NOTICE OF MEETING AND AGENDA
PLANNING COMMISSION
NOVEMBER 30, 2021 AT 7:00 P.M.
City Council Chambers
110 South Main Street
Springville, Utah 84663

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

The agenda will be as follows:

Call to Order

- Approval of the Agenda
- Approval of Minutes: October 26, 2021 and November 9, 2021

Consent Agenda

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

1. L&T Construction seeking site plan approval for Skyview Glass located at 515 W 1200 N in the L-IM Light Industrial Manufacturing Zone.

Legislative Session – Public Hearing

2. David Simpson requests an amendment to the Westfields Central New Neighborhood Plan.

3. David Simpson requests approval of a development agreement for parcel 26:041:0068 located at the southeast corner of the intersection of 700 South and 950 West.

4. David Simpson seeking preliminary and a recommendation for final approval for the Westfields Central Subdivision located in the area of 950 W 700 S in accordance with the Westfields Central New Neighborhood Plan.

5. Ryan Johnston requesting a zone map amendment to apply the Traditional Neighborhood Development Overlay Zone; a Neighborhood Plan; and a development agreement for the property located at 641 E 200 N, Parcel 23:041:0196.

Administrative Session

6. Discussion and Approval of the 2022 meeting schedule

Adjournment

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

This meeting was noticed in compliance with Utah Code 52-4-202 on November 24, 2021. Agendas and minutes are accessible through the Springville City website at www.springville.org/agendas-minutes. Planning Commission meeting agendas are available through the Utah Public Meeting Notice website at www.utah.gov/pmn/index.html. Email subscriptions to Utah Public Meeting Notices are available through their website.

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

MINUTES

Planning Commission
Regular Session
Tuesday, October 26, 2021

IN ATTENDANCE

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

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

City Council: Matt Packard

CALL TO ORDER

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

APPROVAL OF THE AGENDA

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

APPROVAL OF THE MINUTES

September 28, 2021

Commissioner Heaps moved to approve the September 28, 2021 meeting minutes. Commissioner Parker seconded the motion. The vote to approve the meeting minutes was unanimous.

LEGISLATIVE SESSION:

1. ***Meadowbrook Land LLC seeks recommendation of a Development Agreement for parcels 23:025:0034, 23:025:0030, 23:025:0057, and 23:025:0063, located between approximately 1401 and 1001 N 1850 West.***

Attorney Penrod presented. This item was addressed briefly at the last meeting. We have drafted a development agreement and have brought it to you tonight for your recommendation. He reviewed the reasons for development agreements. This is located on the first exit coming into Springville on 1400 N. He asked the Planning Commission if they want office/warehouse and other HC zoning uses here.

He showed a picture of the property. The development agreement says it will allow office warehouse, but not outdoor storage. The vesting period is 10 years. The design guidelines are the same as the Colmena development agreement. The developer would be required to put the road in and go through site and subdivision plans before that could happen. He showed pictures of styles.

Commissioner Young asked Director Yost if this includes the two materials talked about in the design guidelines. Director Yost said it has two materials: metal and split face CMU. Commissioner Young asked if it was too much at the front. Director Yost asked if it is what he is considering the entrance. If it is just the bay, no it wouldn't meet that, but we can look at glass as an alternative.

Attorney Penrod mentioned a representative of the applicant is here tonight, Ken Berg.

Commissioner Young asked Attorney Penrod what we say that directs them to build Plan A or B. Attorney Penrod said right now, we have included both of the styles in the development agreement, but if you want to say you want to limit the styles to the one that looks like a residential building, you could. Commissioner Young suggested saying Exhibit A or B and then asked if that goes into the development agreement as that. Attorney Penrod said yes, and that can be your recommendation. He then clarified which was which so he could let the Council know.

Chair Ellingson invited the applicant to speak. Ken Berg, Berg Civil Engineering, is representing the client. He said the only comment his client had on the displayed elevation, he does not like the green color. They would like the ability to work with colors.

Chair Ellingson asked if we have any code on color. Director Yost said taste & marketability. Commissioner Baker pointed out that it says any variation to the designs must be approved by the City's Community Development Director. So, it puts it on Director Yost.

Chair Ellingson opened the Public Hearing at 7:12 p.m. Seeing no one, Commissioner Young moved to close the public hearing. Commissioner Baker seconded. The public hearing was closed at 7:12 p.m.

Commissioner Baker doesn't like the Alpine elements on Exhibit B. Chair Ellingson likes it. Commissioner Young likes the shape and articulation of it. Commissioner Heaps likes it too, Chair Ellingson clarified with Commissioner Young that he likes the roofline of B. He said yes. Commissioner Young said A looks like apartment buildings. Commissioners Parker and Heaps agreed. Commissioner Heaps is not as opposed to the wood. Chair Ellingson concluded the Commissioners prefer Exhibit B. The Commissioners agree.

Commissioner Young moved to make a recommendation for the approval of the Meadowbrook Land Development LLC development agreement to the City Council favoring Appendix B with the split face block and stucco look as the design guideline. Commissioner Heaps seconded the motion. The vote to approve the Legislative Session item was unanimous.

ADMINISTRATIVE SESSION

1. *A presentation and discussion regarding development concepts for the Allen's Block.*

Auggie Wasmund presented. He reviewed the updated site plan, design changes and requests. These are the two examples that we went through last time that everyone felt would be a good fit aesthetically. The mid-block plaza was moved North a little to try and activate Main Street. We added full mid-block connection all through the site that creates connectivity. The townhomes are clustered, to make it feel like a neighborhood. All the townhome park internally. More landscaping was added in and we are toying with numbers on unit counts and commercial square footage and the parking count. Strict instructions were given that we are not looking for parking reductions.

The architects talked about adding courtyards on both corners to activate them. We changed that.

They picked 4-5 buildings that we liked around Springville and they took the idea and created a plan. The clock tower is there. The original idea was to base things off of other buildings in Springville currently, but the architect felt that would look like a Hollywood set. So Auggie let them design it. The architect misunderstood the 3rd South and 4th South heights on the rendering he showed.

Mr. Wasmund showed the townhomes and explained how they are configured in the block. The courtyard by the townhomes is now 25 feet, instead of the 36-foot requirement. We ask for that to be changed. Commissioner Heaps asked if those would be maintained by an HOA. Mr. Wasmund said if those go for sale, they would be an HOA, unless they are for rent, they would be maintained by the rental company. The whole block would be HOA or rentals.

Commissioner Young expressed concern about the townhomes looking like apartments. He asked if there could be more articulation. Mr. Wasmund said that this is a placeholder. The townhomes will look like what we have previously discussed.

The Commissioners like the corners and asked if there will be seating there. Mr. Wasmund said that they would look for the same feeling of the courtyard on the corners. We want them busy. People using them and activating the space.

Chair Ellingson asked if there would be rooftop space employed. Mr. Wasmund said it is very expensive to build rooftop amenities. Right now, the rents don't support it. We would love to do it if we can support it. It is on the list.

The request list is shrinking. The townhomes still need an allowance of 3 stories within 30 feet and a 25-foot front yard instead of a 36-foot corridor.

Last time, we talked about the allocation of building height to be a 30-foot step back from Main. The current requirements are 55 or 50 and he asked for 30 feet and everyone seemed comfortable with that.

The design standards and materials haven't been addressed. Mr. Wasmund showed some pictures and said it needs it to look like the picture, not the current requirement of 90% masonry on the interior courtyards. This building has about 10-20% masonry. That wouldn't be on the public-facing facades, but on the interior on the commercial space and the residential. Commissioner Baker pointed out that there will also be windows, to which Mr. Wasmund agreed. Commissioner Young thinks that the addition of color will help, instead of having on a big slab. Commissioner Baker is concerned about large walls of stucco and no windows. Mr. Wasmund said none of the walls are windowless.

Commissioner Parker is concerned about the whole back of the property is stucco, in time, it breaks and doesn't look good. Mr. Wasmund doesn't need a commitment tonight. He just wants to make sure he is on the right track and then spend the money on architecture. He wants to do the right thing for the site. Commissioner Parker asked how far back from the street front would you transition into the stucco. Mr. Wasmund said it is where the break is, so the view corridor is pretty good. Commissioner Heaps likes the oval features along the arches shown in one picture as it ties in with some of our buildings downtown and architectural features around Springville. Commissioner Heaps asked to see a drawing and made some comments on the design and heights. Commissioner Baker wants to see what is going to be done with the 3rd story.

Chair Ellingson asked if some brick could be incorporated. Mr. Wasmund said that he is open to it.

Commissioner Young likes the arched window idea.

Commissioner Baker asked what the thought is with the courtyard and the green space. Mr. Wasmund said they want it to be a pedestrian walkway.

Chair Ellingson asked if there would be traffic flowing through. Mr. Wasmund said yes, it would. Commissioner Heaps asked if they are two cars wide. Mr. Wasmund said there are 26-foot drive aisles, so enough for two cars. Commissioner Heaps asked if it meets UDOT approval. Mr. Wasmund said no. It is the current curb cut. On 400 South they want to keep it right turn in, right turn out.

Commissioner Parker wants the buildings to have character.

Commissioner Parker asked how many units are in each townhome. Mr. Wasmund said there are 30 townhomes, with roughly 5 in each building. Chair Ellingson asked how many apartments there will be. Mr. Wasmund said it will be dependent on parking. There are 86 apartments with this layout. There are no studio apartments.

Commissioner Parker asked how much commercial square feet there will be. Mr. Wasmund said it will be between 10,000 to 12,000.

There will be commercial on both sides. Commercial and residential is shared parking. Mr. Wasmund would like the parking to be commercial during the day.

Chair Ellingson wants there to be bike racks. Mr. Wasmund said there will be bike racks.

Director Yost explained the code analysis states the frontage requirements say the open spaces cannot be contiguous to the parking lot. The adjacency of the space is the bigger issue. Commissioner Young asked if moving the sidewalk to the East would help. Director Yost said it doesn't remedy the code issue. Mr. Wasmund said if the buildings front 300 S and then we don't have to worry about the width or make code changes. Director Yost pointed out this is a fundamental issue Mr. Wasmund is asking for. They discussed different streets the buildings could front. Commissioner Young doesn't understand the buffer.

Commissioner Baker asked Director Yost if the loophole he is talking about would satisfy the code. Director Yost asked if it satisfies the Commissioners. Commissioner Parker said it is ridiculous to not make any plan changes, but then it becomes the frontage. Commissioner Young asked if he wants it to face the parking lot, how much wider does it have to get to satisfy the code. Director Yost said no width, it is pedestrian streets or plazas that have building frontages on both sides, so someone isn't walking out of their home into a parking lot. Mr. Wasmund said that they have the townhomes designed that way. That piece of the code is restricting townhome development. Director Yost said that is something that broke the code that they didn't anticipate. The fact that he can't go higher makes it so it will be a big surface parking lot.

Mr. Wasmund said that when you look at the building that fronts 1st, it doesn't need any concessions. It has a five-foot front yard. He spoke of other buildings that front a parking lot that may have 25 feet of green space in front of them. There will be a building that faces a street and one that faces an interior courtyard.

Commissioner Heaps asked if they would be rentals or sold. Mr. Wasmund said it would be a multi-family for rent project. But we want to plat them for sale if the project needs them to go for sale.

Commissioner Young said he would push the sidewalk to the parking lot. Commissioner Parker said to then put the façade on the sides of the buildings to the east. Chair Ellingson said that if we want to have this as a pedestrian area, moving the sidewalk isn't going to help.

Commissioner Heaps is OK with having the buildings switch to make that the front, make them look nice on both sides. He thinks it is OK to move the sidewalk closer to the parking lot as well.

Commissioner Baker said that if you move the sidewalk over, it is more like the parking lot is like a street and it makes it homey and less like a park strip.

Commissioner Heaps said that on Main Street, he just wanted to verify it was masonry and not stucco. Mr. Wasmund confirmed It is masonry.

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

Chair Ellingson adjourned the meeting at 8:07 p.m.

MINUTES

Planning Commission
Regular Session
Tuesday, November 9, 2021

IN ATTENDANCE

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

Commissioners Excused: Kay Heaps

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

City Council: Craig Jensen

CALL TO ORDER

Chair Ellingson called the meeting to order at 7:04 p.m.

APPROVAL OF THE AGENDA

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

APPROVAL OF THE MINUTES

October 12, 2021

Commissioner Young moved to approve the October 12, 2021 meeting minutes. Commissioner Parker seconded the motion. The vote to approve the October 12, 2021 meeting minutes was unanimous.

CONSENT AGENDA

1. *Camberlango Development Group seeking recommendation for final approval for the Condie Farms, Plat C Subdivision located in the area of 1500 W 550 N in the R1-8 Single-Family Residential and WF-1 Westfields Overlay Zones.*

2. *Lucent One seeking approval for HI Electric, a six-lot commercial subdivision and site plan approval for an office/warehouse development located on property at 1000 N 1750 W in the HC-Highway Commercial Zone.*

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

LEGISLATIVE SESSION:

3. Mike Klauck seeking to amend the General Plan Land Use Map from Low-Density Residential to Commercial on a 1.16-acre parcel 23:054:0251 located at 1310 E 400 S.

Laura Thompson, City Planner, presented. She showed the map of the property. The proposal is to rezone this property to PO zone, to build his own business office. Currently, there is a warehouse there that has been used commercially. If it remains as R1-10, there could potentially bet 4 single-family lots there, although access could be an issue.

The property is highly visible at the end of the roundabout. Staff recommends that the Planning Commission request they provide preliminary building elevations as an element of approval and to guarantee the designs are followed in the development of the site. The applicant could proffer a development agreement to limit uses on the property. Staff asks for this item to be continued until a design can be brought in or a development agreement.

Mike Klauck, applicant, spoke. He explained how he acquired the property. He is proposing to put back what was there. He wanted to see the Planning Commission's opinions of the proposal before getting plans drawn up. The intended use would be Mr. Klauck's office, an office for a civil engineer and a structural engineer. He plans to set it back off the street further than the library, with that general feel, landscape the front and put the entrance behind. It would beautify that corner and hide the old building behind.

Commissioner Parker asked if he would do any work to the existing shop. Mr. Klauck wants to leave the interior as-is. On the exterior, he would put timber frame and awnings, but keep it fairly close to how it is now. Commissioner Young asked if there would be outdoor storage on the site. Mr. Klauck said it is a neighborhood, so they would not bring or park heavy equipment there. They do have an active timber framing shop that they use periodically. We aren't looking to store or have an active construction yard there.

Commissioner Young asked if he needed all the parking shown. Mr. Klauck said this is a rough sketch and he thinks it is a large amount too.

Commissioner Baker asked if there are curb breaks on the sides of the streets. Mr. Klauck said there are curb cuts, but not along Canyon Road. There is an entrance on 400 S. There is a portion on 400 S that is not complete with improvements and Mr. Klauck told Jeff Anderson, City Engineer, that he would pay to complete the infrastructure on that road.

Chair Mertz asked how tall the building would be. Mr. Klauck said It would be two stories maximum. He is thinking something like the library. He wants the interior of the office to be industrial, with a loft feel and glass offices on the inside.

Chair Ellingson opened the public hearing at 7:18 pm.

Mellissa Brooks
615 S Canyon Dr
She understands this property was purchased for a reason, and asked why wouldn't you use the current building that is already there. She doesn't like the commercial use when it is zoned residential. She said we don't need any more traffic. She doesn't feel it needs to have commercial in that neighborhood. Use the historic building and make it great again.

Beverly Young
489 S 1650 E
Where he is proposing the office building, it was not there, it was on 400 S. She expressed her concern with traffic. Putting a two-story building there will reduce visibility and cause more accidents. We don't need an office building in a residential neighborhood.

Wayne Nelson
610 Houtz Ave
He has lived in his home for 25 years. Before they put the roundabout there, that intersection before had about 2 accidents. Since then, it has become the most dangerous intersection in Springville. During school time, people speed down Canyon Road through the roundabout and it is hard to get in there. He almost had an accident with kids because of the roundabout. What will happen with a commercial office there? It will be devastating. There needs to be a safety and traffic study.

Darla Stapel
477 S 1680 E
She said she has had a car totaled in that roundabout. It is frightening. All the traffic and children walking, she agrees with what he said. She has PTSD when driving in the roundabout. She moved from California to get away from the commercial areas and have a quiet neighborhood. She doesn't want this office right where they live.

Paul Young
489 S 1650 E
Lived there since 1985. He isn't wanting to argue for or against. He pointed out the empty seats and said he isn't familiar with noticing requirements for this meeting, but he is disturbed there aren't more people here.

Jeff Kroneberger
323 S 1850 E
After hearing the comments, he doesn't know what to put in that area, but maybe the argument is we need a stoplight there. In Colorado, they have pockets of neighborhood commercial. There is a church and a fire department building nearby. He can't imagine a small office building would add that much traffic.

Ben Rabner
723 S Eastridge

He has lived here for 30 years. Former Career Developer in Las Vegas, Salt Lake and Utah County. He has seen the property and would have a loft home there if he could. He has been in Mike's seat, purchasing properties and finding the highest and best use. He thinks this is not the right use for the lot. He doesn't see adding commercial zoning to that lot adding value to the neighborhood, the residents, or the community. Commercial isn't the highest and best use. He asks the council to act as stewards of the neighborhood Feels other residential options would be better.

Matthew Bradley
2025 Canyon Road A
He passes by this property through this roundabout several times a day. He is echoing some of the comments in the room. He doesn't feel this is right. He runs by and thinks that he would like to live there. He doesn't want to burden the neighborhood with that.

Mike Klauck clarified that R1-10 residential is what it is currently zoned for. I could build a 3 1/2 story home. He feels the corner isn't finished. He wants to beautify it. He grew up just down the street from this. He didn't feel it was safe for them to have access out of their home on a roundabout. He has other areas he could build his office. He feels it was best for the city. He feels that it is better for the city. There would be more of a construction yard or a 35-foot tall house.

Ben Rabner
Stood again. He doesn't feel that it's fair to hold the city hostage over a 3.5 story house He feels a construction yard would be better than that. He feels the right question is what is best for the neighborhood? Three homes, low density, that have less traffic than an office building. What could be a better fit? He feels there is a better solution.

Matt Bradley
2025 Canyon Road A
He stood again. He feels it is an ultimatum. And it isn't fair. He feels that there could be better input from the community if this is continued.

Commissioner Mertz moved to close the public hearing. Commissioner Young seconded. The public hearing was closed at 7:36 p.m.

Chair Ellingson talked about the noticing policies. We are a recommending body, and then the City Council gets to make the decision.

Commissioner Mertz said that the question of highest and best use was brought up for the property. He asked what is the best use. You could have 4 homes. He is figuring 2-3 cars on average per home. That would be 8-12 cars at a minimum. I wouldn't want to have a home there on a busy intersection that is not the highest and best use in his opinion.

Commissioner Baker asked how the cross-access would work. Commissioner Young said it would be by shared driveways.

Commissioner Mertz continued stating the point he is making is 4 homes in that area is not the best option. He likes the roundabout better than the 4 Way stop. He likes the idea of Professional Office and feels it is a good fit there. He knows that when Mike

builds something, he does a good job. He feels it is the highest and best use. He would like further information on how the building would look.

Commissioner Baker asked if it had to be right on the corner or could it be set somewhere else. Commissioner Mertz asked Mike to show how could it be on the property. Commissioner Baker said it has been construction use for over half a century. She asked how can it be done to resolve the concerns of visibility. She is for the continuance to have it come back with options.

Commissioner Young asked if the current use is legal non-conforming. Director Yost said yes. Commissioner Baker asked if changing the zoning affects the legal non-conforming of the historical portion. Director Yost said typically no because the whole point of the non-conforming use is you can't take the use away because it has been there in the past.

Commissioner Young said if it is going to be continued he would recommend the City Engineer to be present to address the traffic. Commissioner Baker would like to know about access and options by the roundabout are.

Commissioner Farrer said he has mixed feelings about it. It will be difficult to see around the corner. If the office complex was moved back a bit that would help to see around the corner. He asks who would live on Canyon Ave, with difficulties getting out of your driveway. Commissioner Young said it isn't hard. Commissioner Young said as he drives up there, he sees taillights coming in both directions. One of the serious problems is that people don't drive 35 mph. They go faster. He feels that four homes would complicate getting in and out. He likes the idea of a nice-looking property there.

Chair Ellingson does not feel it is a good place for office development. It is so different from anything around it. The closest commercial use is Reams. Commissioner Young said there is a fire station. She is not convinced that a shared access couldn't be moved further away from the intersection. Building height is not the biggest consideration here. No matter how this is zoned, there can be a 35 foot home. Commissioner Baker said there is a market for it. Chair Ellingson said it is an island of commercial.

Commissioner Mertz asked Chair Ellingson what she would put there. She wants to see what could be done with residential. Commissioner Baker said it is not unheard of. She said there is PO zoning just behind Reams.

Commissioner Parker is concerned about having 4 homes in there, there are 3-12 cars and that doesn't include additional traffic when people visit those homes. If it is just the size of the office Mike is proposing, there won't be that much traffic. But if we change the zoning, we have opened the door to something more intense. If there is a way to make it general office always, that would be best. But he doesn't think he can do that.

Director Yost said that is why we asked in the staff report that if particular uses were permitted in the PO zone, that are seen as undesirable for that location, those uses could be written out by the applicant proffering the Development Agreement that would run with the property. Commissioner Parker said we could narrow the scope of what it could be used for.

Commissioner Baker said that if it was a Sodalicious or a restaurant, that would be dangerous. Commissioner Parker said at one time, there was a gas station there. He doesn't feel the office building the size of Mike's business, he doesn't think he has hundreds of people coming in and out a day.

Commissioner Parker understands the roundabout is dangerous, and he agrees with Commissioner Young that the City Engineer needs to look at this. But if you look at the traffic coming from the church on Sunday and Tuesday evenings, that is more traffic than an office building will have.

Commissioner Mertz said that if it is flipped, it would be open and have a nice view down 400 S. Zero in on the uses in the Development Agreement. He thinks we are on good options for that property.

Commissioner Mertz moved to continue the consideration of the General Plan and zone map amendments to when the applicant is ready and any recommendations and information from the City Engineer. Commissioner Parker seconded. The vote to continue the Legislative Item was unanimous.

4. Mike Klauck seeking to amend the Official Zone Map from R1-10 Single-Family Residential Zone to the PO Professional Office Zone on parcel 23:054:0251 located at 1310 E 400 S.

Chair Ellingson explained these items are two parts of the same process.

Chair Ellingson opened the public hearing at 7:54 p.m.

Mellissa Brooks
615 S Canyon Dr
She is opposed, you don't need a commercial use in a residential area. Commissioner Parker said the reason is, it is zoned so that he could put that number of homes on that piece of property. And there is nothing that you nor the committee could do about it. She would rather have homes there than a commercial building that could turn into something else. Commissioner Parker said he doesn't think she understood that we requested as a Commission was to narrow the scope of what can be used on that property. Ms. Brooks said she understands that. It doesn't need to be commercial in the middle of a neighborhood. She asks how you would feel if it was in your neighborhood. She asked how many of the Commissioners are friends with Mike. Commissioner Parker said he has never talked to Mr. Klauck about this. She wants to understand it isn't a good ol' boys' situation. The Planning Commissioner's said it is not. She wants the Commissioners to take her recommendation that it doesn't become a commercial building.

Ben Rabner
723 S Eastridge
He feels that it would be two cars per house. You can move a common shared path further in to get it off the roundabout. He asked if anyone has data on Mr. Klauck's business on how many cars would be coming in and out. If we are going to look at this holistically and strategically, we should consider all of the data and not just assumptions. Within that usage. He feels that you can't limit and reduce the car count

here. Director Yost said we use the International Institute of Transportation Engineers Trip Generation numbers to determine traffic impacts and there wouldn't be a mechanism to prescribe how many are entering or exiting the facility each day, but we could bring back to the Planning Commission the trip generation numbers we use for a single-family home and general office building based on square footage. Mr. Rabner suggests doing a study of Mike's office. He thinks it will be higher than a single-family home. He wants the data looked at before making a recommendation.

Commissioner Mertz moved to close the public hearing. Commissioner Parker seconded. The public hearing was unanimously closed at 8:03 p.m.

Commissioner Mertz moved to continue the consideration of the zone map amendment with information from the City Engineer. Commissioner Parker seconded. The vote to continue the Legislative Session item was unanimous.

ADMINISTRATIVE SESSION

Staff requests to calendar a meeting for November 23rd. Reconsideration of the Westfields New Neighborhood Plan and Development proposal on the South end of Holdaway park. The Commissioners asked for November 30.

Commissioner Baker moved to meet on November 30th at 7:00 p.m. Commissioner Young seconded. The vote to add the November meeting was unanimous.

Mr. Klauck asked what they want to see for the next iteration. The Commissioners said parking lot to scale, elevations, some site plan options. Commissioner Farrer asked how many of the Commissioners Mike knows. He said he knows two. This is not a good ol' boys situation. They agreed that is not. Commissioner Baker said if we have a personal interest in something, then we have to disclose it. It's a close town. We are friends with people. We are community. The interest of Springville is why we are here. Mr. Klauck said he wants what is best for the city. He feels this is the safest and best use. Chair Ellingson asked for some residential layouts for access. Mr. Klauck said it splits the property from East to West into four pieces. Director Yost said we could look at shared access. Mr. Klauck is not interested in doing residential there. If we don't do an office, what you see is what you get.

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

Chair Ellingson adjourned the meeting at 8:13 p.m.

PLANNING COMMISSION STAFF REPORT

Agenda Item #1
November 30, 2021

November 24, 2021

TO: Planning Commission Members

FROM: Laura Thompson

RE: Site plan approval for Skyview Glass located at 515 W 1200 N in the L-IM Light Industrial Manufacturing Zone.

Petitioner: L&T Construction
215 S Orem Blvd
Orem, UT 84058

Summary of Issues

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

Background

The proposed site plan is for a 19,100 square foot office/warehouse for Skyview Glass, a commercial window frame and glass company currently located in Orem.

The property is a 1.15-acre lot located in the Spring Creek Industrial Park.

Analysis

DEVELOPMENT REVIEW COMMITTEE (DRC)

The Development Review Committee reviewed the site plan on November 10, 2021 and provided the applicant with a copy of redlined comments on the submitted plans and checklist. Any items not addressed or any additional revisions needed are listed below in the "POST DRC COMMENTS" section.

POST DRC COMMENTS

All items have been addressed.

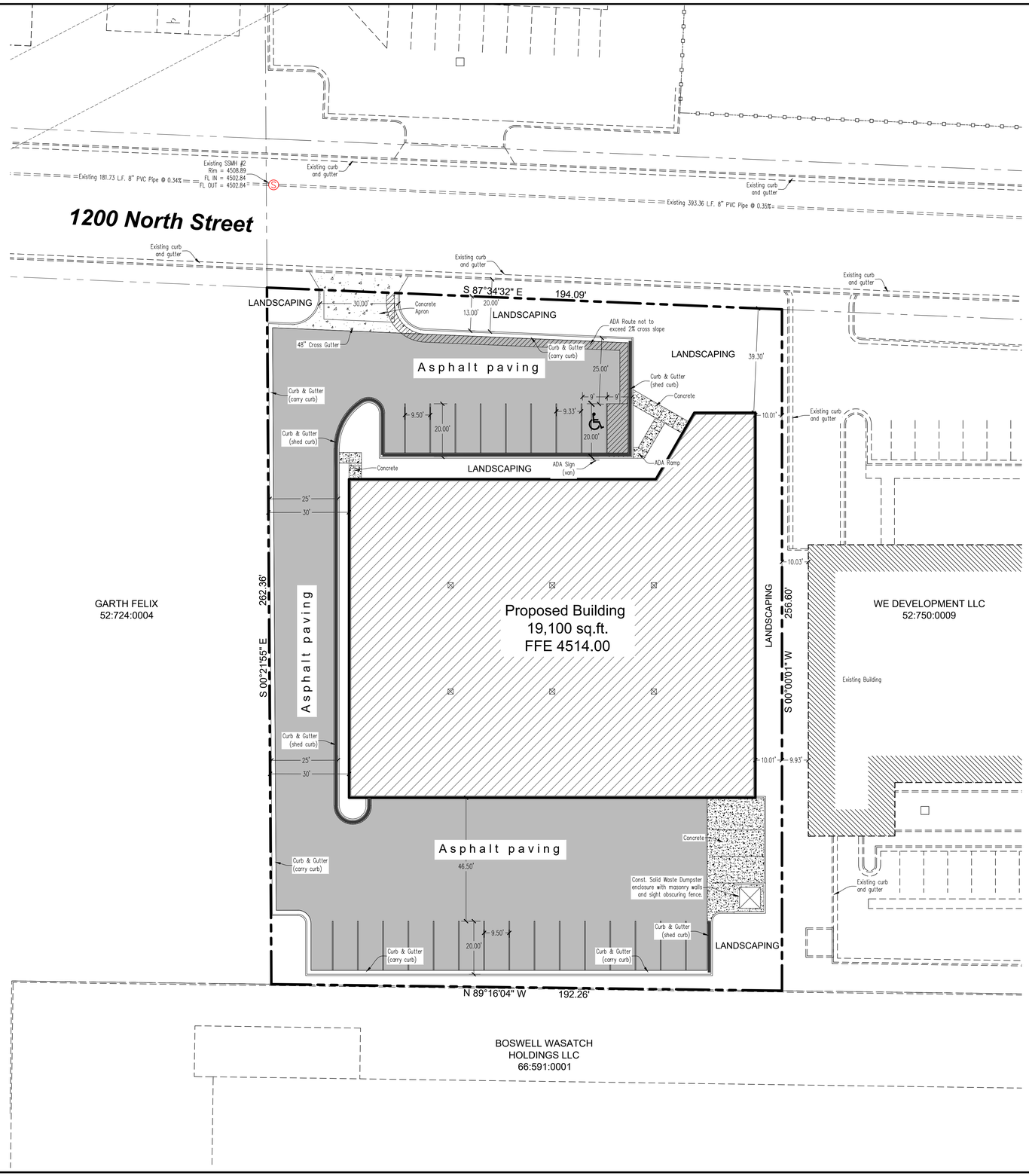
Staff Recommendation

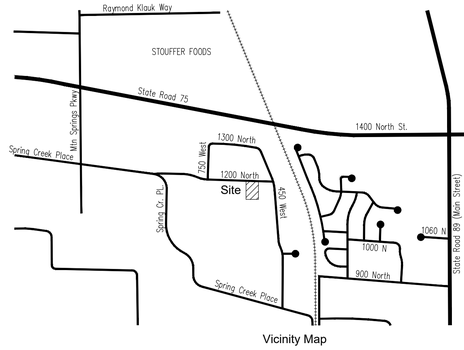
Staff finds the site plan meets the requirements of Springville City Code and recommends approval.

Recommended Motion

Move to grant site plan approval for Skyview Glass located at 515 W 1200 N in the L-IM Light Industrial Manufacturing Zone.

NORTH
1" = 20'





Vicinity Map

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

SKYVIEW GLASS

Site Plan

Springville Utah

CAUTION!!! Notice to contractors

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

FEMA DELINEATION

Said described property is located within an area having a Zone Designation "X" (AREAS OF MINIMAL FLOODING) by the Secretary of Housing and Urban Development, on Flood Insurance Rate Map 49049C0561F, with a date of identification of 6/19/2020, in Utah County, State of Utah, which is the current Flood Insurance Rate Map for the community in which said property is situated.

Power Notes:

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

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

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

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

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

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

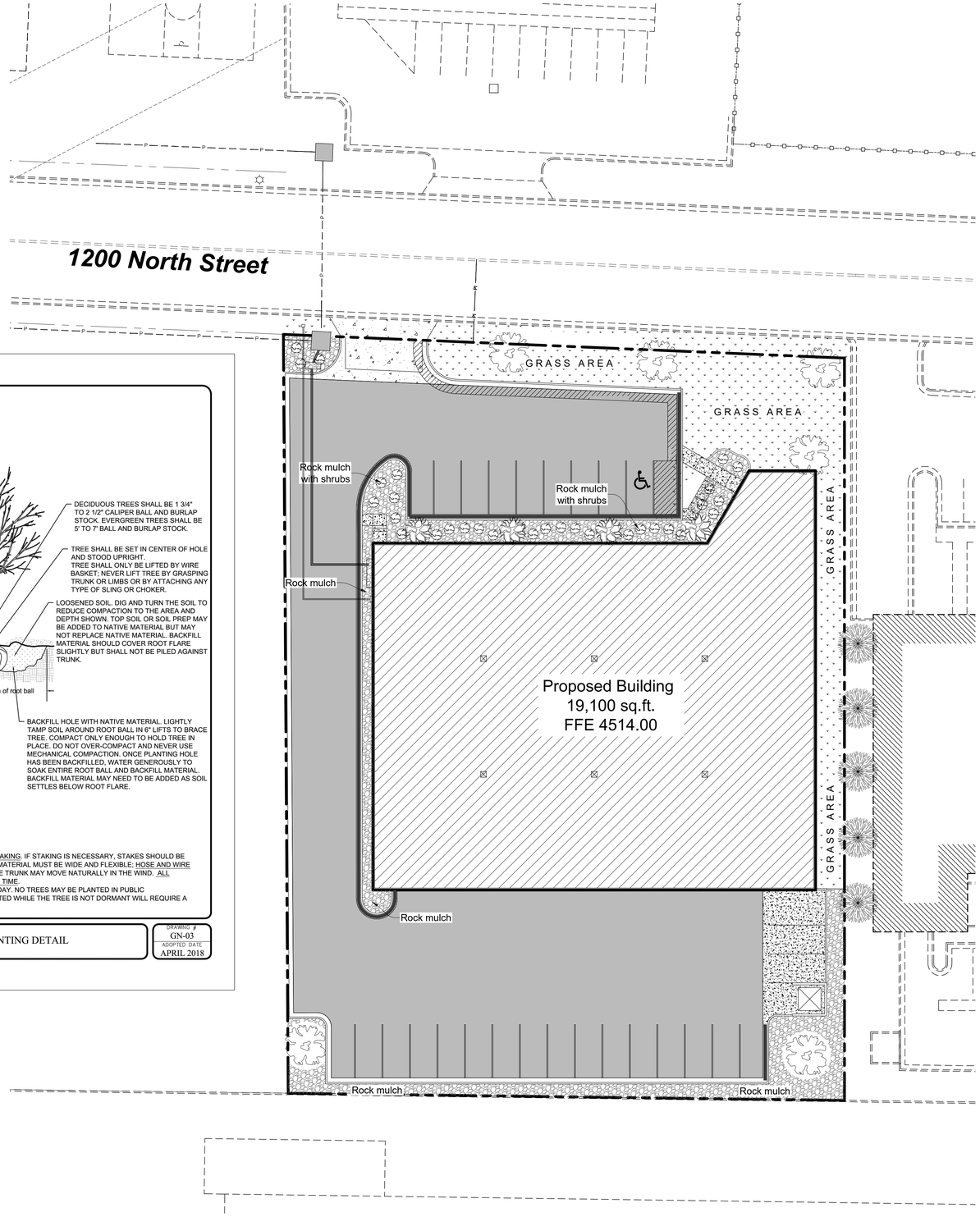
REGISTERED PROFESSIONAL ENGINEER
No. 147089
Roger D Dudley
STATE OF UTAH

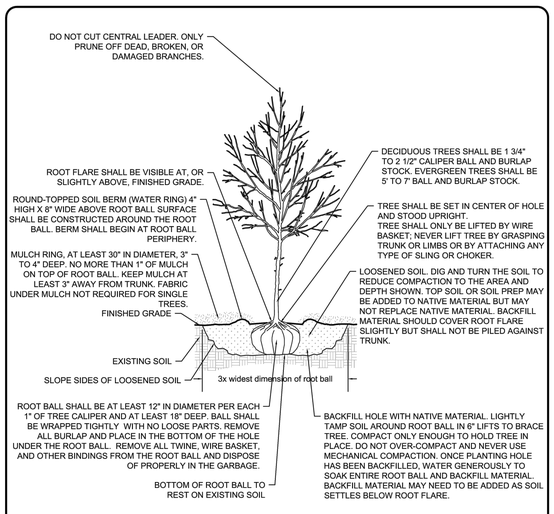
Revisions

Date	10-5-2021
Scale	1" = 20'
By	TD
Tracing No.	L - 14652

Sheet No.
C - 2.0

NORTH
1" = 20'





NOTES:
1. PROPERLY-PLANTED TREES GENERALLY DO NOT REQUIRE STAKING. IF STAKING IS NECESSARY, STAKES SHOULD BE DRIVEN INTO GROUND OUTSIDE OF THE ROOT BALL. GUYING MATERIAL MUST BE WIDE AND FLEXIBLE; HOSE AND WIRE SHOULD NOT BE USED. TREES SHALL BE STAKED SO THAT THE TRUNK MAY MOVE NATURALLY IN THE WIND. ALL STAKING MATERIALS SHALL BE REMOVED WITHIN ONE YEAR'S TIME.
2. TREE PLANTING SEASON IS FROM LABOR DAY TO MEMORIAL DAY. NO TREES MAY BE PLANTED IN PUBLIC RIGHTS-OF-WAY OUTSIDE OF THIS TIME PERIOD. TREES PLANTED WHILE THE TREE IS NOT DORMANT WILL REQUIRE A TWO-YEAR REPLACEMENT GUARANTEE.

Springville | SPRINGVILLE CITY ENGINEERING DEPT. 50 SOUTH MAIN STREET SPRINGVILLE, UTAH ENGINEERING OFFICE (801)491-2780

TREE PLANTING DETAIL

DRAWING # GN-03
ADOPTED DATE APRIL 2018

CAUTION!!! Notice to contractors

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

PLANTING SCHEDULE

SYMBOL	SPECIES	SIZE	CONDITION	SPACING
	DECIDUOUS TREES			
	PYRUS CALLERYANA 'CAPITAL' Captial Flowering Pear	2" CAL.	B & B	
	CARPINUS Hornbeam	2" CAL.	B & B	
	SHRUBS			
	EUONYMUS ALATUS Burning Bush	5 Gal.	Cont.	
	BUXUS Boxwood	5 Gal.	Cont.	
	Grass Area			
	Rock and bark mulch			

LANDSCAPING NOTES

All area not covered by hardscape and/or structures shall be permanently landscaped with trees, shrubs, or ground cover and maintained in accordance with good landscaping practice.

1. SUBSTITUTIONS (PLANT) BY APPROVAL OF ARCHITECT OR OWNER, (TREES) BY CITY FORESTER

2. ALL LANDSCAPE PLANTING BIDS TO BE DETAILED UNIT PRICE FORMAT.

3. ALL PLANTS TO BE PREMIUM QUALITY, IN HEALTHY CONDITION, AND SHALL BE GUARANTEED FOR 360 DAYS AFTER ACCEPTANCE..

4. DEEP WATER ALL PLANTS AND SURFACE MULCH WITH 3" MIN. DEPTH FINE TO MEDIUM SIZED MAT'L.

5. PLANTING HOLES TO BE 2x DIA. OF CONTAINER.

6. BACK FILL PLANTING HOLES WITH A MIX OF 1 PART SOIL PEP (OR EQUAL) AND 3 PARTS TOPSOIL.

7. PROVIDE 3" MIN. LAYER OF FINE GROUND MULCH MATERIAL ON LANDSCAPED BEDS AND PLANTINGS.

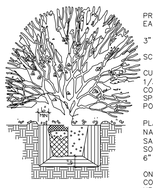
8. FERTILIZE SOIL BASE WITH 0-45-0 AT 20#/100S.F., PRIOR TO SOD INSTALLATION.

9. ALL PLANTED AREAS TO BE IRRIGATED WITH AN UNDERGROUND, AUTOMATIC SPRINKLING SYSTEM WITH BACK FLOW PREVENTER DEVICE.

10. PROVIDE APPROPRIATE FOUNDATION PLANTINGS AROUND ENTIRE BUILDING AS PER PLANT LIST.

11. ALL TREES SHALL BE A MIN. HEIGHT OF 12 FEET W/ A MIN. TWO INCH CALIPER TRUNK MEASURED AT A HEIGHT OF FOUR FEET FROM THE BASE OF THE TRUNK. FOR SHADE TREES, THE MIN. BRANCHING HEIGHT SHALL BE SIX FEET.

12. PROVIDE FLAT 4"x6" CONC. MOW STRIP BETWEEN ALL LAWN AND SHRUB BED AREA.



PROVIDE WATER SAUCER AT LIP OF EACH HOLE UNDER MULCH.

3" DEEP SHREDDED BARK MULCH.

SCARIFY SIDES OF HOLE IF AUGURED.

CUT AND LAY BACK BURLAP FROM TOP 1/3 OF BALL OR REMOVE FROM METAL CONTAINER, OR IF BARE ROOT STOCK SPREAD ROOTS IN THEIR NORMAL POSITION.

PLANTING MIX TO CONSIST OF 1/3 NATIVE SOIL FROM ORIGINAL HOLE, 1/3 SAND, AND 1/3 HUMUS i.e. PEAT OR SOIL-AID. MIX THOROUGHLY AND PLACE 6" ALL AROUND.

ON LEGGY SHRUBS WHERE GROUND COVER IS USED, PLANT GROUND COVER UP TO TRUNK.

3 SD1 SHRUB DETAIL
SCALE NTS

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

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

Skyview Glass
Springville Utah

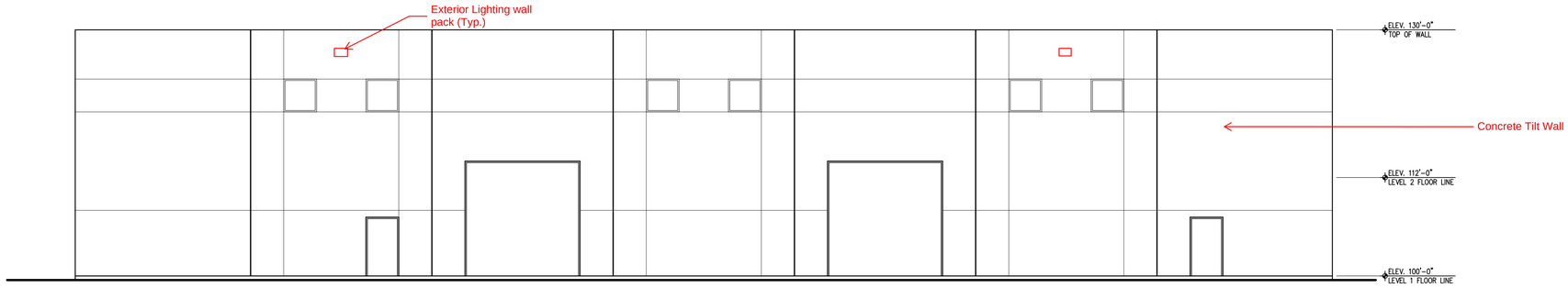
Landscaping Plan

Revisions

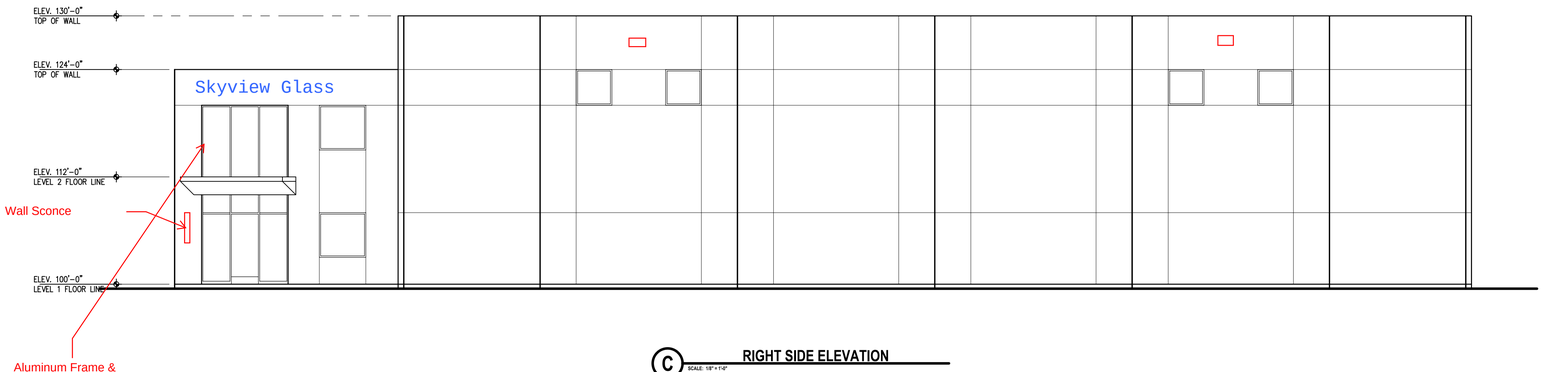
REGISTERED PROFESSIONAL ENGINEER No. 147089 Roger D. Dudley STATE OF UTAH

Date	10-15-2021
Scale	1" = 20'
By	TD
Tracing No.	L -

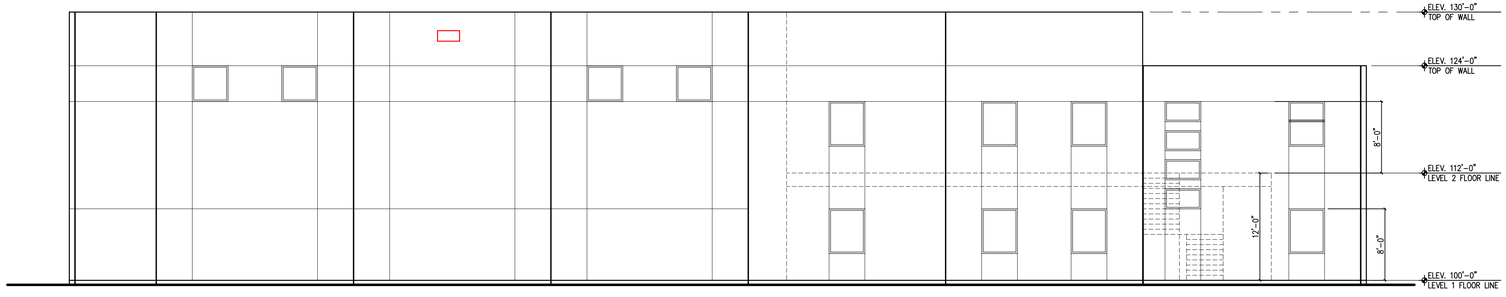
Sheet No.
L101



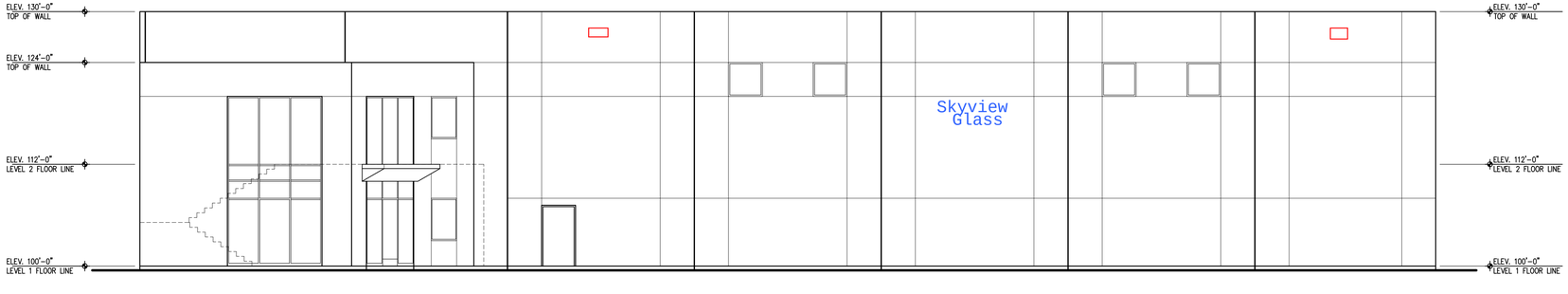
D REAR ELEVATION



C RIGHT SIDE ELEVATION



B LEFT SIDE ELEVATION



A FRONT ELEVATION

REVISIONS

DRAWN BY BRM

HARRIS ARCHITECTURE

920 E 800 N #201, OREM UT 84097 | 801-377-6303 | WWW.HARRIS-ARCHITECTURE.COM

A NEW FACILITY FOR

SPRINGVILLE INDUSTRIAL

ELEVATIONS

8/24/2021
SPRINGVILLE, UT

A2.1

THESE DRAWINGS OR ANY PARTS THEREOF, AS INSTRUMENTS OF SERVICE, REMAIN THE PROPERTY OF THE ARCHITECTS AND MAY NOT BE REPRODUCED OR USED ON OTHER WORK WITHOUT THEIR WRITTEN CONSENT - COPYRIGHT © 2014 BY HARRIS ARCHITECTURE - ALL RIGHTS RESERVED

PLOT DATE: 10/6/2021 Q:\ACAD\File\L&T CONSTRUCTION\Springville Industrial\WORKING\SI_A201-ELEV.dwg

PLANNING COMMISSION STAFF REPORT

Agenda Item #4
November 30, 2021

November 23, 2021

TO: Planning Commission Members

FROM: Laura Thompson, Planner II

RE: Preliminary plan and recommendation for final approval for the Westfields Central Subdivision located in the area of 950 W 700 S in accordance with the Westfields Central New Neighborhood Plan.

Petitioner: David Simpson
407 N Main
Springville, UT 84663

Summary of Issues

Does the proposed development meet the requirements of Springville City Code and the Westfields Central New Neighborhood Plan?

Background

The Westfields Central New Neighborhood Plan and Development Agreement were adopted by the City Council on September 21, 2021, allowing the developer to move forward with the subdivision approvals.

On September 28, 2021 the preliminary plan was presented to the Planning Commission for consideration and was continued to allow the developer time to work with the surrounding neighbors with any concerns they may have. Since that time, two neighborhood meetings have been held.

As a result, from these meetings, the original preliminary and final plans have changed by increasing the dedicated open space and reducing 24 of the proposed units by removing two of the apartment building types, including that area into the dedicated park area and

reconfiguring the accesses onto 950 West.

The plan includes 11 different building types in the T3, T4 and T5 Transect zones. The building type details are shown in the regulating plan, which lot and unit details can be found by the building type legend of the Westfields Central Regulating Plan.

This development is proposing the following building types:

Building Type	Number of Lots	Number of Units
H – House	4	
C – Cottage	18	
PH – Pair House	6	
TH – Townhouse	21	
TH-PU – Townhouse Park-Under	13	
3THE – 3-Townhouse Estate	10	
SF – Stacked Flat	4	Based on lot area and parking
LH – Loft House	31	
MH – Mews House	15	
MXB – Mixed-Use Building	1	Based on lot area and parking

Analysis

DEVELOPMENT REVIEW COMMITTEE (DRC)

The Development Review Committee reviewed the preliminary plan on July 29, 2021 and final plan on October 28, 2021 and provided the applicant with a copy of redlined comments on the submitted plans and checklist. Any items not addressed, or any additional revisions needed are listed below in the "POST DRC COMMENTS" section.

POST DRC COMMENTS

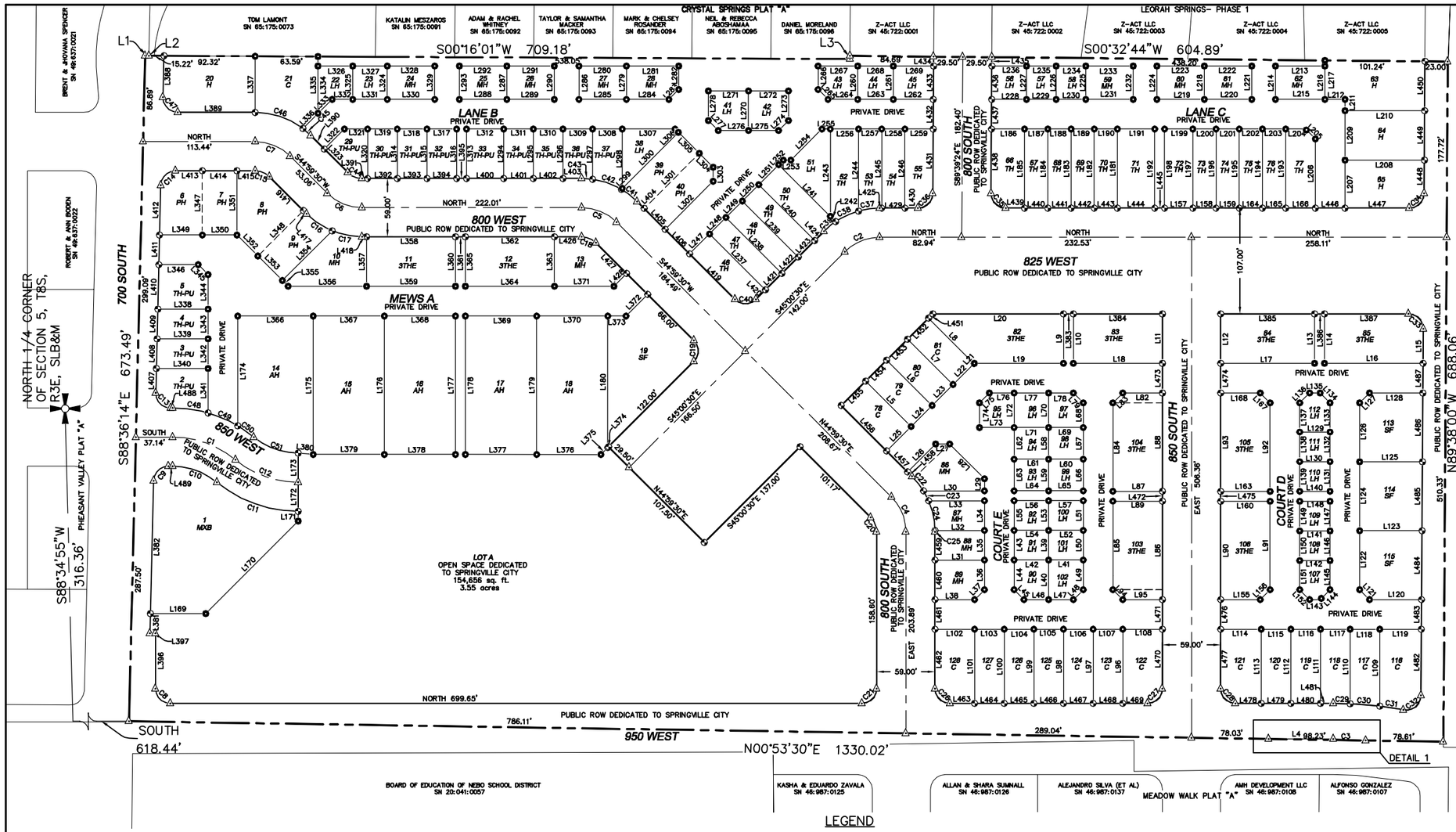
Because of the recent changes to the plan by reducing the unit count and increasing the open space, staff is still in the process of finalizing the review of the updated plans. The applicant is aware that if any additional comments are generated once the review is complete, they will need to be addressed prior to commencing development.

Staff Recommendation

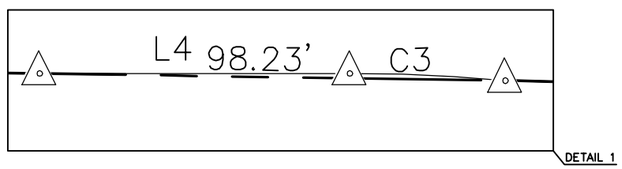
Staff finds the preliminary and final plans meets the requirements of Springville City Code and the Westfields Central New Neighborhood Plan and recommends approval contingent upon the final review of the updated civil drawings.

Recommended Motion

Move to grant preliminary plan approval and recommend final approval for the Westfields Central Subdivision located in the area of 950 W 700 S in accordance with the Westfields Central New Neighborhood Plan contingent upon the final review of the updated civil drawings.

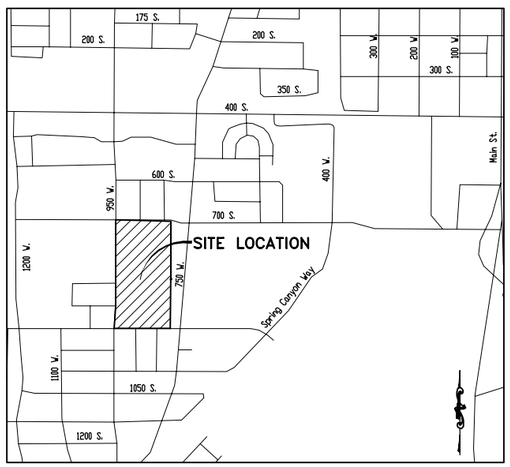


(24"x36")
SCALE 1" = 60'
(11"x17")
SCALE 1" = 120'



LEGEND

- FOUND BRASS CAP
- SET 5/8" IRON PIN
- SET CURB PIN
- CALCULATED POINT, NOT SET
- PROPERTY BOUNDARY
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- EASEMENT
- CENTERLINE
- XXX N. ADDRESSES



VICINITY MAP
-NTS-

OWNER/DEVELOPER
DAVID SIMPSON
801-376-1966
407 N. MAIN STREET
SPRINGVILLE, UT 84663

DATA TABLE
ZONE CLASSIFICATION: R-1-10
TOTAL ACREAGE= 20.71 ACRES
TOTAL # OF UNITS= 218
ACREAGE IN LOTS= 8.14 ACRES
ACREAGE IN OPEN SPACE= 2.33 ACRES
ACREAGE IN RIGHT-OF-WAY= 6.14 ACRES
UNITS/ACRE= 10.28

ALL PUBLIC UTILITY EASEMENTS PLATTED HEREON ARE IN PERPETUITY FOR INSTALLATION. MAINTENANCE, REPAIR, AND REPLACEMENT OF PUBLIC UTILITIES, SIDEWALKS, AND APPURTENANT PARTS THEREOF AND THE RIGHT TO REASONABLE ACCESS TO GRANTOR'S PROPERTY FOR THE ABOVE DESCRIBED PURPOSES. THE EASEMENT SHALL RUN WITH THE REAL PROPERTY AND SHALL BE BINDING UPON THE GRANTOR AND THE GRANTOR'S SUCCESSORS, HEIRS AND ASSIGNS.

JON CASE 66:568:0037
SHAWN HARRIS 66:568:0038
JANE DIAZ (ET AL) 66:568:0025
KRISSA YATES 66:568:0024
CENTURY COMMUNITIES OF UTAH LLC SN 46:062:0012
CENTURY COMMUNITIES OF UTAH LLC SN 46:062:0013

SURVEYOR'S CERTIFICATE

I, BARRY L. PRETTYMAN DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 166406 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF SAID TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

SURVEYOR _____ DATE _____

BOUNDARY DESCRIPTION

BEGINNING AT A POINT ON THE SOUTH LINE OF THE PHEASANT VALLEY SUBDIVISION, PLAT "A", WHICH POINT LIES S88°34'55"W 316.36 FEET ALONG THE SECTION LINE AND SOUTH 618.44 FEET FROM THE NORTH 1/4 CORNER OF SECTION 5, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; THENCE S88°36'14"E 673.49 FEET ALONG SAID PHEASANT VALLEY SUBDIVISION, PLAT "A" SUBDIVISION TO THE WEST LINE OF CRYSTAL SPRINGS, PLAT "A" SUBDIVISION; THENCE ALONG THE BOUNDARY OF SAID CRYSTAL SPRINGS, PLAT "A" SUBDIVISION THE FOLLOWING FOUR (4) COURSES TO WIT: (1) S00°11'02"W 3.79 FEET, (2) N88°40'48"W 0.06 FEET, (3) S00°16'01"W 709.18 FEET, (4) S89°29'50"E 3.19 FEET TO THE WEST LINE OF LEORAH SPRINGS, PHASE 1; THENCE ALONG SAID LEORAH SPRINGS, PHASE 1 SUBDIVISION S00°32'44"W 604.89 FEET TO THE NORTH LINE OF CANYON SPRINGS, PLAT "A"; THENCE N89°38'00"W 688.06 FEET ALONG SAID CANYON SPRINGS, PLAT "A" SUBDIVISION; THENCE N00°53'30"E 1330.02 FEET TO THE POINT OF BEGINNING.

CONTAINING 20.71 ACRES.

OWNER'S DEDICATION

(I)WE, _____, _____ BEING THE UNDERSIGNED OWNER(S) OF ALL THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS, AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS(S) THIS _____ DAY OF _____, A.D. 2021.

MEMBER: _____

MEMBER: _____

MEMBER: _____

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF UTAH) S.S.

ON THE _____ DAY OF _____, A.D. 2021 PERSONALLY APPEARED BEFORE ME _____ WHOSE IDENTITY IS PERSONALLY KNOWN TO ME OR PROVEN IN THE BASIS OF SATISFACTORY EVIDENCE AND WHO BY ME DULY SWORN/AFFIRMED, DID SAY THAT HE/SHE IS THE _____ OF _____ AND THAT SAID DOCUMENT WAS SIGNED BY HIM/HER IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BYLAWS, OR RESOLUTION OF ITS BOARD OF DIRECTORS, AND SAID _____ ACKNOWLEDGMENT TO ME THAT SAID CORPORATION EXECUTED THE SAME.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC COMMISSIONED IN UTAH _____

NOTARY ADDRESS _____ PRINTED FULL NAME OF NOTARY _____

ACCEPTANCE BY LEGISLATIVE BODY

THE _____ OF _____ COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____ A.D. 2021.

APPROVED _____ CITY MANAGER

APPROVED _____ CITY ATTORNEY

APPROVED _____ ENGINEER (SEE SEAL)

ATTEST _____ CLERK-RECORDER

APPROVED _____ COMMUNITY DEVELOPMENT DIRECTOR

WESTFIELDS CENTRAL

A RESIDENTIAL SUBDIVISION IN SPRINGVILLE, UTAH COUNTY, UTAH
CONTAINING 218 LOTS AND 20.71 ACRES.
LOCATED IN SECTION 5, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH.

SHEET 1 OF 3

CLERK-RECORDER SEAL	SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY ENGINEER SEAL	COUNTY RECORDER SEAL

Z:\2020\20-075 Westfields Central\CADD\FINAL\02-FINAL PLAT recover recover.dwg 11/23/2021 11:08:52 AM MST

PLANNING COMMISSION STAFF REPORT

Agenda Item #5
November 30, 2021

November 24, 2021

TO: Planning Commission Members

FROM: Josh Yost, Community Development Director

RE: Recommendation for a zone map amendment to apply the Traditional Neighborhood Development Overlay Zone; a Neighborhood Plan; and a development agreement for the property located at 641 E 200 N, Parcel 23:041:0196.

Petitioner: Ryan Johnston / Springville Community Development

Summary of Issues

Does the proposed zone map amendment and New Neighborhood Plan meet the requirements of Springville City Code?

Background

In early 2021, Ryan Johnston shared a concept with Springville City to subdivide the property located at 641 East 200 North into three building lots. Currently, Holdaway Park can only be accessed from 400 North and by a small pedestrian access way from 550 East. Community Development staff initiated internal discussions about the possibility of gaining a southern access into Holdaway Park as part of the proposed subdivision.

Mr. Johnston and city staff worked together to create a concept that provides public road access to the park and two additional building lots for the development, for a total of five lots. Mr. Johnston will construct and dedicate the public road to the park at his expense. The road will lead to a new parking lot in the park.

The obligations of each party relating to the development of the parking lot are described in the development agreement. This development may be the only opportunity to provide another access into Holdaway Park without purchasing and demolishing an existing home. This new access will open the park to the neighborhood, provide visibility into the park space and new parking adjacent to the large field area on the north end of the park.

Analysis

Traditional Neighborhood Development (TND) Overlay Zone

The purpose of this zone is to accommodate the development of traditional neighborhoods through the adoption of form-based code regulating plans, lot types and other associated regulations. The TND Overlay Zone shall not change the underlying zone and won't become effective until the property owner and City have entered into a development agreement that outlines how the requirements of the TND Overlay Zone apply within the special planning area.

New Neighborhood Plan

A new neighborhood plan may be prepared by the Planning Department, property owner, and/or consultant. New neighborhood plans may contain more than one (1) T-zone and/or shall contain more than one (1) lot type.

The proposed neighborhood plan contains the T-3 transect zone and will include two building lot types. The T-3 transect zone consists a of low-density residential area with the general character being one-two story single-family houses with porches and landscaped yards. The details for the two building lot types, which are a side drive rambler and side drive bungalow, can be found in the regulating plan.

Development Agreement

In addition to standard development agreement terms, the development agreement will include the following pertinent terms:

- Neighborhood Plan. The developer agrees that the Neighborhood Plan could be revised at anytime to meet the interests of the City.
- City Land Use Regulations. All City land use regulations that are not amended in the Neighborhood Plan apply to the development.
- Building Designs. All building designs must meet the standards in the Neighborhood Plan. Developer will work with the Community Development Director to make sure that the building designs are in line with the Neighborhood Plan. There are two types of building designs: a bungalow and a rambler.
- Term. The term of the Agreement shall be for five years, and additional terms may be agreed to by both parties.
- Civic Space. In order to get the increased density under the Neighborhood Plan (3 lots to 5 lots), Developer agrees to deed the property for the access to Holdaway Park to City and construct all improvements on the access to Holdaway Park. Developer will also construct a parking lot in Holdaway Park, and City will reimburse Developer for the costs of the parking lot. Developer and City are still working on cost sharing for the parking lot. Better numbers will be provided to the Planning Commission at its meeting.

Staff Recommendation

Staff recommends approval of the amendment to the Official Zone Map applying the Traditional Neighborhood Development Overlay Zone, approval of the Holdaway South Traditional Neighborhood Plan and approval of the development agreement, finding they meet the requirements of Springville City Code.

Recommended Motion

Motion #1

Move to recommend approval to the Official Zone Map to apply the Traditional Neighborhood Development Overlay Zone to the property located at 641 E 200 N.

Motion #2

Move to recommend approval of the Holdaway South Traditional Neighborhood Plan for the property located at 641 E 200 N.

Motion #3

Move to recommend approval of the development agreement for the Holdaway South Traditional Neighborhood located at 641 E 200 N.

Maximum Density: The maximum number of units that can be constructed in the Holdaway South New Neighborhood Plan is five (5).

2. T3 TRANSECT DESCRIPTION

T-3 SUB-URBAN

T-3 Sub-Urban Zone consists of low density residential areas, adjacent to higher zones that some mixed use. Home occupations and outbuildings are allowed. Planting is naturalistic and setbacks are relatively deep. Blocks may be large and the roads irregular to accommodate natural conditions.

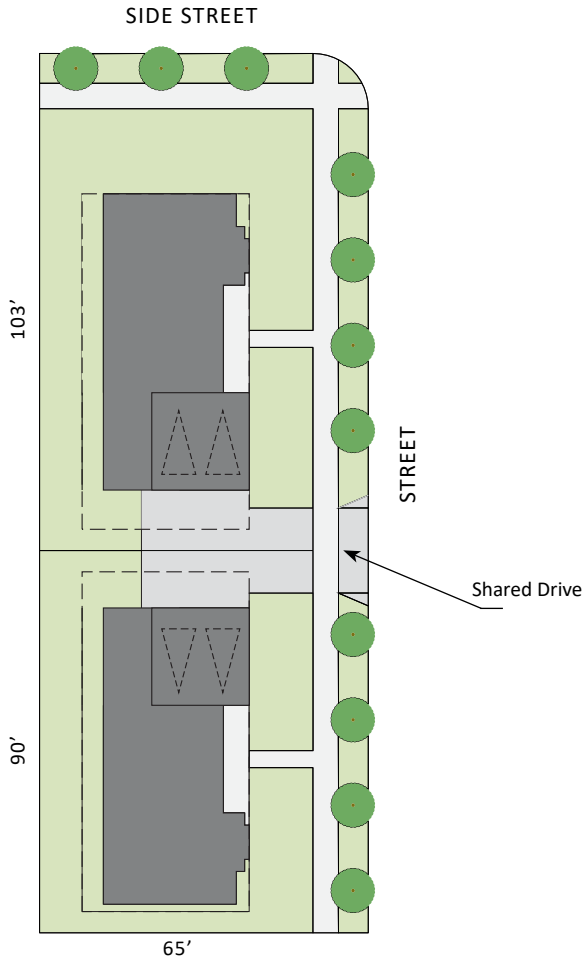
General Character:	Lawns, and landscaped yards surrounding detached single-family houses; pedestrians occasionally
Building Placement:	Large and variable front and side yard Setbacks
Frontage Types:	Porches, fences, naturalistic tree planting
Typical Building Height:	1- to 2-Story with some 3-Story
Type of Civic Space:	Parks, Greenways

3. T3 LOT TYPES PERMITTED BY TRANSECT

a. RESIDENTIAL	**T3**
Side Drive Rambler	**X**
Side Drive Bunagalow	**X**

4. Side Drive Rambler

The Side Drive Rambler Lot Type is crafted for wider lots with with no alleys.



LOT :

Minimum lot size:	5,500 s.f.
Minimum street frontage:	80 feet

LOT COVERAGE:

Maximum lot coverage	45 %

HEIGHT:

30 feet max.

SETBACKS:

Building at street	15 feet min.
Building at side street	20 feet min.
Porch at street	10 feet min.
Porch at side street	15 feet min.
All structures at side	5 feet min.
All structures at rear	10 feet min.

OFF-STREET PARKING:

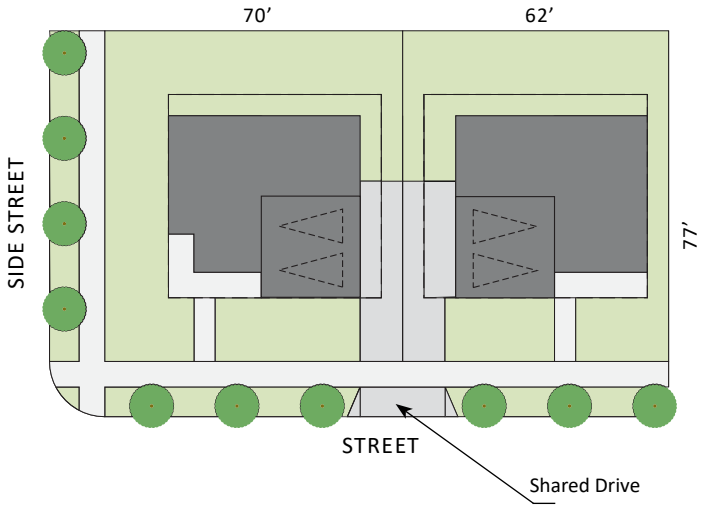
Minimum parking per lot:	2 spaces
Minimum parking per lot with accessory dwelling	3 spaces

NOTES:

1. Side property lines adjacent to the Holdaway Park parking lot shall be considered interior side lot lines.
2. Garage doors shall be located on the interior side elevation.
3. Garages of two homes located on adjacent interior side elevations shall be accessed by a drive shared by the two homes and centered on the property line.
4. Driveway width shall not exceed 20 feet at the front property line.
5. Tandem parking counts for parking requirement.
6. An accessory dwelling unit is permitted within the principal building.
7. Houses located on corner lots shall be designed to address both streets as primary elevations.

4. Side Drive Bungalow

The Side Drive Bungalow Lot Type is crafted for narrower lots with with no alleys.



LOT :

Minimum lot size:	4,800 s.f.
Minimum street frontage:	60 feet

LOT COVERAGE:

Maximum lot coverage	45 %

HEIGHT:

30 feet max.

SETBACKS:

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

OFF-STREET PARKING:

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

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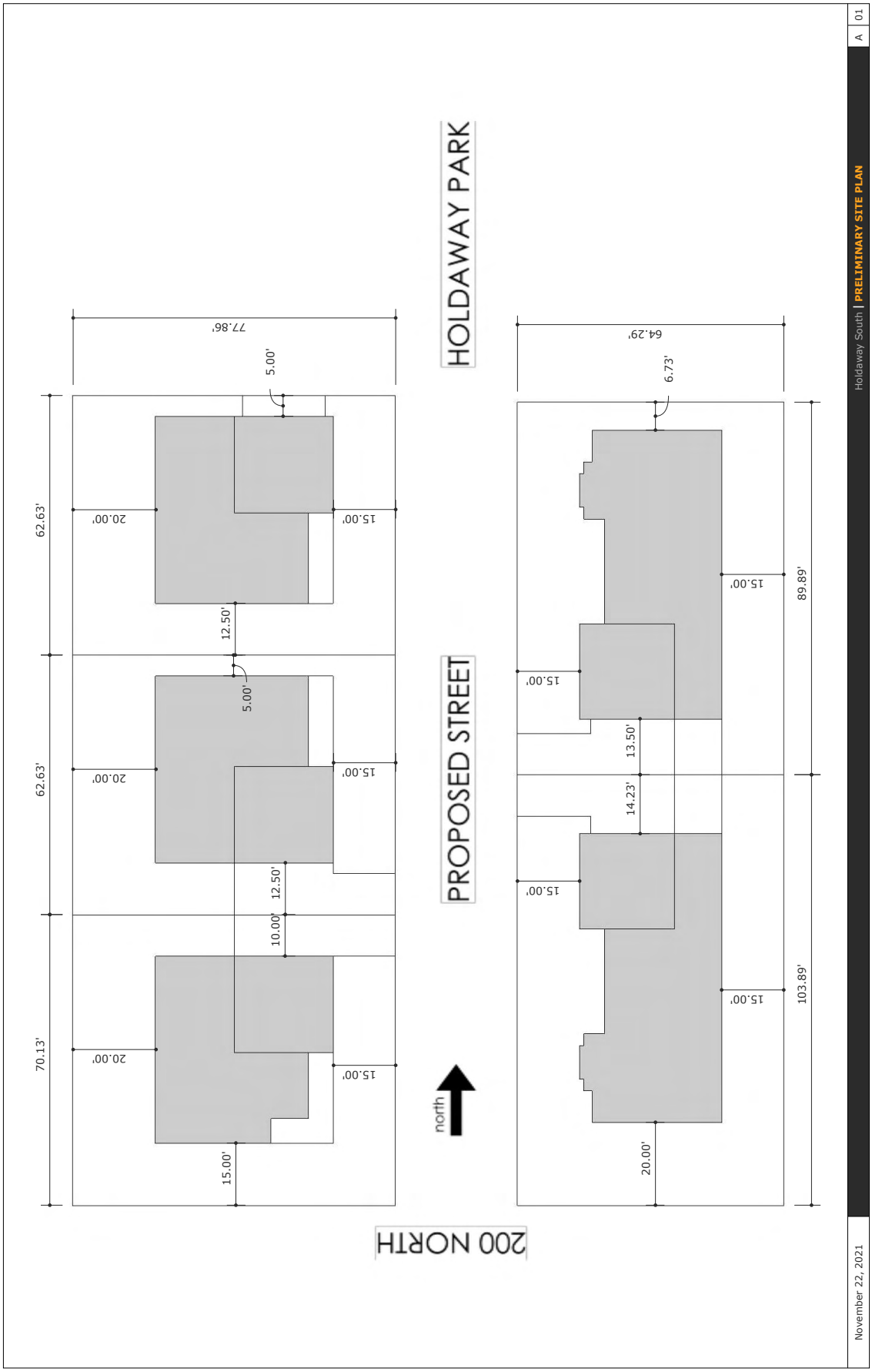
PRELIMINARY SITE PLAN