accessory dwelling unit is permitted within either the principal building or a deatched building with a footprint that is more than 650 square feet. The floor area of the accessory dwelling shall be within the maximum floor area permitted per lot.

3. Side-Drive House Lot Type

Article 5 - LOT TYPES

Side-Drive House Lot Type is crafted for blocks with no alleys. When mixed with the Suburban House Lot Types it has the potential for creating a balanced and diverse streetscape. Single-lane driveways diminishes the width of the curbcut and reduce the sidewalk interruption in exchange for the slight inconvenience of tandem parking.

The notes 4 and 5 are intended to maximize passive solar gain by locating the driveway on the proper side and the garage close to the rear of the lot, either attached or detached.





LOT:

Minimum lot size:	4400 s.f.
Minimum street frontage:	46 feet

BUILDING SIZE:

Maximum total floor area per lot: 3000 s.f.

LOT COVERAGE:

Maximum lot coverage 50 %

HEIGHT:

70% of the footprint	2 stories / 28 feet max.
30% of the footprint	2 stories / 35 feet max.

SETBACKS:

Building at street	15 feet min.
Building at side street	6 feet min.
Porch at street	7 feet min.
Porch at side street	6 feet min.
All structures at side	5 feet min.
All structures at rear	10 feet min.

PORCH:

Porch size required within twenty four feet of	
the front or side street property boundary	80 s.f. min.
Porch depth	6 feet min.

OFF-STREET PARKING:

Minimum parking per lot: 2 spaces
Minimum parking per lot with accessory dwelling 3 spaces

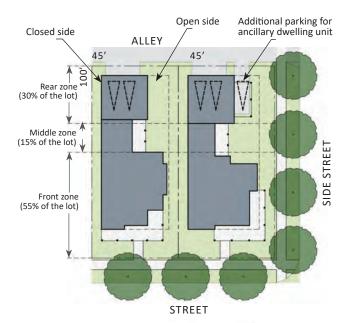
- 1. Side-Drive House Lot Type is permitted to be employed only on lots with no alley access.
- 2. Tandem parking counts for parking requirement.
- 3. There shall be only one single-car garage door with a width of nine feet maximum, facing the street or side street within forty feet of the street (front) or side street property line.
- 4. The driveway shall not be wider than 10 feet on the street or side street property line.
- 5. There shall be no parking (surface or garage) within 20 feet of the lot from the street frontage.
- 6. Driveways are advised to be located on the south, south-east, east, or south-west side of the lot, except for corner lots where the driveways shall be located at the opposite side of the corner.
- 7. An accessory dwelling unit is permitted within either the principal building or a deatched building with a footprint that is more than 650 square feet. The floor area of the accessory dwelling shall be within the maximum floor area permitted per lot.

4. Village House Lot Type

Article 5 - LOT TYPES

The Village House Lot Type has an open side and a closed side with different setback requirements, as well as three zones with different lot coverage and height requirements. These zones are the front zone, which is the first 55% of the lot from front, the rear zone which is the 30% of the rear, and middle zone which is the remaining 15% of the lot in the middle.

The intention behind the multiple zones is to pull the garage and secondary spaces, like studios, accessory units, and homes offices, away from the general building mass. This creates a dumbbell form as oppose to a singular, large building as is usually the case with homes commonly referred to as "McMansions." The dumbbell shape decreases the scale of the house and creates a reasonable composition as perceived from the side street. This is a very common building form observed in many traditional neighborhoods in the western United States.





LOT:

Minimum lot size:	4000 s.f.
Minimum street or common court frontage:	44 feet
Minimum depth:	90 feet

BUILDING SIZE:

Maximum total floor area per lot: 3200 s.f.

LOT COVERAGE:

Front zone:	55% max.
Middle zone:	35% max.
Rear zone:	45% max.

HEIGHT:

Front zone:	
70% of the footprint	2 stories / 28 feet max.
30% of the footprint	2 stories / 35 feet max.
Middle zone:	1 story / 20 feet max. (see note 6)
Rear zone:	1 1/2 stories / 32 feet max

	FRONT	MIDDLE	REAR
SETBACKS:	ZONE	ZONE	ZONE
Building at street	15' min.	N.A.	N.A.
Porch at street	7' min.	N.A.	N.A.
Building at side street	8' min.	24' min.	8' min.
Porch at side street	5' min.	16' min.	5' min.
Building at open side	5' min.	20' min.	5' min.
Porch at open side	5' min.	12' min.	5' min.
Closed side	5' min.	5' min.	5' min.
Rear	N.A.	N.A.	5' min.

PORCH:

Porch size required within twenty feet of	
the front or side street property boundary	120 s.f. min.
Porch depth	6 feet min.

OFF-STREET PARKING:

Minimum parking per lot:	2 spaces
Minimum parking per lot with accessory dwelling	3 spaces

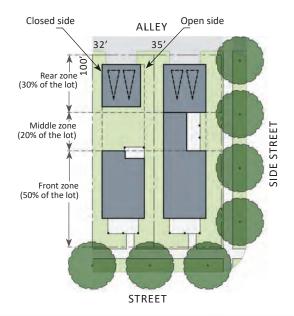
- Village House Lot Type is permitted to be employed only on lots with alley access.
- 2. No curbcuts are allowed on street or side street.
- 3. Tandem parking counts for parking requirement.
- 4. Open side shall face south, south-east, east, or south-west, except for corner lots where the open side shall face the side street.
- 5. An accessory dwelling unit is permitted within either the principal building or a deatched building with a footprint that is more than 650 square feet. The floor area of the accessory dwelling shall be within the maximum floor area permitted per lot.
- The height and setback requirements listed for the front zone shall be applied for the middle zone as well on lots that are 96 feet deep or shallower.

5. Cottage Lot Type

Article 5 - LOT TYPES

The Cottage Lot Type has an open side and a closed side with different setback requirements, as well as three zones with different lot coverage and height requirements. These zones are the front zone, which is the first 50% of the lot from front, the rear zone which is the 30% of the rear, and middle zone which is the remaining 20% of the lot in the middle.

The intention behind the multiple zones is to pull the garage and secondary spaces, like studios, ancillary units and homes offices, away from the general building mass. This creates a dumbbell form as oppose to a singular, large building. The dumbbell shape decreases the scale of the house and creates a reasonable composition as perceived from the side street. A detached garage with a back yard is another encouraged lot configuration that offers an option for those who would prefer a larger private yard.





LOT:

3000 s.f.
30 feet
90 feet

BUILDING SIZE:

Maximum total floor area per lot:	2400 s.f.
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LOT COVERAGE:

Front zone:	55% max.
Middle zone:	35% max.
Rear zone:	45% max.

HEIGHT:

Front zone:	2 stories / 35 feet max.
Middle zone:	1 story / 18 feet max. (see note 6)
Rear zone:	1 1/2 stories / 32 feet max.

	FRONT	MIDDLE	REAR
SETBACKS:	ZONE	ZONE	ZONE
Building at street	15' min.	N.A.	N.A.
Porch at street	7' min.	N.A.	N.A.
Building at side street	6' min.	16' min.	12' min.
Porch at side street	6' min.	10' min.	5' min.
Building at open side	5' min.	14' min.	5' min.
Porch at open side	5' min.	8' min.	5' min.
Closed side	5' min.	5' min.	5' min.
Rear	N.A.	N.A.	5' min.

PORCH:

Porch size required within twenty feet of	
the front or side street property boundary	100 s.f. min.
Porch depth	6 feet min.

OFF-STREET PARKING:

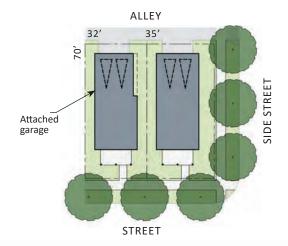
Minimum parking per lot:	2 spaces
Minimum parking per lot with accessory dwelling	3 spaces

- Cottage Lot Type is permitted to be employed only on lots with alley access.
- 2. No curbcuts are allowed on street or side street.
- 3. Tandem parking counts for parking requirement.
- 4. Open side shall face south, south-east, east, or south-west, except for corner lots where the open side shall face the side street.
- 5. An accessory dwelling unit is permitted within either the principal building or a deatched building with a footprint that is more than 550 square feet. The floor area of the accessory dwelling shall be within the maximum floor area permitted per lot.
- The height and setback requirements listed for the front zone shall be applied for the middle zone as well on lots that are 96 feet deep or shallower.

6. Compact Cottage Lot Type

Article 5 - LOT TYPES

Compact Cottage Lot Type provides an opportunity for employing smaller structures on smaller and shallower lots where appropriate. Cottages offer a more affordable option and contribute to the diversity of residents in a well-balanced, successful neighborhood. The attached garage provides an opportunity to achieve a compact building. Cottages are especially appropriate when and if a well-sized and well-appointed common court is provided for a group of cottages to utilize the limited private open space.





LOT:

Minimum lot size:	2100 s.f.
Minimum street or common court frontage:	24 feet
Maximum lot depth	92 feet

BUILDING SIZE:

Maximum total floor area per lot: 2200 s.f.

HEIGHT:

2 stories / 35 feet max.

SETBACKS:

Building at street	15 feet min.
Building at side street	6 feet min.
Porch at street	7 feet min.
Porch at side street	6 feet min.
Building at side	5 feet min.
Building at rear	5 feet min.

PORCH:

Porch size required within twenty feet	
of the front property boundary	100 s.f. min.
Porch depth	6 feet min.

OFF-STREET PARKING:

Minimum parking per lot: 2 spaces

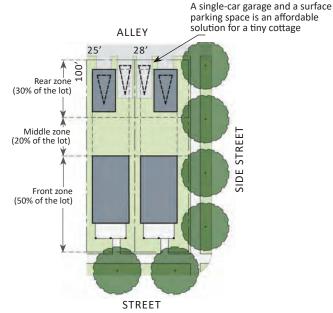
- 1. Compact Cottage Lot Type is permitted to be employed only on lots with alley access.
- 2. No curbcuts are allowed on street or side street.
- 3. Tandem parking counts for parking requirement.

7. Tiny Cottage Lot Type

Article 5 - LOT TYPES

Tiny Cottage Lot Type provides an opportunity for employing very small cottage on narrower lots where appropriate. Cottages offer a more affordable option and contribute to the diversity of residents in a well-balanced, successful neighborhood. Tiny Cottage Lot Type offers an option for residents who would prefer smaller living space yet still with a back yard.

The Tiny Cottage Lot Type employs three zones with different lot coverage, setbacks, and height requirements. These zones are the front zone, which is the first 50% of the lot from front, the rear zone which is the 30% of the rear, and middle zone which is the remaining 20% of the lot in the middle. No building is permitted within the middle zone to allow for a back yard.





LOT:

2400 s.f.
25 feet
90 feet

BUILDING SIZE:

Maximum total floor area per lot: 1400 s.f.

LOT COVERAGE:

Front zone:	55% max.
Middle zone:	No building is permitted
Rear zone:	45% max.

HEIGHT:

Front zone:	1 1/2 stories / 32 feet max.
Middle zone:	No building is permitted
Rear zone:	1 story / 18 feet max.

	FRONT	MIDDLE	REAR
SETBACKS:	ZONE	ZONE	ZONE
Building at street	15' min.	N.A.	N.A.
Porch at street	7' min.	N.A.	N.A.
Building at side street	6' min.	N.A.	6' min.
Porch at side street	6' min.	N.A.	6' min.
All structures at side	3' min.	N.A.	3' min.
Rear	N.A.	N.A.	5' min.

PORCH:

Porch size required within twenty feet of the front or side street property boundary 80 s.f. min.

OFF-STREET PARKING:

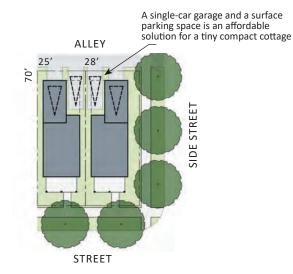
Minimum parking per lot without an ADU:	2 spaces
Minimum parking per lot with an ADU:	3 spaces

- 1. Tiny Cottage Lot Type is permitted to be employed only on lots with alley access.
- 2. No curbcuts are allowed on street or side street.
- 3. Tandem parking counts for parking requirement.

8. Compact Tiny Cottage Lot Type

Article 5 - LOT TYPES

Compact Tiny Cottage Lot Type provides an opportunity for employing very small cottages on narrower and shallower lots where appropriate. Compact tiny cottages offer a more affordable option and contribute to the diversity of residents in a well-balanced, successful neighborhood. Mixing compact tiny cottages together with compact cottages are especially appropriate when and if a well-sized and well-appointed common court is provided for a group of cottages to utilize the limited private open space.





LOT:

Minimum lot size:	1750 s.f.
Minimum street or common court frontage:	18 feet
Maximum lot depth	92 feet

BUILDING SIZE:

Maximum total floor area per lot: 1400 s.f.

HEIGHT:

1 1/2 stories / 32 feet max.

SETBACKS:

Building at street	15 feet min.
Building at side street	6 feet min.
Porch at street	7 feet min.
Porch at side street	6 feet min.
Building at side	3 feet min.
Building at rear	5 feet min.

PORCH:

Porch size required within twenty feet	
of the front property boundary	80 s.f. min.
Porch depth	6 feet min.

OFF-STREET PARKING:

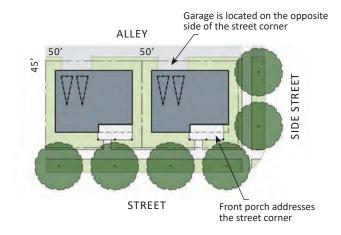
Minimum parking per lot: 2 spaces

- 1. Compact Tiny Cottage Lot Type is permitted to be employed only on lots with alley access.
- 2. No curbcuts are allowed on street or side street.
- 3. Tandem parking counts for parking requirement.

9. Shallow Cottage Lot Type

Article 5 - LOT TYPES

Shallow Cottage Lot Type takes advantage of irregular lots resulting from geometries of current ownership patterns. It is crafted to provide a strong building presence along the street where the neighboring parcels offer challenges for the continuity of the residential neighborhood. When mixed with the Shallow Cottage Twin Houses Lot Types, it has the potential to create a diverse block face.





LOT:

Minimum lot size:	2000 s.f.
Minimum street or common court frontage:	45 feet
Minimum lot depth	45 feet

BUILDING SIZE:

Maximum total floor area per lot: 2400 s.f.

HEIGHT:

2 stories / 35 feet max.

SETBACKS:

Building at street	8 feet min.
Building at side street	5 feet min.
Porch at street	4 feet min.
Porch at side street	5 feet min.
Building at side	5 feet min.
Building at rear	5 feet min.

PORCH:

Porch size required within fifteen feet	
of the front property boundary	100 s.f. min.
Porch depth	6 feet min.

OFF-STREET PARKING:

Minimum parking per lot: 2 spaces

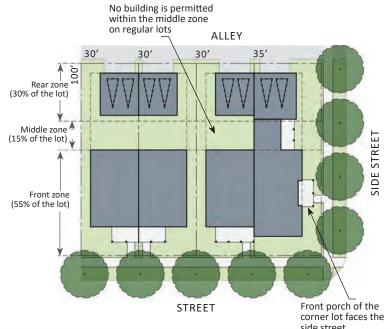
- 1. Shallow Cottage Lot Type is permitted to be employed only on lots with alley access.
- 2. No curbcuts are allowed on street or side street.

10. Twin Houses Lot Type

Article 5 - LOT TYPES

Twin Houses Lot Type is crafted to provide an option to preserve land and create efficiencies via attaching buildings and eliminating under-used side yards. Nevertheless, it still provides many of the amenities a detached building may offer.

Twin Houses Lot Type permits two buildings to be attached. It establishes three zones with different lot coverage, setbacks, and height requirements. These zones are the front zone, which is the first 55% of the lot from front, the rear zone which is the 30% of the rear, and middle zone which is the remaining 15% of the lot in the middle. Except for the corner lots no building is permitted within the middle zone.





LOT:

Minimum lot size:	2800 s.f.
Minimum street or common court frontage:	25 feet
Minimum depth:	90 feet

BUILDING SIZE:

Maximum total floor area per lot: 2000 s.f.

LOT COVERAGE:

Front zone:	65% max.
Middle zone:	35% max. on corner lots
	0% (no buildings) on regular lots
Rear zone:	no requirement

HEIGHT:

Front zone:	2 stories / 35 feet max.
Middle zone:	1 story / 22 feet max. on corner lots
Rear zone:	1 1/2 stories / 32 feet max.

	REGULAR	STREET
SETBACKS:	(INTERIOR) LOT	CORNER LOT
Building at street	15 feet min.	10 feet min.
Building at side street	N.A.	10 feet min.
Porch at street	7 feet min.	7 feet min.
Porch at side street	N.A.	4 feet min.
Building at side	5 and 0 feet min.	0 feet min.
Building at rear	5 feet min.	5 feet min.
(no buildings are per	mitted within middle a	one on regular lots)

PORCH:

Porch size required per lot within twenty feet of	of
the front property boundary (or within side	
street property boundary on corner lots)	100 s.f. min.
Porch depth	6 feet min.

OFF-STREET PARKING:

Minimum parking per lot	2 spaces
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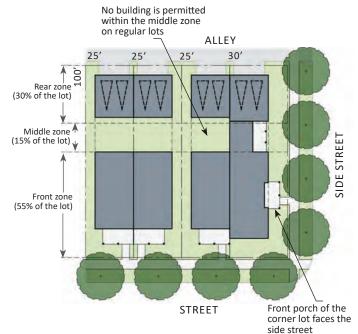
- 1. Twin Houses Lot Type is permitted to be employed only on lots with alley access.
- 2. No curbcuts are allowed on street or side street.
- 3. Tandem parking counts for parking requirement.
- 4. The front porch and the front entrance of the building on a street corner lot shall face the side street.

11. Cottage Twin Houses Lot Type

Article 5 - LOT TYPES

Cottage Twin Houses Lot Type is crafted to provide an option to preserve land and create efficiencies via attaching two cottages and eliminating under-used side yards. Nevertheless, it still provides many of the amenities a detached cottage may offer.

Cottage Twin Houses Lot Type permits two cottages to be attached. It establishes three zones with different lot coverage, setbacks, and height requirements. These zones are the front zone, which is the first 55% of the lot from front, the rear zone which is the 30% of the rear, and middle zone which is the remaining 15% of the lot in the middle. Except for the corner lots no building is permitted within the middle zone.





LOT:

Minimum lot size:	2400 s.f.
Minimum street or common court frontage:	25 feet
Minimum depth:	90 feet

BUILDING SIZE:

Maximum total floor area per lot: 1600 s.f.

LOT COVERAGE:

Front zone:	65% max.
Middle zone:	35% max. on corner lots
	0% (no buildings) on regular lots
Rear zone:	no requirement

HEIGHT:

Front zone:	2 stories / 35 feet max.
Middle zone:	1 story / 18 feet max. on corner lots
Rear zone:	1 1/2 stories / 32 feet max.

	REGULAR	STREET
SETBACKS:	(INTERIOR) LOT	CORNER LOT
Building at street	15 feet min.	10 feet min.
Building at side street	N.A.	10 feet min.
Porch at street	7 feet min.	7 feet min.
Porch at side street	N.A.	4 feet min.
Building at side	5 and 0 feet min.	0 feet min.
Building at rear	5 feet min.	5 feet min.
(no buildings are per	mitted within middle zo	one on regular lots)

PORCH:

Porch size required per lot within twenty feet of	:
the front property boundary (or within side	
street property boundary on corner lots)	80 s.f. min.
Porch depth	6 feet min.

OFF-STREET PARKING:

Minimum parking per lot 2 spaces

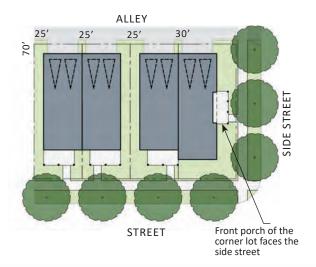
- Cottage Twin Houses Lot Type is permitted to be employed only on lots with alley access.
- 2. No curbcuts are allowed on street or side street.
- 3. Tandem parking counts for parking requirement.
- The front porch and the front entrance of the building on a street corner lot shall face the side street.

12. Compact Cottage Twin Houses Lot Type

Article 5 - LOT TYPES

Compact Cottage Twin Houses Lot Type offers a more affordable housing option. Mixing Compact Twin Houses with Compact Cottages and Compact Tiny Cottages on a block face or around a common court, creates a well-balanced composition and contributes to the diversity of the neighborhood.

Compact Cottage Twin Houses Lot Type permits two cottages to be attached.





LOT:

Minimum lot size:	1700 s.f.
Minimum street or common court frontage:	20 feet
Maximum depth:	92 feet

BUILDING SIZE:

Maximum total floor area per lot: 1600 s.f.

HEIGHT:

2 stories / 35 feet max.

	REGULAR	STREET
SETBACKS:	(INTERIOR) LOT	CORNER LOT
Building at street	15 feet min.	10 feet min.
Building at side street	N.A.	10 feet min.
Porch at street	7 feet min.	7 feet min.
Porch at side street	N.A.	4 feet min.
Building at side	5 and 0 feet min.	0 feet min.
Building at rear	5 feet min.	5 feet min.

PORCH:

Porch size required per lot within twenty feet of the front property boundary (or within side street property boundary on corner lots) 80 s.f. min.

Porch depth 6 feet min.

OFF-STREET PARKING:

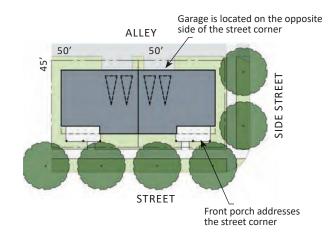
Minimum parking per lot: 2 spaces

- 1. Compact Cottage Twin Houses Lot Type is permitted to be employed only on lots with alley access.
- 2. No curbcuts are allowed on street or side street.
- 3. Tandem parking counts for parking requirement.
- 4. The front porch and the front entrance of the building on a street corner lot shall face the side street.

13. Shallow Cottage Twin Houses Lot Type

Article 5 - LOT TYPES

Shallow Cottage Twin Houses Lot Type takes advantage of irregular lots resulting from geometries of current ownership patterns. It is crafted to provide strong building presence along the street where the neighboring parcels offer challenges for the continuity of the residential neighborhood. When mixed with Shallow Cottage Lot Types, it has the potential to create a diverse block face.





LOT:

Minimum lot size:	2000 s.f.
Minimum street or common court frontage:	45 feet
Minimum lot depth	45 feet

BUILDING SIZE:

Maximum total floor area per lot: 2400 s.f.

HEIGHT:

2 stories / 35 feet max.

SETBACKS:

Building at street	8 feet min.
Building at side street	5 feet min.
Porch at street	4 feet min.
Porch at side street	5 feet min.
Building at side	0 and 5 feet min.
Building at rear	5 feet min.

PORCH:

Porch size required within fifteen feet	
of the front property boundary	100 s.f. min.
Porch depth	6 feet min.

OFF-STREET PARKING:

Minimum parking per lot: 2 spaces

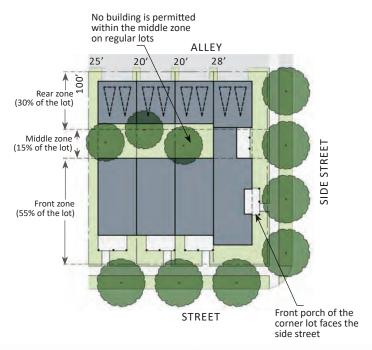
- 1. Shallow Cottage Twin Houses Lot Type is permitted to be employed only on lots with alley access.
- 2. No curbcuts are allowed on street or side street.

14. Backyard Townhouse Lot Type

Article 5 - LOT TYPES

Backyard Townhouse Lot Type is crafted to provide an option to preserve land and create efficiencies via attaching three or more buildings and eliminating under-used side yards. It nevertheless offers a backyard as private open space.

Backyard Townhouse Lot Type permits three or more buildings to be attached. It establishes three zones with different setback and height requirements. These zones are the front zone, which is the first 55% of the lot from front, the rear zone which is the 30% of the rear, and middle zone which is the remaining 15% of the lot in the middle. Except for the corner lots, no building is permitted within the middle zone.





LOT:

Minimum lot size:	1800 s.f.
Minimum street or common court frontage:	20 feet
Minimum depth:	90 feet

BUILDING SIZE:

Maximum total floor area per lot: 1600 s.f.

HEIGHT:

Front zone:	2 1/2 stories / 40 feet max.
Middle zone:	1 story / 18 feet max. on corner lots
Rear zone:	1 story / 20 feet max.

	REGULAR	STREET
SETBACKS:	(INTERIOR) LOT	CORNER LOT
Building at street	15 feet min.	10 feet min.
Building at side street	N.A.	10 feet min.
Porch at street	7 feet min.	7 feet min.
Porch at side street	N.A.	4 feet min.
Building at side	0 or 5	feet min.
Building at rear	5 feet min.	5 feet min.
(no buildings are permit	ted within middle zone	on regular lots)

PORCH:

Porch size required per lot within twenty feet of the front property boundary (or within side street property boundary on corner lots)

80 s.f. min.
Porch depth
6 feet min.

OFF-STREET PARKING:

Minimum parking per lot 2 spaces

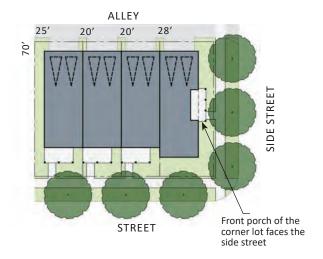
- 1. Backyard Townhouse Lot Type is permitted to be employed only on lots with alley access.
- 2. No curbcuts are allowed on street or side street.
- 3. Tandem parking counts for parking requirement.
- 4. The front porch and the front entrance of the building on a street corner lot are recommended to face the side street.

15. Compact Townhouse Lot Type

Article 5 - LOT TYPES

Compact Townhouse Lot Type is crafted to provide an option to preserve land and create efficiencies via attaching three or more buildings and eliminating under-used side yards. Mixing compact townhouses with other compact lot types (twin houses and cottages) on a block face or around a common court, creates a well-balanced composition and contributes to the diversity of the neighborhood.

Compact Townhouse Lot Type permits three or more buildings to be attached.





LOT:

Minimum lot size:	1400 s.f.
Minimum street or common court frontage:	20 feet
Maximum depth:	92 feet

BUILDING SIZE:

Maximum total floor area per lot: 1600 s.f.

HEIGHT:

3 stories / 45 feet max.

SETBACKS:	REGULAR (INTERIOR) LOT	STREET CORNER LOT
Building at street	15 feet min.	10 feet min.
Building at side street	N.A.	10 feet min.
Porch at street	7 feet min.	7 feet min.
Porch at side street	N.A.	4 feet min.
Building at side	0 or 5	5 feet min.
Building at rear	5 feet min.	5 feet min.

PORCH:

Porch size required per lot within twenty feet of	
the front property boundary (or within side	
street property boundary on corner lots)	80 s.f. min.
Porch depth	6 feet min.

OFF-STREET PARKING:

Minimum parking per lot: 2 spaces

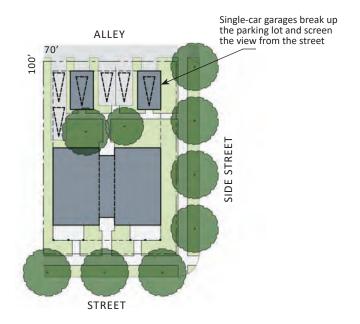
- Compact Townhouses Lot Type is permitted to be employed only on lots with alley access.
- 2. No curbcuts are allowed on street or side street.
- 3. Tandem parking counts for parking requirement.
- 4. The front porch and the front entrance of the building on a street corner lot are recommended to face the side street.

16. Small Apartment Building Lot Type

Article 5 - LOT TYPES

Small Apartment Building Lot Type is crafted to provide the opportunity to introduce apartment living into the neighborhood without creating incompatibility with neighboring structures in term of scale. Even though the example shown below assumes two dwelling units per floor served by a central staircase and hallway, other configurations are also possible. Uses other than residential units may also be accommodated within the building, depending on the location.

Small Apartment Building Lot Type permits a maximum of four dwelling units to be accommodated on a lot, along with other supporting facilities.





LOT:

Minimum lot size:	6000 s.f.
Minimum street or common court frontage:	65 feet
Minimum depth:	90 feet

BUILDING SIZE:

Maximum total floor area per lot: 4800 s.f.

HEIGHT:

2 stories / 38 feet max.

SETBACKS:

Building at street	15 feet min.
Building at side street	6 feet min.
Porch at street	7 feet min.
Porch at side street	6 feet min.
Building at side	5 feet min.
Building at rear	5 feet min.

PORCH:

Porch or covered balcony size required per dwelling unit within the twenty feet of the street or side street property line 80 s.f. min.

Porch or covered balcony depth 6 feet min.

OFF-STREET PARKING:

Minimum parking per lot: 4 spaces
Maximum parking per lot: 8 spaces

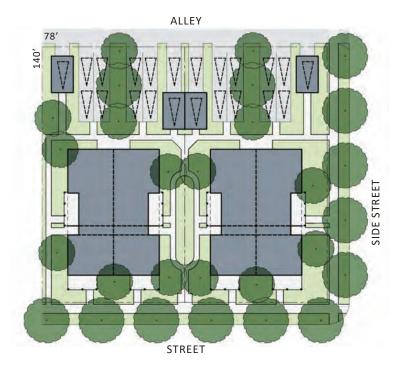
NOTES:

1. Tandem parking counts for parking requirement.

17. Courtyard Apartment Building Lot Type

Article 5 - LOT TYPES

Courtyard Apartment Building Lot Type is intended to provide apartment living opportunities in the neighborhood. Although not required, the example shown below does not employ a hallway. Instead, all apartments are accessed directly from the courtyards or sidewalks, upstairs units being walk-up apartments. Some apartments are single story, others, such as the street facing ones, are two story apartment units. Different configurations may also be arranged. Even though the below example show a lot layout with surface parking, buildings may reach all the way back over the tuck under parking, if desired.





LOT:

Minimum lot size:	9000 s.f.
Minimum street frontage	75 feet
Minimum depth	118 feet

BUILDING SIZE:

Maximum total floor area per lot: 8000 s.f.
Maximum floor area on third floor per lot: 1200 s.f.

HEIGHT:

3 stories / 45 feet max.

SETBACKS:

15 feet min.
7 feet min.
13 feet min. (see note 6)
5 feet min.
13 feet min.
11 feet min.
5 feet min.

PORCH:

Porch or covered balcony size required	
per dwelling unit	80 s.f. min.
Porch or covered balcony depth	6 feet min.

OFF-STREET PARKING:

For each dwelling unit with a total floor area	
of 1200 s.f. or less:	1 space
For each dwelling unit with a total floor area	
greater than 1200 s.f.:	2 spaces
Maximum parking per lot:	12 spaces

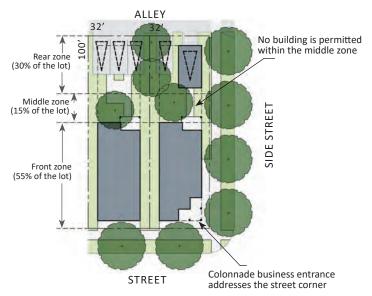
- No heated living floor area is permitted within the rear zone.
 The rear zone is reserved for parking, garages, and other storage structures.
- 2. Tandem parking counts for parking requirement.
- 3. A single story garage is permitted to have zero setback on the side property line if the adjacent lot is also a Courtyard Apartment Building Lot Type.

18. Main Street Cottage Live Work Lot Type

Article 5 - LOT TYPES

Main Street Cottage Live Work Lot Type is crafted to provide the opportunity to accommodate small businesses on the ground floor along the Main Street. A part of the ground floor or the entire ground floor may be occupied by non-residential uses. In some cases, the entire building may also be occupied by non-residential businesses. The owner may live on the second and third floors and work on the ground floor, or the the ground floor may be rented to others. This lot type offers many possibilities.

Main Street Cottage Live Work Lot Type establishes three zones with different setbacks, lot coverage, and height requirements. These zones are the front zone, which is the first 55% of the lot from front, the rear zone which is the 30% of the rear, and middle zone which is the remaining 15% of the lot in the middle. No building is permitted within the middle zone. Ground floor can be rented but not be sold and owned by an a separate owner.





LOT:

Minimum lot size:	3800 s.f.
Minimum street or common court frontage:	30 feet
Minimum depth:	90 feet

BUILDING SIZE:

Maximum total floor area per lot: 2600 s.f.

LOT COVERAGE:

Front zone:	65% max.
Middle zone:	35% max. on corner lots
Rear zone:	no requirement

HEIGHT:

Front zone:	3 stories / 45 feet max.
Middle zone:	1 story / 18 feet max. on corner lots
Rear zone:	1 1/2 stories / 32 feet max.

SETBACKS:	FRONT ZONE	MIDDLE ZONE	REAR ZONE
Building at street			
Ground floor	4' min.	N.A.	N.A.
Upper floors	15' min.	N.A.	N.A.
Porch at street	4' min.	N.A.	N.A.
Building at side street	4' min.	N.A.	4 min.
Porch at side street	4' min.	N.A.	N.A.
Side	5' min.	N.A.	5' min.
Rear	N.A.	N.A.	5' min.

(No buildings are permitted within middle zone on regular lots)

OFF-STREET PARKING:

Minimum parking per lot 2 spaces

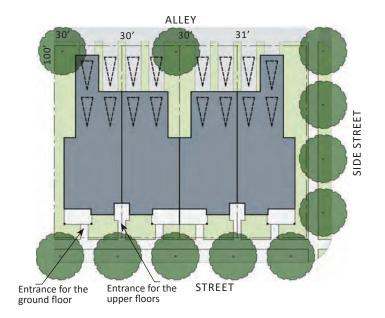
- Main Street Cottage Live Work Lot Type is permitted to be employed only on lots with alley access.
- 2. No curbcuts are allowed on street or side street.
- 3. Tandem parking counts for parking requirement.
- 4. Each building shall provide a total covered walkway area of one square feet for each linear feet of the street or side street frontage. The covered walkway area shall be located within the private property, except for the awnings that are permitted to encroach into the street right-of-way up to 5 feet.

19. Main Street Townhouse Live Work Lot Type

Article 5 - LOT TYPES

Main Street Townhouse Live Work Lot Type is crafted to provide the opportunity to accommodate small businesses on the ground floor along the Main Street. The ground floor may accommodate a business or a small dwelling unit. Upstairs is a townhouse with a separate entrance. The ground floor unit is an ancillary unit.

Main Street Townhouse Live Work Lot Type permits a residential unit (townhouse) on top of a business suite that can also be used as a second residential unit. Ground floor can be rented but not be sold and owned by an a separate owner.





LOT:

Minimum lot size:	2700 s.f.
Minimum street or common court frontage:	30 feet
Minimum depth:	90 feet

BUILDING SIZE:

Maximum total floor area per lot: 2400 s.f.

HEIGHT:

3 stories / 45 feet max.

SETBACKS:

Building at street	
first two floors	15 feet min.
third floor	21 feet min.
Building at side street	
first two floors	6 feet min.
third floor	22 feet min.
Porch at street	7 feet min.
Porch at side street	6 feet min.
Building at side	5 feet min.
Building at rear	5 feet min.

PORCH:

Porch required per lot within the twenty	
feet of the street property line	80 s.f. min.
Porch depth	6 feet min.

OFF-STREET PARKING:

Minimum parking per lot:	3 spaces
Maximum parking per lot:	5 spaces

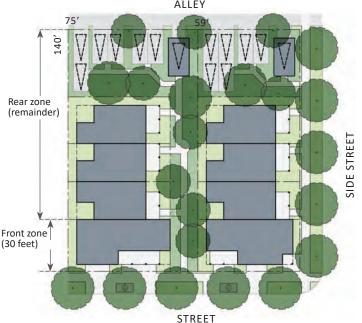
- 1. Main Street Townhouse Live Work Lot Type is permitted to be employed only on lots with alley access.
- 2. No curbcuts are allowed on street or side street.
- 3. Tandem parking counts for parking requirement.
- 4. Third story shall have a floor area no larger than 600 square feet per lot.

20. Main Street Slot Townhouse Cluster Lot Type

Article 5 - LOT TYPES

Main Street Slot Townhouse Cluster Lot Type is intended to provide a unique ownership and lifestyle option; several fee simple lots with attached buildings face common courts (highlighted by darker green on the lot diagram and perspective) that provide access to shared parking and to the street. The side street or common court frontages become "the front" for the townhouses located within the rear zone.

Main Street Slot Townhouse Cluster Lot Type permits attaching buildings. It also allows several small, fee simple lots to share common courts and common parking areas that are located on outlots owned collectively via an HOA. This lot type establishes two different zones with different height and building size restrictions. These zones are the front zone, which is the first 30 feet of the lot from front, and the rear zone which is the remainder of the parcel before subdivision.





CLUSTER PARCEL:

Minimum size:	7,800 s.f.
Minimum street frontage	59 feet
Minimum depth	128 feet

LOTS WITHIN CLUSTER:

Minimum size:	1,100 s.f.
Minimum street or common court frontage	20 feet

BUILDING SIZE:

Maximum total floor area per lot:	1600 s.f.
Maximum floor area on third floor per lot:	500 s.f.

HEIGHT:

Front zone:	2 stories / 38 feet max.
Rear zone:	2 stories / 35 feet max.

	LOTS WITHIN	LOTS WITHIN
SETBACKS:	FRONT ZONE	REAR ZONE

(Street shall be considered as front for the lots within the front zone. Side street or common court shall be considered as front for the lots wihin the rear zone)

Building at front	4 feet min.	14 feet min.
Porch at front	4 feet min.	6 feet min.
Building at side	see note 6 below	0 or 5 feet min.
Building at rear	0 feet min.	see note 6 below

PORCH:

required per lot 80 s.f. min. Porch or colonnade depth 6 feet min.

OFF-STREET PARKING:

For each dwelling unit or business suite with a total

floor area of 1200 s.f. or less: For each dwelling unit or business suite with a total

floor area greater than 1200 s.f.: 2 spaces

For each additional 400 s.f. of floor area after 1600 s.f. of business suite (retail, restaurant,

or office) 1 additional space

Maximum parking per lot: 12 spaces

NOTES:

- 1. Main Street Slot Townhouse Cluster Lot Type is permitted to be employed only at lots with alley access.
- The side street of common court frontage becomes "the front" for the townhouses located within the rear zone
- 3. No curbcuts are allowed on street or side street.
- 4. Tandem parking counts for parking requirement.
- No bedrooms are permitted within the first 12 feet from the street in the front zone.
- The side setback at the lots within the front zone shall be 0 feet minimum on the green court side, 5 feet minimum at side street or at the side property line.
- The rear setback for the townhouses located within the rear zone shall be 5 feet along 50% of the rear property line, 15 feet along the remainder of the rear property line.
- 8. Each building shall provide a total covered walkway area of one square feet for each linear feet of the street or side street frontage. The covered walkway area shall be located within the private property, except for the awnings that are permitted to encroach into the street right-of-way up to 5 feet.

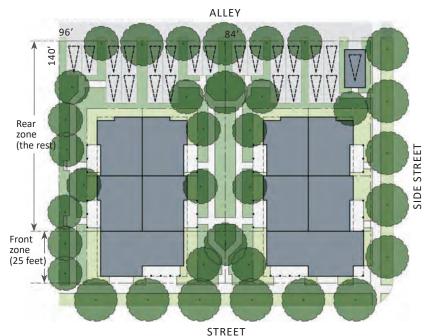
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21. Main Street Back-to-Back Cluster Lot Type

Article 5 - LOT TYPES

Main Street Back-to-Back Cluster Lot Type is intended to provide a unique ownership and lifestyle option; several fee simple lots with attached buildings face common courts (highlighted by darker green on the lot diagram and perspective) that provide access to shared parking and to the street. The side street or common court frontages become "the front" for the townhouses located within the rear zone.

Main Street Back-to-Back Cluster Lot Type permits attaching buildings on three sides. It also allows several small, fee simple lots to share common courts and common parking areas that are located on outlots owned collectively via an HOA. This lot type establishes two different zones with different height and building size restrictions. These zones are the front zone, which is the first 25 feet of the lot from front, and the rear zone which is the remainder of the parcel before subdivision.





CLUSTER PARCEL:

Minimum size:	11,000 s.f.
Minimum street frontage	84 feet
Minimum depth	128 feet

LOTS WITHIN CLUSTER:

Minimum size:	1,000 s.f.
Minimum street or common court frontage	30 feet

HEIGHT:

Front zone:	2 stories / 38 feet max.
Rear zone:	3 stories / 45 feet max.

SETBACKS:	ZONE	ZONE
SETBACKS.	ZOIVL	ZONE
Building at street	4 feet min.	N.A.
Building at side street	4 feet min.	10 feet min.
Porch at street	4 feet min.	N.A.
Porch at side street	4 feet min.	4 feet min.
Building at side	6 feet min.	6 feet min.
Porch at side	0 feet min.	0 feet min.
Building at rear	N.A.	5 feet min.

PORCH:

Porch or colonnade size	
required per lot	80 s.f. min.
Porch or colonnade depth	6 feet min.

OFF-STREET PARKING:

For each dwelling unit or business suite with a total floor area of 1200 s.f. or less: 1 space

For each dwelling unit or business suite with a total floor area greater than 1200 s.f.: 2 spaces

For each additional 400 s.f. of floor area after 1600 s.f. of business suite (retail, restaurant,

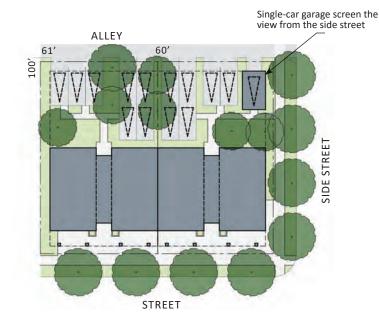
or office) 1 additional space
Maximum parking per lot: 12 spaces

- 1. Main Street Back-to-Back Cluster Lot Type is permitted to be employed only at lots with either alley access or access via a common parking outlot located at the rear.
- The Side Street of common court frontage becomes "the front" for the lots located within the rear zone
- 3. No curbcuts are allowed on street or side street.
- 4. Tandem parking counts for parking requirement.
- 5. No bedrooms are permitted within the first 16 feet from the street in the front zone.
- It is permitted to employ this lot type without any subdivision, or patial subdivision, if desired.
- 7. Each building shall provide a total covered walkway area of one square feet for each linear feet of the street or side street frontage. The covered walkway area shall be located within the private property, except for the awnings that are permitted to encroach into the street right-of-way up to 5 feet.

22. Main Street Row Building Lot Type

Article 5 - LOT TYPES

Main Street Row Building Lot Type is crafted after a common mixed use building prototype: apartments over business suites, served by a central staircase. Repeating the staircases and attaching several Main Street row buildings allows each building to sit on its own fee simple lot. Depending on the amount and the nature of the non-residential uses, and the availability of the on-street parking, Main Street Row Building lots may need additional off-lot parking nearby.





LOT:

Minimum lot size:	5000 s.f.
Minimum street frontage:	55 feet
Minimum depth:	90 feet

HEIGHT:

3 stories / 45 feet max.

SETBACKS:

Building at street	12 feet min.
Building at side street	4 feet min.
Porch or colonnade at street	4 feet min.
Porch or colonnade at side street	4 feet min.
Building at side	0 or 5 feet min.
Building at rear	5 feet min.

PORCH:

Porch or covered balcony size required per dwelling unit within the twenty feet of the street or side street property line 80 s.f. min.

Porch or covered balcony depth 6 feet min.

OFF-STREET PARKING:

For each business suite (retail, restaurant, or office)
and for each dwelling unit with a total floor area
of 1200 s.f. or less:

For each dwelling unit with a total floor area
greater than 1200 s.f.:

2 spaces
For each business suite (retail, restaurant, or office)
with a total floor area of 1600 s.f. or less:
2 spaces
For each additional 400 s.f. of floor area after
1600 s.f. of business suite (retail, restaurant,
or office)

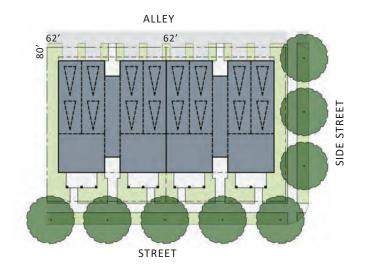
1 additional space

- 1. Main Street Row Building Lot Type is permitted to be employed only on lots with either alley access or access via a common parking outlot located at the rear.
- 2. No curbcuts are allowed on street or side street.
- 3. Tandem parking counts for parking requirement.
- 4. Each building shall provide a total covered walkway area of one square feet for each linear feet of the street or side street frontage. The covered walkway area shall be located within the private property, except for the awnings that are permitted to encroach into the street right-of-way up to 5 feet.

23. Apartment Row Building Lot Type

Article 5 - LOT TYPES

Apartment Row Building Lot Type is intended to diversify the building types where apartment buildings are predominantly employed. It is a three story building with a central staircase typically serving for four or six units. These units may also accommodate non-residential uses where desired. Repeating the staircases and attaching several apartment row buildings allow each building to sit on its own fee simple lot. Even though shown below is an arrangement with tuck-under tandem double-car garages, this lot type can also be employed with no on-lot parking where parking is provided in the form of off-lot common parking. When the ground floor is occupied by the tandem car garages, as shown below, the lower level units may be two-story units making the building a four-apartment building, instead of six.





LOT:

Minimum size:	4,800 s.f.
Minimum street frontage	60 feet
Minimum depth	76 feet

HEIGHT:

3 stories / 45 feet max.

SETBACKS:

Building at street	
First two stories	15 feet min.
Third story	23 feet min.
Building at side street	6 feet min.
Porch at street	7 feet min.
Porch at side street	4 feet min.
Building at side	0 or 5 feet min.
Building at rear	5 feet min.

PORCH:

Porch, covered or non-covered balcony	
or terrace per dwelling unit	100 s.f. min

OFF-STREET PARKING:

For each dwelling unit or business suite w	rith a total	
floor area of 1200 s.f. or less:	1 space	
For each dwelling unit or business suite w	ith a total	
floor area greater than 1200 s.f.:	2 spaces	
For each additional 400 s.f. of floor area after		
1600 s.f. of business suite (retail, restau	rant,	
or office)	1 additional space	

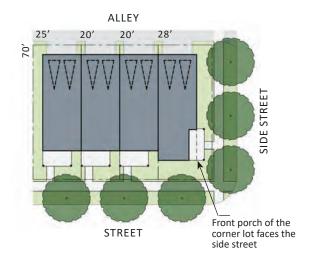
- Apartment Row Building Lot Type is permitted to be employed only at lots with either alley access or access via a common parking outlot located at the rear.
- 2. No curbcuts are allowed on street or side street.
- 3. Tandem parking counts for parking requirement.

24. Compact Urban Townhouse Lot Type

Article 5 - LOT TYPES

Compact Urban Townhouse Lot Type is crafted to provide an option to preserve land and create efficiencies via attaching three or more buildings and eliminating under-used side yards. Mixing compact townhouses with Main Street lot on a block face creates a well-balanced composition and contributes to the diversity of the neighborhood.

Compact Urban Townhouse Lot Type permits three or more buildings to be attached.





LOT:

Minimum lot size: 1400 s.f.
Minimum street or common court frontage: 20 feet

BUILDING SIZE:

Maximum total floor area per lot: 2200 s.f.

Maximum third floor area

per building 70 % of the building footprint

Maximum fourth floor area

per building 30 % of the building footprint

HEIGHT:

4 stories / 50 feet max.

SETBACKS:	REGULAR (INTERIOR) LOT	STREET CORNER LOT
JETDACKS.	(INTERIOR) LOT	CORNER LOT
Building at street		
first two stories	15 feet min.	10 feet min.
third story	15 feet min.	15 feet min.
fourth story	27 feet min.	27 feet min.
Building at side street		
first three stories	NA	6 feet min.
fourth story	NA	18 feet min.
Porch at street	7 feet min.	7 feet min.
Porch at side street	N.A.	4 feet min.
Building at side	0 or 5	feet min.
Building at rear	5 feet min.	5 feet min.

PORCH:

Porch size required per lot within twenty feet of the front property boundary (or within side street property boundary on corner lots)

80 s.f. min.

Porch depth

6 feet min.

OFF-STREET PARKING:

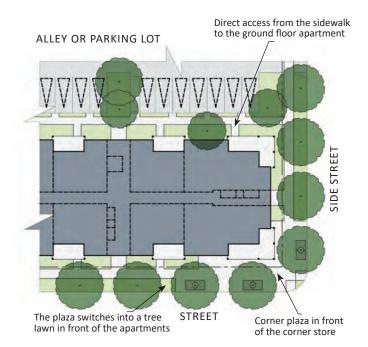
Minimum parking per lot: 2 spaces

- 1. Compact Townhouses Lot Type is permitted to be employed only on lots with alley access.
- 2. No curbcuts are allowed on street or side street.
- 3. Tandem parking counts for parking requirement.
- The front porch and the front entrance of the building on a street corner lot shall face the side street.

25. Main Street Mixed Use Apartment Building Lot Type

Article 5 - LOT TYPES

Main Street Mixed Use Apartment Building Lot Type is crafted after a common mixed use building prototype that is very common in many city centers: a double-loaded apartment building with a central hallway, usually also served by an elevator. Depending on the context and the market, either the entire ground floor, or a part of it, can house non-residential uses. It is also possible to have all of the building occupied by apartments. Even if the ground floor apartments are accessed by an indoor hallway, secondary access should be provided through the porch to the sidewalk, to increase interest and prevent blank facades along the sidewalks.





LOT:

Minimum lot size:	10,000 s.f.
Minimum street or common court frontage:	100 feet
Minimum depth:	100 feet

HEIGHT:

3 or 4 stories / 45 or 50 feet max. (see note 3)

SETBACKS:

Building at street	
Ground floor	
Residential use	6 feet min.
Non-residential use	4 feet min.
Second and third floors	6 feet min.
Fourth floor	16 feet min.
Building at side street	
Residential use	6 feet min.
Non-residential use	4 feet min.
Second and third floors	6 feet min.
Fourth floor	12 feet min.
Porch or colonnade at street	4 feet min.
Porch or colonnade at side street	4 feet min.
Building at side	5 feet min.
Building at rear	5 feet min.

PORCH:

Porch, covered balcony, or terrace size required	
per dwelling unit	80 s.f. min.
Porch or covered balcony depth	6 feet min.

OFF-STREET PARKING:

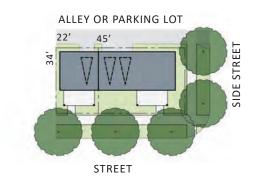
For each business suite (retail, restauran	t, or office)
and for each dwelling unit with a total	floor area
of 1200 s.f. or less:	1 space
For each dwelling unit with a total floor	area
greater than 1200 s.f.:	2 spaces
For each business suite (retail, restauran	t, or office)
with a total floor area of 1600 s.f. or le	ess: 2 spaces
For each additional 400 s.f. of floor area	after
1600 s.f. of business suite (retail, resta	urant,
or office)	1 additional space

- 1. Surface parking at the rear shall be located a minimum of 10 feet away from the face of the building.
- 2. Tandem parking counts for parking requirement.
- 3. Four story / 50 feet maximum height is permitted per building (a) only when the ground floor of the building accommodates non-residential use of at least a 2000 square feet of floor area and (b) only on lots with frontages to the following streets: S 2450 W (Lakeside Avenue), loop street around the southern neighborhood park, and W 400 S.
- 4. There shall be direct access to the ground floor residential units from the sidewalk.
- 5. No building footprint shall exceed 12,500 square feet.
- 6. No curbcuts are allowed on the Lakeside Avenue.
- 7. Each building shall provide a total covered walkway area of one square feet for each linear feet of the street or side street frontage. The covered walkway area shall be located within the private property, except for the awnings that are permitted to encroach into the street right-of-way up to 5 feet.

26. Liner Building Lot Type

Article 5 - LOT TYPES

Liner building Lot Type is crafted to be placed at locations where large parking lots would otherwise be exposed to the street. Liner buildings block the view to the parking lot from the street and take advantage of the street frontage by providing additional residential or non-residential units, creating interest and neighborly character along the sidewalk. The shallow lot depth allows for the optimum utilization of the rest of the block. Liner buildings can be self-parked with convenient parking below or adjacent to residential units or offices.





LOT:

Minimum lot size:	600 s.f.
Minimum street or common court frontage:	20 feet
Minimum depth:	30 feet

HEIGHT:

1 1/2 stories / 32 feet max.

SETBACKS:

Building at all but pedestrian green street	12 feet min.
Building at pedestrian green street	8 feet min.
Building at side street	5 feet min.
Porch or colonnade at all but pedestrian	
green street	4 feet min.
Porch or colonnade at pedestrian	
green street	0 feet min.
Porch or colonnade at side street	4 feet min.
Building at side	0 or 2 feet min.
Building at rear	2 feet min.

PORCH:

Porch or open balcony size required	
per dwelling unit	80 s.f. min.
Porch depth	6 feet min.

OFF-STREET PARKING:

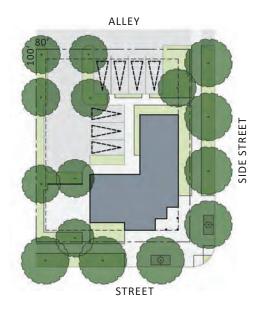
For each dwelling unit or business suite with a total	
floor area of 1200 s.f. or less:	1 space
For each dwelling unit or business suite with a total	
floor area greater than 1200 s.f.:	2 spaces

- 1. Liner Building Lot Type is permitted to be employed only on lots with alley access or shared parking lot access.
- 2. No curbcuts are allowed on street or side street.
- 3. Garages shall not occupy more than 50% of the building footprint.

27. Neighborhood Store, Restaurant, or Civic Building Lot Type

Article 5 - LOT TYPES

Neighborhood Store, Restaurant, or Civic Building Lot Type is crafted to accommodate self-standing neighborhood support businesses such as small grocers, restaurants, and coffee houses. It can also accommodate modest civic uses if needed. Because of the permitted building size, it fits into the neighborhood scale and character. The parking setback restriction is intended to encourage building presence along the sidewalk. Even though a single story would be the most common solution this lot type, a second story is permitted as well.





LOT:

Minimum lot size:	7000 s.f.
Minimum street frontage:	70 feet
Minimum depth:	90 feet

BUILDING SIZE:

Maximum total per lot: 4000 s.f.

HEIGHT:

2 stories / 35 feet max.

SETBACKS:

Building at street	6 feet min., 14 feet max.
Building at side street	6 feet min., 14 feet max.
Porch or colonnade at street	6 feet min.
Porch or colonnade at side street	6 feet min.
Building at side	5 feet min.
Building at rear	5 feet min.

OFF-STREET PARKING:

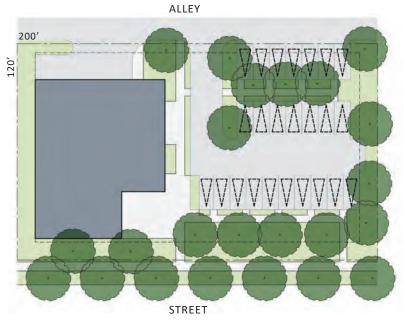
For office and retail	1 space per 500 s.f.
For restaurant	1 space per 350 s.f.

- Neighborhood Store or Restaurant Lot Type is permitted to be employed only on lots with alley access or shared parking lot access.
- 2. No curbcuts are allowed on street or side street.
- 3. No surface parking is permitted within 25 feet from the street property line and 12 feet from the side street property line.
- 4. No surface parking is permitted between the buildings and the property lines along the street and the side street.
- 5. Each building shall provide a total covered walkway area of one square feet for each linear feet of the street or side street frontage. The covered walkway area shall be located within the private property, except for the awnings that are permitted to encroach into the street right-of-way up to 5 feet.

28. General Big Box Retail Building Lot Type

Article 5 - LOT TYPES

General Big Box Retail Building Lot Type is crafted to accommodate large scale commercial businesses at the peripheral locations where there is a transition from neighborhood character and scale toward highway oriented businesses. This lot type can take place at locations with or without an alley access. Even though the lot type doesn't require it, building presence along the sidewalk should still be employed if feasible.



LOT:

Minimum lot size:	10000 s.f.
Minimum street frontage:	100 feet
Minimum depth:	100 feet

HEIGHT:

2 stories / 45 feet max.

SETBACKS:

Building at street	10 feet min.
Building at side street	10 feet min.
Building at side	10 feet min.
Building at rear	5 feet min.

OFF-STREET PARKING:

For office and retail	1 space per 500 s.f.
For restaurant	1 space per 350 s.f.

- On lots where there is an alley no curbcuts are allowed on street or side street.
- 2. Only one curbcut that is no wider than 22 feet is permitted along each 120 feet of the street or side street.



Summary of off-street parking requirements

Article 5 - LOT TYPES

 Suburban Mansion Lot Type Suburban House Lot Type Side-Drive House Lot Type Village House Lot Type Cottage Lot Type 	2 spaces minimum per lot + 1 for the accessory dwelling unit
6. Compact Cottage Lot Type, 7. Tiny Cottage Lot Type 8. Compact Tiny Cottage Lot Type 9. Shallow Cottage Lot Type 10. Twin Houses Lot Type 11. Cottage Twin Houses Lot Type 12. Compact Cottage Twin Houses Lot Type 13. Shallow Cottage Twin Houses Lot Type 14. Backyard Townhouse Lot Type 15. Compact Townhouse Lot Type 18. Main Street Cottage Live Work Lot Type 24. Compact Urban Townhouse Lot Type	2 spaces minimum per lot
16. Small Apartment Building Lot Type	4 spaces minimum, 8 spaces maximum per lot
19. Main Street Townhouse Live Work Lot Type	3 spaces minimum, 5 spaces maximum per lot
17. Courtyard Apartment Building Lot Type20. Main Street Slot Townhouse Live Work Lot Type21. Main Street Back-to-Back Cluster Lot Type	 space minimum for each dwelling of 1200 s.f. or less spaces minimum for each dwelling with more than 1200 s.f. spaces for business suites of 1600 s.f. or less + additional 1 space per 400 s.f. after the 1600 s.f. spaces maximum per lot
22. Main Street Row Building Lot Type23. Apartment Row Building Lot Type25. Main Street Mixed Use Apartment Building Lot Type	1 space minimum for each dwelling of 1200 s.f. or less 2 spaces minimum for each dwelling with more than 1200 s.f. 2 spaces for business suites of 1600 s.f. or less + additional 1 space per 400 s.f. after the 1600 s.f.
26. Liner Building Lot Type	1 space min. for each dwelling or business suite of 1200 s.f. or less 2 spaces min. foreach dwelling or business suite larger than 1200 s.f.
27. Neighborhood Store, Restaurant, or Civic Bldg Lot Type 28. General Big Box Retail Building Lot Type	For office and retail: 1 space per 500 s.f. (minimum) For restaurant: 1 space per 350 s.f. (minimum)

Article 6 ARCHITECTURAL DESIGN **STANDARDS**

11-9-601 Block Face Diversity

Article 6 - ARCHITECTURAL DESIGN STANDARDS

The standards provided on this page aim at creating a harmonious and diverse urban environment along the thoroughfares within Lakeside Landing. These standards are organized following the transect zones. The rest of the architectural standardsand guidelines follow the building types.

In this section the filled boxes (■) indicate the item being a standard, empty boxes (□) indicate the item being a guideline.

A. BLOCK FACE DIVERSITY WITHIN T3 TRANSECT

In order to exhibit a harmonious block face, each building should express simplicity, yet diversity should be achieved via a set of buildings with different massing and facade articulations. In other words, different facade variations create an appealing composition. The attention should not be on a single building (repetition of the same building creates monotony, however well-articulated that building may be), instead it should be on a set of simple variations to create a diverse and appealing block face. The following standards are aimed at creating appealing block faces.

- The same elevation variation shall not be employed on the adjacent lot on either side of the lot in question, nor on the lot across the street and neighboring two lots on either side across the street. This implies six (6) different variations on the lot and surrounding five (5) lots.
- ☐ Employing twin house buildings together with with detached houses or cottages are recommended to create a diverse block face composition.

B. BLOCK FACE DIVERSITY WITHIN T4, T5, AND T6 TRANSECTS

Townhouse and apartment buildings need to mix with houses, cottages, and twin houses along a block face to create a harmonious composition. When predominantly larger buildings are employed, it is important to create enough diversity so that the building wall along the sidewalk does not feel overwhelming. Repetition of the units in a townhouse building exacerbates its negative effect on the block face. Compositions where the townhouse building is divided into smaller components in a diverse way, are usually more successful in

achieving balanced block faces and creating a more visually interesting and walkable streetscape. The following guidelines aim at achieving this balance.

Multiple lot types shall be employed as the length of the block face increases according to the following:

Up to 200 feet of block face: 1 lot type minimum
Up to 300 feet of block face: 2 lot types minimum
Up to 450 feet of block face: 3 lot types minimum
Longer than 450 feet: 4 lot types minimum

- Long building walls along the sidewalk shall be avoided: No building wall shall be permitted to extend more than 80 feet without a recess or extrution that is at least 4 feet deep and 10 feet long.
- ☐ When two or more apartment or townhouse buildings are employed on block face, employ buildings with different number of units, if feasible.
- ☐ Employ compact townhouse and cottage lot types along common greens; this compensates for the limited outdoor amenities offered on each lot.
- ☐ Employ awnings, colonnades, or covered porches especially at south facing elevations.

C. BLOCK FACE DIVERSITY WITHIN T5i TRANSECT

Providing breaks on the facades, employing plazas and courtyards, and mixing small buildings with other lot types are an effective ways to create diversity in a denser urban environment. When large buildings are employed massing and facade articulation enhance the diversity on the block face.

- Long building walls along the sidewalk shall be avoided: No building wall shall be permitted to extend more than 80 feet without a recess or extrution that is at least 4 feet deep and 10 feet long.
- Courtyards, common greens, or plazas should be employed when feasible.
- ☐ Employ awnings, colonnades, or covered porches especially at south facing elevations.



A block face composed of seven buildings: four cottages and two pairs of twin houses. Even though the ground floors of the detached houses and twin house pairs are very similar only one model is being used twice. Facade variation of each building is unique.

Article 6 - ARCHITECTURAL DESIGN STANDARDS

The standards provided in this section apply to the following lot types:

- 1. Suburban Mansion Lot Type
- 2. Suburban House Lot Type
- 3. Side-Drive House Lot Type
- 4. Village House Lot Type
- 5. Cottage Lot Type
- 6. Compact Cottage Lot Type
- 7. Tiny Cottage Lot Type
- 8. Compact Tiny Cottage Lot Type
- 9. Shallow Cottage Lot Type
- 10. Twin Houses Lot Type
- 11. Cottage Twin Houses Lot Type
- 12. Compact Cottage Twin Houses Lot Type
- 13. Shallow Cottage Twin Houses Lot Type
- 18. Main Street Cottage Live Work Lot Type
- 26. Liner Building Lot Type

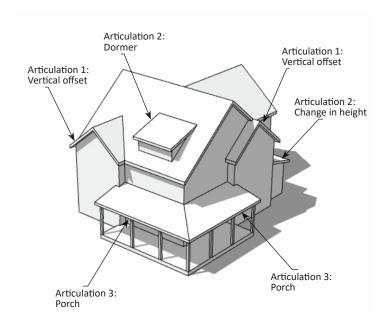
In this section the filled boxes (■) indicate the item being a standard, empty boxes (□) indicate the item being a guideline.

A. MASSING AND ARTICULATION

Simplicity is the key principle in fitting into a neighborhood and creating a harmonious streetscape. To create a varied yet unified streetscape, too many special effects should be avoided, and a quiet and simple architectural expression should be employed. The following standards and guidelines address this balance. In general, it is recommended for the houses, cottages, and twin houses to have a simple building form with a few facade articulations.

Houses: The primary building elevation facing the street shall have at least two massing articulations visible from the sidewalk. At buildings less than twenty four (24) feet in width, the primary building elevation shall have no more than four (4) articulations. At buildings greater than twentyfour (24) feet in width, the primary elevation shall have no more than six (6) articulations.





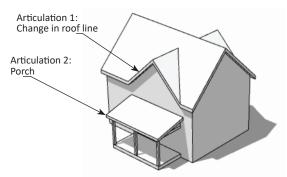
Above is an example of a well articulated street corner house. The building presents three massing articulations from the street and three additional articulations from the side street. Note that these massing articulations are not two-dimensional elements attached to the front facade but important massing features.

- Cottages: The primary building elevation facing the street or a common court shall have at least one (1) articulation. Primary building elevations facing the street or a common court shall have no more than three (3) articulations.
- Twin Houses: The primary building elevation facing the street or a common court shall have at least three (3) articulations (both sides combined). At buildings less than twenty-four (24) feet in width, the primary building elevation shall have no more than five (5) articulations. At buildings greater than twenty-four (24) feet in width, the primary elevation shall have no more than seven (7) articulations.



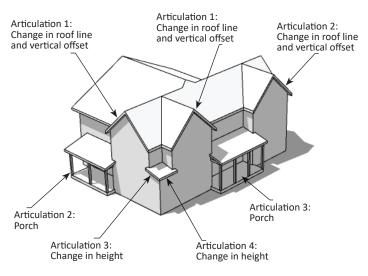
A comparison of two buildings that emphasizes the importance of creating a legible hierarchy of primary, secondary, and tertiary forms in designing a well-articulated building. The example on the left has a simple forward-facing gable (the primary form) with a porch (the secondary form) and a balcony subtracted on the second floor. The example on the right, on the other hand, employs five forward-facing gables that are competing, making the whole composition too crowded, especially if we consider this level of articulation being repeated on neighboring buildings.

Article 6 - ARCHITECTURAL DESIGN STANDARDS



Even though it is very hard to make a small cottage building look unattractive, too many articulations and special effects may overwhelm the neighborhood when such buildings are repeated. Above is a simple building with only two articulations visible from the front.

- Competition between articulations shall be avoided.
 Creating a hierarchy of articulations of different sizes is an effective way to compose a facade.
- For twin houses, facade articulations that make the whole building read as if it is a single house, shall be employed on the street corner lots.

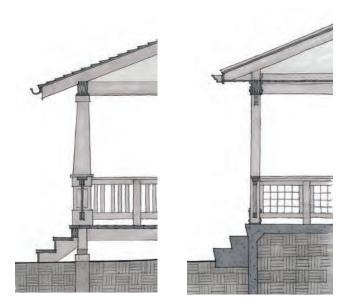


Above is a corner Twin House building addressing both streets with well-articulated facades. The narrower facade accommodates three, and the wider facade accommodates four articulations. These articulations are not two-dimensional elements attached to the front facade but instead important massing features.

B. PORCH CHARACTERISTICS

When employed the right way, porches create a semi-private living space, which also serves as a transition between the private indoors and the public realm. It serves to create a human-scaled, interesting, and walkable streetscape.

- A porch shall be treated as an extension of the interior living spaces. As such, it should be well-connected with, as opposed to isolated from, the interior living spaces.
- The porch shall not be more than one step down from the finished floor of the home.
- If slab on grade, no foundation wall shall be exposed.
- When provided, railings and half walls shall not be taller than twenty eight (28) inches, measured from the porch floor.
- Porches should be flush with finished floor level of the home when feasible.
- ☐ Wrapped porches are advised for houses located on corner lots.



On the left, a tapered column with an enlarged base that sits on a wood-framed porch. Exposed rafters and beams are accented by a railing system of vertical pickets with varied spacing. Right, a simple square-column detail with exposed hardware, an enclosed ceiling, and a concrete floor with a railing system of a framed mesh-wire grid.

Article 6 - ARCHITECTURAL DESIGN STANDARDS



A successful porch functions as an extension of the indoor living spaces. As such, it should be well-connected with, as opposed to isolated from, the interior living spaces. Note that the above drawing depicts the minimum porch and building setbacks required by most of the House and Cottage building form types. (Drawing is from the following book: Onaran, K., F. Pagez Ruiz, R. Pelusio, T. Lyon. 2019. Architectural Design for Traditional Neighborhoods. A VSI Publishing, p. 4).



The porches need to be sized large enough to be valuable amenities. A view of a porch facing a pocket park at a street corner.



Common green courts work as valuable amenities in residential neighborhoods. Above is a modestly sized green court with small detached houses. Note that porches maintain a single-story scale to relate to the pedestrians.

C. EXTERIOR MATERIALS

As with massing, simplicity is crucial in material choice. Many successful compositions can be found in traditional neighborhoods where buildings use only one material with simple texture differences. The use of too many materials usually results in the creation of confusing and overwhelming elevations. Clutter created by the use of too many materials should be avoided.

- Material and color changes shall occur along a vertical line at interior (concave) corners, or along a horizontal line at a floor line or a gable end.
- Unless others approved by the planning administrator, exterior wall materials shall be limited to horizontal and vertical smooth-faced siding (cementitious or vinyl, if high quality), painted wood siding, corrugated metal, metal panels, stucco (real or eifs), and masonry.
- Wood textured "fake" siding surfaces shall be avoided.
- Masonry textured "fake" artificial (plastic or cementitious) panels shall be avoided.
- ☐ In general the lighter materials should be placed above those of heavier weight.
- ☐ Care should be taken to design all elevations such that the same (one or two) materials appear in similar configurations on all of the elevations.



Above is an example of a desired composition where material (or color) changes happen along a vertical line at interior corners.

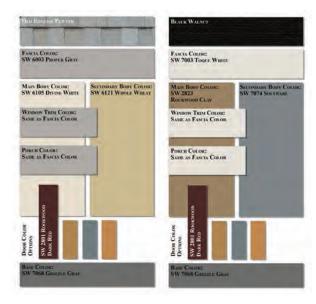
Article 6 - ARCHITECTURAL DESIGN STANDARDS

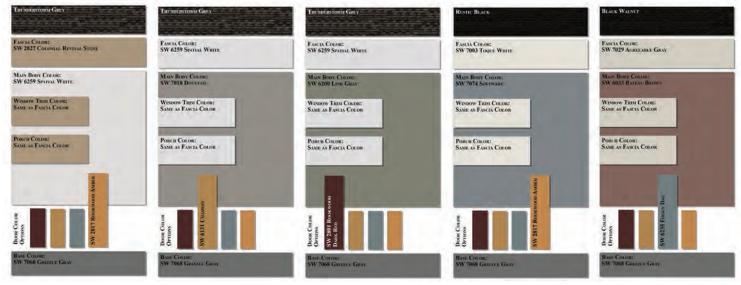
D. EXTERIOR COLORS

A color palette that is inspired by surrounding landscape connects individual buildings and entire neighborhoods to their setting. In general, avoiding bright jewel colors helps create a well-balanced color palette. The color schemes included on this page are for inspirational purposes only.

- Color changes shall occur along a vertical line at interior (concave) corners, or along a horizontal line at a floor line or gable end.
- Same color schemes shall not be used for two adjacent buildings.
- It is recommended to use color in a way that honors the massing characteristics of the building. Often, fewer colors used on individual buildings are more successful than a large number of colors.
- The roof color should be coordinated with the overall building color scheme.
- If photovoltaic panels are used, the roof color should conceal the panels.

☐ A collective "rhythm" can be created by painting similar elements (porches, trim, etc.) on each building on a block face similar colors.





Seven exemplary color schemes. For cottages there is only one main body color, for twin houses two. The fascia, the porch, and trim colors are the same and usually they create a contrast with the main body color. The base color (where the concrete foundation wall is exposed) is the same gray color for all buildings. To this composition the vibrant front door colors add emphasis. This palette is presented here for inspiration.



Above is an example of a diverse block face with six cottages and two twin house buildings accommodating the color palettes provided at the next page. Note that a single main body color is used for the cottages. Since the front facades of these cottages are narrow using more than one body color would overcrowd the block face. Together these color schemes create an appealing ensemble. Note that the same color scheme is not used for buildings that are adjacent to each other. Note also that contrasting color schemes are used side by side. This distinguishes each building and brings out the diversity of massing features employed on the block face.

11-9-603 Townhouses

Article 6 - ARCHITECTURAL DESIGN STANDARDS

The standards provided in this section apply to the following lot types:

- 14. Backyard Townhouse Lot Type
- 15. Compact Townhouse Lot Type
- 19. Main Street Townhouse Live Work Lot Type
- 20. Main Street Slot Townhouse Live Work Lot Type
- 24. Compact Urban Townhouse Lot Type

In this section the filled boxes (■) indicate the item being a standard, empty boxes (□) indicate the item being a guideline.

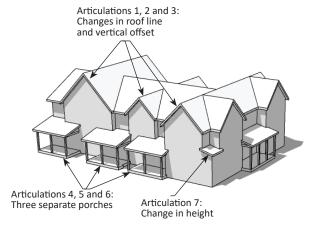
A. MASSING AND ARTICULATION

The Townhouses encourage compact urban forms by eliminating side yards. However, when units are attached their footprints get bigger. That is the reason why the following standards and guidelines are crafted to address the larger building forms and to decrease the intensity of these buildings. Simplicity and avoiding excessive articulation is an important principle for townhouses. Here, the challenge is to find creative ways to use facade articulation to reduce the scale of the building (both in height, to make the building look shorter; and length, to make the building look as if it was composed of smaller buildings).

- Avoid excessive repetition. The facades visible to the public shall be treated as a diverse composition, not as repetition of the same row house unit.
- The primary building elevation facing the street or the common court shall have a minimum number of facade articulations based on the following table (these arcticulations shall be assessed for the entire building, not for the singular units).

	Minimum	Maximum
	amount of	amount of
	articulations	articulations
Side street facade	3	5
Triplex	4	7
Four-unit row house	5	8
Five-unit row house	6	9
Five-unit row house	7	10
Seven-or-more-unit row hous	e 8	12

 Massing articulations that create a diverse composition (by mirroring certain units, differentiating porch configurations, employing diverse roof shapes) are preferred.



Above is an example for a well-articulated four-unit row house building located on a street corner. The building addresses both streets; the end unit's porch and main entrance face the sides street (on the left side of the image). Each row house unit has a unique facade and all four create a balanced composition for the entire building. The result is a more compatible building in Golden's neighborhoods.

B. PORCH CHARACTERISTICS

Successful use of porches in townhouse buildings can tame the building mass and enhance the human scale along the sidewalks. Porches also help to create compatibility between townhouse buildings, houses, and twin houses when employed on a block face or in close proximity.

- The porches shall not be more than one step down from the finished floor of the home.
- Continuous porches along four or more units shall be avoided.
- □ Porches should be flush with finished floor level of the home when feasible.
- Porches that are not attached to neighbor's porch (as shown in the figure on previous page) are encouraged.
- ☐ The side street facing unit of a row house building at a corner lot should either face the side street or have a wrapped porch, when feasible.



Above is an example of a diverse block face that accommodates two townhouse buildings (one with four units, the other with three) a pair of twin houses, and two cottages. Mixing townhouse buildings with other building types on a block face help diminish their effects on the sidewalks and creates a rich walking experience. Note that certain architectural features, such as porches with similar details, window compositions, and forward facing gables, are employed in all building types. In other words, a family of architectural elements are applied to all building types. This reduces the contrast between the different building types and brings them together to create a balanced block face.

Article 6 - ARCHITECTURAL DESIGN STANDARDS

C. EXTERIOR MATERIALS

Exterior material differentiation on townhouse buildings needs to accentuate articulations, break up the building length and height, and create unity on an overall elevation.

- Material changes shall occur along a vertical line at interior (concave) corners, or along a horizontal line at a floor line or a gable end.
- Unless others approved by the planning administrator, exterior wall materials shall be limited to horizontal and vertical smooth-faced siding (cementitious or vinyl, if high quality), painted wood siding, corrugated metal, metal panels, stucco (real or eifs), and masonry.
- Wood textured "fake" siding surfaces shall be avoided.
- Masonry textured "fake" artificial (plastic or cementitious) panels shall be avoided.
- ☐ Use contrast (in material or in color) in a way to break up the building length and highlight smaller components of the massing to make the building look like a composition of smaller buildings.
- ☐ In general the lighter materials should be placed above those of heavier weight.
- ☐ Care should be taken to design all elevations such that the same materials appear in similar configurations on all of the elevations.



Above is an example where change in color (or material) is used to break up the length of the building and make the large building look like a composition of smaller buildings. Change in color or material can make repetition more tolerable.



A well-articulated corner treatment with wrapped porch addressing both streets. Miller Ranch, Edwards, Colorado.

D. EXTERIOR COLORS

Color use in townhouse buildings can help reduce the perceived scale of the building, especially if colors with dark and light tones are used to emphasize the massing articulation. This also makes the diversity of the facade more visible. The townhouse color palettes should use the same or similar colors as the color palettes of houses, cottages, and twin houses, especially when employed together. The color schemes included on this page are for inspirational purposes only.

- Color changes shall occur along a vertical line at interior (concave) corners, or along a horizontal line (at a floor line or gable end).
- The roof color should be coordinated with the overall building color scheme. If photovoltaic panels are used, the roof color should conceal the panels.
- ☐ If there are repetitions on the facade changing the color of these repeated elements helps de-emphasize the repetition. Colors with dark and light tones should be used to emphasize the massing articulation.

11-9-603 Townhouses

Article 6 - ARCHITECTURAL DESIGN STANDARDS

- ☐ Bright colors should be reserved to accent specific building elements such as doors or awnings.
- ☐ Darker colors should be applied to recessed sections of larger buildings to help accentuate separation between building masses.
- ☐ A collective "rhythm" can be created by painting similar elements (porch, trim, etc.) on each building on a block face similar colors.









Above is another example where color is used creatively to break up the perceived length of the building. Even though the porches of the three townhouses at the center are attached, they still read self-contained and well-scaled because of the stepping.









Six exemplary color schemes for townhouse buildings. The number of body colors increases as the number of units per building increases. The fascia, the porch, and trim color are the same for certain parts of the building but change with the body color. The base color (where the concrete foundation wall is exposed) is the same gray color for all buildings. To this composition the vibrant front door colors add emphasis. This palette is presented here for inspiration.



Above are two images that show how the color schemes presented above can be applied to townhouse buildings: on the right a three-unit townhouse building on the right a six-unit townhouse building. The changes in color follow vertical and horizontal offsets and help to reduce the perceived height and length of the buildings. When contrasting colors are applied to building parts, such as bays and forward facing gables, these parts start looking as if they are separate buildings. (Images are from Iron Works, Englewood, Colorado).

11-9-604 Apartment Buildings

Article 6 - ARCHITECTURAL DESIGN STANDARDS

The standards provided in this section apply to the buildings on the following lot types:

- 16. Small Apartment Building Lot Type
- 17. Courtyard Apartment Building Lot Type
- 23. Apartment Rown Building Lot Type
- 25. Main Street Mixed Use Apartment Building Lot Type

In this section the filled boxes (■) indicate the item being a standard, empty boxes (□) indicate the item being a guideline.

A. MASSING AND ARTICULATION

Dividing the building into smaller parts and relating to the human scale is the primary purpose for massing articulation when it comes to large apartment buildings. The right amount of articulation (not too much, not too little) is key. Excessive repetition, as well as too much complexity, usually don't help to diminish the intensity of building's size. The following standards and quidelines aim at achieving the above-mentioned balance.

- Articulate the massing horizontally to make the building look as if it is a composition of multiple buildings. This can be done by expressing bays (especially by means of balconies), or indentations.
- At four story buildings, articulate the massing vertically, to make the building look shorter, by differentiating especially the ground floor's and uppermost floor's treatment.
- Provide multiple entrances and avoid blank walls along the sidewalks.
- □ Avoid excessive repetition.
- ☐ Express architectural elements such as entries, porches, balconies, bays, cornices, and parapets.
- ☐ Break the building by means of common courtyards and greens when feasible.
- Changes in building height are encouraged to emphasize important building elements particularly at courtyard entries and street corners.



Above is an example for a well-articulated apartment building with ground floor residential units being accessed directly from the sidewalk. The uppermost floor has a setback and roof line is articulated with cantileevered shed roofs saluting the street.

B. PORCHES AND BALCONIES

Porches and balconies are valuable amenities for the apartment units. Furthermore, they have the potential for creating a desirable scale along the sidewalk and articulate the building's massing. When residential units on the ground floors provide access directly from the sidewalk through well-sized porches, the building relates to the sidewalk scale and creates an appealing, walking environment on the sidewalk. This also encourages neighborly interaction.

- The porches and balconies shall not be more than one step down from the finished floor of the home.
- When dwelling units are placed on the ground floor, there shall be an entrance to the unit through the proch directly from the sidewalk, even when the unit has another formal entrance from an interior hallway.
- □ Porches and balconies should be flush with finished floor level of the home when feasible.
- ☐ Generous porches and balconies are encouraged.
- At corners a wraparound configuration should be employed when feasible



Example of a well-lived balcony in an apartment building. When connected well to the indoor spaces of the dwelling unit and sized appropriately, a porch becomes a valuable amenity for an apartment and encourages neighborly interaction.

11-9-604 Apartment Buildings

Article 6 - ARCHITECTURAL DESIGN STANDARDS

C. EXTERIOR MATERIALS

Exterior material changes on an apartment building can be used to accentuate massing articulations and break up the length of the building. The following standards and guidelines are intended to encourage the use of material as an integral part of the architectural design.

- Material changes shall occur along a vertical line at interior corners, or along a horizontal line (at a floor line or gable end). Lighter materials should be placed above those of heavier weight.
- Unless others approved by the planning administrator, exterior wall materials shall be limited to horizontal and vertical smooth-faced siding (cementitious or vinyl, if high quality), painted wood siding, corrugated metal, metal panels, stucco (real or eifs), and masonry.
- Wood textured "fake" siding surfaces shall be avoided.
- Masonry textured "fake" artificial (plastic or cementitious) panels shall be avoided.
- ☐ Use material changes to accentuate massing articulations.

D. EXTERIOR COLORS

In order to create architectural continuity throughout the neighborhood, the color palettes provided above for houses, cottages, and twin houses, as well as those for townhouses, should be used for apartment buildings as well. Similar to the material use, color changes can also be used in a way to accentuate massing articulations and reduce the perceived size of the building.

- Color changes shall occur along a vertical line at interior (concave) corners, or along a horizontal line (at a floor line, cornice, or gable end, if there are any).
- ☐ Use color changes to accentuate massing articulations.
- Darker colors should be applied to recessed sections of the building to help accentuate separation between building masses.
- ☐ Bright colors should be reserved for accent colors on specific building elements such as doors or awnings.





An example for a Courtyard Apartment Building with diverse massing articulation, including change in height. The use of contrasting color to highlight the massing articulation reads like a family of various parts rather than a large building.

11-9-605 Main St. and Com. Buildings Article 6 - ARCHITECTURAL DESIGN STANDARDS

The standards provided in this section apply to the buildings on the following lot types:

- 18. Main Street Cottage Live Work Lot Type
- 19. Main Street Townhouse Cluster Lot Type
- 20. Main Street Slot Townhouse Live Work Lot Type
- 21. Main Street Back-to-Back Cluster Lot Type
- 22. Main Street Row Building Lot Type
- 25. Main Street Mixed Use Apartment Building Lot Type
- 27. Neighborhood Store, Restaurant, or Civic Bldg. Lot Type
- 28. General Big Box Retail Building Lot Type

In this section the filled boxes (■) indicate the item being a standard, empty boxes (□) indicate the item being a guideline.

A. MASSING AND ARTICULATION

Main street retail and community buildings should be street oriented and should respect the human scale. The following standards and guidelines address how this can be achieved.

- Articulate the ground floor to address and engage the pedestrians via increased transparency, employment of colonnades, shop windows and awnings.
- Buildings on street corners shall address both streets.
- ☐ For buildings on street corners, corner entrances, indentations, towers, colonnades, or wrapped porches are recommended ways to address both streets.
- ☐ Accommodate outdoor seating patios and plazas when feasible.

B. BUILDING PRESENCE ON STREET

In order to be able to contribute to the conviviality of the street as a social place that is a part of the public realm, the Main Street and community buildings need to have a strong street presence. The following standards and guidelines address how this can be achieved.

■ The front doors shall face the street and be easily visible by the pedestrian.

- On the ground floor, place social activities within the building program that create interest and attract pedestrians in a way that they can be visible from the sidewalk.
- ☐ Provide solutions such as french doors, folding doors, transparent garage doors, that can provide the interior space to extend to the exterior, when feasible.

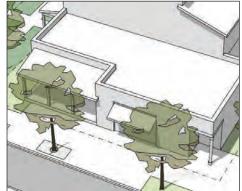




It is important for the retail uses to create life on the sidewalk. Note that a colonnade placed in front of a coffee house provides a good transition to the courtyard located in between two storefronts. It also creates space for more seating.







Corner entrances to stores, colonnades, shop windows, awnings, and porches are among the essential architectural elements that engage pedestrians. Providing plazas where appropriate is also essential in creating a pedestrian friendly neighborhood center

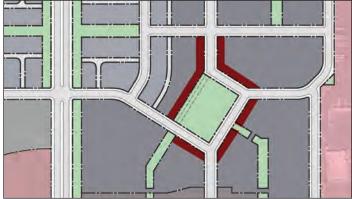
11-9-605 Main St. and Com. Buildings Article 6 - ARCHITECTURAL DESIGN STANDARDS

C. TRANSPARENCY AT EYE LEVEL

The following standard is intended to prevent blank facades on the ground floors and to ensure the pedestrian interest along the critical frontages in Lakeside Landing

 All Main Street and community buildings along the highlighted frontages pn below maps shall have a minimum of 70% transparency at eye level (see definition on page 29).





Plans showing the priority frontages where eye-level transparency requirements apply.

D. PARKING

Even though the placement of buildings and off-street parking on the lot are prescribed by the lot types, it is important to introduce additional measures to guarantee that the parking shall not compete with pedestrian presence on Main Street and community building lots.

- Place the off-street parking spaces at the rear.
- Provide screening fences or shrubs to reduce visibility of parking from the public sidewalks when parking is located along the street.
- Employ liner buildings to screen large parking lots from the streets
- ☐ Place a few covered garage buildings to divide the surface parking, when feasible.

E. EXTERIOR MATERIALS

Materials on Main Street and community buildings can be used to accentuate articulations or create unity on an overall elevation.

- Material changes shall occur along a vertical line at interior (concave) corners, or along a horizontal line (at a floor line or gable end). Lighter materials should be placed above those of heavier weight.
- Unless others approved by the planning administrator, exterior wall materials shall be limited to horizontal and vertical smooth-faced siding (cementitious or vinyl, if high quality), painted wood siding, corrugated metal, metal panels, stucco (real or eifs), and masonry.
- Wood textured "fake" siding surfaces shall be avoided.
- Masonry textured "fake" artificial (plastic or cementitious) panels shall be avoided.
- ☐ Use material changes to accentuate massing articulations.

F. EXTERIOR COLORS

In order to create architectural continuity throughout the neighborhood, the color palettes provided above for houses, cottages, and twin houses, as well as those for townhouses, should be used for Main Street and community buildings as well. Similar to the material use, color changes can also be used in a way to accentuate massing articulations and reduce the perceived size of the building.

- Color changes shall occur along a vertical line at interior (concave) corners, or along a horizontal line (at a floor line, cornice, or gable end, if there are any).
- ☐ Use color changes to accentuate massing articulations.
- ☐ The roof color should be coordinated with the overall building color scheme. If photovoltaic panels are used, the roof color should conceal the panels.
- ☐ Bright colors should be reserved for accent colors on specific building elements such as doors or awnings.

LANDSCAPE DESIGN STANDARDS

11-9-701 General Requirements

Article 7 - LANDSCAPE DESIGN STANDARDS

The Landscape Design Standards provide guidance to create a sustainable management of the streetscape, alleys, and private yard landscaping, as well as, landscape management throughout Lakeside Landing. Against some of the challenging climatic conditions of Utah, wise landscaping can create comfort zones and increase livability.

In this section, the filled boxes (\blacksquare) indicate the item being a standard, empty boxes (\square) indicate the item being a quideline.

Development plans should include landscape elements that contribute positively to the character of neighborhoods. Improvements should:

- ☐ Enhance the human scale of the building.
- □ Provide a transition between areas with different character.
- Screen views of unsightly elements, such as utility boxes and parking areas.
- ☐ Create comfort zones to encourage pedestrian activity.
- □ Facilitate water efficiency.

In this section, a tree equivalent (TE) point system is used, with 1 TE being equal to the minimum size and characteristics of the tree at the time of planting or installation as follows:

Deciduous trees:

Two and one-half-inch (2 1/2") caliper, measured one foot above ground. (1 TE)

Coniferous trees:

Six feet in height. (1 TE)

In this section, plant requirements shall be measured by Shrub Points (SP). A Shrub Point (SP) equals to one large shrub, or two medium shrubs, or four small shrubs. The minimum size and characteristics of plant at the time of planting or installation, shall be as follows:

Coniferous and deciduous shrubs and hedges:
Minimum (1) five-gallon container size (1 SP); or

Minimum (2) two-gallon container size (1 SP); or

Minimum (4) one-gallon container size (1 SP)

The following landscape standards and guidelines are for private lot landscaping for all lot types

- Prior to planting and installing irrigation systems, all sites for planting shall incorporate soil amendments at a rate of three cubic yards per 1,000 square feet to a depth of at least six inches. Existing topsoil shall be salvaged and stockpiled for use in amending area soil.
- Turf areas and live planting areas in excess of 100 square feet in area shall be served by a permanently installed irrigation system, based upon a determination that such an irrigation system is unnecessary as a result of the size, location or alternate maintenance accommodations applicable to the area.

 The minimum size and characteristics of other landscape materials at the time of planting or installation, shall be as follows:

Ground covers and vines: One gallon size, except for prostrate junipers and other shrub like ground covers that shall be five-gallon size.

Wood chip mulch: Minimum three inches depth.

Rock or stone mulch: Two-inch minimum to cobble size,
minimum three inches in depth.

- Plant material located within an applicable sight distance area, shall conform to the requirements of the city of Springville.
- Healthy existing mature trees (three-inch caliper or greater) shall be preserved on site unless sufficient hardship can be demonstrated. If trees must be removed, two must be planted (two and one-half-inch caliper or greater) for every one that is taken, in addition to compliance with all other tree requirements. No substitutions for trees allowed.
- Landscape plan shall demonstrate that irrigation systems are designed to minimize overspray and water waste through use of automatic controllers, rain sensors, moisture sensors and, for non-turf areas, subsurface drip systems.
- ☐ When feasible, provide a landscaped area between residential properties and the street, including trees and other landscape materials.
- □ Deciduous trees that shade in the summer and allow sunlight to pass through their limbs in the winter are recommended for the south side of the building. Coniferous trees that buffer from cold winds, snow, and ice, are recommended for the north facade of the building. Decisions should also take into account the effects on solar access with regard to neighboring properties.
- ☐ Trees that must be removed on site due to demonstrated hardship should be mulched.
- ☐ Plant materials may be integrated into groupings, and need not be uniformly distributed throughout the site. An ideal design would balance distribution with grouping.
- ☐ Irrigation system devices, such as backflow prevention devices should be located away from the public view.

 When this is not feasible, a low fenced enclosure should be provided.

11-9-702 Landscaping within ROWs

Article 7 - LANDSCAPE DESIGN STANDARDS

Frequent street trees with wide canopies located close to the vehicular traffic lanes on streets not only create a comfort zone for pedestrians on sidewalks but also make drivers aware of their speed, therefore calming the traffic. Some of the most attractive and famous urban streets employ the same tree species to create uniform canopies that make walking a pleasurable experience. However, employing the same tree species is a risky choice since they are vulnerable to the same diseases and insects. It is more prudent to create uniformity in the canopy by means of employing a diversity of trees with similar shapes (tall trunks, clear and wide canopies). At local residential streets, it is a good strategy to employ detached sidewalks and place the street trees in tree lawns. The tree lawns provide opportunities for unique landscaping at certain locations. At local commercial streets in front of the nonresidential, eliminating the tree lawn and providing large sidewalks with trees placed in tree grates is advised. The following standards and guidelines address these challenges and opportunities.

STREET TREES

- Street trees shall be provided on all streets every 30 to 40 feet. Spacing may be adjusted depending on the location of alleys, driveways, and common courts. The street tree and common court tree configurations shown on the Illustrative Plan (on pages 18 through 21) shall be a guide to prepare the landscaping plans that are required as part of the subdivision process.
- Street tree species shall be chosen from Springville's approved tree species list.
- The street trees located across the street shall be of the same species.
- At least three tree species shall be employed every 400 linear feet of street.

PARK STRIPS (AKA TREE LAWNS)

- Turf grass, ground covers, and river rock are permitted within the parks strips.
- ☐ Provide flowering low bushes on the parks strips at intersections, when feasible.
- Encourage residents to create unique landscaping or productive landscaping on the park strips in front of their properties.



An elegantly landscaped tree lawn at an intersection. When low perennials are utilized in a way not to block the sight triangle, landscaping on the corners slows down the traffic and creates an appealing environment for the pedestrians to enjoy.



A residential street with mature street tree canopy. Trees placed closed to the curb with large canopies slow down the traffic. The on-street parking as well creates friction and calms the traffic.



Use of occasional benches create memorable streetscape compositions and add place making in neighborhoods.

11-9-703 Neighborhood Parks

Article 7 - LANDSCAPE DESIGN STANDARDS

The neighborhood parks are the heart of the Lakeside Landing, where the residents gather and enjoy participating community life. They are places with strong sense of arrival and community presence. They are for both active involvement (participating various events, such as arts and crafts fairs, farmers' markets, concerts, and other festivals) and passive recreation and contemplation. The following are some guidelines for programming the park amenities and achieving successful openended park spaces.

- Provide amenities such as kiosks, amphitheaters, space for temporary fairs and music performances, in such a way that maintains the contemplative nature of the park when there are no scheduled events.
- ☐ Employ community gardens and gardening facilities in a way to celebrate neighborly interaction. Provide small gathering spaces around these facilities.
- ☐ Allow wide lawns to accommodate a diversity of openended activities by a diverse set of users; do not create



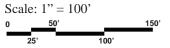
NEIGHBORHOOD PARK NORTH INSPIRATIONAL SITE PLAN Scale: 1" = 100' 0 50' 150' 25' 100'

11-9-703 Neighborhood Parks

Article 7 - LANDSCAPE DESIGN STANDARDS

- amenities for specific users only (such as basketball courts and playgrounds), keep the design flexible to accommodate spontaneous involvements and gatherings.
- Organize community events such as arts and crafts fairs, farmers' markets, concerts, and other festivals that encourage neighborly interactions.
- Also, make sure that these events can attract a diversity or residents. This can be done by clustering events that
- include a diverse set of activities to respond to the interest of various residents (for instance, not a just music event, but a fair as well).
- ☐ Adopt a noise control policy for these events.





11-9-704 Front Yards

Article 7 - LANDSCAPE DESIGN STANDARDS

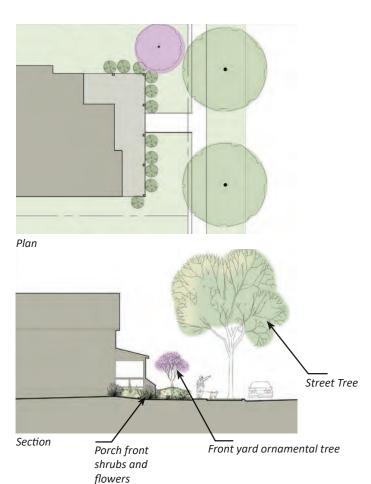
The standards and guidelines in this section apply to all lot types when the lot layout accommodates a front yard that is six feet or deeper as measured from the front property line to the porch or building.

Creating a pleasant walking environment along the sidewalk is the primary objective. All lot types prescribe a friendly building presence along the sidewalk. When it is not feasible to provide shade trees within the front yard, ornamental trees in between buildings, together with well-layered bushes and perennials located at front porches, create a very pleasing and friendly streetscape. The following standards and guidelines are

PLANT MATERIAL

- A minimum of 1 TE of ornamental or mid-sized trees shall be employed for every 25 feet of street, side street, and common court frontage of the lot. There is no TE requirement for the lots with frontages smaller than 25 feet. The initial plant material shall be chosen from the species approved by the City of Springville.
- A minimum of 1 SP of plant material shall be employed for every 10 feet of street, side street, and common court frontage of the lot. The initial plant material shall be chosen from the species approved by the City of Springville.

- SOD shall not be used for areas narrower than 6 feet.
- ☐ On larger yards layering of flowering bushes and perennials are encouraged over turf grass. Rock, wood mulch, and ground covers are also recommended.



Vertical layering helps define outdoor space and creates an inviting composition around the porch.



When the porch is located close to the sidewalk, a cluster of large and small layered bushes and perennials arranged in front of the porches create an appealing composition. Note that low fencing also contributes to the composition and appeal.

11-9-704 Front Yards

Article 7 - LANDSCAPE DESIGN STANDARDS

- ☐ A combination of ornamental trees and large and small shrubs are recommended to be employed where there is opportunity.
- ☐ A combination of ornamental trees and large and small shrubs are recommended to be employed at the side yards when they are visible from the street or common court.

SIDEWALKS AND PATIOS

- ☐ Avoid excessive pavement.
- ☐ Employ a diversity of designs with materials for walkways of different purposes to the extend feasible.
- ☐ Employ pervious pavements to the extent feasible



Another appealing front yard composition achieved within a limited front yard. Layered perennials and shrubs create a graceful distance between porch and the sidewalk in spite of the proximity.





Another two examples for large and small layered plant material as front yard landscaping. When the front yard is small, and planting is intense, an appealing composition is achieved.

11-9-705 Common Courts

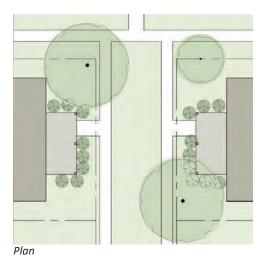
Article 7 - LANDSCAPE DESIGN STANDARDS

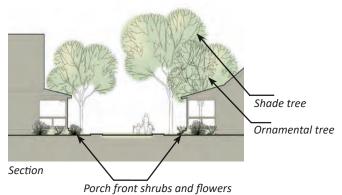
The standards and guidelines in this section apply to all lot types that employ or face a common court.

Common courts are an important part of the amenities that neighborhoods provide for residents. In order for the dwelling units to face these amenities and enjoy them as comfort zones, certain design principles should be followed to guide the landscape design. This section provides these standards and quidelines.

PLANT MATERIAL

- Provide a minimum of 1 TE of a shade tree per each lot that faces the common court. This requirement may be waived by the director if sufficient shade trees are provided within the front yards along the common court.
- Employ ornamental and mid-size trees, as well as large shrubs at the entrances and street frontage where the common court meets the street. This creates better edge conditions for the green.
- Employ layered shrub landscaping close to the buildings and keep the center clear from the shrubs. Employ ornamental trees where the buildings have limited openings.
- At deeper common courts break up the green by introducing ornamental and mid-size trees at the center, and design the sidewalk layout to support the break up.
- At wider green courts provide two rows of trees on either side. On narrower green courts, where it is not feasible to provide two rows, provide a few high canopy shade trees at the center.





Two homes facing a common court with layered landscaping. When there is an opportunity, the shade trees should be planted within front yards to leave the center free. At narrow courts however, central shade trees are more appropriate.



Modestly sized open drainage ditches are the safest way to address drainages. Shown is a flagstone bridge over the drainage ditch to provide access to the porch.



Entry to a common court showing layered landscaping and appropriately placed shade trees. Note also the single sidewalk splits into two to provide access to the porches.

11-9-705 Common Courts

Article 7 - LANDSCAPE DESIGN STANDARDS

- ☐ Employ a modestly scaled river rock open ditch drainage system when feasible. Employ simple bridges over the drainages.
- ☐ Provide entry trellises or mailbox structures to create an inviting gate to the common court when feasible.
- □ Provide well-appointed community garden beds at the edges close to the entrances if and when there is a demand. Employing community garden beds on the front and celebrating them encourages neighborly interaction.

SIDEWALKS

- Avoid excessive pavement.
- Especially at wider common courts with lots on two sides, employ two narrow sidewalks (3 feet in width) at either side, close to the porches, rather than one at the center.



A pocket park with community garden beds on the street corner. When the community gardens are located at prominent location and celebrated they encourage neighborly interaction.



Even though a single central sidewalk doesn't provide the most appealing configuration, at a narrower courts it is practical.



View from a narrow common court that is more appropriate for either the Main Street Slot Townhouse Cluster or the Main Street Back-to-Back Cluster Lot Type



A cluster of mail boxes is one of the proper ways to emphasize the entry of a common court. When feasible a sheltered gate may also accommodate the mailboxes.



View from another common court with lush mature plant material. Note the central sidewalk splitting into two to provide access to the porches on either side of the court.

11-9-706 Apartment Buildings

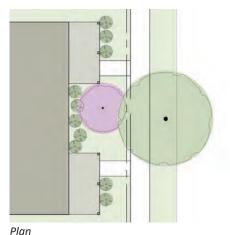
Article 7 - LANDSCAPE DESIGN STANDARDS

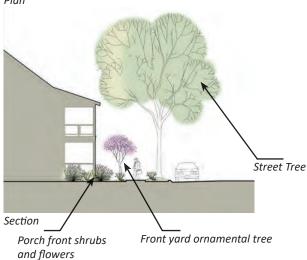
The standards and guidelines in this section apply to the following lot types:

- 0. Small Apartment Building Lot Type
- P. Courtyard Apartment Building Lot Type
- V. Main Street Mixed Use Apartment Building Lot Type

Apartment buildings offer a denser and more urban lifestyle with limited yards between the buildings and the sidewalks. However, when the yards are limited and visible to the public, residents tend to exhibit more care to the landscaping. Providing well-irrigated infrastructure for intense landscaping in limited areas is the primary objective for landscape design for multiple dwelling building lots.

- All portions of lots which are not occupied by driveways, sidewalks, patios, decks, or buildings shall be landscaped or mulched.
- When residential units occupy the ground floor, a minimum of 1 SP of plant material shall be employed for every 4 feet of street, side street, and common court frontage of the lot. The initial plant material shall be chosen from the species approved by the City of Springville.
- ☐ When apartment units are located on the ground floor facing the street or side street, the area between the porches and the sidewalk should be landscaped as a front yard landscaping.
- ☐ Flowering bushes are encouraged to be placed against the building, especially at walls facing the public with limited openings.
- □ A combination of ornamental trees and large and small shrubs are recommended to be employed where there is opportunity along the alley to prevent the formation of heat islands.





Flowering bushes create a buffer between the apartment and sidewalk. When apartment units are located on the ground floor, the area between the porches and the sidewalk should be landscaped following the front yard landscaping requirements.



A cluster of bushes placed close to the building creates a graceful relationship with the sidewalk despite the limited front setback.



A modest retaining wall placed 18 inches away from the sidewalk and heavy bushes create an appealing edge.

11-9-707 Main St. and Com. Bldgs. and Plazas

Article 7 - LANDSCAPE DESIGN

The standards and guidelines in this section apply to the following lot types:

- Q. Main Street Cottage Live Work Lot Type
- R. Main Street Townhouse Live Work Lot Type
- S. Main Street Slot Townhouse Live Work Lot Type
- T. Main Street Back-to-Back Cluster Lot Type
- U. Main Street Row Building Lot Type
- V. Main Street Mixed Use Apartment Building Lot Type
- X. Neighborhood Store, Restaurant, or Civic Bldg. Lot Type
- Y. General Big Box Retail Building Lot Type

Main Street and community buildings call for more urban solutions in terms of landscaping. These solutions include flowers in flower pots, ornamental trees in raised beds, and layering of bushes against the building walls. Providing retaining walls, raised planters, and low garden walls in the form of seating are recommended landscaping strategies in these areas.

- All portions of lots which are not occupied by driveways, sidewalks, patios, decks, plazas, or buildings, shall be landscaped or mulched.
- ☐ Providing raised planters with seating, raised planters against building walls, and flower pots are recommended to be employed in order to balance the hard scape with planting, especially at plazas and wide sidewalks.
- ☐ At wide sidewalks in front of businesses, it is recommended to differentiate the pavement to delineate areas where businesses can extend to the sidewalk with their merchandise.

- ☐ Flowering bushes are encouraged to be placed against the building especially at walls with limited openings facing the public. When irrigated with carefully designed drip irrigation, placing plants close to the building wall does not create serious risks in terms of grading.
- ☐ A combination of ornamental trees and large and small shrubs are recommended to be employed where there is opportunity along the alley to prevent the formation of heat islands.



Flower shop staging on a part of the sidewalk for its colorful merchandise create a unique plaza.



Raised planters with ornamental trees and perennials are an effective ways to increase plant material at an urban plaza.



Flower pots, ornamental trees placed in planters, along with the restaurant seating, create an appealing environment along the sidewalk.

11-9-708 Landscaping at Alleys

Article 7 - LANDSCAPE DESIGN STANDARDS

Even though alleys are provided for service uses and access only, thoughtful landscaping is still needed on and around alleys. It is easy to create a heat island, especially when many garage doors line up along the alley, as is the case for townhouses. Some landscaping strategies include employing small landscape islands with columnar bushes and small trees and providing shade trees on rear yards close to alleys. The following standards and guidelines aim at encouraging smart landscaping in alleys.

PAVEMENT AND EDGES

- Avoid excessive pavement.
- ☐ Provide pavement only for the length of the garage door and leave gaps in pavement for planting when feasible.
- ☐ The use of a straight concrete edge in lieu of regular curbs is encouraged as it makes it easier to create landscape islands.



A view from a lushly landscaped residential alley. The level of landscaping shown here prevents the formation of heat islands. (North Court, Holiday Neighborhood, Boulder, Colorado.)



Small landscape islands provide space for trees near the alley and create an appealing environment. (North Court, Holiday Neighborhood, Boulder, Colorado.)

PARKING LANDSCAPING ALONG THE ALLEY

- Provide landscape islands in between head-in parking stalls when feasible.
- Provide narrow detached sidewalks (three feet in width) along the parking and use the low bushes where the car stops, when feasible.
- A diverse set of species are encouraged to be employed, including shade trees, small ornamental trees, columnar bushes, and low ground covers.



Even though plants located close to the alley pavement may need regular pruning, the benefits of preventing formation of heat islands during the summer months outweighs the inconvenience. (North Court, Holiday Neighborhood, Boulder, Colorado.)



Another example of columnar ornamental trees placed within small islands by the alley. (North Court, Holiday Neighborhood, Boulder, Colorado.)

11-9-709 Lighting and Fences

Article 7 - LANDSCAPE DESIGN STANDARDS

Lighting: While site lighting is needed for way-finding and safety reasons, excessive lighting may create glare and disturb residents' sleep. Considering that sleeplessness is becoming a serious public health issue for many urban communities, this code adopts a "dark skies" policy especially for T3 Garden Village and T4 Village Transects.

LIGHTING WITHIN T3 AND T4 TRANSECTS

- Outdoor lighting on private lots shall be designed, located, mounted, and aimed to minimize glare onto any adjoining properties. No exterior light source shall be directly visible from the public sidewalks.
- There are no street lighting requirements within T3 Garden Village and T4 Village Transects.
- Recessed porch ceiling lights, or wall mounted screened lights washing the building walls shall be employed to illuminate the entrances.
- ☐ Low and dim landscape lighting shall be employed to illuminate key pedestrian paths leading to the building entrances.
- ☐ The street signs are encouraged to be illuminated by dim lights that do not spill over.

LIGHTING WITHIN T5, T5i, AND T6 TRANSECTS

- Outdoor lighting on private lots shall be designed, located, mounted, and aimed to minimize glare onto any adjoining properties. No exterior light source shall be directly visible from the public sidewalks.
- Street light fixtures shall be no more than 24 feet in height from the sidewalk grade, and they will function as pedestrian lights as well. As such, they need to be placed at a frequency of no less than 70 feet on center. The light source shall not be visible from residential units located around the street.
- Recessed porch ceiling lights, or wall mounted screened lights washing the building walls shall be employed to illuminte proches and entrances.

Fences: Fenced yards, even if the yards are small, increase the use of the yard significantly. However, privacy fences should be arranged and design in a way to encourage interaction between the sidewalk and the porch. The following standards and guidelines aim at permitting fences in a way to balance the public and private realms in the neighborhood.

- No fences shall exceed 34 inches in height within 15 feet of the front property line.
- On corner lots, fences with a height of up to 66 inches (privacy fences) may face the side street. However, on corner lots the following setbacks are applied for privacy fences facing side street:
 - Lots with 70 feet depth or less: a minimum of 26 feet setback from the front property line. Lots with more than 70 feet depth: a minimum of 36 feet setback from the front property line.
- At alleys, all fences shall be setback a minimum of 6 feet from the rear property line.
- ☐ When provided, it is advised to place the front yard fence (that are not higher than 34 inches) on the front property line.

Article 8 **THOROUGHFARE** DESIGN **STANDARDS**

11-9-801 General standards

Article 8 - THOROUGHFARE DESIGN STANDARDS

This section lists the thoroughfare and parking standards to be applied to Lakeside Landing. Creating safe and appealing streets where neighborly interaction can take place is one of the primary objectives. Streets in a successful neighborhood are not just channels that provide access and circulation, but they are neighborhood amenities where neighborly social life happens.

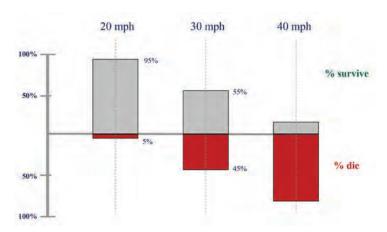
TRAFFIC CALMING

Calming the traffic by slowing down the vehicular speed is an essential in creating a safe residential street where neighborhood life can take place. Research shows that the pedestrian fatality rate in accidents increases significantly with vehicular speed (see the graphic on the right). A successful street in a residential neighborhood is where the kids play. But if slower vehicle speeds cannot be sustained by the way the street is designed, it will not be able to provide a safe environment for the residents. The following are the most essential factors that can effectively calm the traffic:

1. The width of the street should be as narrow as possible to allow safe vehicular travel in the posted speed limit. There is a problematic convention among the previous generation of traffic planners that assumes that designing a street for a speed higher than the posted speed limit is safe. The Institute of Traffic Engineers (ITE) now advises against this practice in residential neighborhoods. Wide streets encourage speeding. The width,

as well as center line radius, should be designed for the posted speed limit and should not encourage speeding.

2. On-street parking not only provides convenience for visitor parking but also creates friction on the street and slows down the traffic. It also creates a buffer between the flow lanes and the sidewalk.



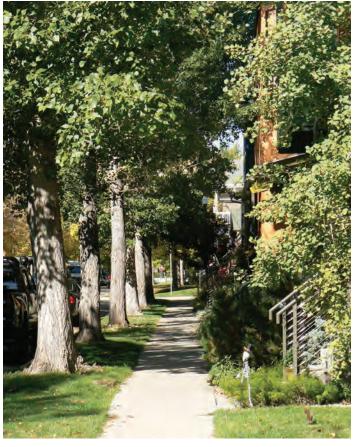
A chart showing the vehicle speeds and pedestrian survival rates in accidents involving pedestrians and vehicles on local residential streets in Colorado. Source: Peter Swift, Dan Painter, and Matthew Goldstein. 1997. Residential street Typology and injury accident frequency. Congress for the New Urbanism, Denver, Colorado.



A view from a local residential street. Narrow curb-to-curb dimensions, frequent street trees placed close to the running traffic, and on-street parking communicate with the drivers to slow down. These characteristics also create an appealing walking environment.

11-9-801 General standards

Article 8 - THOROUGHFARE DESIGN STANDARDS



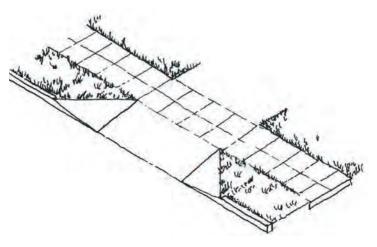
Frequent street trees with large canopies create an appealing walking experience for the pedestrians.

- 3. Street trees are also crucial in slowing down the traffic; trees placed close to street with regular, frequent intervals (30 40 feet on center) make the drivers aware of their speed. Trees also provide a well-sheltered and shaded walking environment on the sidewalk.
- 4. A tight curb radius on an intersection not only makes the crossing shorter and easier for a pedestrian but also forces the drivers to slow down and proceed through the intersection with caution. A tight curb radius tells the driver that the pedestrians have the priority on the intersection.
- 5. Building presence communicates the presence of life. A building placed close to sidewalk, a porch, a patio, a building entrance; all communicate to the drivers the possibility of people on the street. Even though we are mostly focusing in this section on what happens in the street right-of-way, the streets are also formed by the surrounding buildings. Placing buildings close to the sidewalk slows down the traffic as effectively as the other factors we have mentioned here.

ALLEY SERVED BLOCKS

A majority of the blocks in Lakeside Landing utilize alleys for vehicular access to private lots. As presented in the following pages, some of these alleys are designed to accommodate fire emergency vehicles. Others are regular alleys. Accessing the private lots via alleys and not having frequent curb cuts assures a continuous sidewalk and creates an appealing walking environment on the street. Not having frequent curb cuts also allows the block face to be employed more intensely with building presence, which is again crucial in creating an appealing walking environment.

As mentioned before in the landscape section, even though alleys are rear service areas, they can still be appealing places, especially in residential neighborhoods. Curb details and street to alley intersections should be treated to (a) differentiate the character of the street from the character of the alley, and (b) to emphasize the priority and continuity of the sidewalks on the street. As such, the ramped solution presented in the drawing below should be employed in alley and street intersections.



Recommended practice for the alley and street intersection. Source: Institute of Traffic Engineers (ITE). 2005. An ITE proposed recommended practice: Context sensitive solutions in designing major urban thoroughfares for walkable communities. Page 109.

Article 8 - THOROUGHFARE DESIGN STANDARDS

A. Lakeside Arterial Street



Article 8 - THOROUGHFARE DESIGN STANDARDS

A. Lakeside Arterial Street

Lakeside Arterial Street is a version of Major Arterial with Trail. Even though it is part of a regional network, and assigned as such in Springville's transportation plan, since it goes through the Lakeside Community, which accommodates residential neighborhoods, the traffic needs to slow down to 35 miles/hour. This is the

reason why here a new name, Lakeside Arterial Street, is being used to distinguish it from the rest of the network. In addition to lower speeds, on-street parking is also accommodated, which will be consistent with the assigned speed limit. The sidewalk and a bike lane are attached and demarcated by painting in the pavement.

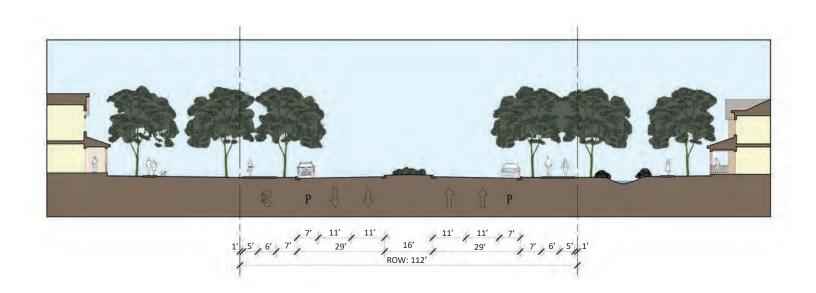
The specific standards for the Lakeside Arterial Street are:

Traffic flow: Two ways (two lanes each)
Posted speed: 35 mph max.
Design speed: 35 mph
R.O.W. width: 112'

Roadway width (curb-to-curb): 29' each side with 16' divider

Center line radius: 280' min. Curb radius: 26' min.

On-street parking: Both sides, parallel Sidewalks: 5' min. detached, plus 6' attached bike lane



Article 8 - THOROUGHFARE DESIGN STANDARDS

B. Minor Collector Street



Article 8 - THOROUGHFARE DESIGN STANDARDS

B. Minor Collector Street

Minor Collector is a street type that connect the Riverside Community to the rest of Srpingville, especially in East and West direction. There are only two of them within Lakeside landing: 500 North and Center Avenue. Along the neighborhood commercial uses a continuous fourteen feet wide sidewalk with street trees on grates is to be employed. Everywhere else a five feet detached sidewalk with street trees located within the tree lawn is to be provided. The bikes are accommodated on the street within their own lanes that are five feet wide located between on-street parking and car flow lanes.

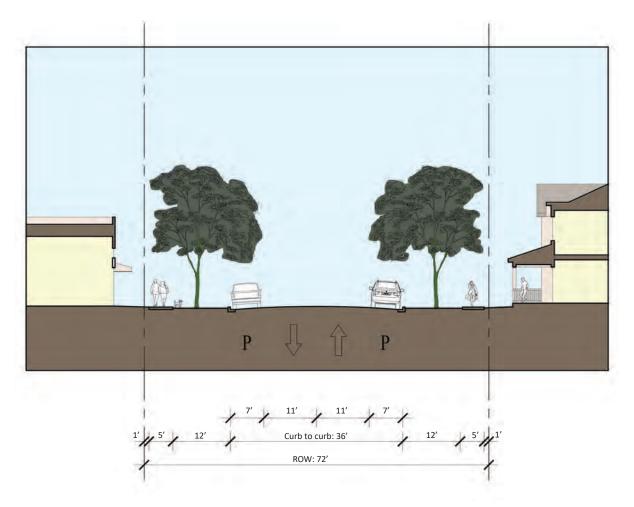
The specific standards for the Minor Collector Street are:

Traffic flow: Two ways (one lane each)
Posted speed: 25 mph max.
Design speed: 25 mph
R.O.W. width: 72'
Roadway width (curb-to-curb): 36'
Center line radius: 200' min.

Curb radius: 15' min.
On-street parking: Both sides, parallel

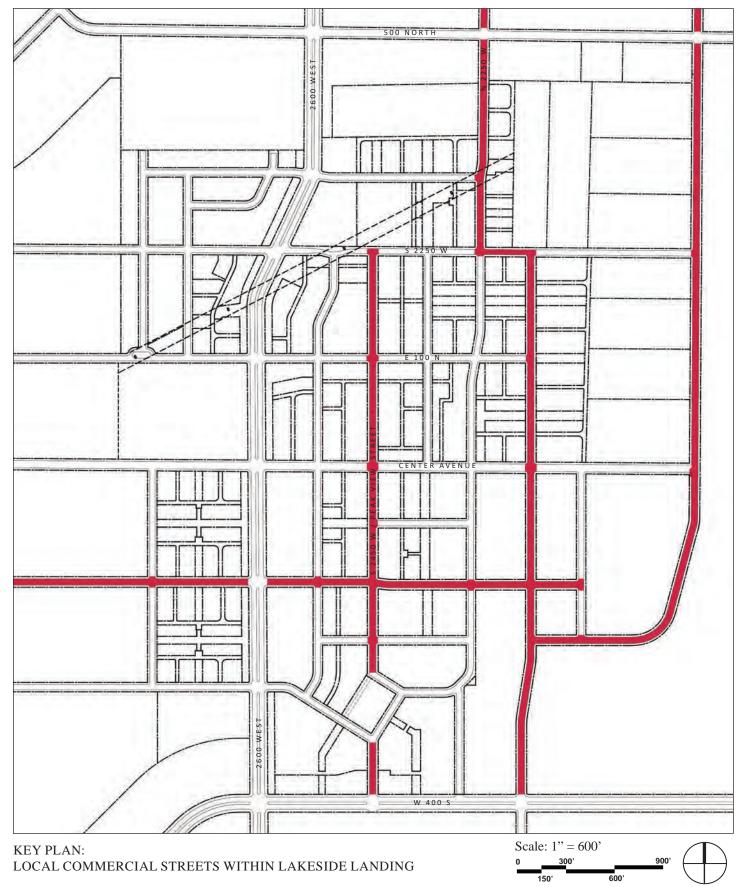
Sidewalks: 5' min. detached with 12' wide tree lawn or 17' continuous sidewalk

Bike: on-street, shared



Article 8 - THOROUGHFARE DESIGN STANDARDS

C. Local Commercial Street



Article 8 - THOROUGHFARE DESIGN STANDARDS

C. Local Commercial Street

Among the few Local Commercial streets within Lakeside Landing S 2450 W is a special street with a pedestrian friendly "Main Street" character. 34 feet curb-to-curb dimension provides space for on-street parking on both sides, as well as for slow flow of vehicular traffic. Both the design and posted speed shall be 25 mph. maximum. At this speed the flow lanes can easily be shared with the

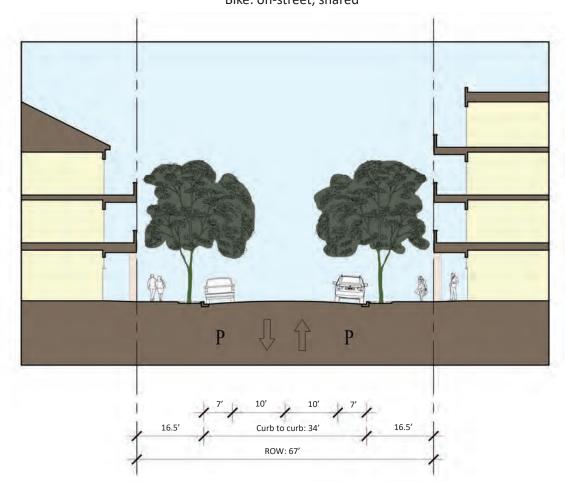
bicycles. The 16.5 feet wide sidewalks provide space for the pedestrian presence the businesses are expected to generate at contexts with neighborhood businesses. The street trees are to be placed in tree grates. Along the predominantly residential properties a five feet detached sidewalk with street trees located on the tree lawn is to be provided.

The specific standards for the Local Commercial Street are:

Traffic flow: Two ways (one lane each)
Posted speed: 25 mph max.
Design speed: 25 mph
R.O.W. width: 67'

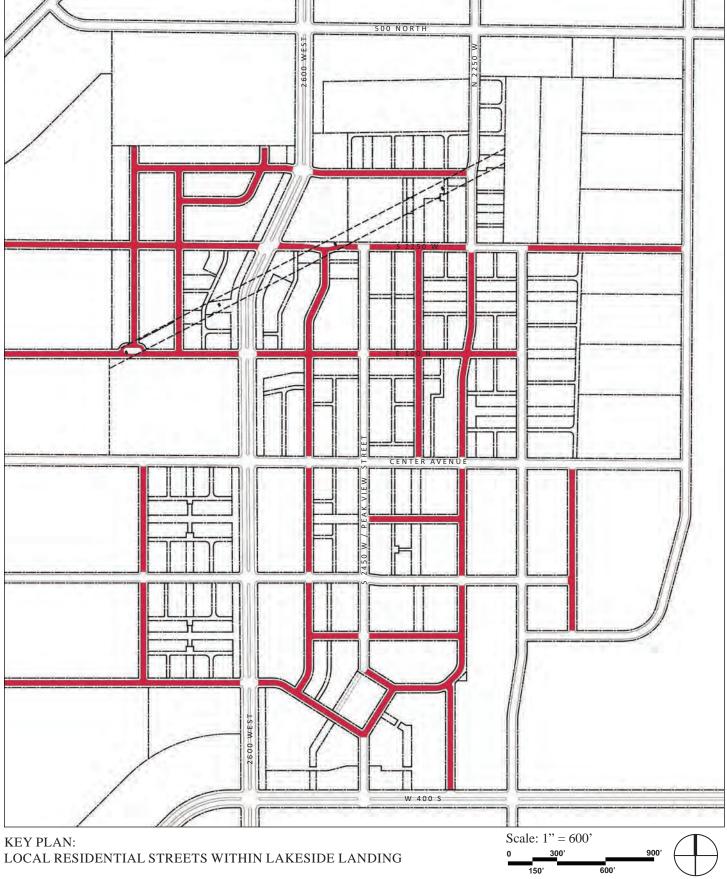
Roadway width (curb-to-curb): 34' Center line radius: 160' min. Curb radius: 15' min.

On-street parking: Both sides, parallel Sidewalks: 5' min. ,detached, or 16.5' continuous sidewalk Bike: on-street, shared



Article 8 - THOROUGHFARE DESIGN STANDARDS

D. Local Residential Street



Article 8 - THOROUGHFARE DESIGN STANDARDS

D. Local Residential Street

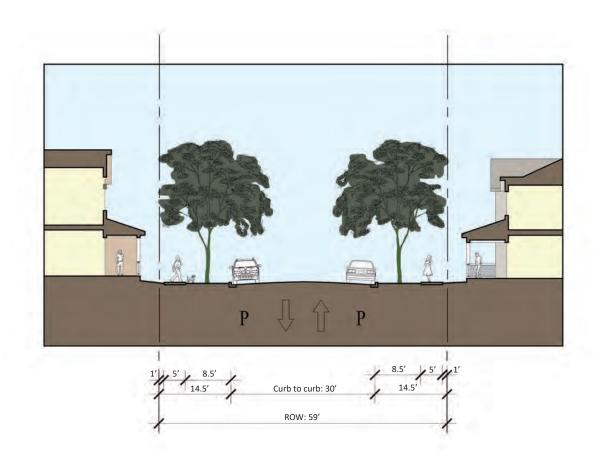
Local Residential Street is the most -common thoroughfare type employed in the Lakeside Landing. It is sized to function as a valuable neighborhood amenity and accommodate limited slow traffic. On-street parking, street trees, and detached sidewalks create a comfortable environment for walking especially when the buildings

are located close to the sidewalk. Both the design and the posted speed shall be 25 mph maximum. In this speed, the flow lanes can easily be shared with bicycles. The 5 feet wide sidewalks are located on both sides a foot away from the property line to accommodate low front yard fences. The street trees are located on the tree lawns.

The specific standards for the Local Residential Street are:

Traffic flow: Two ways (one lane each)
Posted speed: 25 mph max.
Design speed: 25 mph
R.O.W. width: 59'
Roadway width (curb-to-curb): 30'
Center line radius: 120' min.
Curb radius: 15' min.

On-street parking: Both sides, parallel Sidewalks: 5' min., detached Bike: Shared. on-street



Article 8 - THOROUGHFARE DESIGN STANDARDS

E. Pedestrian Green Street



Article 8 - THOROUGHFARE DESIGN STANDARDS

E. Pedestrian Green Street

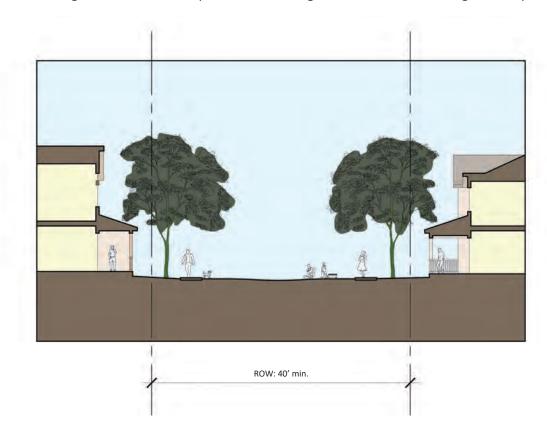
Even though Pedestrian Green Street is essentially a pocket park, it also functions as a connector for pedestrians, especially when located within the street grid in a way to provide continuity in pedestrian movement. It provides diversity and encourages neighborly interaction. Although the design and the layout of the pedestrian paths may differ depending on the location, the following design

principles should apply: (a) leave the center of the green free for various unprogrammed spontaneous activities; (b) provide a sidewalk at both sides and locate them close to the front property lines; (c) minimize hard pavements; (d) divide the green into two or three courts (via paths and plant material) when the street is longer than around 250 feet.

The specific standards for the Pedestrian Green Street are:

Traffic flow: No vehicular traffic
Posted speed: NA
Design speed: NA
R.O.W. width: 40' minimum
Roadway width (curb-to-curb): NA
Sidewalks: 3' min., 4' is advised

- 1. Along 80 % of the Pedestrian Green Street frontage there shall be no surface parking within 20 feet of the property line.
- 2. At least 70 % of the Pedestrian Green Street frontage shall abut one of the twenty seven development lot types that provide building presence.
- 3. When a Pedestrian Green thoroughfare is intersected by a driveway or alley, street design shall give the priority to the pedestrians, via strategies such as elevated pedestrian crossing, color and material change on the pavement, etc.



Article 8 - THOROUGHFARE DESIGN STANDARDS

F. Fire Alley



Article 8 - THOROUGHFARE DESIGN STANDARDS

F. Fire Alley

Fire Alleys are utilized in Lakeside Landing where the block sizes are too large for the fire emergency vehicles to reach the buildings located at the center of the block. Fire alleys are wider than the regular alleys. The 20 feet pavement width is to accommodate fire emergency vehicles' access. The 24 feet of right-of-way width provides the opportunity for an extra 24 inches pavement extension when needed in either side of the alley.

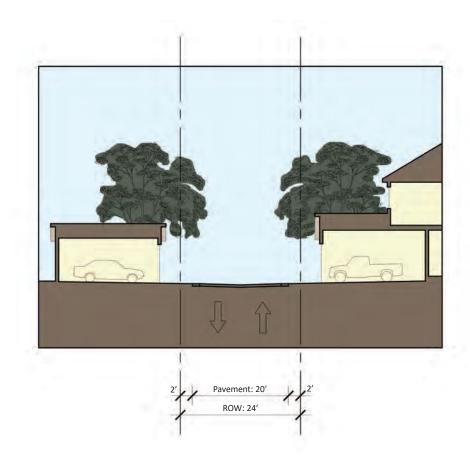
The specific standards for the Local Pedestrian Street are:

Traffic flow: Two ways (one lane each)
Posted speed: 15 mph max.
Design speed: 15 mph
R.O.W. width: 24'
Pavement width: 20'

Curb radius: N.A. (ramped to 30' wide curb cut)
Parking within ROW: No Parking

Center line radius: 80' min.

Fire alleys shall be privately owned.



Article 8 - THOROUGHFARE DESIGN STANDARDS

G. Alley



Article 8 - THOROUGHFARE DESIGN STANDARDS

G. Alley

The use of alleys serving the lots is an effective way to limit the curbcuts on streets and to create appealing sidewalks. In Lakeside Landing many of the blocks, because of their small sizes, are served by regular alleys designed to accommodate regular access traffic only and

not fire emergency vehicles; emergency vehicles are to reach the buildings from the surrounding streets. The skinny (16 feet wide) pavement is essential in creating a friendly and green alleyscape.

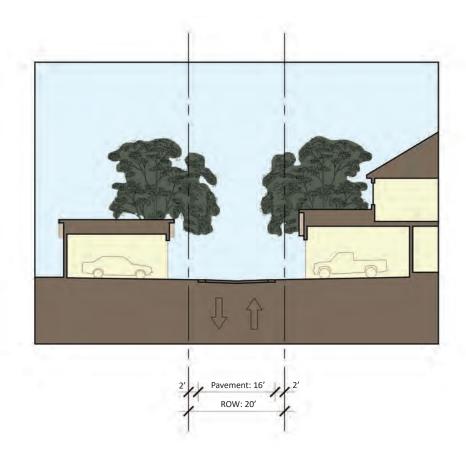
The specific standards for the Local Pedestrian Street are:

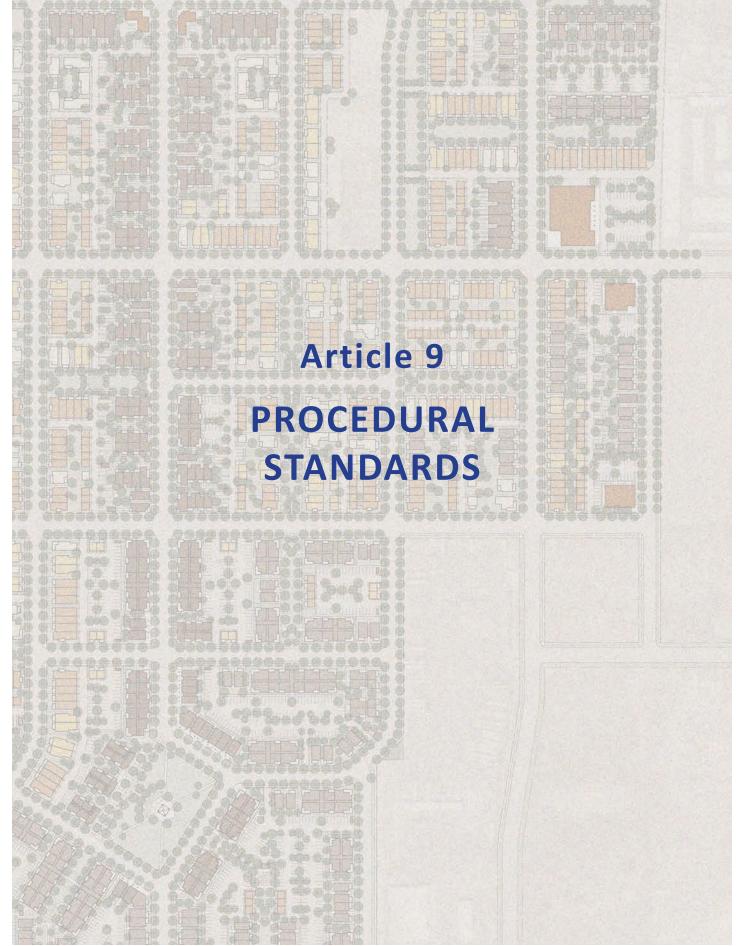
Traffic flow: Two ways (one lane each)
Posted speed: 15 mph max.
Design speed: 15 mph
R.O.W. width: 20'

Pavement width: 16' Center line radius: N.A.

Curb radius: N.A. (ramped to 22' wide curb cut)
Parking within ROW: No Parking

Alleys shall be privately owned.





11-9-901. LLSPO Subdivision Review

All subdivision applications for areas within all transects shall go through and obtain all required approvals of Lakeside Landing Special District Overlay (LLSPO) Minor Subdivision or Subdivision Review, prior to building permit application.

A. Minor subdivision and subdivision processes

Minor subdivision (see definition at as defined at 14-1-202) shall only go through 11-9-901.C. LLSPO Preliminary Plan Review, as defined below.

Subdivision (see definition at as defined at 14-1-202) shall go through 11-9-901.B. LLSPO Preliminary Plan Review a and 11-9-901. D. LLSPO Final Plat Review, as defined below.

B. Preapplication Meeting

Before preparing a preliminary plan for a subdivision, the applicant shall schedule an appointment with the Community Development Department to discuss the procedure for approval of a subdivision plan with regard to zoning requirements. As relevant to the proposed subdivision, adherence to the adopted regulating plan shall be reviewed, including transect zones, general layout of streets, blocks and open spaces. Other elements including, street improvements, drainage, sewerage, fire protection and similar matters, as well as the general availability of existing services will also be discussed. The applicant will then be advised, when appropriate, to discuss the proposed subdivision with those officials who must eventually approve those aspects of the subdivision plat for which they have responsibility. The Director may also request other members of the Development Review Committee to be present to provide early assistance to the applicant.

C. LLSPO Preliminary Plan Review

1. Submission:

Following the completion of a pre application meeting and review by the members of the DRC, the applicant may begin the process for preliminary plan review and action. The purpose of the preliminary plan is to prepare a complete and detailed set of subdivision plans that meet the requirements which follow. All information

required in the application shall be provided prior to scheduling the item for the Planning Commission agenda. For an application to be determined to be complete by the staff, the applicant shall submit:

- (a) All fees;
- (b) The completed application form;
- (c) Digital copy of the plans in Vector scalable format;
- (d) One (1) eleven-inch (11") by seventeen-inch (17") digital layout of the proposed preliminary plat;
- (e) One (1) copy of the preliminary drainage study with narrative (must be stamped and signed by a licensed engineer);
- (f) One (1) preliminary or draft copy of any restrictive covenants (CC&Rs), bylaws, environmental studies, etc. (if applicable);
- (g) One (1) copy of the preliminary title report issued within the last six (6) months.
- When all materials are submitted, the request will be scheduled for Development Review Committee (DRC).

2. The Preliminary Plan submission requirements:

FORMAT AND GENERAL ITEMS

- (a) All engineering and/or surveying documents stamped by engineer or land surveyor in accordance with the procedures of the Utah State Board for Professional Registration.
- (b) A title block showing:
 - (i) Name of subdivision.
 - (ii) Type of development (residential, commercial, industrial, etc.)
 - (iii) Name and address of owner of record, developer and designer.
 - (iv) Name and address of engineer or land surveyor.
 - (v) Date of preparation.
 - (vi) Tabulation of acres, lot types, open space and units per acre.
- (c) Graphic and written scale at no more than one (1) inch equals fifty (50) feet or as recommended by City Engineer.
- (d) North arrow.
- (e) Township and Range, section lines, and other monuments.
- (f) Vicinity map at a scale of one (1) inch equals one thousand (1,000) feet with a one-quarter mile radius.
- (g) Topographic contour intervals of no greater than two (2) feet, unless otherwise stipulated by City Engineer.
- (h) Surveyed boundary and topography of the subdivision.

- (i) Location and names of adjacent properties/property owners and platted subdivisions.
- (j) Location of zoning boundary lines within and adjacent to the proposed subdivision.
- (k) Location, height and type of existing fence lines within and contiguous to the subdivision.
- (m) Location, use, and dimensions of all existing buildings within the proposed subdivision. Indicate which buildings are to remain and which are to be removed.

TRANSECT ZONES AND LOT TYPES

- (a) Location of transect zones.
- (b) Location of all proposed lots
 - (i) Name of the lot type assigned for each lot
 - (ii) Lot dimensions
 - (iii) Lot frontage
 - (iv) Lot area (square feet)
- (c) Lots consecutively numbered or lettered in alphabetical order.

OTHER FEATURES

- (a) Location of existing features within the proposed subdivision and within two-hundred (200) feet of the boundary including:
 - (i) Existing public utility easements.
 - (ii) Irrigation ditches.
 - (iii) Drain pipes, drainage channels, and culverts.
 - (iv) Railroads.
 - (v) Bridges.
 - (vi) Power lines.
 - (vii) Water bodies, springs or water sources within twohundred (200) feet.
 - (viii) Equestrian, pedestrian and bicycle trails.
 - (b) Location and dimensions of any common space or open space areas including property to be set aside for parks, playgrounds, trails, or other public or private uses, with a designation of the purpose of those areas, and conditions, if any, of the dedication or reservation.
 - (c) Location and extent of all cuts and fills exceeding two (2) feet anywhere on the project site and any associated retaining walls.

THOROUGHFARES

- (a) The location and width of all existing and proposed roads, rights-of-way, alleys, and other public ways.
- (b) Thoroughfare types and cross sections of all existing and proposed roads (including road dimensions and location of utilities within the road.)
- (c) Proposed names of all new roads. Streets shall not be

- given names other than the appropriate number designation (e.g. 700 South) for the street, except in the case of streets that cannot be readily assigned numerical designations because of configuration which crosses (does not exclusively align with) eastwest or north-south coordinates.
- (d) Location of all existing and proposed curb, gutter and sidewalk within the subdivision including:
- (i) An indication of the grades.
- (ii) Flow arrows showing direction of storm water surface flows.
- (e) Location of any necessary temporary turnaround easements for emergency access on dead-end roads.
- (f) If adjacent to a state road specify UDOT access size and location (UDOT approval will be required at final plat).

WATER / SEWER

- (a) Location and size of existing and proposed culinary and pressure irrigation water lines (including existing lines adjacent to and/or affected by the proposed subdivision). Show main lines only.
- (b) Location of existing and proposed sewer main lines including size, depth, and slope (show any sewer lines adjacent to or affected by the proposed subdivision).
- (c) Letter(s) of intent for any necessary offsite water or sewer easements across privately owned land.

DRAINAGE

- (a) Preliminary Drainage System Report (calculations and an explanatory narrative) stamped and checked by a licensed engineer prepared per the outline included with the checklist.
 - (i) Use Springville City rainfall curves in the drainage study and calculate 24- and 100-year floods (attach Springville City rainfall curves to drainage calculations).
 - (ii) For detention basins, submit calculations to justify sizing based on 25-year design storm with a release rate of 0.15 cfs per acre.
- (b) Detailed drainage plans showing existing and proposed storm drainage improvements including:
 - (i) Major drainage facilities, outfalls, and discharge.
 - (ii) Drainage pipe locations, sizes and depths.
 - (iii) Catch basin locations, types and depths.
- (c) Location of detention basins designed in accordance with the Springville City Engineering Designs Standards.
- (d) A written statement from the appropriate agency

- accepting responsibility for all surface and subsurface drainage, which is directed into channels owned, by the agency (such as irrigation companies, private land owners, etc.).
- (e) Letter(s) of intent for any necessary offsite drainage easements across privately owned land.

IRRIGATION DITCHES

- (a) A written statement from the appropriate agency (such as irrigation companies, private land owners, etc.) regarding the effect of the proposed subdivision on any irrigation channels or ditches and any piping or other mitigation required.
- (b) The location, size and grade of any required piping for irrigation ditches as per the irrigation company letter.

SENSITIVE LANDS

- (A) Identification of natural features or sensitive lands including, but not limited to:
 - (i) Wetlands. A wetland report and letter from the Army Corp of Engineers, if potential wetlands are located on the site.
 - (ii) Floodplains, floodways and areas that would be covered in water in a 100-year storm event.
 - (iii) Areas where ground water rises periodically to within two (2) feet of the surface of the ground.
 - (iv) Slopes exceeding twenty-five (25) percent and/or area within the Hillside Overlay Zone.
 - (v) Vegetation areas (including name and size of all existing trees and shrubs which could be incorporated into the subdivision).
 - (vi) Threatened or endangered species habitat areas.
- (b) A letter from a certified wetlands specialist regarding any wetland areas within the boundaries of the proposed plat.

BUFFERING

- (a) The proposed treatment of the perimeter of the development, including materials and techniques used such as:
 - (i) Fences.
 - (ii) Berms.
 - (iii) Walls.
 - (iv) Landscaping.

REQUIRED NOTES

(a) Provide a note on the preliminary plat which states that the following items will be reviewed at the time of Final Plat review (because these items will be

- reviewed with the final plat, please do not show them on the Preliminary Plat):
- (i) Plan and profiles/construction drawings of public improvements.
- (ii) All pipe details (bends, detector tape, etc.).
- (iii) Blow-offs and Automatic Release Valves (ARV) including size, type and protection.
- (iv) Manhole and box details.
- (v) Water and sewer service details.
- (vi) Lot line utility easements.
- (vii) Street lights/street signs/traffic signs.
- (viii) Power line extensions and dome/transformer locations.
- (ix) Lot addresses.
- (x) CBR values and road sub-base.
- (xi) Subdivision monumentation and lot corner markers.

LANDSCAPING

- (a) Landscaping plan for all park, open space, and common ownership areas including:
 - (i) Location, name and size of all proposed trees, shrubs, and plants.
 - (ii) Indication of proposed grass areas.
 - (iii) Indication of proposed irrigation facilities (underground sprinkler system).
 - (iv) Location of the clear view area at all street intersections (a triangular area formed by a line connecting the property lines at appoints 35-feet in each direction from the intersection) and an indication that no landscaping or other obstruction in excess of three- (3) feet above finished grade shall be allowed in the clear view area.

OTHER REQUIRED DOCUMENTS

- (a) A surveyor's plat showing existing fence lines, existing deed lines, existing road rights-of-way and rightsof-way widths, and proposed subdivision boundary lines shall included with each set of the preliminary subdivision plans.
- (b) Phasing Schedule If the developer is proposing phasing the development into two or more sections for purposes of recording final plats, such information must be included as a part of the preliminary plan submission.
 - (i) A phasing plan describing each phase, the approximate size in area of each phase, the order of phasing and the projected time for recording and development of each phase shall be submitted.
 - (ii) The requirements of the Concept Plan as described

- in 14-02-103 shall be submitted for all phases not being proposed for preliminary approval.
- (iii) The Planning Commission may impose conditions upon the filing of each section proposed as may be necessary to ensure orderly development of the overall subdivision and the area in which it is located.
- (iv) Application for subsequent phases must be submitted within one year of recordation of the previous phase.
- (c) Written approval by the fee simple owner(s) in an affidavit which gives the subdivider the authority to act for and in behalf of the fee simple owner to make all decisions on any requirements set by the Planning Commission or City Council.
- (d) Preliminary title report or policy of title insurance on the property, which identifies ownership, easements of record, liens or other encumbrances, prepared by a title company license to practice in the State of Utah. The City may require that the owner/developer resolve any boundary overlaps, gaps or other title discrepancies before approval of the preliminary plat.
- (e) Evidence of water rights proposed to be tendered to Springville City.
- (f) Draft copies of any proposed restrictive covenants or other private reservations.
- (g) An electronic (CD or email) copy of the proposed subdivision layout in DGN or DXF format (used by the Building Official for street and lot addressing) tied to the State Plane, NAD 83 coordinate system.
- (h) Relevant items required of final plans (14-2-105(2)) as determined by the Community Development Director and the City Engineer.

3. Determination of regulatory plan compliance

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

Substantive deviations include the following.

- Elimination or addition of a thoroughfare
- Reclassification of a thoroughfare type
- Removal of a park or open space

- A decrease of the size of an individual park of open space of more than 5%
- Change in the boundaries of transect zones excepting those changes required to maintain alignment with non-substantive changes to the alignments of thoroughfares or open spaces
- Changes to the alignment of thoroughfares that
 - a. result in a reconfiguration of adjacent blocks
 - are greater than those changes precipitated
 by differences between the regulating plan
 alignment and the surveyed subdivision, or ten
 (10) feet measured as perpendicular deviation
 from the centerline as shown on the regulating
 plan, whichever is less

4. Determination of Completeness

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

5. Development Review Committee Review

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

5. Planning Commission meeting:

If the DRC determines that the item needs to be considered by the Planning Commission, notice of the Planning Commission meeting shall be announced during which the subdivision shall be posted no less than three (3) calendar days before the Planning Commission meeting, on the property proposed for subdivision, in a visible location to passers-by, and shall be mailed to Utah

County and each municipality whose boundaries are within one mile of the subject property.

The Planning Commission shall review the completed application, along with comments from the DRC and the Planning Staff report. The Commission may then recommend approval, conditional approval or denial of the application to the City Council.

- (a) The Planning Commission shall recommend approval of the preliminary plan to the City Council if it complies with all applicable City ordinances and standards.
- (b) The Planning Commission may recommend denial to the City Council for preliminary plan provided that reasons for the denial are stated referring to any of the following reasons:
 - (i) There is insufficient evidence to establish that the applicant either owns or has authority to represent the owners of all of the property included on the preliminary plan; or
 - (ii) Issues associated with property gaps overlaps or other property disputes which affect the property contained within the preliminary plan; or
 - (iii) The preliminary plat does not comply with all of the applicable City ordinances and standards.

6. City Council meeting:

After Planning Commission's recommendation, notice of the City Council meeting shall be announced during which the subdivision shall be posted no less than three (3) calendar days before the City Council meeting, on the property proposed for subdivision, in a visible location to passers-by, and shall be mailed to Utah County and each municipality whose boundaries are within one mile of the subject property.

The City Council shall review the completed application, along with comments from the DRC, the Planning Staff report, and the Planning Commission's recommendation. The Council may then approve, conditionally approve or deny the application request.

- (a) The City Council shall approve of preliminary plan to the City Council if it complies with all applicable City ordinances and standards.
- (b) The City Council may deny the preliminary plan provided that reasons for the denial are stated

referring to any of the following reasons:

- (i) There is insufficient evidence to establish that the applicant either owns or has authority to represent the owners of all of the property included on the preliminary plan; or
- (ii) Issues associated with property gaps overlaps or other property disputes which affect the property contained within the preliminary plan; or
- (iii) The preliminary plat does not comply with all of the applicable City ordinances and standards.

7. Amendments to Preliminary Plans

At any time after preliminary plan approval and before submission of a final plat, the applicant may request that an amendment be made in the approval of the preliminary plat. The Community Development Department may agree to proposed amendments that are determined to be minor. Any major change to the proposed Preliminary Plan must be approved by the Planning Commission. Consideration of amendments will be limited to the proposed amendment. The Planning Commission may approve or disapprove the proposed amendment and may make any modifications in the terms and conditions of preliminary plan approval reasonably related to the proposed amendment. If the applicant is unwilling to accept the proposed amendment under the terms and conditions required by the Planning Commission, the applicant may withdraw the proposed amendment.

8. Effective Period of Preliminary Approval

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

(1) year from the time that approval is granted

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

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

D. LLSDO Final Plat Review

1. Submission

Following approval of the preliminary, the applicant may submit an application for final plan approval. The purpose of the final plat is to prepare a complete and detailed subdivision plat that addresses the issues included in the preliminary plan review and approval and meets the requirements which follow in preparation for recording the subdivision plat with the Utah County Recorder's Office. For the the application to be determined to be complete by the staff, the applicant shall submit:

- (a) All fees.
- (b) The completed application form.
- (c) Digital copy of the final plat and improvement drawings plans in Vector scalable format.
- (d) One (1) eleven-inch (11") by seventeen-inch (17") digital layout of the final plat and improvement drawings.
- (e) One (1) copy of the final drainage report with narrative (must be stamped and signed by a licensed engineer).
- (f) One (1) copy of any restrictive covenants (CC&Rs), bylaws, environmental studies, etc. (if applicable).
- (g) One (1) copy of the geotechnical report.

2. The final plat submission requirements:

FORMAT AND GENERAL ITEMS

- (a) Acknowledgement/proof of preliminary plat approval provided by the owner/authorized agent.
- (b) A title block which contains the following:
 - (i) Name of the subdivision.
 - (ii) Type of development (residential, commercial, etc.).
 - (iii) Surveyor's certificate that has been signed and dated, showing the name and registration number of the surveyor responsible for making the survey.
 - (iv) A legal description of the subdivision boundaries that includes the quarter-quarter section, section, township, range, principal median and the County of its location.
 - (v) The owner's dedication that includes the dedication of all public ways or spaces. The owner's dedication shall be signed by every person having a security interest in the subdivision property, dated, and notarized and

- should include a reference to any covenants that may be declared and blanks where the County Recorder may enter the book and page number of their recording.
- (vi) Signature blocks prepared for the dated signatures of the City Engineer, City Attorney, Mayor, Planning Commission Chair, and City Recorder.
- (vii) Tabulation of acres, lot types, open space and units per acre.(c) Written and graphic scale, not smaller than one inch (1") to fifty feet (50') or as recommended by the City Engineer.
- (c) The basis of bearings used and a north point.
- (d) A vicinity map at a scale of one inch (1") equals one thousand feet (1,000') with a one-quarter (1/4) mile radius.
- (e) The exterior boundaries of the platted areas giving lengths and bearings of the boundary lines. All subdivisions must have proper closure.
- (f) Location of existing easements of rights-of-way, including those contiguous to the platted area, their nature, width, and the book and page number of their recording in the County's records.
- (g) Location of proposed easements including any required easements for water, sewer, drainage or irrigation, temporary turnaround easements and a public utility easement shown on the front of each lot and any side or rear of a lot adjacent to a road right-of-way and on the sides and back of all other lots.
- (h) All lots, blocks, rights-of-way and easements (including open space) created by the subdivision with their boundary, bearings, thoroughfare type, lengths, widths, name, number, or purpose. For curved boundaries the curve radius, central angle, and length of arc and chord length and veering shall be given in a table. All lots must have proper closure.

TRANSECT ZONES AND LOT TYPES

- (a) Location of transect zones.
- (b) Location of all proposed lots
 - (i) Name of the lot type assigned for each lot
 - (ii) Lot dimensions
 - (iii) Lot frontage
 - (iv) Lot area (square feet)
- (c) Lots consecutively numbered or lettered in alphabetical order.

OTHER ITEMS ON THE PLAT

- (a) Proposed addresses shown on each lot as obtained from a Springville City Planning and Zoning Official. All proposed new streets named or numbered in accordance with the street naming and numbering system of the City. Streets shall not be given names other than the appropriate number designation (e.g., 700 South) for the street, except in the case of streets that cannot be readily assigned numerical designations because of a configuration which crosses (does not exclusively align with) east-west or north-south coordinates.
- (b) Location and names of adjacent properties/property owners and platted subdivisions.
- (c) Location of zoning boundary lines within and adjacent to the proposed subdivision.
- (d) Location of all existing homes or buildings within the proposed subdivision that are to remain.
- (e) All existing monuments found during the course of the survey (including a physical description such as "brass cap").
- (f) All monuments erected, corner, and other points established in the field. The monuments shall be made of brass and the legend shall indicate the diameter, length, and weight of the monuments. All exterior boundary angle points of the subdivision and lot corners shall be marked in accordance with the Springville City Standard Specifications and Drawings.
- (g) Show frontage on corner lots in relation to service line locations.
- (h) A detailed diagram showing typical setbacks for a corner and interior lots and a typical thirty-five foot (35') clear view area (sight triangle) on the corner lot.

REQUIRED NOTES ON THE FINAL PLAT

- (a) A notation of the distance (shown as a dimension and note on the plat) from the centerline of each existing road right-of-way (centerline of existing asphalt) to the new property line of the subdivision.
- (b) A summary of total project acreage, total acreage in lots, total acreage in roads and lane miles of road.
- (c) A notation of any limited access restrictions on the lots that are affected.
- (d) If a detention pond is required, note the capacity of the pond on the final plat.
- (e) If there is no detention pond on the plat, provide a note explaining how detention is handled.
- (f) If surface drainage is to be directed onto a privately owned area for detention as part of the storm drainage system, show an easement around the

- detention/retention area on the final plat with the following note on the easement area:
- Permanent detention facility to be owned and maintained by the owners of this property not to be altered without approval by Springville City Council and City Engineer.
- (g) If a temporary turnaround is required, add the following note on the final plat with a reference to the turnaround:
 - 50'-radius temporary asphalt turnaround with appropriate road base, 3 no-parking signs installed, and no above ground utilities allowed in the turnaround area.

CONSTRUCTION DRAWINGS

- (a) Final construction/plat and profile drawings of all required public improvements consistent with Springville City Design Standards Specifications and Drawings. An engineer or land surveyor must stamp all construction drawings in accordance with the procedures of the Utah State Board for Professional Registration. Construction drawing shall include:
 - (i) An overall public improvement plat or index sheet that includes a summary of all improvement and utility information (this sheet is used by City staff to prepare the bond for public improvements). A thoroughfare tree planting plan showing location, spacing and type of tree as required for each thoroughfare.
 - (ii) Location, pipe type, and size of existing and proposed culinary and pressurized irrigation lines and associated fire hydrants, valves, and blowoffs (note where bends are required on water lines and what type is to be used).
 - (iii) Location, depth, pipe type (pipe type may be noted in a legend), and slope of all drainage and sewer lines, including the location and proper spacing of all boxes, manholes and other improvements.
 - (iv) Location of water and sewer service laterals for each lot including the location of the laterals in relation to each other (water laterals must be located at the center of the lot and sewer laterals ten feet (10') downstream from the water laterals).
 - (v) The location of the lot frontage for all corner lots in relation to service line locations.
 - (vi) Details of detention basin(s) including:
 - (A) Piping and orifices.
 - (B) A note stating that the bottom of the basin will be sloped towards the outlet.
 - (C) Cross section of detention pond.
 - (D) Twenty-five (25) year water level. Note: The

- maximum water depth shall not exceed allowances outlined in the Springville City Engineering Designs Standards.
- (E) Capacity of detention pond in cubic feet.
- (F) Other details as required by the Springville City Engineering Design Standards.
- (vii) If the placement of irrigation system improvements is required, show all irrigation improvements including piping, head gates, boxes, grates, etc. (in conformance with letter issued by the irrigation company) and provide a signature block for the irrigation company on all applicable construction drawing sheets.
- (viii) Cross sections of all roads including pavement design, base and sub-base amounts (per Springville Standards or as directed by the geotechnical report) and location of utilities within the street right-of-way.
- (ix) Location of power line extensions and relocations, streetlights, domes and transformers.
- (x) Location of existing power infrastructure and ownership.
- (xi) Location, type, and height of existing fencing and new fencing, berming, landscaping or other buffering to be installed as part of the development.
- (xii) Street signs and traffic control signs.
- (xiii) All other specifications, details, and references required by the Springville City Standard Specifications and Drawings.
- (b) Construction drawings are to include the following notes:
 - (i) A note stating that one (1) color electronic copy of as-built drawing, formatted in accordance with Springville City Standard Specifications and Drawings, shall be submitted to the City upon completion of the public improvements; including water, sewer, storm drain and power.
 - (ii) A note stating that all construction is to be done as per the Springville City Standard Specifications and Drawings.
 - (iii) A note stating that all ADA accessible sidewalk ramps will be constructed in accordance with Springville City Standard Specifications and Drawings.
 - (iv) A note stating that, prior to construction, a storm water prevention pollution plan (SWPPP) will be submitted to the Public Works Director for approval.

- (v) A note stating that, prior to commencement of any work, a preconstruction meeting will be held with the Public Works Director, Chief Building Official, city inspectors, the contractor and all subcontractors and the property owner.
- (c) Landscaping plan for all park, open space, and common ownership areas including:
 - (i) Planting areas with a list of the name, number and size of plants designated for each area.
 - (ii) Location, name and size of all existing and proposed trees and shrubs.
 - (iii) Location and sizes of proposed irrigation facilities adequate to maintain the planting areas.
 - (iv) Indication of proposed grass areas and whether it is to be sodded or seeded.
 - (v) Location of the clear view area at all street intersections (a triangular area formed by a line connecting the property lines at points thirty-five feet (35') in each direction from the intersection) and an indication that no landscaping or other obstruction in excess of three feet (3') above finished grade shall be allowed in the clear view area.

OTHER REQUIRED ITEMS

- (a) An engineer's estimate of costs, including quantity take-offs, for construction of all required public improvements.
- (b) A final copy of any restrictive covenants (CC&Rs), reservations, or private easements.
- (c) A final copy of a geotechnical study.
- (d) Evidence that all property taxes are current and that roll back taxes have been paid, and that no other debts or obligations are outstanding and no liens or encumbrances are placed on the property.
- (e) Warranty deed/title insurance on property dedicated to the City (open space, detention, City park property, City trails, some road dedication).
- (f) Prepared easements for any necessary off-site water, sewer, or drainage easements across privately owned land, or for temporary turnarounds.
- (g) A copy of any necessary deeds or boundary line agreements necessary for recording of the final plat.
- (h) Any required UDOT approvals for access, etc.
- (i) An electronic (computer disc or email) copy of the proposed final plat and construction drawings in a format acceptable to the City Engineer (DGN or DXF) tied to the State Plane, NAD 83 coordinate system.
- (j) Prior to the preconstruction meeting, the developer will make copies of plans for the meeting from the

approved and signed check set. When changes need to be made to a check set, revise the affected sheets only and return the revised sheets to the City for approval and signatures. Copies of the revised sheets will be distributed only after approval and signatures given. Copies for the preconstruction meeting must be made prior to the preconstruction meeting being scheduled. Any/all construction documents used in the field will be a copy of the approved check set with the approval stamped, signed and dated on the front cover.

- (k) Documents evidencing the ability to tender water rights, any property or easements to Springville City.
- (I) Proposed development agreement, if applicable.

3. The DRC Review

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

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

- (a) The Community Development Director or the Director's designee shall determine whether the submitted plat complies with the approved preliminary plan application and conditions of approval, along with the applicable City ordinances affecting the subdivision of land.
- (b) The City Engineer shall:
 - (i) Review and approve the improvement drawings and quantity estimates for construction of the improvements. The improvements shall be approved when the City Engineer determines that the proposed improvements are in accordance with the requirements of this Title, the adopted engineering standards and specifications of Springville City and any applicable conditions of preliminary plan approval;
 - (ii) Verify that the drawings of streets, easements, storm detention facilities and other improvements comply with the requirements of this Title, engineering standards and

- specifications, and conditions of preliminary approval;
- (iii) Verify that the boundary descriptions are correct;
- (iv) Verify existing easements of record; and
- (v) Verify submission and approval of any financial guarantees, deeds, conveyances or other agreements required for final approval and recordation.
- (c) The City Attorney shall:
 - (i) Review the language and forms on the plat to assure compliance with the requirements of Springville City and appropriately addresses the requirements of the Planning Commission;
 - (ii) Review any financial guarantees, deeds, conveyances or other agreements for final approval and recordation;
 - (iii) Review any required declaration of conditions, covenants and restrictions to be recorded with the plat to ensure their consistency with the plat and they are in conformance with applicable City ordinances and standards;
 - (iv) Verify creation of any required homeowners association;
 - (v) Review the current title report and verify, prior to signing and recordation of the plat by the mayor, that:
 - (A) The owner's dedication is properly executed by all of the owners of the subject property;
 - (B) Easements of record are reflected on the final plan; and
 - (C) The owner's dedication is free of liens or encumbrances.

4. Final Review and Action

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

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

denial of the final plat for either of the following reasons:

- (i) The final plat does not comply with the preliminary plat approval; or
- (ii) The final plat does not comply with all of the applicable City ordinances and standards.

5. Minor Corrections to Final Plat Map

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

6. Required Submissions

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

7. Signing and Recordation of Final Plat

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

8. Effective Period of Final Approval

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

9. Overall Compliance with Requirements

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

11-9-902, LLSPO Site Plan Review

A. Applicability

LLSP Site plan review shall be required for:

- (a) All new development of the following lot types and any lot types approved through the special form process
 - 20. Main Street Slot Townhouse Cluster
 - 21. Main Street Back-to-back Cluster
 - 22. Main Street Row Building
 - 24. Main Street Mixed Use Apartment Building
 - 26. Neighborhood Store, Restaurant, or Civic Building
 - 27. General Big Box Retail Building
- (b) All new additions to existing sites which increase the floor area of the premises by more than twenty percent (20%) or increase the original floor area of the premises by over twenty percent (20%) when combined with one (1) or more previous expansions that have occurred over a period of time.
- (c) Any significant change proposed after site plan approval has been granted by the approving body.

B. Review process and decision making authority

All site plans for developments shall be approved administratively by the Springville City Planning Administrator, provided no exceptions to the site plan requirements are being requested.

C. Pre-Application Meeting

Purpose: The purpose of the optional pre-application meeting is to provide an opportunity for the applicant to present a basic sketch of what is being proposed for the site prior to formal application. The meeting is to be scheduled by the applicant with the Planning Division.. This meeting provides a chance to discuss the process, site development standards (setbacks, landscaping, parking, fencing, etc.) and other aspects of the project in a less formal setting, along with identifying major concerns prior to formal application. This meeting will also generally include a representative from the Engineering Division of the City.

Information Requested: The applicant should provide a site plan of the proposed development that includes basic location and size of buildings and structures, landscaping, street frontages and other significant features of the property, such as easements. The overall signage package proposed for the building and site,

including proposed size, location and height, may also be included for consideration.

D. Formal Applications

1. Submission:

The applicant shall prepare and submit a proposed site plan, along with all forms, fees, and other supporting materials required by the City to the Planning Division. All information required in the application shall be provided prior to scheduling the item with the body making the final decision, whether it is the Planning Administrator or the Planning Commission. The applicant may request, in writing, that the Director waive items on the application form that are not applicable due to unique circumstances or conditions associated with the development proposal.

2. Submission Requirements:

Applications for site plan review shall include, if applicable:

- (a) The completed site plan application form, fees and supporting documents including: written approval as needed from private utility providers, irrigation companies, State, local or Federal government agencies and adjacent property owners.
- (b) If the property owner is different than the applicant, then a property owner's consent form must be signed and notarized granting permission for the applicant to act for and in behalf of the fee simple owner.
- (c) Copies of the development plan shall be provided in accordance with the Community Development Department policy and at a scale of no less than one inch (1") to thirty feet (50'), which shall include the following:

COVER PAGE INFORMATION

- (a) Title block stating the name of the project and common address of the proposed site, and the developer's name, address and phone number.
- (b) Location of proposed project on regulating plan showing assigned transect.
- (c) A description of the proposed project that includes any special features and outlines the intended use of the site.
- (d) Names of all property owners, surrounding land uses

- and zoning on all parcels with boundaries located within two hundred feet (200') of the site.
- (e) Property dimensions including radii of curves.
- (f) Lot types that have been assigned to each lot (by the subdivision plan).
- (g) Table indicating total site area and an acreage and percentage breakdown of structures, parking, landscaping and open space.
- (h) Boundary of open spaces or parks located within the site as shown on the regulating plan.
- (i) Tabulation of proposed residential units and commercial space in total and by acre, compared to maximum density and minimum commercial space as established in the regulating plan.

SITE PLAN

- (a) Footprints, setbacks and heights of all proposed buildings. Footprints shall indicate building entrances.
- (b) Footprints and locations of existing buildings.
- (c) Parking lot design and dimensions, including required landscaping and ADA requirements. Tabulation of required and provided parking.
- (d) All curb cuts and intersections within a minimum distance of 150 feet of the subject property, along with cross-access between this and adjacent sites, including those lands separated from the parcel by a street or other roadway.
- (e) If roadway dedication is required, a notation of the distance (shown as a dimension and note on the plant) from the centerline of each existing road rightof-way (centerline of existing asphalt) to the new property line of the site plan, along with a written legal description of the proposed right-of-way;
- (f) All proposed signage, both freestanding and attached to the building.
- (g) Exterior lighting of any structures, walkways and parking areas, including shields and other means of insuring that lighting is directed away from adjacent properties.
- (h) Pedestrian access between all public rights-of-way and structures and between structures within the development, including raised curbing and landscaped islands, which serve to separate vehicular and pedestrian traffic whenever possible. When raised walkways are not possible, all pedestrian accesses shall be clearly marked.
- (i) Clear view areas noted and show on plan as per Section 11-6-108 of Springville City Code.

- (j) Proposed phasing, if applicable, in such a manner that each phase can function independently or in connection with the previous phase.
- (k) All existing and proposed fencing, including height, materials, and location.
- (I) Proposed location of water and sewer lines in accordance with Springville City Engineering standards
- (m) Existing and proposed easement (utility, solar, etc.) on and within 50' of the subject property. If public utility easements do not exist, the owner is required to provide utility easements as required by the City and said easements be deeded and recorded in the office of the Utah County Recorder.
- (n) Screened trash receptacles and loading areas.
- (o) Location and screening plan for mechanical equipment.
- (p) Off-site improvements designed in conformance with Springville City requirements.
- (q) Location of existing and proposed fire hydrants; and
- (r) Extension of any stub streets adjacent to the property necessary to meet the City street standards.

PRELIMINARY ARCHITECTURE

- (a) Scale drawings of major exterior building elevations (including all building wall signs) facing public rights of way and indicate building materials to be used. Architectural drawings shall be drawn to a scale of no smaller than 1/16" = one foot.
- (b) Tables comparing proposed development lot types to the lot type standards including lot and building size, lot coverage, height, setbacks and any other requirements or notes listed on the specific lot type standard.
- (c) Table showing compliance with the applicable architectural design standards of Article 6.

LANDSCAPE PLAN

- (a) Plant location, type, size and quantities.
- (b) Table showing conformance with the landscape design standards of Article 7.
- (c) Planting detail.
- (d) Street tree planting detail.

GRADING AND DRAINAGE PLAN

- (a) Drainage system report, including calculations and an explanatory narrative, stamped and checked by a professional engineer with includes:
 - a. Use of Springville City rainfall curves to calculate25 and 100-year floods (attach Springville City

- rainfall curves to this report)
- b. For detention basins, submit calculations to justify sizing based on a 25-year design storm with a release rate of 0/15 cfs per acre.
- (b) Detailed drainage plans showing existing and proposed storm drainage improvements, including:
 - a. Major drainage facilities, outfalls and discharge
 - b. Drainage pipe locations, sizes and depths
 - c. Catch basin locations, types and depths.
- (c) Location of detention basins designed in accordance with the Springville City Engineering Designs Standards.
- (d) A written statement from the appropriate agency (i.e. irrigation companies, private land owners, etc.) accepting responsibility for all surface and subsurface drainage which is directed into channels owned by such agencies.
- (e) Letter(s) of intent for any necessary off-site drainage easement across privately-owned land.
- (f) Existing and proposed contours at two-foot intervals, unless a variation has been approved by the City.
- (g) Locations of waterways, ditches and wetlands on the proposed site and on adjacent properties within 50feet
- (h) Delineation of all areas subject to potential 100-year flood events as designated by FEMA.

OTHER REQUIRED INFORMATION

- (a) Preliminary title report or policy of title insurance on the property, which identifies ownership, easements of record, liens or other encumbrances.
- (b) Any required UDOT approval for access for other improvements along a State road.
- (c) An engineer's estimate of all required off-site public improvements.
- (d) Conveyance of water rights, unless water rights have been tendered, in which case evidence of tendering shall be provided.
- (e) A traffic impact study may be required at the discretion of the City Engineer.
- (f) A geotechnical report shall be required for all areas designated for off-site improvements and may be required for other portions of the site at the discretion of the City Engineer.
- (g) A wetlands delineation or clearance letter as required by the City Engineer; and
- (h) Other data or plans deemed necessary by DRC member(s).

3. Determination of Completeness:

The Planning Administrator or the Administrator's designee, upon receipt of the application, shall have up to five working days to determine whether or not the application is complete and ready for review based on the requirements for submittal and the applicant's request for a waiver of certain application requirements. No application is eligible for the DRC agenda until it is deemed complete.

4. Development Review Committee Review

The Development Review committee shall review all applications to determine conformance with all applicable City ordinances and standards. If the site plan is determined to meet City ordinances and standards, the DRC will forward the completed submission to the Planning Administrator (see 11-7-402(2)) or the Planning Commission. If portions of the application are deemed incomplete, it may will be returned to the applicant for appropriate modification. The application shall not be forwarded to the Planning Administrator or the Planning Commission if it does not meet the requirements of the City Code and other applicable standards, along with the requirements of other reviewing agencies. The DRC may forward applications to the Planning Commission subject to variances, waivers, modifications or amendments being proposed by the applicant. During the meeting the applicant will be given the opportunity to make presentations, ask questions and propose alternative conditions for consideration.

5. Planning Administrator Review and Action:

The Planning Administrator shall review relevant portions of the completed application, along with comments from DRC and the Planning Staff.

After review of the item, the Planning Administrator may approve, conditionally approve, or deny the proposed site plan application.

6. Pre-Construction Meeting:

Prior to a permitted use being approved and the issuance of a building permit, the applicant shall prepare:

(a) A revised final site plan, which shall include the

- changes to the site plan and conditions of approval required by the Planning Staff, DRC or Planning Commission,
- (b) Final landscape plan,
- (c) Final building construction documents (architectural, structural, HVAC, and electrical plans).
- (d) Dedication of property and easements for PUEs, as required, if modifications made to the subdivision plan,
- (e) Completed engineering plans, including final construction drawings for private streets or drives, utilities, grading and drainage.

Satisfactory arrangements concerning bonding as required by the Springville City Codes. For site plans subject to obtaining a Conditional Use Permit, all conditions required by the Planning Commission shall also be met, along with the items required for a permitted use, prior to issuance of a building permit.

7. Validity of Approval:

A building permit for an approved site plan must be applied for within six months from the date of approval by the Planning Administrator or the Planning Commission. One extension of up to six months may be requested in writing for the Planning Administrator or Planning Commission's consideration and action, provided that the request is received prior to expiration of the original approval. Approval of an extension may be granted upon finding that special circumstances prevented the applicant from obtaining a building permit and that no changes in the ordinance has occurred that would significantly alter the previous site plan approval.

8. Issuance of Certificate of Occupancy:

All site improvements shall be completed prior to issuance of a certificate of occupancy. If certain improvements, which do not affect life safety, are not completed at the time the building is ready to occupy, the applicant may provide improvement completion assurance for the remaining improvements for a period not to exceed six (6) months from the date of the certificate of occupancy.

11-9-903 Special form permit and review

Article 9 - PROCEDURAL STANDARDS

A. Eligibility:

Special form permit grants a unique set of lot size, building size, height, setback, lot coverage and parking measures, that are different than those listed under any of the lot types. An applicant whose property is located within Lakeside Landing Special District Overlay is eligible to apply for special form permit only because of the reasons listed below.

- None of the lot types permitted within the specific transect where the property is located is suitable for the specific use of the building (e.g., church, mortuary, etc.).
- 2. None of the lot types permitted within the specific transect where the property is located is suitable for the property because of its unique location, shape, geography, or topography.

B. Decision Making Authority:

An application requesting the special form permit for a property will be filed by the applicant to the ommunity Development Department. The Planning Commission will review the application and recommend to the City Council, for approval, approval with conditions, or denial. City Council shall review the application and shall make the final decision to permit or deny the application.

C. Review Criteria:

The following criteria shall guide the Special Form Review. However, Special Form Review is a discretionary review. As such, additional building form and character related issues may be raised by the Planning Commission or City Council during the review. The review criteria include:

- 1. The proposed building or buildings shall fit into the context in terms of the building character, scale, and size.
- 2. The applicant shall review the standards and guidelines listed for the building type categories that are most relevant and the closest to the proposed building form and show how the proposed building or buildings shall fit into their context in terms of massing and articulation, porch and balcony characteristics (if relevant), and exterior building materials.
- 3. Off-street parking requirements shall follow the following general guidelines:

For each residential dwelling unit with a total floor area of 1000 s.f. or less:

1 space

For each residential dwelling unit with a total floor area greater than 1000 s.f.:

2 spaces

General retail and office: 1 space per 400 sf. of floor area

Quick-serve food stores and convenience markets:

1 space per 300 sf. of floor area

Restaurants, bars, & theaters: 1 space per five indoor seats and 1 space per 10 outdoor seats

Hotels and motels: 1 space per each guestroom, and 1 space per two employees

Any use of congregation: 1 space for 4 fixed seating

or 1 space for 4 people (as determined by the building code occupancy requirements)

Applicants may differ from these off-street parking requirements if reasonable justification is provided in the light of the vision and purposes listed within Article 1 of this chapter.

D. Submission requirements:

In addition to all the required items listed under 11-9-901.D. Submission requirements for Minor subdivision and zoning review the applicants shall submit a written statement explaining the reasons why the applicant decided that none of the by-right building form types assigned to the building form zone where the property is located were suitable for the property or proposed use. This statement shall also explain how the proposed building form and site layout satisfy the review criteria listed under this section (11-9-902. C).

E. Determination of Completeness:

The Planning Administrator or the Administrator's designee, upon receipt of the application, shall have up to five working days to determine whether or not the application is complete and ready for review based on the requirements for submittal and the applicant's request for a waiver of certain application requirements.

F. Appeals:

Any applicant or person aggrieved by the decision of the Community Development Director, Planning Administrator, Planning Commission, or Coty Council may appeal that decision to the Board of Adjustment. The request for appeal must be filed on an application provided by the City with the applicable fee, within ten days following the decision of the Planning Administrator.

PICTURE CREDITS

- Page 7: "An inspirational bird's-eye view perspective . . ." West End Village, a mixed-use neighborhood proposal, Palisade, Colorado. Courtesy of Pel-Ona Architects and Urbanists (drawing by Ronnie Pelusio).
- Page 7: "An inspirational conceptual drawing . . ." A bird's-eye-view perspective prepared for Superior Town Center in Superior, Colorado. Courtesy of Pel-Ona Architects and Urbanists (drawing by Ronnie Pelusio).
- Page 8: "On the left is a top view ..." Courtesy of Pel-Ona Architects and Urbanists (drawings by Korkut Onaran).
- Page 8: "A comparison of a conventional suburban pattern ..." Courtesy of Pel-Ona Architects and Urbanists (drawings by Korkut Onaran).
- Page 65: "A comparison of two buildings..." From Onaran K., F. Pagez Ruiz, R. Pelusio, T. Lyon. 2019. Architectural design for traditional neighborhoods. A VSI Publication. p. 37.
- Page 66: "On the left, a tempered column . . ." From Onaran K., F. Pagez Ruiz, R. Pelusio, T. Lyon. 2019. Architectural design for traditional neighborhoods. A VSI Publication. p. 42.
- Page 67: "A successful porch functions ..." From Onaran K., F. Pagez Ruiz, R. Pelusio, T. Lyon. 2019. Architectural design for traditional neighborhoods. A VSI Publication. p. 4.
- Page 67: "The porches need to be sized large enough ..." Washington Village, Boulder, Colorado. Courtesy of Pel-Ona Architects and Urbanists.
- Page 67: "Common green courts ..." Tealigth houses, Midtown, Denver, Colorado. Design: Pel-Ona Architects and Urbanists.
- Page 68: "Above is an example of a diverse block face ..." Building elevations from Ironworks, Englewood, Colorado; developed by BLVD Builders. Courtesy of Pel-Ona Architects and Urbanists.
- Page 70: "A well-articulated corner treatment ..." Miller Ranch, Edwards, Colorado. Courtesy of Wolff-Lyon Architects.
- Page 73: "Above are two images that show . . ." Building elevations from Ironworks, Englewood, Colorado; developed by BLVD Builders. Courtesy of Pel-Ona Architects and Urbanists.
- Page 72: "Above is an examble of a well-articulated . . ." Drawing by Tom Lyon.
- Page 72: "Example of a well-lived balcony ..." North Court, Holiday Neighborhood, Boulder, Colorado. Courtesy of Wolff-Lyon Architects.
- Page 73: "An example for a Courtyard Apartment Building ..." North Court, Holiday Neighborhood, Boulder, Colorado. Courtesy of Wolff-Lyon Architects.
- Page 74: "It is important for the retail uses ..." 8th and Pearl in Boulder, Colorado. Pictures by Korkut Onaran.
- Page 79: "An elegantly landscaped tree lawn ..." Yellow Pine and 16th, Holiday Neighborhood, Boulder, Colorado. Picture by Korkut Onaran.
- Page 79: "A residential street with ..." Mapleton Hill Historic District, Boulder, Colorado. Picture by Korkut Onaran.

- Page 79: "Use of occasional benches create ..." Prospect Neighborhood, Longmont, Colorado. Picture by Korkut Onaran.
- Page 82: "When the porch is located close ..." Northern Lights, Holiday Neighborhood, Boulder, Colorado. Courtesy of Wolff-Lyon Architects.
- Page 83: "Another appealing front yard composition ..." Mapleton Hill Historic Neighborhood, Boulder, Colorado. Picture by Korkut Onaran.
- Page 83: "Another two examples for large and small layered plant material ..." On the left: Houses at Washington Village, Boulder, Colorado. Design: Pel-Ona Architects and Urbanists. Courtesy of Pel-Ona Architects and Urbanists. On the right: A house from 12th Street Historic District, Golden, Colorado. Picture by Melissa Harrison.
- Page 84: "Modestly sized open drainage ditches ..." North Court, Holiday Neighborhood, Boulder, Colorado. Courtesy of Wolff-Lyon Architects.
- Page 84: "Entry to a common court showing ..." North Court, Holiday Neighborhood, Boulder, Colorado. Courtesy of Wolff-Lyon Architects.
- Page 85: "A pocket park with community garden beds..." Legacy Farms, Saratoga Springs, Utah. Developer: DR Horton. Courtesy of Pel-Ona Architects and Urbanists (drawing by Ronnie Pelusio).
- Page 85: "A cluster of mail boxes ..." North Court, Holiday Neighborhood, Boulder, Colorado. Courtesy of Wolff-Lyon Architects.
- Page 85: "Even though a single central sidewalk ..." Tealigth houses, Midtown, Denver, Colorado. Design: Pel-Ona Architects and Urbanists.
- Page 85: "View from a narrow common court ..." Courtesy of Pel-Ona Architects and Urbanists (drawing by Ronnie Pelusio).
- Page 85: "View from another common court ..." North Court, Holiday Neighborhood, Boulder, Colorado. Courtesy of Wolff-Lyon Architects.
- Page 86: "A cluster of bushes placed ..." Rowhomes on 8th street, Golden, Colorado. Picture by Melissa Harrison.
- Page 86: "A modest retaining wall placed..." North Court, Holiday Neighborhood, Boulder, Colorado. Courtesy of Wolff-Lyon Architects. Picture by Korkut Onaran.
- Page 87: "Flower shop staging on a part ..." 8th and Pearl, Boulder, Colorado. Design: Wolff-Lyon Architects. Picture by Korkut Onaran.
- Page 87: "Raised planters with ornamental ..." 8th and Pearl, Boulder, Colorado. Design: Wolff-Lyon Architects. Picture by Korkut Onaran.
- Page 87: "Flower pots, ornamental trees ..." Main Street North, Holiday Neighborhood, Boulder, Colorado Design: Wolff-Lyon Architects. Picture by Korkut Onaran.
- Page 88: All four pictures: North Court, Holiday Neighborhood, Boulder, Colorado. Courtesy of Wolff-Lyon Architects.
- Page 92: "A view from a local residential street ..." Prospect Neighborhood, Longmont, Colorado. Picture by Korkut Onaran.
- Page 93: "Frequent street trees with large canopies ..." Prospect Neighborhood, Longmont, Colorado. Picture by Korkut Onaran.



PATTERN BOOK

Architectural Design Guidelines

for T6 Transect Zone

at the Lakeside Landing Special District Overlay

Springville, Utah



commissioned by
DAVIES DESIGN BUILD
prepared by
PEL-ONA ARCHITECTS AND URBANISTS

October 11, 2021

TABLE OF CONTENTS

INTRODUCTION, p.3

PART I: ARTICULATION AND ELEMENTS, p.5

- 1. Vertical and Horizontal Articulation, p.6
- 2. Elements of a Successful Presentation: Top and Roof, p.8
- 3. Elements of a Successful Presentation: Mid-Building, p.10
- 4. Elements of a Successful Presentation: Base, p.11

PART II: EXAMPLES, p.13

- 1. Main Street Row Building: Variation A, p.15
- 2. Main Street Row Building: Variation B, p.16
- 3. Main Street Row Building: Variation C, p.17
- 4. Apartment Row Building, p.18
- 5. Main Street Mixed-Use Apartment Building: Design 1, p.19
- 6. Main Street Mixed-Use Apartment Building: Design 2, p.20
- 7. Main Street Mixed-Use Apartment Building: Design 3, p.21
- 8. Main Street Mixed-Use Apartment Building: Design 4, p.22

CLOSING REMARK, p.23

PICTURE CREDITS, p.24

INTRODUCTION

This document is prepared as a supplement for Lakeside Landing Special District Overlay regulations. Its scope addresses the architectural design of the larger buildings within T6 Village Center Transect. It is aimed at creating a harmonious village center that fits into Lakeside Landing and reflects the appropriate scale, massing, and architectural expression within the context of Springville, Utah.

This document has two Parts: Part I provides a few essential design tools and building elements that can be employed in architectural design to diminish the perceived scale of the larger building so that they can create a balanced presence with the smaller buildings. Part II provides examples of how these tools and elements can be employed for the three lot types that will most likely be used the most within T6 Transect Zone.

This document is not a code but a pattern book; it does not state standards and regulations (those are already stated within Lakeside Landing Special District Overlay regulations), but provides tools and elements that can be employed in design. It provides guidance and direction for the designers as well as for the reviewers. Also, it is important to note that these tools and elements are not universal but suggested particularly for Lakeside Landing to create a unique architecture at the village center that is consistent with the scale and massing of the Lakeside Landing context.

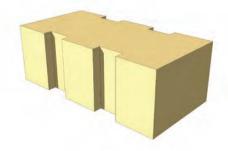
Part I: **ARTICULATION AND ELEMENTS**

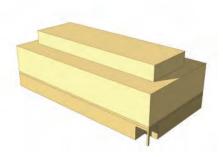
1. VERTICAL AND HORIZONTAL ARTICULATION

In order to create a harmonious ensemble with the smaller buildings, the larger buildings need to employ vertical and horizontal articulation. Vertical articulation differentiates the base, the middle and the top of the building. Horizontal articulation breaks the building wall by dividing the building into smaller components horizontally.

A successful building design employs both articulations to bring down the scale and relate to the pedestrians on the sidewalk. Below are simple massing models showing how vertical and horizontal articulation work separately and how they can be combined to create a well articulated building massing.







No Massing Articulation:

Especially on the East Coast it is common to observe urban buildings with very limited massing articulation. However, we believe that well articulated buildings will be more appropriate for the Springville, Utah context. When the building does not employ massing articulation, we need to rely on architectural expression and composition of the openings to relate to the pedestrian scale which may prove to be more difficult especially when buildings with various sizes are to come together and create a harmonious urban block face.

Vertical Articulation Added:

Vertical articulation breaks the building wall by means of indentations, setbacks, and material and color change. It creates interest and differentiation along the sidewalk. It also introduces opportunities for various roof forms, balconies, and terraces. Such indentations provide views to multiple directions. The combination of setbacks and material changes can sometimes allow a building to be perceived as separate attached structures.

Horizontal Articulation Added:

Ground and uppermost floors are different from the middle floors by their location and roles. Ground floor relates to the pedestrians the most. Uppermost floors create the horizon line. When the uppermost floors have additional setbacks, they reduce the perceived height of the building. The ground floor can be differentiated by employing different materials, textures and colors. Use of cornices and belly bands can also be useful in creating vertical differentiations.

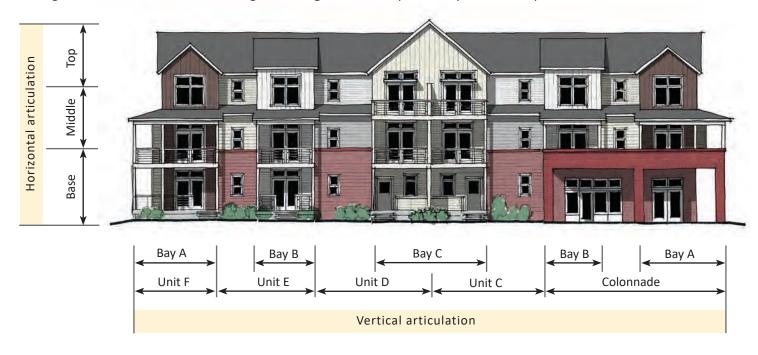


Vertical and Horizontal Articulation Combined:

For larger buildings within the T6 Transect in Lakeside Landing, we recommend employment of both vertical and horizontal articulation combined. This will create a unique streetscape and well-scaled pedestrian environments. A combination of certain techniques and elements (that will be reviewed on the following pages) will create visual diversity along the block face as well as many opportunities for visually distinct ground floor commercial spaces, comfortable outdoor places for residential units and well-scaled building presence along the sidewalk.

Successfully combining vertical and horizontal massing articulation not only will create a building that relates to pedestrians but also will provide visual interest and diversity along a block face. Below is an example of a mixed-use apartment building where vertical and horizontal articulation are successfully employed. Through use of material and color changes a strong base

is established. The third floor is setback. An appealing horizon line is created via foreword facing gables and shed roof dormers. The wider central forward facing gable breaks the ridge line. Bays formed by balconies, porches, and setbacks break the building wall horizontally. The commercial space at the corner on the ground floor is expressed by means of a partial colonnade.





2. ELEMENTS OF A SUCCESSFUL BUILDING PRESENTATION: TOP AND ROOF

The following elements are to be employed at the uppermost floors of a building. They are essential in creating a diverse and attractive horizon line. They also emphasize residential scale which is important in relating to the smaller buildings on the block. These elements are:

dormers, forward facing gables, setbacks, balconies and terraces. Employing vertical and horizontal articulation as discussed above creates many opportunities for these elements to be accommodated in the design of a large building. These elements can be employed at three



Dormer:

When living areas are included within an attic, dormers take in light, provide egress and widen the liveable area. This creates a composition where the uppermost floor doesn't add to the perceived height of the building but lowers it down. Dormers create visual interest to the horizon line. They can have hip, gable, or shed roofs (as shown above).



Forward Facing Gable:

Forward facing gables divide larger continuous roof forms. They express residential scale and accommodate unique spaces with vaulted ceilings, an amenity well valued in an apartment building. When employed carefully with higher ceilings, they also hide the roof mass and floors placed within the attic.



Covered Balcony:

Balconies are essential amenities for apartment living. When placed at indentations (as shown above), they create bays and break the building wall. They reduce the perceived scale of the building for the pedestrian and communicate presence of life. Protruding balconies provide views to multiple directions.



Uncovered Balcony:

Balconies alone can create articulation even when the wall of the building doesn't have indentations. Uncovered balconies at uppermost stories (as depicted above) reduce the perceived height of a building while also providing an outdoor private space. Also shown above is a dormer with a shed roof; it brings more natural light into the living space.



Rooftop Terrace:

Employing uppermost story setbacks create opportunities for rooftop terraces. Such terraces reduce the perceived height of the building. Even though they are expensive amenities, rooftop terraces take advantage of breathtaking views especially at a location such as Lakeside Landing.



Top Level Setback:

Uppermost story setbacks reduce the perceived building height from the sidewalk and create interesting horizon lines. These setbacks are required for Four-Story Main Street Mixed-Use Apartment Buildings by the Lakeside Landing Special District Overlay Regulations.

or four-story buildings of Lakeside Landing. Including buildings with different heights on a block face create interest and therefore is recommended. Below are four examples of how appealing horizon lines can be achieved by successful massing articulation, terraces and balconies.

This level of articulation creates a consistent architectural grammar where buildings create harmonious block faces even when certain building elements are repeated several times. There needs to be a balance between variation and repetition.



Uppermost story setbacks such as the one shown here create appealing horizon lines on the corners.



Another example of an uppermost story setback.



Forward facing gables, awnings, covered balconies create an appealing composition together with the ground floor colonnade.



Another example of a similar composition without a colonnade on the ground floor.

3. ELEMENTS OF A SUCCESSFUL BUILDING PRESENTATION: MID-BUILDING

Stacked balconies, Juliet balconies, and a diversity of window sizes and types are essential mid-building elements that can be employed in designing attractive and well-balanced facades. These elements make the building more friendly and inviting because they communicate presence of life. Diversity of windows prevents monotony

and creates a desired level of complexity. Employing different header heights for windows of different sizes is recommended because it emphasizes a standing person's eye-level and creates a balanced facade composition. Presence of balconies provide "eyes on the street" which is important in achieving a safe and comfortable streetscape.



Stacked Balconies:

Stacked balconies break the building wall and create horizontal articulation. They are valuable amenities as private outdoor spaces. They communicate the presence of life and provide "eyes on the street."



Juliet Balcony:

Where larger balconies are not feasible, Juliet balconies are simple solutions that transform the indoors into semioutdoor spaces temporarily. The resulting composition offer an interesting indoor/outdoor spacial relationship.



Diversity of Window Size:

Introducing a variety of window sizes and header heights on a building elevation create scale and balance while communicating the diversity of spaces behind. Additionally, using different window or trim styles at different floors create more interest.



A pedestrian courtyard with apartment buildings. Note that Juliet balconies are employed extensively on the buildings. Also note that an interesting horizon line is created by a fourth story setback and extended eaves that create deep shadows.

4. ELEMENTS OF A SUCCESSFUL BUILDING PRESENTATION: BASE

The thoughtful design of the base of the building together with an inviting presentation of the ground floor are the most important factors in creating a successful street-oriented building. A strong interaction between the indoor and outdoor activities is an essential component of a pedestrian oriented streetscape. A combination of

colonnades, partial colonnades, and shop windows create the appropriate presentation when the indoor use is commercial. Porches and balconies create an appealing transition between the private residential realm on the ground floor and the public realm on the sidewalk. It is essential to provide entrances from the sidewalk to the



Colonnade:

Colonnades provide refuge from rain and snow and create an inviting interface.
Colonnades are inviting and provide a continuous shelter for store fronts. They improve the relationship between the indoors and outdoors by providing a transition zone. They are particularly useful in creating on grade entrances when the sidewalk slopes, as shown in the above image (note that a wheelchair accessible ramp is placed at the end of the colonnade).



Partial Colonnade:

Partial colonnades provide cover for select bays. They still provide refuge from rain and snow. They highlight the business entries and shop windows placed under each bay. This kind of presentation may be desirable for certain kind of businesses. The detached nature of these colonnades contribute to the horizontal massing articulation.



Shop Windows with Awnings:

This is the most common base element employed by many town centers. Unlike the colonnades, this composition makes the business entrance and shop window more visible from the street including the driver. Therefore, it is appropriate for the kind of business that appreciates visibility. It is important to note that the elements illustrated here should be employed together to provide a wide array of options for different businesses at Lakeside Landing.







Three examples of ground floor eating establishments extending their services to the tables on the sidewalk. Restaurants and cafes create valuable sidewalk activity when they provide outdoor tables. They also create synergies; other businesses in the vicinity benefit from sidewalk activity as well.

ground floor residential units even if these are secondary accesses (primary entries being from an interior hallway). When these secondary entrances are highlighted by means of porches or stoops they emphasize the residential scale

of the sidewalk and create a friendly interface between indoor and outdoor spaces. Porches and balconies are valuable amenities for apartments. Well-lived porches encourage neighborly interaction.



Interior Residential:

Setting back a portion of the exterior wall of the building to accommodate a porch is a good way to present the residential use located on the ground floor to the sidewalk. The example above shows a porch slightly higher than the sidewalk grade. On the left of the porch is an entrance to the building and on the right is a shop window. Since most businesses appreciate ceilings higher than those that are common in residential units, this composition works well in terms of the ceiling heights. Switching the ground floor uses between residential and non-residential uses not only provides flexibility in terms of responding to the market (tuning into the demand and providing the right amount of retail space) but also provides a diverse presentation of the building to the street.



Corner Commercial:

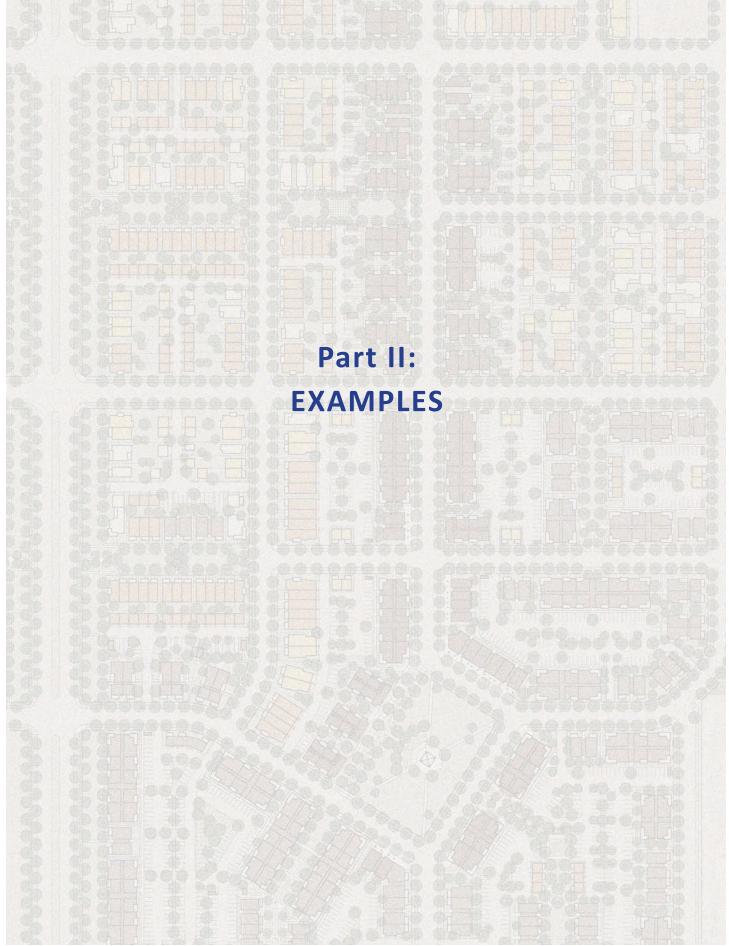
Since street corners experience a higher volume of pedestrian activity, building corners are the attractive locations for the kind of retail that benefits from pedestrian movement. Corner entrances, entrances with covers, entrances with indentations (as in the example shown above), are inviting and appealing elements to attract customers. They also contribute to the diversity and articulation of the building's architecture. Note that the covered balcony provided on the second floor in the picture above takes advantage of the corner and appreciates views to multiple directions.







Three examples of ground floor residential units with direct access from the sidewalk. Stoops, porches, and patios are valuable amenities that also provide an appealing transition between sidewalk and the dwelling unit. These elements also create a diverse presentation of the building and they communicate the presence of life.

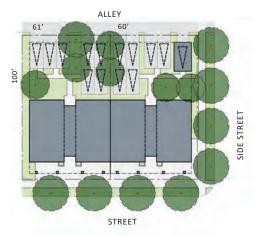


THREE LOT TYPES

MAIN STREET ROW BUILDING LOT TYPE

Main Street Row Building Lot Type accommodates apartments over non-residential uses. The apartments are accessed by a hallway and staircase that also connects the front and the rear of

the building. With its three-story presentation and narrow base, it creates a well balanced block face when mixed with other more intense prototypes.





APARTMENT ROW BUILDING LOT TYPE

Apartment Row Building Lot Type though similar to the Row Building is intended for 100% residential use. With the third story setback and single story porches, this building prototype

SIDE STREET

provides relief when mixed with the larger buildings on a block face. It provides a good transition between larger and smaller buildings in the neighborhood.

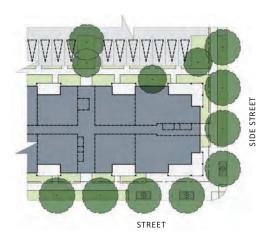


MAIN STREET MIXED-USE APARTMENT BUILDING LOT TYPE

STREET

Main Street Mixed-Use Apartment Building Lot Type is the most common mixed-use building at the T6 Transect Zone of Lakeside Landing. Four stories are permitted at limited locations. Ground

floor use may be all residential or all commercial, but mixing them provides the most diverse results. Street corner locations are particularly attractive for commercial uses.





1. MAIN STREET ROW BUILDING: VARIATION A

Below is an example of a Main Street Row Building with balanced vertical and horizontal massing articulation. The double story columns and stacked balconies provide horizontal breaks. The change in material and color define the vertical differentiation. The base is extended to the second-story. The two story columns with stacked balconies create a presentation appreciated best when seen from afar, at a location such as those lots facing the

park. The ground floor is animated by the shop windows and entrances leading to the apartments upstairs. The half colonnade provides shelter for the shop fronts on the ground floor. The third-story balconies are not covered. This reduces the perceived height of the building from the sidewalk. Dormers with shed roofs are employed to provide more light to the interior spaces and to create an appealing horizon line.



- · Two-story high base
- Half colonnade with two-story columns
- Stacked balconies
- Third-story balconies not covered
- Low third-story plate and flat dormers
- Awnings at building entrances
- Shop windows sheltered







2. MAIN STREET ROW BUILDING: VARIATION B

Below is an other example of a Main Street Row Building with balanced vertical and horizontal massing articulation. The stacked balconies provide horizontal breaks. The change in material and color, together with ground floor and upper floor columns differentiated, establishes the vertical differentiation. In this example, the base, which is one story high, emphasizes the presence of non-residential use on the ground floor. The

third-story balconies are not covered. This reduces the perceived height of the building from the sidewalk. Third-story plate height is lowered and dormers with shed roofs are employed to provide more light to the interior. This breaks the eaves line and creates an appealing horizon line. The entrances leading to the apartments are recessed and an additional awnings are provided.



dwelling units above

HIGHLIGHTS

- Base extends up to second-floor ground plate
- Half colonnade with two-story columns
- Stacked balconies
- · Ground level columns are differentiated
- · Third-story balconies not covered
- Low third-story plate and flat dormers
- Awnings at building entrances
- · Shop windows sheltered



Street elevation.



An eye-level view from the sidewalk.

3. MAIN STREET ROW BUILDING: VARIATION C

Below is an other example of a Main Street Row Building with balanced vertical and horizontal massing articulation. The stacked balconies placed on extruded ground floor businesses provide horizontal breaks. The change in material and color define the vertical differentiation. The base of this example extends to the sill height of the second-story windows. There is a strong differentiation between the ground floor masonry and

lighter upper floors. The ground floor spaces are more visible from the street and therefore may be occupied by the kind of retail that appreciates visibility. The third-floor balconies are covered with shed roofs that break the eaves line and create an interesting horizon. Even though this variation is more appropriate for Lakeside Avenue, it is the mixture of these three variations that will create a diverse and harmonious ensemble.



- · Base extends up to second-story window sill height
- · Shop windows with awnings visible from street
- Stacked balconies
- Third-story balconies covered
- · Third-story balcony roofs break the eaves line
- · Awnings at building entrances
- Shop windows sheltered







4. APARTMENT ROW BUILDING

In terms of massing and scale, the Apartment Row Building is the smallest prototype presented in this document. The building entry indentations and the porches break the building wall on the horizontal dimension. Ground floor units are intended to be two-story units with high ceilings at front (thus the clerestory windows). The base extends to the second-story and matches

the two-story unit behind. The third-story setback provides a spacious terrace for single-level flats located on the third floor. This setback reduces the perceived height of the building from the sidewalk. The second-story cornice creates a secondary horizon line and hides the third-story as perceived from the sidewalk close to the building.



- Single-story porches
- Clerestory windows
- Second-story cornice above the clerestory windows
- Recessed building entries
- Third-story setback with terraces
- Low third-story plate and flat dormers



Street elevation.



An eye-level view from the sidewalk.

Below is a Main Street Mixed-Use Apartment Building with balanced vertical and horizontal massing articulation. The stacked balconies and indentations (that correspond to thirdfloor shed roof dormers and forward facing gables) provide horizontal breaks. The change in material and color and thirdfloor setback define the vertical differentiation. The base of this example extends to the sill height of the second-story windows. A partial colonnade creates the appropriate setting for the street corner commercial space on the ground floor to take advantage of the higher level pedestrian traffic. The third-floor setback emphasizes the two-story scale. The central forward facing gable (which is wider than the others) breaks the ridge line. Dormers with shed roofs and narrower forward facing gables break the eaves line and create a diverse and interesting horizon line.



- · Base extends up to second-story window sill height
- Partial colonnade at street corner
- Stacked balconies at first two-stories except:
- Three-story stacked balconies at the central units
- Third story setback
- · Central forward facing gable break the ridge line
- Narrower forward facing gables and shed roof dormers break the eaves line





Street elevation.

An eye-level view from the sidewalk.

Below is a Main Street Mixed-Use Apartment Building with balanced vertical and horizontal massing articulation. The stacked balconies and the bays defined by the forward facing gables provide horizontal breaks. The change in material and color and fourth-floor setback define the vertical differentiation. The base of this example is accented by a continuous colonnade.

The ground floor is meant to accommodate non-residential uses. The third floor dwelling units are two level units with additional bedroom suites located within the attic on the fourth floor. Shed roof dormers are employed to provide light to these spaces. The third and fourth floors are setback at the street corner to decrease the perceived height of the side elevation.



- Continuous colonnade with grade difference
- Forward facing gables creating impressive three-story bays
- Stacked balconies
- Fourth-floor setback / fourth-floor within attic
- · Shed rood dormers
- Third and fourth floors setback at side elevation



Street elevation.



An eye-level view from the sidewalk.

Below is a Main Street Mixed-Use Apartment Building with balanced vertical and horizontal massing articulation. The stacked balconies and indentations provide horizontal breaks. The change in material and color and fourth -floor setback define the vertical differentiation. The ground floor presentation changes at the street corner to accommodate commercial

businesses. Secondary entrances and porches are provided for the ground floor apartments. The fourth-floor apartments are smaller penthouses with rooftop terraces. Forward facing gables break the ridge line and create an interesting horizon line. Wrapping balconies take advantage of the views to multiple directions at the street corner.



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Below is an other example of a Main Street Apartment Building with balanced vertical and horizontal massing articulation. This is a simple three-story building of stacked apartments. There are two building entrances and secondary entrances to the ground floor apartments. The stacked balconies and accented bays provide horizontal breaks. The change in material and color define the vertical differentiation. In this example, the base

is one-story high. The third-story balconies are not covered. This reduces the perceived height of the building from the sidewalk. Third-story plate height is lowered and flat dormers are employed to provide more light to the interior. This breaks the eaves line and creates a diverse and appealing horizon line. The third floor is setback at the either end of the building to reduce the perceived height of the building at the center of the gable.



- Base extends up to second-floor ground plate
- · Stacked balconies
- Accented bays at building entrances
- Juliet balconies
- Third-story balconies not covered
- Low third-story plate and flat dormers
- Third-story setback at building ends
- · Partial flat roof



Street elevation.



An eye-level view from the sidewalk.

CLOSING REMARK

The eight building examples included here (three variations that followed Main Street Row Building Lot Type, one example that followed Apartment Row Building Lot Type, and four building designs that followed Mixed-Use Apartment Building Lot Type) create a diverse set of choices. Other variations and designs that follow the same design tools and employ similar elements may be added to the mix. It is important to emphasize that, even though each is appropriate at certain locations, mixing them in various combinations on block faces is essential in achieving diversity and harmony in the architectural design of the Village Center area at Lakeside Landing.





The design tools, elements, and examples provided in this Pattern Book underlines one important principle: Buildings need be appealing and inviting to the pedestrian on the sidewalk. This is how life thrives on the sidewalks.

PICTURE CREDITS

- Page 9: " *Uppermost story setbacks..."* Uptown Broadway, Boulder, Colorado. Picture by Korkut Onaran.
- Page 9: " *Uppermost story setbacks..."* Uptown Broadway, Boulder, Colorado. Picture by Korkut Onaran.
- Page 9: "Forward facing gables, awnings, covered balconies..." Mason Street North, Fort Collins, Colorado. Picture by Korkut Onaran.
- Page 9: " Another example of a similar composition..." Mason Street North, Fort Collins, Colorado. Picture by Korkut Onaran.
- Page 10: "A pedestrian courtyard with apartment buildings." Wolff Lyon Architects. From The Neighborhoods at Horizon Uptown, Design Standards & Guidelines. (Drawing by Tom Lyons)
- Page 11: "Three examples of ground floor eating establishments..." (Picture on the left) Roosevelt Park Apartments, Longmont, Colorado.
- Page 11: "Three examples of ground floor eating establishments..." (Pictures in the middle and on the right) 8th & Pearl, Boulder, Colorado.
- Page 12: "Three examples of ground floor residential units..." (Picture on the left) Roosevelt Park Apartments, Longmont, Colorado. Courtesy of Pel-Ona Architects and Urbanists.
- Page 12: "Three examples of ground floor residential units..." (Picture in the middle) Row homes on 8th Street, Golden, Colorado. Picture by Melissa Harrison.
- Page 12: "Three examples of ground floor residential units..." (Picture on the right) Crescent Apartments, Holiday Neighborhood, Boulder, Colorado. Picture by Korkut Onaran.
- Page 23: "The design tools, elements, and examples..." (Drawing on the left) Wolff Lyon Architects. From The Neighborhoods at Horizon Uptown, Design Standards & Guidelines. (Drawing by Tom Lyons).
- Page 23: "The design tools, elements, and examples..." (Drawing on the right) Holiday Neighborhood, Boulder, Colorado. Picture by Korkut Onaran.