



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
 - Dec 14 - Work/Study Meeting 5:30 p.m.
 - Dec 21 - Work/Study Meeting 5:30 p.m., 7:00 p.m. Regular Meeting
 - Dec 24 - Christmas Holiday Observed (City Offices Closed Friday)
 - Dec 31 - New Years Holiday Observed (City Offices Closed Friday)
2. **DISCUSSION ON THIS EVENING'S REGULAR MEETING AGENDA ITEMS**
 - a) Invocation - Councilmember Packard
 - b) Pledge of Allegiance - Councilmember Nelson
 - c) Consent Agenda
 4. Approval of the minutes for the regular meetings held on September 07, October 05, PAR Tax October 05, and October 19, 2021.
 5. Approval of the Fiscal Year 2021 Springville City Audit - Bruce Riddle, Assistant City Administrator/Finance Director
 6. Approval of the Camberlango Development Group seeking final approval for the Condie Farms, Plat C Subdivision located in the area of 550 N 1500 W in the R1-8 Single-Family Residential and WF-1 Westfields Overlay Zones - Josh Yost, Community Development Director
3. **DISCUSSIONS/PRESENTATIONS**
 - a) Springville City Audit Presentation - Bruce Riddle, Assistant City Administrator/Finance Director
 - b) Discussion Regarding the 1600 South Roadway - Troy Fitzgerald, City Administrator
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 12/02/2021

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





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
2. Presentation of the recent CERT Graduates - Lance Haight, Public Safety Director
3. Recognition of the PAR Tax Ad Hoc Committee - Patrick Monney, Director of Administration

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.*

4. Approval of the minutes for the regular meetings held on September 07, October 05, PAR Tax October 05, and October 19, 2021.
5. Approval of the Springville City FY 2021 Independent Auditor's Report - Bruce Riddle, Assistant City Administrator/Finance Director
6. Approval of the Camberlango Development Group seeking final approval for the Condie Farms, Plat C Subdivision located in the area of 550 N 1500 W in the R1-8 Single-Family Residential and WF-1 Westfields Overlay Zones - Josh Yost, Community Development Director

REGULAR AGENDA

7. Consideration of an Ordinance amending the Westfields Central New Neighborhood Plan in the area of 950 West 700 South, Springville - Josh Yost, Community Development Director
8. Consideration of an Ordinance adopting a Development Agreement for parcel 26:041:0068 in the area of 950 West 700 South, Springville - Josh Yost, Community Development Director
9. Consideration of the Westfields Central Subdivision located in the area of 950 West 700 South, Springville in accordance with the Westfield's Central New Neighborhood Plan - Josh Yost, Community Development Director
10. Consideration of an Ordinance amending the Springville Zoning Map to apply the Traditional Neighborhood Development Overlay Zone to parcel 23:041:0196 located at 641 East 200 North, Springville - Josh Yost, Community Development Director
11. Consideration of an Ordinance adopting the Holdaway South New Neighborhood Plan as Springville City Code Title 11 Development Code, Chapter 5a New Neighborhood Plans, Section 2 - Josh Yost, Community Development Director
12. Consideration of an Ordinance adopting a Development Agreement for parcel 23:041:0196 located at 641 East 200 North, Springville - Josh Yost, Community Development Director

13. Consideration of an Ordinance that enacts and levies 0.1% local sales and use tax in accordance with UCA Section 59-12-1401 for funding botanical, cultural, recreational, and zoological organizations or facilities - John Penrod, Assistant City Administrator/City Attorney
14. Consideration of a Resolution and approval of the South Utah Valley Transit Study - Troy Fitzgerald, City Administrator

MAYOR, COUNCIL, AND ADMINISTRATIVE REPORTS

CLOSED SESSION, IF NEEDED - TO BE ANNOUNCED IN MOTION

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

ADJOURNMENT

CERTIFICATE OF POSTING - THIS AGENDA IS SUBJECT TO CHANGE WITH A MINIMUM OF 24-HOURS NOTICE- POSTED 12/02/2021

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.

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MINUTES OF THE REGULAR MEETING OF THE SPRINGVILLE CITY COUNCIL HELD ON TUESDAY, SEPTEMBER 07, 2021, AT 7:00 P.M. AT THE CIVIC CENTER, 110 SOUTH MAIN STREET, SPRINGVILLE, UTAH.

Presiding and Conducting: Mayor Richard J. Child

Elected Officials in Attendance: Liz Crandall
Craig Jensen
Matt Packard Attended via Telephone
Mike Snelson
Brett Nelson

City Staff in Attendance: City Administrator Troy Fitzgerald, Assistant City Administrator/City Attorney John Penrod, Assistant City Administrator/Finance Director Bruce Riddle, and City Recorder Kim Crane. Building and Grounds Director Bradley Neel, Power Director Leon Fredrickson, Public Safety Director Lance Height, Administrative Services Director Patrick Monney, Community Development Director Josh Yost, Public Works Director Brad Stapley, Recreation Director Corey Merideth, Library Director Dan Mickelson, and Museum of Art Director Rita Wright

CALL TO ORDER

Mayor Child welcomed everyone and called the meeting to order at 7:00 p.m.

INVOCATION AND PLEDGE

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

APPROVAL OF THE MEETING'S AGENDA

COUNCILMEMBER JENSEN MOVED TO APPROVE THE AGENDA AS WRITTEN. COUNCILMEMBER SNELSON SECONDED THE MOTION, AND ALL PRESENT VOTED AYE.

MAYORS COMMENTS

Mayor Child welcomed the Council, staff, and those in attendance. Councilmember Crandall remarked she did not in favor of the design of the Regents Park item on the consent agenda and commented there should be a discussion about why we want design standards.

CEREMONIAL AGENDA

1. Youth City Council Presentation

Youth City Council Director Kim Bingham reported the youth council made button pins to raise funds for comfort kits for the Police Department and raised \$629.00. The youth presented Police Chief Haight with comfort kits, that included blankets, stuffed animals, and coloring books for police officers to hand out to children in need.

46 **PUBLIC COMMENT**

47 Mayor Child introduced the Public Comment section of the agenda. He asked if there were any
48 written requests to speak submitted. There were none.

49 **CONSENT AGENDA**

- 50 2. Approval of the minutes for the regular meeting held on July 20, 2021, and the Work-Study
meetings held on July 13, 2021, and August 10, 2021.
- 52 3. Approval of a **Resolution** and agreement for the 2021 Utah County Recreation Grant in the amount
of \$16,199.00 - Corey Merideth, Recreation Director
- 54 4. Approval of a **Resolution** and contract with FHN Financial Main Street Advisors - Bruce Riddle,
Assistant City Administrator/Finance Director
- 56 5. Approval of the Condie Farms, Plat C Subdivision located in the area of 550 North 1500 West,
Springville, in the R1-8 Single-Family and WF-1 Westfields Overlay Zones - Josh Yost,
58 Community Development Director
- 60 6. Approval of the Regent’s Park Condominiums, an office warehouse project located at 317 North
2000 West, Springville, in the HC-highway Commercial Zone - Josh Yost, Community
62 Development Director

63 COUNCILMEMBER SNELSON MOVED TO APPROVE THE CONSENT AGENDA WITH
64 CORRECTIONS TO THE MINUTES FROM JULY 13, 2021 ADDING COUNCILMEMBER SNELSON
WAS ABSENT.

65 COUNCILMEMBER JENSEN SECONDED THE MOTION, AND ALL PRESENT VOTED AYE.

66	COUNCILMEMBER CRANDALL	AYE
68	COUNCILMEMBER JENSEN	AYE
	COUNCILMEMBER PACKARD	AYE
70	COUNCILMEMBER SNELSON	AYE
	COUNCILMEMBER NELSON	AYE

72 **RESOLUTION #2021-40 AND RESOLUTION #2021-41 APPROVED**

74 **REGULAR AGENDA**

- 75 7. **Consideration of an Ordinance adopting the Traditional Neighborhood Development Overlay
76 Zone as Springville City Code Title 11, Chapter 5, Article 8 - Josh Yost, Community Development
Director**

77 Director Yost reported the proposed code provides a simple method for adopting specific new
neighborhood plans that differ from the general city zoning code. The code requires the creation of a
80 “New Neighborhood Plan” for the area to which the zone is applied. The code provides flexibility to design
the best plan for a specific site or area without the constraints of the standard zoning code but retains
82 legislative authority to approve each plan on an individual basis.

83 Councilmember Crandall asked about the design and if it could be used throughout the city.
84 Administrator Fitzgerald answered each development would come before the council for approval.

85 Councilmember Jensen commented as an overlay it focuses on helping the community and
86 families.

87 Councilmember Packard asked if this would allow for two building lots in all areas of the city.
88 Attorney Penrod explained the overlay does not apply to the entire city, each development would need to
come before the council for approval.

89 Director Yost explained the different uses for the TND overlay zone. The civic space and
greenways could be negotiated for each overlay.
92

COUNCILMEMBER JENSEN MOVED TO APPROVE ORDINANCE #16-2021 AMENDING THE TRADITIONAL NEIGHBORHOOD DEVELOPMENT OVERLAY ZONE AS SPRINGVILLE CITY CODE TITLE 11, CHAPTER 5, ARTICLE 8.

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

COUNCILMEMBER CRANDALL	AYE
COUNCILMEMBER JENSEN	AYE
COUNCILMEMBER PACKARD	AYE
COUNCILMEMBER SNELSON	AYE
COUNCILMEMBER NELSON	AYE

ORDINANCE #16-2021 APPROVED

8. Consideration of an Ordinance amending the Official Zoning Map to apply the Traditional Neighborhood Development Overlay Zone to parcel 26:041:0068, a 20.29-acre parcel located at approximately 700 South and 950 West - Josh Yost, Community Development Director

Director Yost explained the zone map amendment application was the first application of the Traditional Neighborhood Development Overlay Zone. He described the Westfields Central project as a traditional neighborhood development of 20 acres in the area of 700 South and 950 West as described in the Zone Text Amendment staff report, and noted the overlay had been in design development for over 18 months.

COUNCILMEMBER SNELSON MOVED TO APPROVE ORDINANCE #17-2021 AMENDING THE ZONE MAP FOR PARCEL 26:041:0068 LOCATED AT APPROXIMATELY 700 SOUTH AND 950 WEST TO APPLY THE TRADITIONAL NEIGHBORHOOD DEVELOPMENT OVERLAY ZONE.

COUNCILMEMBER JENSEN SECONDED THE MOTION. THE VOTE IS RECORDED AS FOLLOWS:

COUNCILMEMBER CRANDALL	AYE
COUNCILMEMBER JENSEN	AYE
COUNCILMEMBER PACKARD	AYE
COUNCILMEMBER SNELSON	AYE
COUNCILMEMBER NELSON	AYE

ORDINANCE #17-2021 APPROVED

9. Consideration of a Resolution approving an Annexation Petition for further study regarding the Fackrell Property located at approximately 2295 East 700 South, Springville, Utah - Kim Crane, City Recorder

Recorder Crane reported annexing the Fackrell property was consistent with the City's General Plan and including the property within Springville's boundaries should not place an undue burden on City resources. Springville City Code 11-3-307 did not require water rights to be tendered at the time of annexation so such water rights, if any, should not hinder the proposed annexation. It was proposed that the City Council accept the proposed Fackrell Annexation Petition for further consideration. By accepting the proposal, would not obligate the City Council to later approve the Annexation, but does initiate the formal review process that is to be done by the City Recorder with the assistance of the City Attorney.

COUNCILMEMBER NELSON MOVED TO APPROVE RESOLUTION #2021-42 AND ACCEPT THE ANNEXATION PETITION FOR FURTHER STUDY REGARDING THE FACKRELL PROPERTY.

COUNCILMEMBER SNELSON SECONDED THE MOTION. THE VOTE IS RECORDED AS FOLLOWS:

142 COUNCILMEMBER CRANDALL AYE
COUNCILMEMBER JENSEN AYE
COUNCILMEMBER PACKARD AYE
144 COUNCILMEMBER SNELSON AYE
COUNCILMEMBER NELSON AYE

146 **RESOLUTION #2021-42 APPROVED**

148 **10. Consideration of an Ordinance amending the Springville Official Zone Map from the Highway
Commercial (HC) and Light Industrial Manufacturing (LIM) Zones to the Regional Commercial
150 (RC) Zone from 400 South to 1000 North between 2600 West and 1650 West - Josh Yost,
Community Development Director (continued from July 06, 2021)**

152 Director Yost reported a full update to the General Plan was set for this year and a key question
to be answered was if a large amount of Highway Commercial property was in the city's best interest, and
154 if not, what adjustments should be made? Before the completion of these planning processes, it is in the
City's interest to preserve the broadest range of future land use options.

156 Councilmember Nelson asked the time frame needed to establish design standards. Administrator
Fitzgerald explained the current priorities of the council would need to be changed to accommodate.

158 Councilmember Crandall expressed the property owners or developers could approach the city
and request a zoning amendment.

160 Mayor Child allowed for public comment

162 Harold Mitchell stated he was in attendance on behalf of the property owners McCollins LTD. They
oppose the change to their property North of 1000 North it takes away the opportunity of the owner's long-
term intent. We could come back and ask for change, which means we have to come back it should stay
164 the way it was zoned and permitted use. The zone changes only one side of the road and doesn't make
any sense.

166 Ken Burgh stated he was representing Wayne Patterson and Meadowbrook Properties who own
freeway frontage to the east. They have been working with staff on a road layout for several of the lots for
168 a commercial subdivision. They first wanted to have an office warehouse, a possible veterinarian clinic,
and a hotel. His client was wanting to know what his path is and whether he should concentrate his efforts
170 in other cities. Here to work with the City they just need to know the rules and they will reevaluate if it
makes sense to them.

172 Councilmember Jensen stated he has had citizens say they do not want this change.
Councilmember Nelson expressed some people don't want it to be west Lindon. He asked if the council
174 wanted to prioritize this at top of the list for design standards.

176 Director Yost said it would depend on the scope. It would roughly take 50 to 60 hours plus the
process of the Planning Commission and City Council.

178 Attorney Penrod explained an option of the RC Zone using a TND overlay could take over a month
and a half.

180 Councilmember Jensen asked to have all of the property owners aware of the process so they are
not alarmed.

182 Administrator Fitzgerald explained the use of the overlay and it did not guarantee a developer or
property owner a permitted use.

184 Councilmember Packard commented the need to remember any zone doesn't take away any
rights, it steers the city on how you want it to look, get the maximum amount of look and feel. Need to ask
whatever happens is what the city wants and look out for all citizens.

186

188 COUNCILMEMBER NELSON MOTIONED TO CONTINUE THE ITEM UNTIL THE SECOND
REGULAR MEETING IN OCTOBER AND HAVE STAFF COME BACK WITH INFORMATION
REGARDING THE TWO PIECES OF PROPERTY.

190 COUNCILMEMBER JENSEN SECONDED, ALL VOTED AYE

192 **11. Discussion regarding COVID19 Assistance Matching Grants - Troy Fitzgerald, City Administrator**

194 Administrator Fitzgerald reported on the ARPA Funding in regards to direct expenses and revenue
loss. He reviewed the requirements for ARPA Funding. The state put together a grant program that can
be applied for as a match. September 15, 2021, is the deadline for grant applications. He outlined the
196 projects for consideration. Spring redevelopment, waterline replacements, and the anoxic tank at the
water treatment plant. Proposing for a 42% match from the state. Grant applications could commit all of
198 the ARPA funds for this year and next. Negatives the money would not be used for other options. The
general fund could benefit from more flexibility.

200 Councilmember Crandall asked if the projects were already on the list for completing and have
any other cities said no to the money. Administrator Fitzgerald stated he was not aware of any cities in
202 Utah County, and there are usually strings attached.

204 Councilmember Jensen expressed it would ultimately be up to the city to spend the funds
responsibly and show the citizens where the monies are being used.

206 COUNCILMEMBER SNELSON MOTIONED FOR STAFF TO SUBMIT GRANTS TO THE STATE
FOR ARPA FUNDING.

208 COUNCILMEMBER NELSON SECONDED, FOUR VOTED AYE AND ONE ABSTAINED.

210 **MAYOR, COUNCIL, AND ADMINISTRATIVE REPORTS**

Mayor Child asked if there were any comments.

212 Councilmember Crandall asked about the financial advisors with FHN Financial Main Street
Advisors and the long-term commitment, she asked if it was possible to access the funds if needed.
214 Finance Director Riddle explained staff would come back to the council for approval of the investment
policy.

216

CLOSED SESSION

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

220 There was none.

222 **ADJOURNMENT**

COUNCILMEMBER JENSEN MOVED TO ADJOURN THE REGULAR MEETING AT 8:27 P.M.

224 COUNCILMEMBER SNELSON SECONDED THE MOTION, AND ALL PRESENT VOTED AYE.

226

228 *This document constitutes the official minutes for the Springville City Council Regular Meeting held on Tuesday, September 07, 2021*
230 *I, Kim Crane, do hereby certify that I am the duly appointed, qualified, and acting City 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 record of this meeting held on Tuesday,
232 *September 07, 2021.*

232

234 DATE APPROVED: _____

Kim Crane
City Recorder

236

MINUTES OF THE REGULAR MEETING OF THE SPRINGVILLE CITY COUNCIL HELD ON TUESDAY, OCTOBER 05, 2021, AT 7:00 P.M. AT THE CIVIC CENTER, 110 SOUTH MAIN STREET, SPRINGVILLE, UTAH.

Presiding and Conducting: Mayor Richard J. Child

Elected Officials in Attendance: Liz Crandall
Craig Jensen
Matt Packard
Mike Snelson
Brett Nelson

City Staff in Attendance: City Administrator Troy Fitzgerald, Assistant City Administrator/City Attorney John Penrod, Assistant City Administrator/Finance Director Bruce Riddle, and City Recorder Kim Crane. Building and Grounds Director Bradley Neel, Power Director Leon Fredrickson, Public Safety Director Lance Height, Administrative Services Director Patrick Monney, Community Development Director Josh Yost, Public Works Director Brad Stapley, Recreation Director Stacy Child, Library Director Dan Mickelson, and Museum of Art Director Rita Wright

CALL TO ORDER

Mayor Child welcomed everyone and called the meeting to order at 7:01 p.m.

INVOCATION AND PLEDGE

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

APPROVAL OF THE MEETING'S AGENDA

COUNCILMEMBER PACKARD MOVED TO APPROVE THE AGENDA AND MOVE ITEM #3 TO THE CONSENT AGENDA. COUNCILMEMBER NELSON SECONDED THE MOTION, AND ALL PRESENT VOTED AYE.

MAYORS COMMENTS

Mayor Child welcomed the Council, staff, and those in attendance.

PUBLIC COMMENT

Mayor Child introduced the Public Comment section of the agenda. He asked if there were any written requests to speak submitted.

Melissa Hansen stated she attended a previous meeting where the Westfields Development was approved. The neighborhood was upset because more information was not available. There was insufficient information on the website for agendas, minutes and it was difficult to access. The public information website could be posted on the website and the agenda. Suggested information is posted on the website and minutes should be posted before the next meeting.

Councilmember Snelson commented the city website has contact information to communicate with the council and to help navigate through some of the issues.

46 Michael Olds expressed when he heard about the development near Smiths and the elementary
school. He was shocked and dismayed with the density. His daughter was a crossing guard and the daily
48 traffic and distracted drivers were of great concern. He asked the Council to remember where the children
play.

Chad Tripp stated he was concerned about the build across from Meadow Brook Elementary. The
50 number of units was the main concern. As the railroad is decommissioned the school busing for children
will stop and they will be walking along 950 South, and of high risk. His wife is a crossing guard and has
52 experienced many concerns. He also said noticing meetings was of concern.

Robert Wise state the last few months, parking at the Arts Park has become a parking spot for the
54 high school. His daughter took her children to the park and high school kids were driving fast and weaving
in and out. The noise at late night of cars.

Besan McKell expressed concern about the Westfields Plan with the traffic and putting children in
56 harm's way. Pick up and drop for school children will be a nightmare. They were concerned about how
many stories the buildings would be and it being too imposing for the area. Retail was not needed and
58 would also increase traffic, more parks are needed.

60

CONSENT AGENDA

- 62 1. Approval of the minutes for the August 03 and 17, 2021 regular meetings.
2. Approval of a **Resolution** authorizing Springville City to purchase 1.278 acres of property located
64 at 1650 West Center Street, Springville, Utah, Parcel #23:030:0093, for a power substation - Leon
Fredrickson, Power Department Director
66 3. Approval of a **Resolution** approving the Finance Investment Policy - Heather Penni, City Treasurer

68 COUNCILMEMBER SNELSON MOVED TO APPROVE THE CONSENT AGENDA INCLUDING
MOVING ITEM #3 TO THE CONSENT AGENDA.

70 COUNCILMEMBER JENSEN SECONDED THE MOTION. THE VOTE IS RECORDED AS
FOLLOWS:

72 COUNCILMEMBER CRANDALL AYE
COUNCILMEMBER JENSEN AYE
74 COUNCILMEMBER PACKARD AYE
COUNCILMEMBER SNELSON AYE
76 COUNCILMEMBER NELSON AYE

RESOLUTION #2021-43 and RESOLUTION #2021-46 APPROVED

78

REGULAR AGENDA

- 80 3. **Consideration of a Resolution approving the Finance Investment Policy - Heather Penni, City
Treasurer**

82 MOVED TO CONSENT AGENDA

- 84 4. **Consideration of an Ordinance amending Springville City Code Section 11-4-301, Land Use
Matrix concerning property at 965 N. Main Street, Springville, Utah - Josh Yost, Community
86 Development Director**

Director Yost reported on May 19, 2020, the City Council adopted an ordinance amending
88 Springville City Code Section 11-4-301, Land Use Matrix, to prohibit office/warehouse and other similar
uses within 500 feet of an arterial street, including, but not limited to, the streets in Springville known as
90 Main Street, 1400 North (SR 75), 400 South (SR 77) and SR 51 within the Highway Commercial and
Regional Commercial Zones. This action made the existing manufacturing use of the property at 965 N.
92 Main Street nonconforming.

94 The owner desires to construct an addition to the existing building to accommodate the
needs of the tenant's manufacturing use. As a nonconforming use governed by Springville Code 11-3-
205, it cannot be expanded on the lot beyond the extents of the existing building.

96 The Planning Commission recommended denial of the proposed zone text amendment on August
24, 2021. City Staff recommends denying the proposed zone text amendment.

98
100 COUNCILMEMBER NELSON MOVED TO *deny* THE ZONE TEXT AMENDMENT.
COUNCILMEMBER SNELSON SECONDED THE MOTION. THE VOTE IS RECORDED AS
FOLLOWS:

102	COUNCILMEMBER CRANDALL	AYE
	COUNCILMEMBER JENSEN	AYE
104	COUNCILMEMBER PACKARD	AYE
	COUNCILMEMBER SNELSON	AYE
106	COUNCILMEMBER NELSON	AYE

108 **MAYOR, COUNCIL, AND ADMINISTRATIVE REPORTS**

Mayor Child asked if there were any comments.

110
112 **CLOSED SESSION**

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

114 There was none.

116 **ADJOURNMENT**

118 COUNCILMEMBER SNELSON MOVED TO ADJOURN THE REGULAR MEETING AT 7:30 P.M.
COUNCILMEMBER PACKARD SECONDED THE MOTION, AND ALL PRESENT VOTED AYE.

120
122 *This document constitutes the official minutes for the Springville City Council Regular Meeting held on Tuesday, October 05, 2021*
124 *I, Kim Crane, do hereby certify that I am the duly appointed, qualified, and acting City 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 record of this meeting held on Tuesday,
126 *October 05, 2021.*

128 DATE APPROVED: _____
130 _____
Kim Crane
City Recorder

132

MINUTES OF THE PUBLIC MEETING FOR THE PROPOSITION #15 - PAR TAX OF THE SPRINGVILLE CITY COUNCIL HELD ON TUESDAY, OCTOBER 05, 2021 AT 6:00 P.M. AT THE CIVIC CENTER, 110 SOUTH MAIN STREET, SPRINGVILLE, UTAH.

Presiding and Conducting: Mayor Richard J. Child

Elected Officials in Attendance: Liz Crandall
Craig Jensen
Matt Packard
Mike Snelson
Brett Nelson

City Staff in Attendance: City Administrator Troy Fitzgerald, Assistant City Administrator/City Attorney John Penrod, Assistant City Administrator/Finance Director Bruce Riddle, City Recorder Kim Crane, Building and Grounds Director Bradley Neel, Community Development Director Josh Yost, Golf Pro Craig Norman, Public Safety Director Lance Haight, Administrative Services Director Patrick Monney, Power Director Leon Fredrickson, Public Works Director Brad Stapley, Library Director Dan Mickelson, and Museum of Art Director Rita Wright.

CALL TO ORDER

Mayor Child welcomed everyone and called the meeting to order at 6:00 p.m.

REGULAR AGENDA

1. **Presentation on Arguments in favor of the ballot proposition; and against the ballot proposition. Equal time will be allowed for each.**

Mayor Child explained the process and allowed 2.5 minutes or less for each council member and the petitioner against to comment.

FOR ARGUMENT:

Councilmember Crandall read from a prepared statement. She stated citizens care about the quality of life and spoke up, offered their own time and energy we enjoy our beautiful parks, Museum of Art, Golf Course, Bartholomew Pond, recreation programs, and trails. As we have grown citizens have expressed a desire to improve the parks and recreational programs. While she doesn't agree with overtaxing citizens, believes all want to have a community to enjoy physical activity, meet community members, enjoy the outdoors, and elevate the quality of life. She expressed the PAR Tax was an equitable way to share the cost and out-of-town shoppers will help contribute.

Councilmember Jensen gave a few bullet points. The community needs to be at par with other communities and it's important to have citizens make the decision. It's a fair tax with a percentage of sales tax and is consistent. It has the opportunity to free up other funds for the city.

Councilmember Packard stated he was not excited about any kind of tax and it was certainly something citizens should have a voice on, as a city. As a consumer tax, it would be fair. The use of the funds has not been earmarked and would be based on if the tax was approved.

Councilmember Snelson agreed with what had been said and stated it was important for the city. He works directly with the Parks and Recreation Board, and there is a demand for additional parks and

amenities. Transparency on using the funds was a concern, while the funds will be used for arts, parks, trails and are restricted on the type of use. The justification is the demand and level of service required. The incremental tax will have very little to do with property tax. It would provide for more festivals, parks and maintain service levels that citizens want.

Councilmember Nelson stated the city has seen a lot of growth. There is a great need for the areas dedicated by the par tax. The City will get bigger and the need to keep up with demand will increase. The tax is proven tax, and effective.

Mayor Child received a letter from Payson Mayor, Bill Wright. He said it has been a game-changer. They have been able to beautify the city and provide pickleball and basketball courts. Mayor Child expressed other communities have benefited and said it was a game-changer. The funds go for specific uses and he was in favor of the PAR Tax.

56

AGAINST ARGUMENT:

58 The petitioner was not in attendance.

60 PUBLIC COMMENT

2. Any person having an interest in this matter may attend and be heard during the public meeting.

62 Mayor child opened up the meeting for public comment.

64 Doug Holm stated he was on the PAR Tax Ad Hoc Committee, he learned while serving on the committee Springville citizens are paying for this in other cities. Two truck stops that sell millions of gallons of fuel and we are losing those funds. It is an excremental tax and it is not on groceries. For most, it is a few cents from purchases. Springville has grown and the funds could be used to greatly affect the community.

68 Whitney Ho stated she was against the PAR Tax and read from a prepared statement. She was opposed to raising taxes, and the argument "it is such a small amount". Programs are already funded and funded well. If this tax passes will it help pay for the insolvent golf course and recreation center. The top three priorities in the city budget are to improve traffic flow, reduce drug use, and access to high-speed internet. She urged voters to vote against it.

74 Ivan Ho stated it was a regressive tax that hurts the poor and because the poor spends most of their income on consumables. Funding is being used to fund the "boondoggle" recreation center.

76 Patrice Bolen stated she has been involved with many parts of Springville as a volunteer. The PAR Tax is something we need and could use. The Spanish Fork all abilities park has a sign at the entrance that states, thank you to all of our citizens for voting in the RAP Tax to help us create this wonderful park. I don't want to compete with Spanish Fork, but the benefit for Springville will help with the upkeep of neighborhood parks and improve what we have.

80 John Martin stated he was concerned about the incredible growth, but not the comprehensive growth in retail. We go to other places because Springville doesn't have the retail base, we need to look at the other businesses coming in.

84 ADJOURNMENT

86 COUNCILMEMBER SNELSON MOVED TO ADJOURN THE PAR TAX PUBLIC MEETING OF THE SPRINGVILLE CITY COUNCIL AT 6:27 P.M.

88 COUNCILMEMBER PACKARD SECONDED THE MOTION, ALL VOTED AYE.

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94 *This document constitutes the official minutes for the Springville City Council PAR Tax public meeting held on Tuesday, October 05, 2021.*

96 *I, Kim Crane do hereby certify that I am the duly appointed, qualified, and acting City 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 record of this meeting held on*
98 *Tuesday, October 05, 2021.*

100

DATE APPROVED: _____

102

Kim Crane
City Recorder

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MINUTES OF THE REGULAR MEETING OF THE SPRINGVILLE CITY COUNCIL HELD ON TUESDAY,
OCTOBER 19, 2021, AT 7:00 P.M. AT THE CIVIC CENTER, 110 SOUTH MAIN STREET,
SPRINGVILLE, UTAH.

Presiding and Conducting: Mayor Richard J. Child

Elected Officials in Attendance: Liz Crandall
Craig Jensen
Matt Packard
Mike Snelson
Brett Nelson

City Staff in Attendance: City Administrator Troy Fitzgerald, Assistant City Administrator/City Attorney John Penrod, Assistant City Administrator/Finance Director Bruce Riddle, and City Recorder Kim Crane. Building and Grounds Director Bradley Neel, Power Director Leon Fredrickson, Public Safety Director Lance Height, Administrative Services Director Patrick Monney, Community Development Director Josh Yost, Public Works Director Brad Stapley, Recreation Director Stacey Child, Library Director Dan Mickelson, and Museum of Art Director Rita Wright

CALL TO ORDER

Mayor Child welcomed everyone and called the meeting to order at 7:00 p.m.

INVOCATION AND PLEDGE

Councilmember Crandall offered the invocation, and Councilmember Snelson led the Pledge of Allegiance.

APPROVAL OF THE MEETING'S AGENDA

COUNCILMEMBER NELSON MOVED TO APPROVE THE AGENDA AS WRITTEN.
COUNCILMEMBER JENSEN SECONDED THE MOTION, AND ALL PRESENT VOTED AYE.

MAYORS COMMENTS

Mayor Child welcomed the Council, staff, and those in attendance.

CEREMONIAL AGENDA

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

Mayor Child presented the Mayor's Youth Awards to Springville Junior High 9th graders, Thomas John and Trevor Ogles.

PUBLIC COMMENT

Mayor Child introduced the Public Comment section of the agenda. He asked if there were any written requests to speak submitted.

Amy Aboshamaa provided public comment via email stating residents need to be encouraged to create unique and productive water conscientious landscaping in the park strip of their property.

46 **CONSENT AGENDA**

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

50 COUNCILMEMBER SNELSON MOVED TO APPROVE THE CONSENT AGENDA AS
WRITTEN.

52 COUNCILMEMBER CRANDALL SECONDED THE MOTION, ALL PRESENT VOTED AYE.

54 **REGULAR AGENDA**

- 56 3. **Consideration of a Resolution and a Non-Exclusive License Agreement to Provide Network
Facilities in the Public Right-of-Way - Troy Fitzgerald, City Administrator**

58 Administrator Fitzgerald reported the City’s current General Plan did not specifically address
internet services. However, the General Plan did have important strategies to encourage “infrastructure
that will support key business” and “to increase technology availability.” Springville City has been closely
watching the internet market for more than twenty years. In the late 1990s, 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.

62 Administrator Fitzgerald presented an agreement with Google Fiber. He stated they have
committed to looking at every residence to determine the viability of service. He provided information
included in the contract. Some FY 2022 road projects may be delayed to allow for construction.

64 Administrator Fitzgerald introduced Jacob Brace, Government and Community Affairs Manager
with the State of Utah he was in attendance to answer any questions the council may have. Mr. Brace
reported they will work with city engineering to allow for continuity of roads and a road cut fee will be
included. Services will be put to every house whether they take the service or not with construction starting
at the north end of Springville. Their commitment will be to design for the entire City, however, they
cannot say they will build to everyone, due to possible canals, railroads, access to private land, etc. The
city survey has reflected high-speed internet service as one of the top three requests.

74 COUNCILMEMBER SNELSON MOVED TO APPROVE RESOLUTION #2021-47 AND A NON-
EXCLUSIVE LICENSE AGREEMENT BETWEEN SPRINGVILLE CITY AND GOOGLE FIBER UTAH,
76 LLC FOR THE INSTALLATION OF NETWORK FACILITIES IN THE CITY PUBLIC RIGHT-OF-WAY.

78 COUNCILMEMBER JENSEN SECONDED THE MOTION. THE VOTE IS RECORDED AS
FOLLOWS:

80 COUNCILMEMBER CRANDALL AYE
COUNCILMEMBER JENSEN AYE
COUNCILMEMBER PACKARD AYE
82 COUNCILMEMBER SNELSON AYE
COUNCILMEMBER NELSON AYE

84 **RESOLUTION #2021-47 APPROVED**

- 86 4. **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
88 West Center Street, parcel nos. 23:029:0055 and 23:029:0061 - John Penrod, Assistant City
Administrator/City Attorney**

90 Attorney Penrod requested to continue the item in order to work with the developer.

94 COUNCILMEMBER PACKARD MOVED TO CONTINUE THE ITEM TO THE REGULAR MEETING ON NOVEMBER 02, 2021.

96 COUNCILMEMBER SNELSON SECONDED THE MOTION, ALL PRESENT VOTED AYE.

98 **5. Consideration of the Lakeside Landing Special District Overlay: Text Amendment, Zone Map Amendment, and Development Agreement. - Josh Yost, Community Development Director**

100 Director Yost reported Community Development and Administration staff are strongly in support of the proposed overlay, yet a few significant issues and concerns remain. The Lakeside Landing Special District was a master plan and came from starting with the General Plan and adopted in 2016. The buildout in population was approximately 10,000. The plan recommends a mix of housing and increased density at the community center. In late 2019 a zone map amendment request was submitted and a review of fourteen-plus iterations was done. Lakeside would resemble Plat A more than other areas. He explained what could be found in the plan from regulatory requirements, code, and design standards. He reviewed the five issues or concerns that were addressed with the Planning Commission. The remaining issues were density, is it right, the key policy will be for the council to decide. The Planning Commission did not voice any concern regarding the density.

110 Councilmember Crandall asked if there were any plans for an additional sewer plant and would it be necessary. Director Yost there was capacity in water and treatment the distribution capacity would require significant additions. Locations of substations would need to be reviewed as development progressed.

114 A discussion was had on density and how it would compare to residential areas currently in the area.

116 Director Yost stated another issue was the pattern book, he explained it needed to be binding and broader in the application. Parking management and overflow parking would be available, metering may be possible at the right price, he encouraged a policy for on-street parking. He explained oversupply of off-street parking could have a negative effect on where people want to be, the affordability of the housing, vibrancy, and the comfort of the area.

120 Director Yost reported street standards to have room for improvement. Administrator Fitzgerald commented the citizen survey requests moving traffic efficiently and quickly. Director Yost would like to involve various departments for input regarding street types and have a united recommendation from the staff. He suggested providing more of a media blitz to notify citizens of the plan.

124 Councilmember Crandall asked if there was a preference for the preservation of agriculture. Director Yost replied some areas could be used differently. He explained the proposed green space in the plan, weaves throughout the plan. Administrator Fitzgerald provided more information about the possibility of the city purchasing land and impact fees. He asked how does a council budget for the green space.

130 Councilmember Packard expressed density needed to go down on the south end of the development. He would like to see the patterns for it to make sense to him. The pattern book and density are where he had a concern.

132 Ed Axley, with Davies Design Build. Asked to have the pattern book distributed to the council. The plan provides density with commercial peppered in to help sustain the community.

134 Councilmember Crandall stated she had received comments there was too much density.

136 Councilmember Jensen would like to see the density separate from the design. More discussion would be needed.

138 COUNCILMEMBER JENSEN MOVED TO CONTINUE CONSIDERATION OF THE LAKESIDE LANDING SPECIAL DISTRICT OVERLAY: TEXT AMENDMENT, ZONE MAP AMENDMENT, AND DEVELOPMENT AGREEMENT

142 COUNCILMEMBER SNELSON SECONDED THE MOTION. THE VOTE IS RECORDED AS
FOLLOWS:
144 COUNCILMEMBER CRANDALL AYE
COUNCILMEMBER JENSEN AYE
146 COUNCILMEMBER PACKARD AYE
COUNCILMEMBER SNELSON AYE
COUNCILMEMBER NELSON AYE
148

MAYOR, COUNCIL, AND ADMINISTRATIVE REPORTS

150 Mayor Child asked if there were any comments. There were none.

CLOSED SESSION

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

156 COUNCILMEMBER NELSON MOVED TO ADJOURN THE REGULAR MEETING AND GO INTO
A CLOSED SESSION REGARDING PROPERTY AT 8:45 P.M.

158 COUNCILMEMBER PACKARD SECONDED THE MOTION. THE VOTE WAS RECORDED AS
FOLLOWS:

160 COUNCILMEMBER CRANDALL AYE
COUNCILMEMBER JENSEN AYE
162 COUNCILMEMBER PACKARD AYE
COUNCILMEMBER SNELSON AYE
164 COUNCILMEMBER NELSON AYE

ADJOURNMENT

ADJOURNED AT 8:45 P.M.

168

170

172 *This document constitutes the official minutes for the Springville City Council Regular Meeting held on Tuesday, October 19, 2021*
I, Kim Crane, do hereby certify that I am the duly appointed, qualified, and acting City Recorder for Springville City, of Utah County,
174 *State of Utah. I do hereby certify that the foregoing minutes represent a true and accurate, and complete record of this meeting held on Tuesday,*
October 19, 2021.

176 DATE APPROVED: _____
178 _____
Kim Crane
City Recorder



STAFF REPORT

DATE: December 1, 2021
TO: Honorable Mayor and City Council
FROM: Bruce Riddle, Finance Director
SUBJECT: FY 2021 AUDIT REPORT

RECOMMENDED MOTION

The Finance Department recommends approving a motion to (1) accept the Springville City FY 2021 Independent Auditor's Report as presented; (2) authorize the City Recorder to advertise and make available for public inspection the Independent Auditor's Report; and (3) authorize the Finance Director to submit the Independent Auditor's Report to the State Auditor as required by law.

SUMMARY OF ISSUES/FOCUS OF ACTION

Utah State Code, Title 51, Chapter 2a requires an independent audit of all cities to be performed within 180 days after the close of each fiscal period. Additionally, the independent audit reports are required to be made available for public inspection and are to be filed with the State Auditor.

BACKGROUND

This is the fifth year that Hansen, Bradshaw, Malmrose & Erickson, P.C. has performed the independent audit for the City. The documents included with this staff report represent two distinct publications. First are the City's comprehensive annual financial statements. These statements reflect the financial activity and accounting entries made by the City during the year including year-end closing entries. The City contracts with HBME to put the City's accounting entries into acceptable form based on Governmental Accounting Standards Board (GASB) guidelines, which requires expertise that City staff does not currently have. Second is the Independent Audit Report, which is HBME's opinion on the financial statements along a Management Letter, which includes comments and findings regarding state compliance and internal controls.

DISCUSSION

The Financial Statements, Independent Auditor's Report, and Management Letter have been provided as attachments to this report. The Management's Discussion and

Analysis section of the report provides a narrative overview of the financial activities of the City during FY 2021.

The audit resulted in no findings of internal control deficiencies and one item of non-compliance with State requirements. This single finding is related to classification of costs in the Municipal Court. Management will review the specific items and insure that proper training occurs with the court clerks in order to avoid the problem in the future.

ALTERNATIVES

The Council can make comments and suggestions to the report and may chose not to accept it; however, the City is required to prepare acceptable financial statements and submit an independent auditor's report to the State Auditor by December 31, 2021.

FISCAL IMPACT

None.





STAFF REPORT

DATE: November 30, 2021

TO: Honorable Mayor and City Council

FROM: Laura Thompson, Planner II

SUBJECT: 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.

RECOMMENDED MOTION

Motion to grant 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.

SUMMARY OF ISSUES/FOCUS OF ACTION

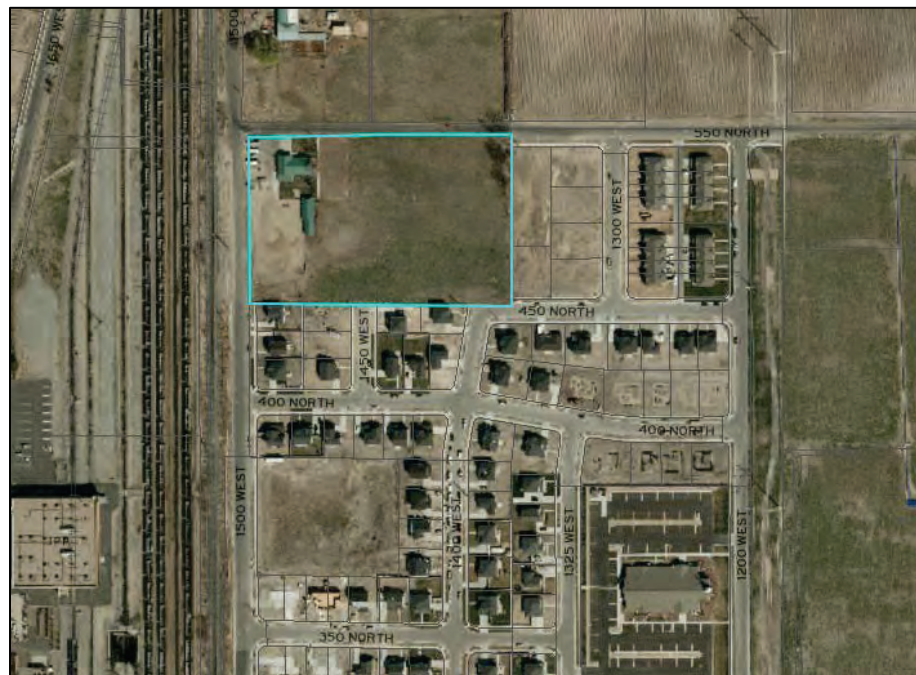
Does the proposed subdivision meet the requirements of Springville City Code?

BACKGROUND

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

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

The Planning Commission considered the preliminary plan on August 24, 2021 with the City Council approving the preliminary plan on September 7, 2021.



DISCUSSION

Densities more than the baseline density for the underlying zone may be considered for developments which comply with the density bonus program requirements up to a maximum of forty percent (40%) for developments in the Westfields Overlay. The applicant is requesting a 25% density bonus equating to an

additional six (6) units. Below is a table showing the density bonus improvement percentages the Developer is proposing.

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

In addition to the above density bonus criteria, the minimum performance standards of the Westfields Overlay will also be required.

PLANNING COMMISSION REVIEW

The Planning Commission considered the final plans on November 9, 2021 as part of the consent agenda.

COMMISSION ACTION: Commissioner Mertz motioned to approve the consent agenda. Commissioner Farrer seconded the motion. Approval was unanimous.

Commission Vote

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

ALTERNATIVES

1. Approve the subdivision.
2. Approve with conditions; or
3. Deny the application.

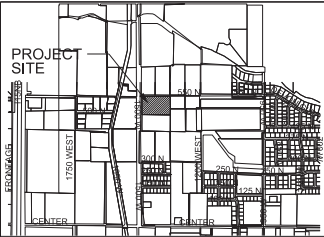


Laura Thompson
Planner II

Attachments

cc: Mike Camberlango



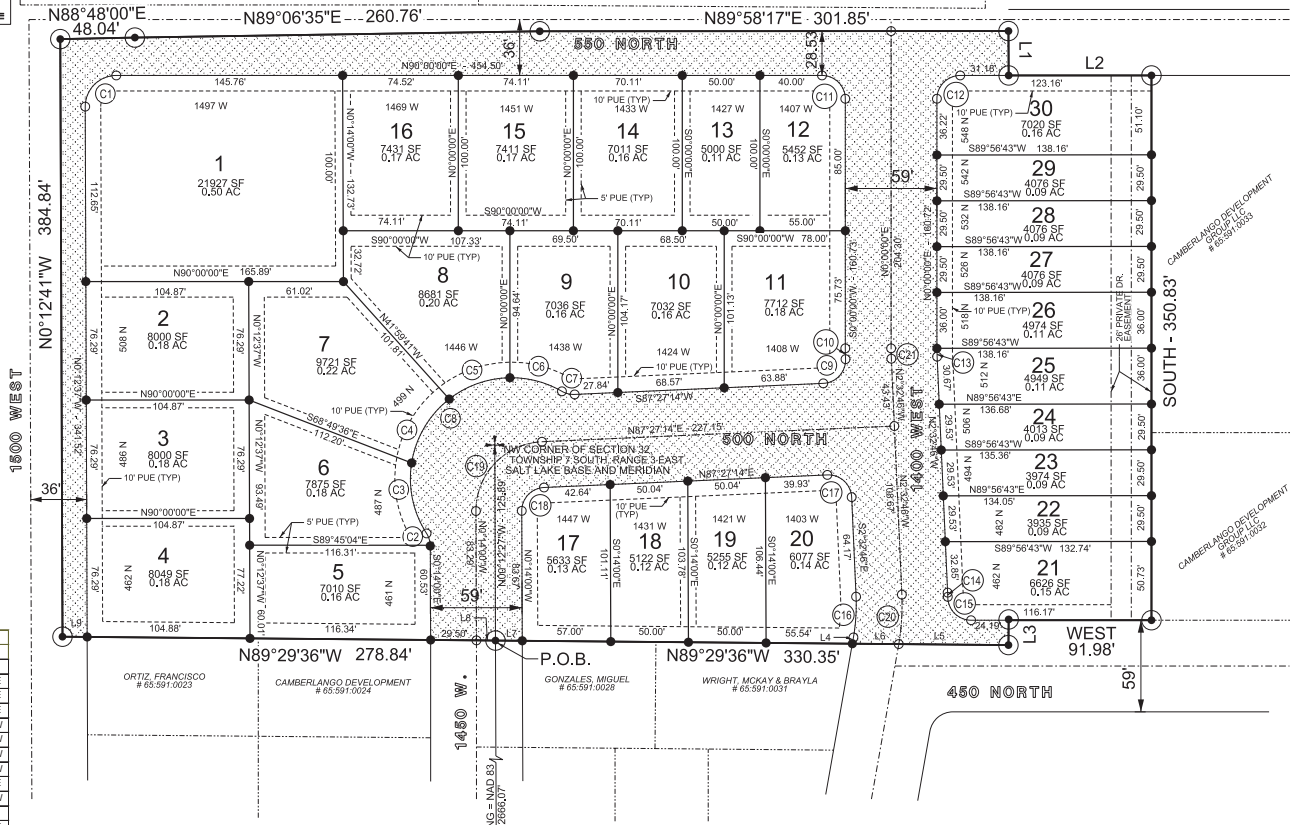
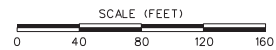


VICINITY MAP

CONDIE FARMS PLAT C

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

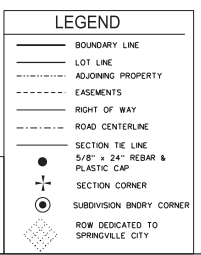
DAVID SCHOFIELD # 23.019.0021 DAVID SCHOFIELD # 23.019.0025



INFORMATION TABLE	
DESCRIPTION	*
TOTAL ACREAGE OF AREA PROPOSED	6.222 ACRES
TOTAL # OF UNITS AND TOTAL ACREAGE IN LOTS	30 / 4.82 AC
TOTAL ACRES IN ROADWAY	1.559 AC
LANE MILES OF ROAD	0.536 MILES
ZONINGS: R1-10 & WF-1	

Line Table		
Name	Length	Direction
L1	28.60	S 0°12'35" E
L2	91.98	N 90°00'00" W
L3	16.00	S 0°27'47" W
L4	4.06	N 89°38'15" E
L5	70.63	N 89°29'36" W
L6	29.92	N 89°29'36" W
L7	17.26	N 89°29'36" W
L8	12.25	N 89°29'36" W
L9	15.87	N 89°29'36" W

Curve Table				
Curve	Radius	Arc Length	Chord Length	Chord Direction
C1	20.00	31.49	28.34	90°12'37" E
C2	15.00	8.55	32°38'39"	8.43 S 11°53'42" E
C3	65.00	47.44	88°08'50"	46.40 S 11°58'04" E
C4	65.00	48.89	43°06'50"	47.75 S 30°29'25" W
C5	65.00	42.16	37°09'46"	41.42 S 70°37'13" W
C6	65.00	35.05	30°53'46"	34.63 N 76°21'01" W
C7	15.00	8.55	32°38'39"	8.43 N 76°13'27" W
C8	65.00	173.55	152°58'31"	126.40 N 43°36'37" E
C9	15.00	23.48	89°41'04"	21.15 S 42°36'42" W
C10	179.50	6.99	2°13'51"	6.99 S 1°06'55" E
C11	15.00	23.56	90°00'00"	21.21 S 49°00'00" E
C12	15.00	23.56	90°00'00"	21.21 S 49°00'00" E
C13	120.50	5.37	02°33'04"	5.36 N 1°16'14" W
C14	179.50	3.19	01°01'03"	3.19 N 02°02'14" W
C15	15.00	23.16	88°28'19"	20.93 N 45°45'51" W
C16	120.50	26.39	12°32'46"	26.33 S 03°43'37" W
C17	15.00	23.56	90°00'00"	21.21 N 45°00'00" E
C18	15.00	22.96	87°41'14"	20.78 N 43°36'37" E
C19	44.50	68.10	87°41'14"	61.65 N 43°36'37" E
C20	150.00	31.98	12°12'52"	31.92 N 03°33'40" E
C21	150.00	6.67	2°32'46"	6.67 N 1°16'23" W



ACKNOWLEDGEMENT

STATE OF UTAH } s.s.
COUNTY OF UTAH }
ON THE _____ DAY OF _____, A.D. _____,
PERSONALLY APPEARED BEFORE ME _____, THE SIGNER
OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT
THEY DID EXECUTE THE SAME.

MY COMMISSION NUMBER _____ A NOTARY PUBLIC COMMISSIONED IN UTAH
MY COMMISSION EXPIRES _____ PRINT NAME _____

DOMINION ENERGY

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

APPROVED THIS _____ DAY OF _____, 20____.

BY _____
TITLE _____

SURVEYOR'S CERTIFICATE

I, ROGER D. DUDLEY, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 147088 IN ACCORDANCE WITH TITLE 89, CHAPTER 23 OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1993 AS AMENDED. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW IN ACCORDANCE WITH SECTION 17-23-1(7), AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION

Beginning at a point on the boundary line of Condie Farms Plat B, on file at the Utah County records office, which point is also South 00°12'27" East along the section line 125.89 feet from the Northwest Corner of Section 32, Township 7 South, Range 3 East, Salt Lake Base and Meridian; thence along said plat boundary line N 89°29'36" W 278.84 feet; thence N 0°12'41" W 384.84 feet; thence N 88°48'00" E 48.04 feet; thence N 89°06'35" E 260.76 feet; thence N 89°58'17" E 301.85 feet; thence S 0°12'35" E 28.60 feet; thence East 91.98 feet; thence South 350.83 feet; thence West 91.98 feet; thence S 0°27'47" W 16.00 feet to a point on the boundary line of Condie Farms Plat B; thence N 89°29'36" W 330.35 feet to the POINT OF BEGINNING.

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

DATE _____ ROGER D. DUDLEY (SEE SEAL BELOW)

OWNER'S DEDICATION

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

CAMBERLANGO DEVELOPMENT GROUP, LLC BY: _____ (MANAGER)

**CAMILLE GANDY
OWNER'S ACKNOWLEDGEMENT (LLC)**

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

MY COMMISSION NUMBER _____ SIGNED (A NOTARY PUBLIC COMMISSIONED IN UTAH)
MY COMMISSION EXPIRES _____ PRINT NAME OF NOTARY _____

ACCEPTANCE BY LEGISLATIVE BODY

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

MAYOR

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

CITY ATTORNEY APPROVAL

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

CITY ATTORNEY

PLANNING COMMISSION APPROVAL

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

COUNTY RECORDER

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

**MW
BROWN
ENGINEERING, INC**

Office: (801) 374-1790 Fax: (801) 374-7789
578 East 770 North, Orem UT 84097

**PLAT "C"
CONDIE FARMS**
RESIDENTIAL SUBDIVISION
SPRINGVILLE CITY _____ UTAH COUNTY, UTAH
SCALE: 1" = 40 FEET

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



STAFF REPORT

DATE: December 1, 2021
TO: Honorable Mayor and City Council
FROM: Josh Yost
SUBJECT: David Simpson requests an amendment to the Westfields Central New Neighborhood Plan.

RECOMMENDED MOTION

Motion to approve the ordinance amending the Westfields Central New Neighborhood Plan

SUMMARY OF ISSUES/FOCUS OF ACTION

Do the proposed amendments maintain the integrity and intent of the Westfields Central New Neighborhood Plan and comply generally with Springville's adopted policies and ordinances.

BACKGROUND

The City Council adopted the Traditional Neighborhood Development Overlay Zone (TND) on September 7, 2021. This ordinance enables the creation of New Neighborhood Plans (NNP) and the City Council adopted the Westfields Central NNP on September 21, 2021. Since that time, Mr. Simpson has made adjustments to the plan to address concerns raised by citizens in the surrounding neighborhood. These adjustments require amendment of the NNP.

Turning to the development agreement, the only elements that have been adjusted are the budgetary figures for the dedication and development of the park space. All the other regulatory elements of the agreement remain the same.

DISCUSSION

A Public Hearing was held for this item.

Amanda Miller - 1294 S 1250 W. Ms. Miller asked that additional public comment be sought and that consideration of the item be continued. She additionally questioned whether sufficient parking would be provided in the development and expressed her dislike for high density.

Kaden Cole, representative for the applicant addressed the commission. Mr. Cole summarized the steps that have been taken since the adoption of the plan to address concerns from the surrounding neighborhood. Two general public meetings were held and multiple smaller meetings with smaller groups were held.

PLANNING COMMISSION REVIEW

The Commission expressed their support of and appreciation for the amendments.

The Planning Commission considered the amendment on November 30, 2021.

COMMISSION ACTION: Recommend approval of the proposed amendments to the Westfields Central New Neighborhood Plan.

Motion: Brad Mertz
Second: Michael Farrer

Commission Vote

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

COMMISSION ACTION: Recommend approval of the proposed amendments to the Development Agreement for the Westfields Central New Neighborhood Plan.

Motion: Brad Mertz
Second: Rod Parker

Commission Vote

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

ALTERNATIVES

Recommend denial or continuance of the proposed amendments.

Josh Yost
Community Development Director

Attachments
Planning Commission Staff Report including proposed amended New Neighborhood Plan
Amended Development Agreement





**PLANNING COMMISSION
STAFF REPORT**

Agenda Item 2, 3
November 30, 2021

TO: Planning Commission Members

FROM: Josh Yost

RE: **David Simpson requests an amendment to the Westfields Central New Neighborhood Plan.**

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.

Petitioner: David Simpson

Summary of Issues

Do the proposed amendments maintain the integrity and intent of the Westfields Central New Neighborhood Plan and comply generally with Springville’s adopted policies and ordinances.

Background

The City Council adopted the Traditional Neighborhood Development Overlay Zone (TND) on September 7, 2021. This ordinance enables the creation of New Neighborhood Plans (NNP) and the City Council adopted the Westfields Central NNP on September 21, 2021. Since that time, Mr. Simpson has made adjustments to the plan to address concerns raised by citizens in the surrounding neighborhood. These adjustments require amendment of the NNP.

Analysis

The proposed amendments reduce the number of units in the NNP by 24 apartment units, changing to total from 218 to 194. The area dedicated as park is now more than five acres with the main park now more than four acres.

Additional proposed amendments include adjusting the required lot type mix percentages. The existing requirement reads as follows.

- Each Block shall include a minimum of three (3) building types with the exception of G (1), F (2).
- Each block shall have a 20% minimum of each unit type.

The proposed amended requirement reads as follows.

- Each block shall include a minimum of three (3) building types with the exception of G (1).
- Each block shall have either a minimum of 18% of each building type for three building types, or a minimum of 15% of each building type for four buildings types. For Block C, Houses and Cottages shall be counted together as one building type.

A table of unit types for each block has also been added as part of the regulating plan.

Block F is removed from the exceptions listed in the first bullet because all the units on block F have been removed from the plan and the block has been combined with the main park area.

The percentages have been changed in the second bullet to facilitate a greater diversity of units. By slightly decreasing the required percentages, additional unit types can be inserted in each block, better accomplishing the goal of having this project serve as a model neighborhood by accommodating many different building types.

Next, a list of permitted uses for the commercial space in the mixed-use building has been inserted into the ordinance in the Shopfront/Mixed Use Building Type sheet. These uses have been selected in coordination with the residents of the surrounding neighborhood. The uses are as follows.

- Animal Grooming
- Laboratory (Medical or Dental)
- Office-General Business
- Office-Health Care Provider
- Personal Services
- Studio-Art, Dance, Music, Drama
- Antique or Collectable Shop
- General Retail Store
- Home Improvement & Garden Store (Completely indoors with no outdoor storage)
- Home Improvement & Garden Store (With outdoor display and storage)
- Print Shop
- Preschool, commercial
- Fast Food Establishment
- Restaurant/cafe
- Batting Cages
- Bowling Alley
- Dance Hall
- Recreational Facility-indoor
- Theater

Next, some non-traditional example images have been removed from the building type detail sheets.

Lastly, enhanced preliminary site plans have been added to the NNP to better comply with the requirements of the TND overlay as stated in 11-5-804 2(e).

These proposed amendments address concerns raised by the surrounding community after the adoption of the plan (density and park space) and address issues discovered by staff during the first phases of implementation (unit mix, preliminary site plans and commercial uses).

Turning to the development agreement, the only elements that have been adjusted are the budgetary figures for the dedication and development of the park space. All the other regulatory elements of the agreement remain the same.

Staff Recommendation

Staff finds that the proposed amendments maintain the integrity and intent of the Westfields Central New Neighborhood Plan and comply generally with Springville's adopted policies and ordinances, specifically the requirements of the Traditional Neighborhood Development Overlay Zone, which governs the adoption of New Neighborhood Plans.

Recommended Motion

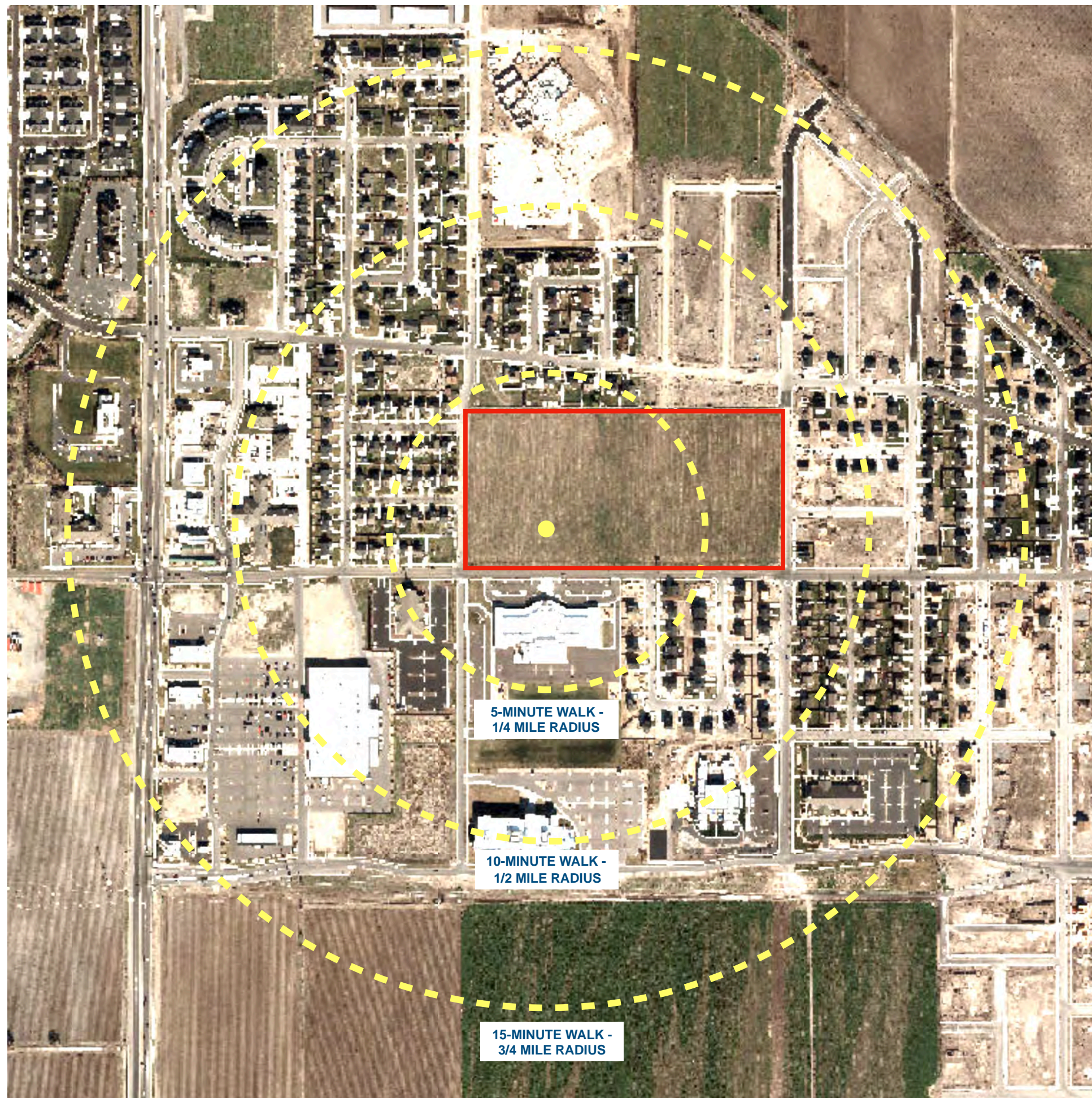
- Item 2. Move to recommend approval of the proposed amendment to the Westfields Central New Neighborhood Plan.
- Item 3. Move to recommend approval of a development agreement for parcel 26:041:0068 located at the southeast corner of the intersection of 700 South and 950 West.

Attachments

Proposed amended Westfields Central New Neighborhood Plan



**WESTFIELD CENTRAL
NEW NEIGHBORHOOD PLAN**



WESTFIELD CENTRAL PROJECT PEDESTRIAN SHED

TRANSECT ZONE DESCRIPTIONS

Transect Zone Descriptions. This tables provides descriptions of the character of each Transect Zone.

T1



T-1 NATURAL

T-1 Natural Zone consists of lands approximating or reverting to a wilderness condition, including lands unsuitable for settlement due to topography, hydrology or vegetation.

General Character: Natural landscape with some agricultural use
Building Placement: Not applicable
Frontage Types: Not applicable
Typical Building: Not applicable
Type of Civic Space: Parks, Greenways

T2



T-2 RURAL PRESERVATION

T-2 Rural Preservation Zone consists of sparsely settled lands in open or cultivated states. These include woodland and agricultural land. Typical buildings are farmhouses, agricultural buildings, cabins, estates and manufactured housing.

General Character: Primarily agricultural with woodland and scattered buildings on large lots.
Building Placement: Deep Setbacks
Frontage Types: Not applicable
Typical Building: 1- to 2-Story
Type of Civic Space: Parks, Greenways

T3

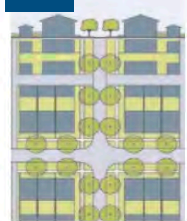


T-3 NEIGHBORHOOD RESIDENTIAL

T-3 Neighborhood Residential Zone consists of low density residential areas, adjacent to higher zones that have 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: 1- to 2-Story with some 3-Story
Type of Civic Space: Parks, Greenways

T4

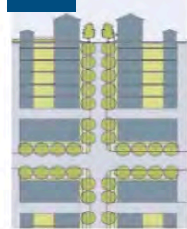


T-4 MIXED-USE / URBAN RESIDENTIAL

T-4 Mixed-Use / residential Zone consists of a mixed use but primarily residential urban fabric. It may have a wide range of building types. Setbacks and landscaping are variable. Streets with curbs and side-walks define medium-sized Blocks.

General Character: Mix of Houses, Townhouses and small Apartment buildings with scattered Commercial activity; balance between landscape and buildings; presence of pedestrians
Building Placement: Shallow to medium front and side yard Setbacks
Frontage Types: Porches, fences, Dooryards
Typical Building: 2- to 3-Story with a few taller Mixed Use buildings
Type of Civic Space: Squares, Greens

T5



T-5 URBAN CENTER / STROLLING DISTRICT

T-5 Urban Center / Strolling District Zone consists of higher density mixed use building that accommodate Retail, Offices, Row- houses and Apartments. It has a tight network of streets, with wide sidewalks, steady street tree planting and buildings set close to the sidewalks.

General Character: Shops mixed with Townhouses, larger Apartment houses, Offices, work place and Civic buildings; predominantly attached buildings; trees within the public right-of-way; substantial pedestrian activity
Building Placement: Shallow to medium Setbacks or none; buildings oriented to street
Frontage Types: Stoops, Shopfronts, Galleries
Typical Building: 2- to 5-Story with some variation
Type of Civic Space: Parks, Plazas, and Squares, median landscaping

SD SPECIAL DISTRICTS

Special District designations shall be assigned to areas that, by their intrinsic size, Function, or Configuration, cannot conform to the requirements of an infill or new neighborhood. Conditions of development for Special Districts shall be determined in public hearing of the City Council. Alternatively, the provisions of the Existing Local Codes shall remain applicable to Special Districts. Currently there are two Special Districts as follows:

SD-1 OFFICE / PRODUCTION DISTRICT

SD-1 Production / Business Zone consists of medium to large size structures adjacent to mixed-use and housing to transition in scale and massing in smaller increments. Primary facades fronting a street or public green but also includes campus groupings of buildings. Parking is generally to the rear or side Blocks may be large and the roads vary to accommodate trucks.

General Character: Office and production buildings in a campus setting; trees within the public right-of-way; substantial limited pedestrian activity
Building Placement: Shallow and medium Setbacks; buildings oriented to Forecourts, Galleries, Arcades
Frontage Types: 2- to 5-Story with some variation
Typical Building: 2- to 5-Story with some variation
Type of Civic Space: Parks, Plazas, and Squares, median landscaping

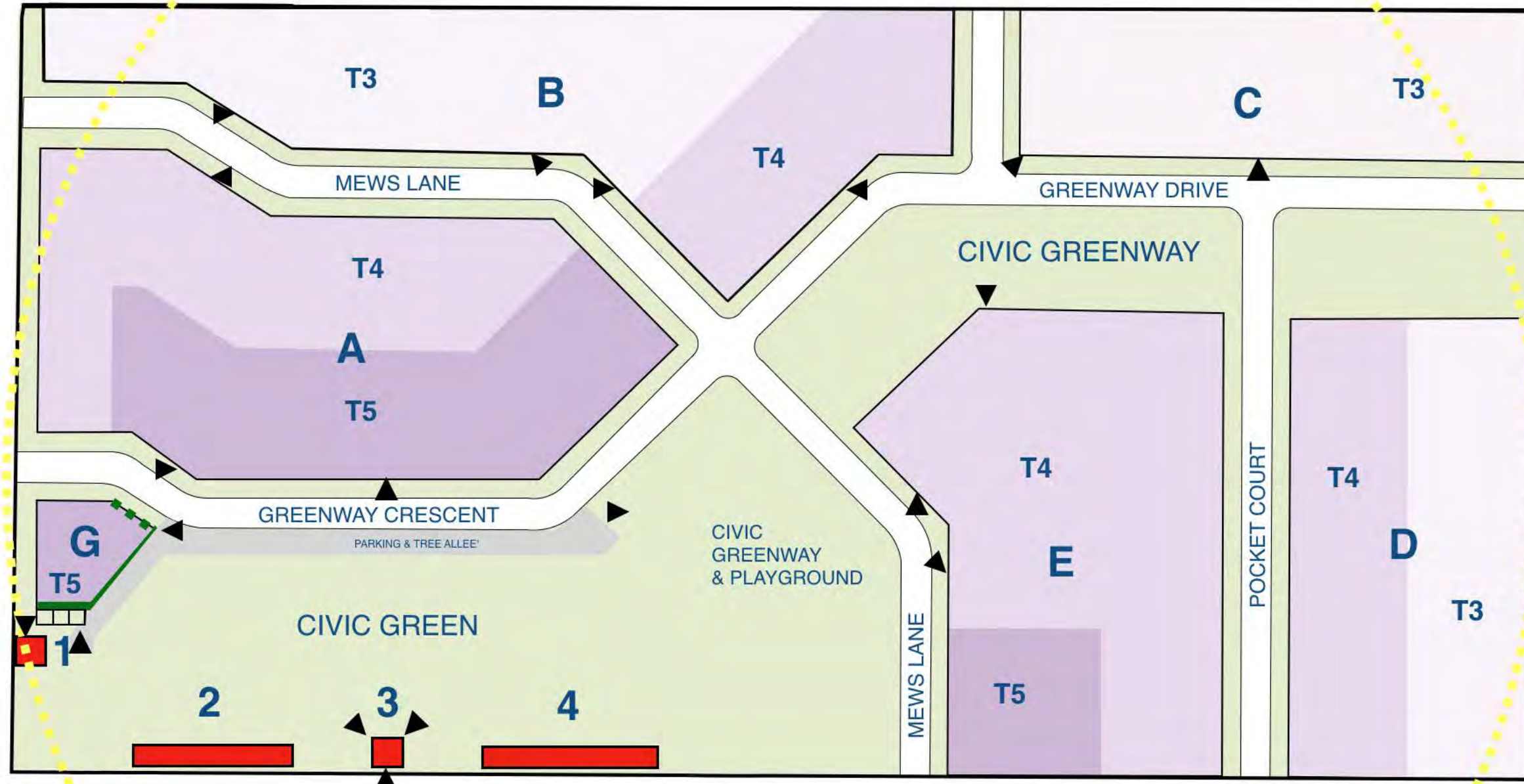
SD-2 INDUSTRIAL

SD-2 Industrial Zone consists of heavy industry and manufacturing separated from other zones. Due to specific needs these are unregulated in form and rely on other necessary forms of regulation and approvals including life, safety, water, air standards.

General Character: large industrial and manufacturing related facilities.
Building Placement: Not applicable
Frontage Types: Not applicable
Typical Building: Not applicable
Height: Not applicable
Type of Civic Space: Not applicable

TRANSECT ZONES & BUILDING TYPES KEY (SEE SPECIFIC BUILDING TYPES FOR STANDARDS)

T3	H	H - HOUSE / ADU
T3	C	C - COTTAGE / ADU
T3	PH	PH - PAIR HOUSE / ADU
T3	T	T - TOWNHOUSE / ADU
T3	PC	PC - POCKET / COTTAGE COURT
T3	TH-PU	TH-PU - TOWNHOUSE PARK-UNDER
T3	3THE	3THE - 3-TOWNHOUSE ESTATE
T3	SF	SF - STACKED FLAT
T3	LH	LH - LOFT HOUSE
T3	MH	MH - MEWS HOUSE
T3	AH	AH - APARTMENT HOUSE
T3	AB	AB - APARTMENT BUILDING MXB -
T3	MXB	MIXED-USE BUILDING
T3	CV	CV - ART / EDUCATION BUILDING



This plan shows the location of private property, public tracts, surface infrastructure, as well as the conceptual design of parks, other neighborhood amenities, and the ideal build-out of the site. This is used as the basis for the Regulating Plan.

Disclaimer: The information in this entire document is conceptual and subject to change. All information was compiled from unverified sources at various times and as reference information. All scale and dimensional information, charts, diagrams, and narrative descriptions are for graphic presentation only, are not legal representations, and are not intended for construction. All referenced parties assume no liability for its accuracy or state of completion, or for any decisions (requiring accuracy) which the user may make based on this information.

These drawings, ideas and designs are the property of Tom Low and Civic By Design. No part thereof shall be copied, disclosed to others, or used in connection with any work other than for the specific project for which they have been prepared without written consent.

The Client acknowledges that all construction and engineering drawings shall be prepared and certified by Client's architect and engineering consultants, and the Consultant shall have no responsibility therefore, or for the permitting and/or building of the Project, or any construction administration, code or regulatory compliance. The services of the Consultant hereunder are limited solely to planning and design matters to be incorporated into final plans, specifications and construction drawings by properly licensed professionals employed by the Client. The Client acknowledges that they have retained or will retain the services of architectural or engineering professionals to provide such services.

Any use of these documents by the Client, and/or the Client's representatives, shall indemnify and hold harmless the Consultant from all liability, claims, damages, costs and expenses including attorney's fees ("Claims"), incurred by, demanded or asserted against the Consultant by third parties as a result of the Consultant's participation in providing services to the Project. As part of said indemnification, the Client shall provide the Consultant, at the sole cost and expense of the Client, with experienced legal counsel to defend against any and all such claims.

NOTES:

- All Building Types shall provide parking from rear alleys screened from frontages on lots, and on-street parking along frontages.
- Each block shall include a minimum of three (3) building types with the exception of G (1).
- Each block shall have either a minimum of 18% of each building type for three building types, or a minimum of 15% of each building type for four buildings types.
- A minimum of nine (9) building types shall be used for the entire project.
- All thoroughfares and each civic space shall be defined by walks and continuous perimeter shade trees.
- The maximum density for the Westfields Central Regulating Plan is 11du/gross acre.

TRANSECT ZONES

T5	T5 - NEIGHBORHOOD CENTER
T4	T4 - NEIGHBORHOOD GENERAL
T3	T3 - NEIGHBORHOOD EDGE
T2	T2 - RURAL
T1	T1 - NATURAL

CIVIC SPACE RESERVES

[Red Box]	CIVIC BUILDING
[Light Green Box]	CIVIC SPACE
[Grey Box]	CIVIC PARKING
[Dark Grey Box]	SPECIAL DISTRICT

REQUIREMENTS & DETAILS

[Green Line]	REQUIRED SHOPFRONT
[White Box]	REQUIRED GALLERY
[Dotted Line]	RECOMMENDED SHOPFRONT
[Black Arrow]	TERMINATED VISTA
[Yellow Dotted Circle]	PEDESTRIAN SHED - 5-MINUTE WALK DIAMETER

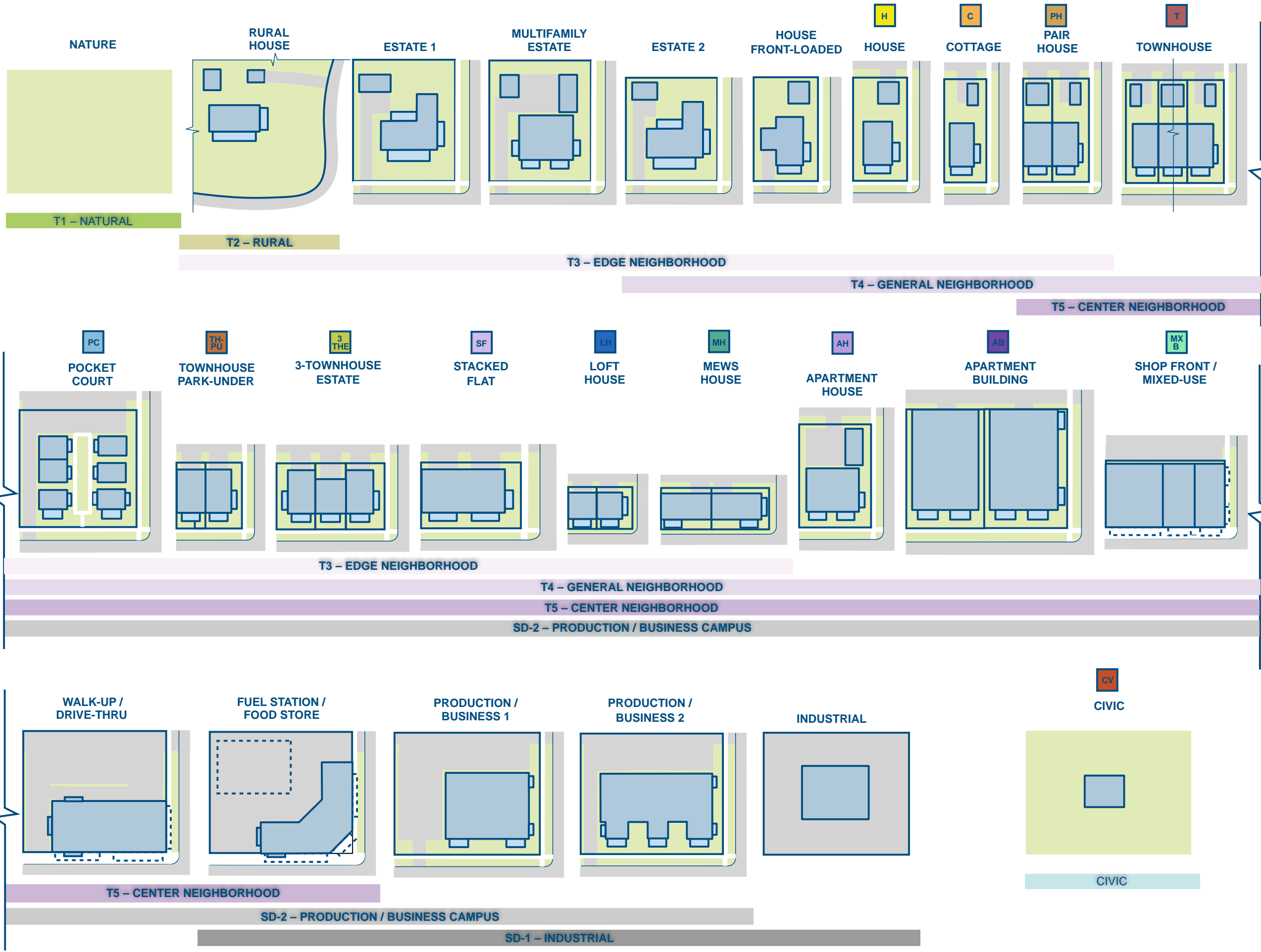
UNIT MIX BY BLOCK

Block	AB	AH	MH	LH	SF	TH	3THE	PC	THPU	PH	C	H	MXB	Block Total
A		5	2		1		10			4				22
B			5	9		9			9	2	1	1		36
C			4	3		10					1	4		22
D				6	3		6		6		6			27
E			4	13			6		6		11			40
G													1	1
Lot Totals	0	5	15	31	4	19	22	0	21	6	19	5	1	147

WESTFIELDS CENTRAL REGULATING PLAN

TRANSECT ZONES & BUILDING TYPES KEY
(SEE SPECIFIC BUILDING TYPES FOR STANDARDS)

- H - HOUSE / ADU
- C - COTTAGE / ADU
- PH - PAIR HOUSE / ADU
- T - TOWNHOUSE / ADU
- PC - POCKET / COTTAGE COURT
- TH-PU - TOWNHOUSE PARK-UNDER
- 3THE - 3-TOWNHOUSE ESTATE
- SF - STACKED FLAT
- LH - LOFT HOUSE
- MH - MEWS HOUSE
- AH - APARTMENT HOUSE
- AB - APARTMENT BUILDING
- MX B - MIXED-USE BUILDING
- CV - ART / EDUCATION BUILDING



H

T3

T4

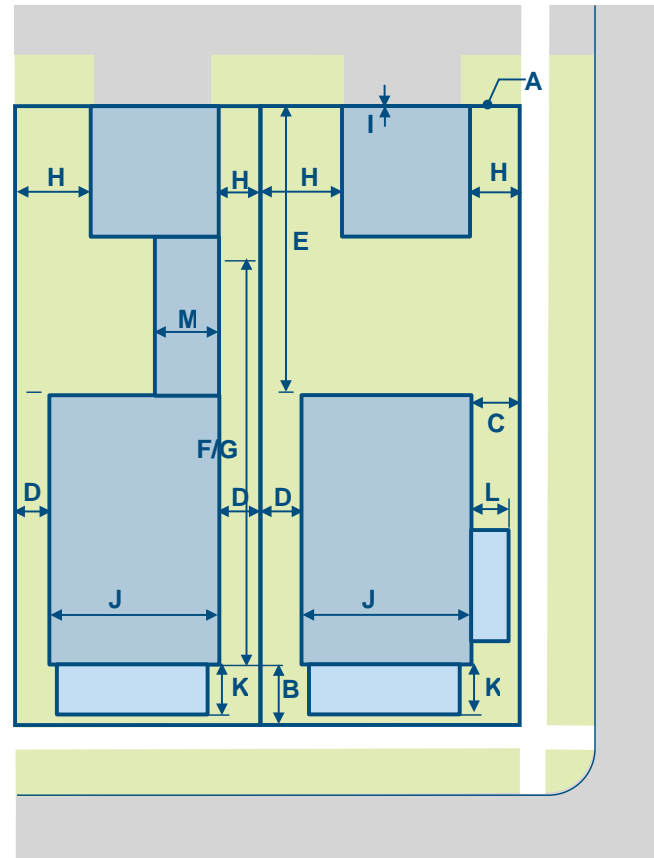
HOUSE

HOUSE

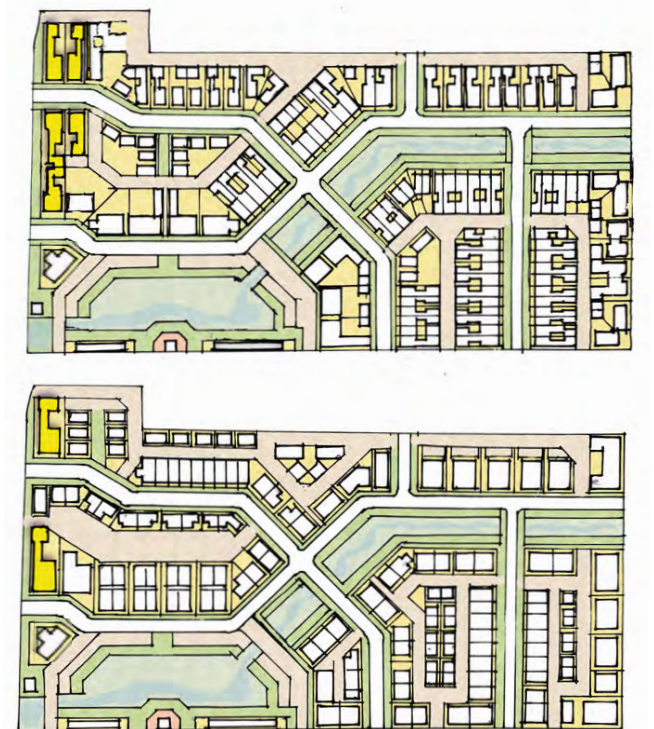
A House Type is a single-family residence on its own lot. For House types the primary facade faces a public street or a greenway where a porch and entry are prominent. Garages and/or parking is provided from a rear lane.

Lot width x depth	40' min. x 80' min. (A)
Setbacks	
Front	15' min. (B)
Front Corner	10' min. (C)
Side	8' min. (D)
Rear	35' min. (E)
Parking and Waste from Front Façade	50' min. (F)
Accessory Buildings from Front	40' min. (G)
Accessory Buildings Side	Align (H)
Accessory Buildings Rear	0' min. (I)
Building Frontage at Setback	30' min. (J)
Building Front Encroachments	12' max.(K)
Building Side Encroachments	has 6' max. (L)
Building Back Wing	15' max. (M)
Height	
Principle Building	3.5 Stories max.
First Floor Above Grade	1.5' min.
Outbuilding	2.5 Stories max.

HOUSE EXAMPLES



ILLUSTRATIVE PLANS



REGULATING PLAN

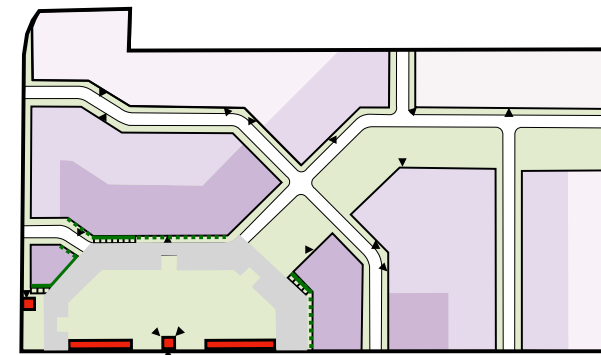


TABLE 3 - TYPE STANDARDS

C

T3

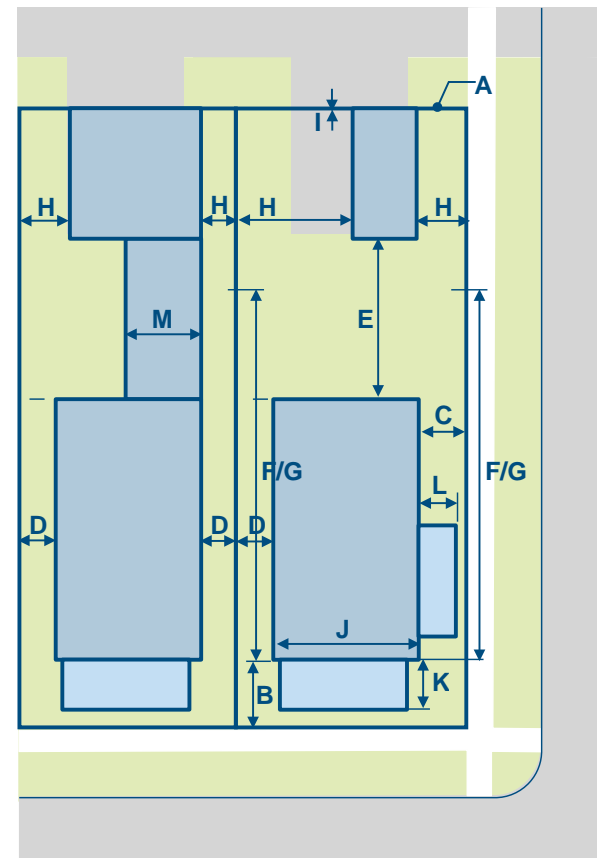
T4

COTTAGE

COTTAGE

A Cottage is a smaller single-family residence on its own lot. For Cottages garages and/or parking is required to be provided from a rear lane while the primary house front faces a public street or greenway.

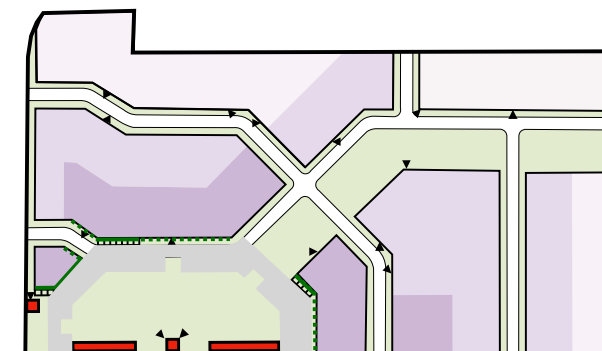
Lot width x depth	30' min. x 65' min. (A)
Setbacks	
Front	12' min. (B)
Front Corner	8' min. (C)
Side	5' min. (D)
Rear	30' min. (E)
Parking and Waste from Front Façade	40' min. (F)
Accessory Buildings from Front	40' min. (G)
Accessory Buildings Side	Align (H)
Accessory Buildings Rear	0' min. (I)
Building Frontage at Setback	20' min. (J)
Building Front Encroachments	10' max.(K)
Building Side Encroachments	6' max. (L)
Building Back Wing	15' max. (M)
Height	
Principle Building	3.0 Stories max.
First Floor Above Grade	1.5' min.
Outbuilding	2.0 Stories max.



COTTAGE EXAMPLES



REGULATING PLAN



ILLUSTRATIVE PLAN



TABLE 3 - TYPE STANDARDS

PH

T3

T4

T5

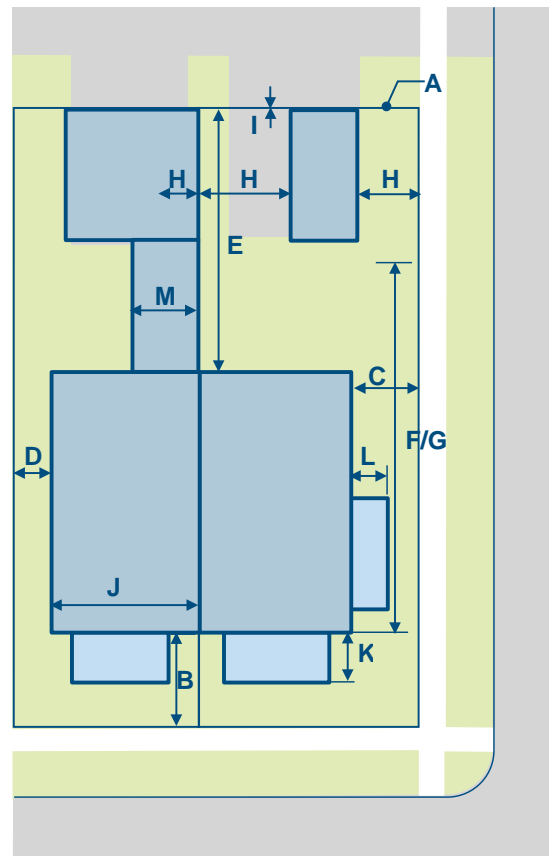
PAIR HOUSE

PAIR HOUSE

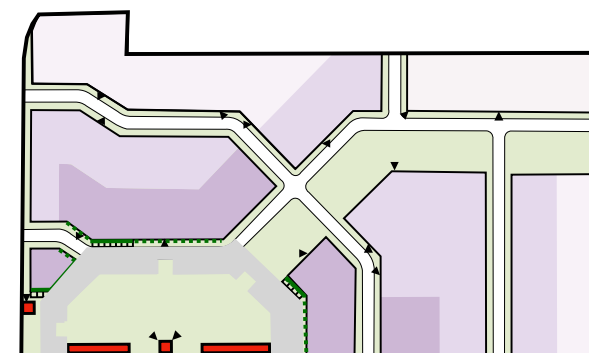
A Pair House is a single-family residence that shares a party wall with one other of the same type, each on their own lot. Garages, ADUs and/or parking is provided from the rear lane while the primary front faces a street or public greenway.

Lot width x depth	30' min. x 65' min. (A)
Setbacks	
Front	15' min. (B)
Front Corner	10' min. (C)
Side	6' min. (D)
Rear	30' min. (E)
Parking and Waste from Front Façade	35' min. (F)
Accessory Buildings from Front	40' min. (G)
Accessory Buildings Side	Align (H)
Accessory Buildings Rear	0' min. (I)
Building Frontage at Setback	20' min. (J)
Building Front Encroachments	12' max. (K)
Building Side Encroachments	6' max. (L)
Building Back Wing	15' max. (M)
Height	
Principle Building	2.5 Stories max.
First Floor Above Grade	1.5' min.
Outbuilding	2 Stories max.

PAIR HOUSE EXAMPLES



REGULATING PLAN



ILLUSTRATIVE PLAN



TABLE 3 - TYPE STANDARDS

TOWNHOUSE

TH

T3

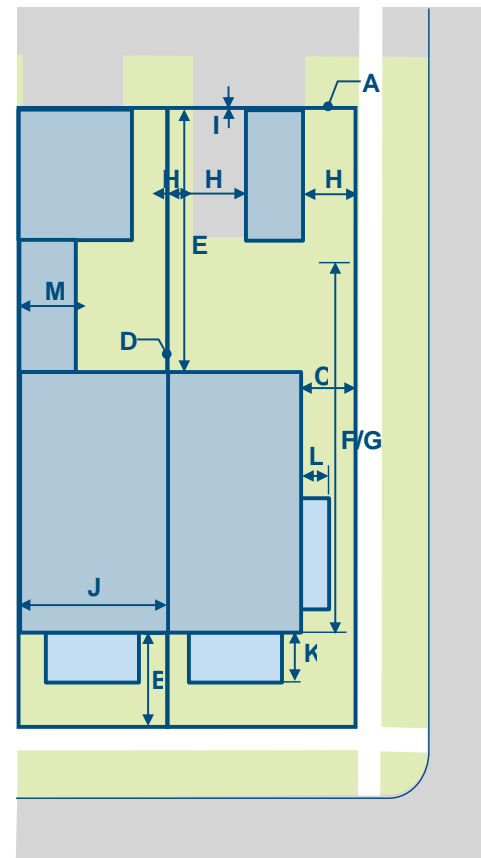
T4

T5

TOWNHOUSE

A Townhouse is a single-family residence that shares a party wall with another of the same type and occupies the full frontage line on its own lot. For Townhouses, garages, ADUs, and/or parking is provided from the rear lane frontages while the primary townhouse front faces a street or public greenway. Townhouses in the T-5 Neighborhood Center Strolling District are permitted to have ground floor mixed-use.

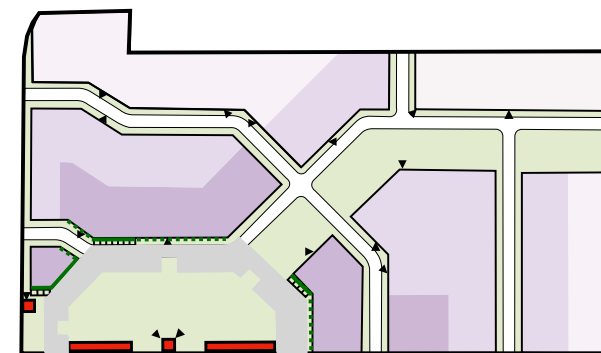
Lot width x depth	16' min. x 80' min. (A)
Setbacks	
Front	10' min. (B)
Front Corner	8' min. (C)
Side	0' min. (D)
Rear	30' min. (E)
Parking and Waste from Front Façade	35' min. (F)
Accessory Buildings from Front	40' min. (G)
Accessory Buildings Side	Align. (H)
Accessory Buildings Rear	0' min. (I)
Building Frontage at Setback	100 % max. (J)
Building Front Encroachments	8' max. (K)
Building Side Encroachments	6' max. (L)
Building Back Wing	15' max. (M)
Height	
Principle Building	3.5 Stories max.
First Floor Above Grade	1.5' min.
Outbuilding	2.5 Stories max.



TOWNHOUSE EXAMPLES



REGULATING PLAN



ILLUSTRATIVE PLAN

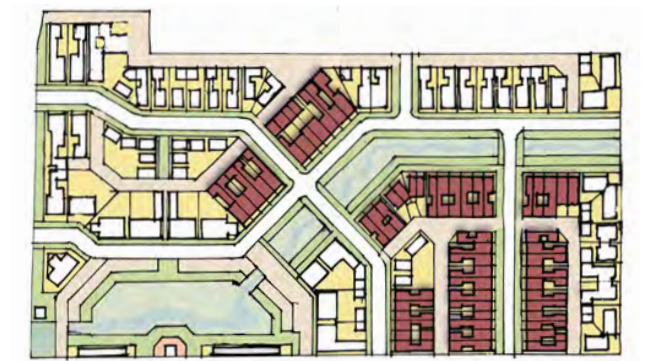


TABLE 3 - TYPE STANDARDS

POCKET COURT

PC

T3

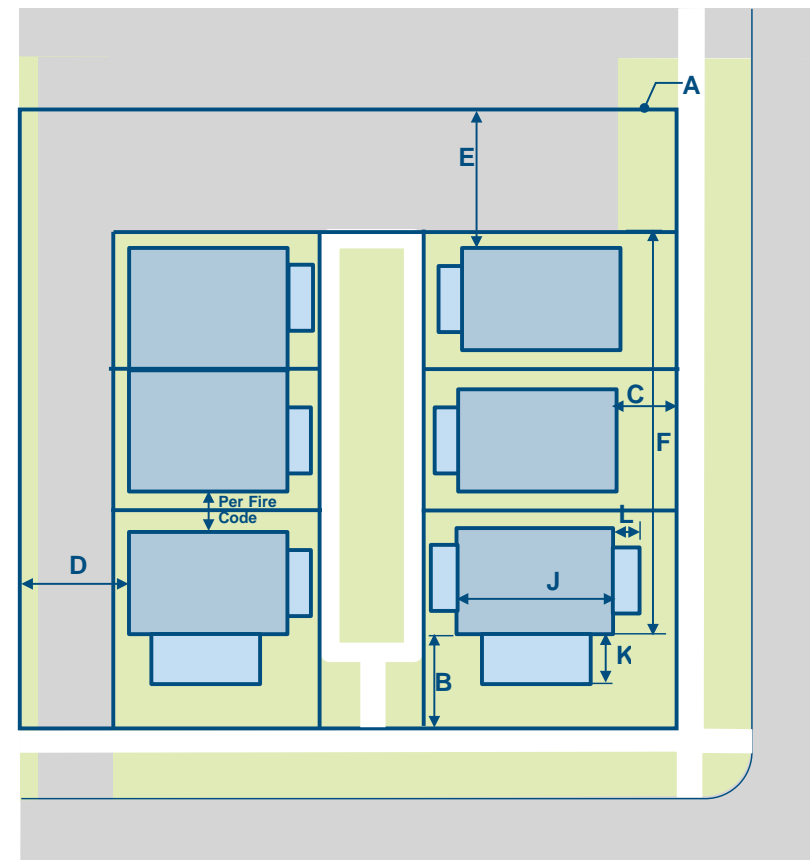
T4

T5

POCKET COURT

A Pocket Court are permitted with up to 12 units. Pocket Courts permit units that do not front a public vehicular right-of-way. Attached and detached houses can be grouped in pedestrian courts facing a mews, small common, green or garden, shared through an owners' association. A pocket court is often, but not always, arranged in a U-shape. The units are separated from the common area only by a sidewalk, path or other non-vehicular way. Parking is from rear lanes or alleys in attached or detached garages or open parking in a central location.

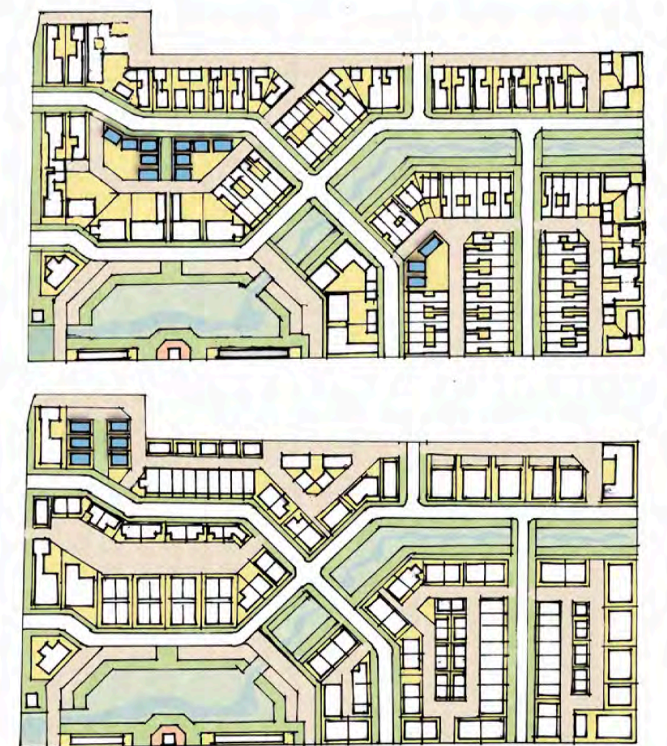
Lot width x depth (may rotate)	24' min. x 35' min. (A)
Setbacks	
Front	5' min. (B)
Front Corner	10' min. (C)
Side	5' min. (D)
Rear	20' min. (E)
Parking and Waste from Front Façade	20' min. (F)
Building Frontage at Setback	80 % max. (J)
Building Front Encroachments	5' max. (K)
Building Side Encroachments	5' max. (L)
Height	
Principle Building	2.5 Stories max.
First Floor Above Grade	1.5' min.



POCKET COURT EXAMPLES



ILLUSTRATIVE PLANS



REGULATING PLAN

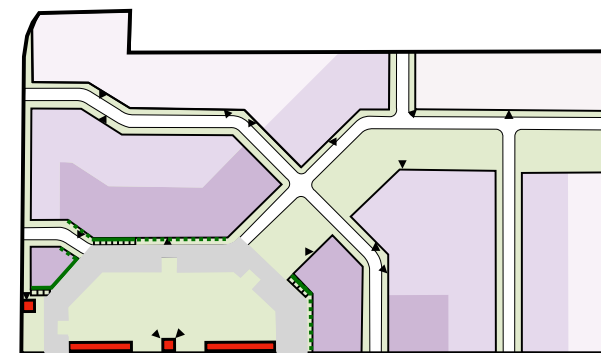


TABLE 3 - TYPE STANDARDS

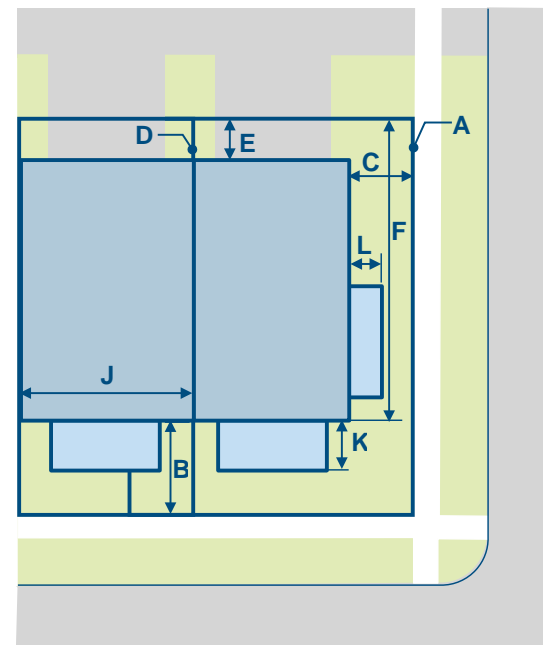
- THPU
- T3
- T4
- T5

TOWNHOUSE PARK-UNDER

TOWNHOUSE PARK-UNDER

A Townhouse is a single-family residence that shares a party wall with another of the same type and occupies the full frontage line on its own lot. For Townhouse Park-Under types, garages, and/or parking is provided under the townhouse from the rear lane frontages while the primary townhouse front faces a street or public greenway. Townhouses in the T-5 Neighborhood Center Strolling District are permitted to have ground floor mixed-use.

Lot width x depth	30' min. x 50' min. (A)
Setbacks	
Front	10' min. (B)
Front Corner	8' min. (C)
Side	0' min. (D)
Rear	30' min. (E)
Parking and Waste from Front Façade	30' min. (F)
Building Frontage at Setback	100 % max. (J)
Building Front Encroachments	8' max.(K)
Building Side Encroachments	6' max. (L)
Height	
Principle Building	3.5 Stories max.
First Floor Above Grade	1.5' min.
Outbuilding	2.5 Stories max.

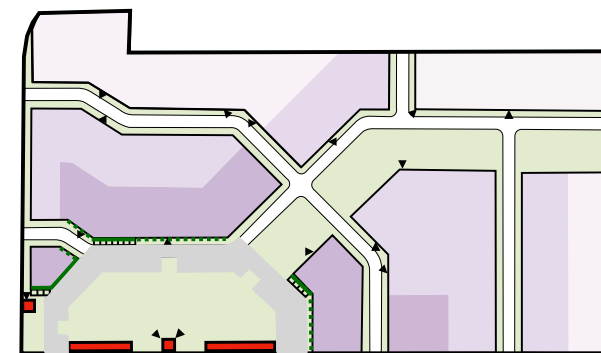


TOWNHOUSE - PARK-UNDER EXAMPLES



Examples from Daybreak, Salt Lake City, Utah

REGULATING PLAN



ILLUSTRATIVE PLAN

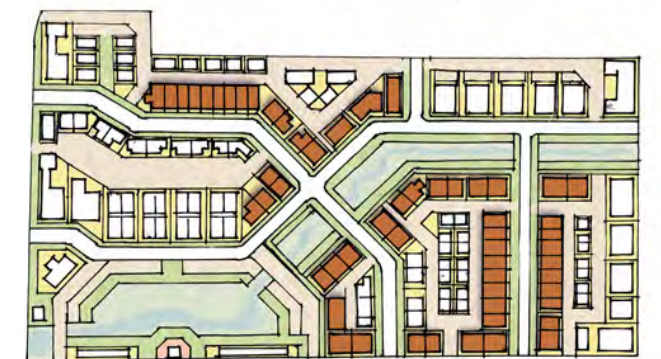


TABLE 3 - TYPE STANDARDS

STACKED-FLAT

SF

T3

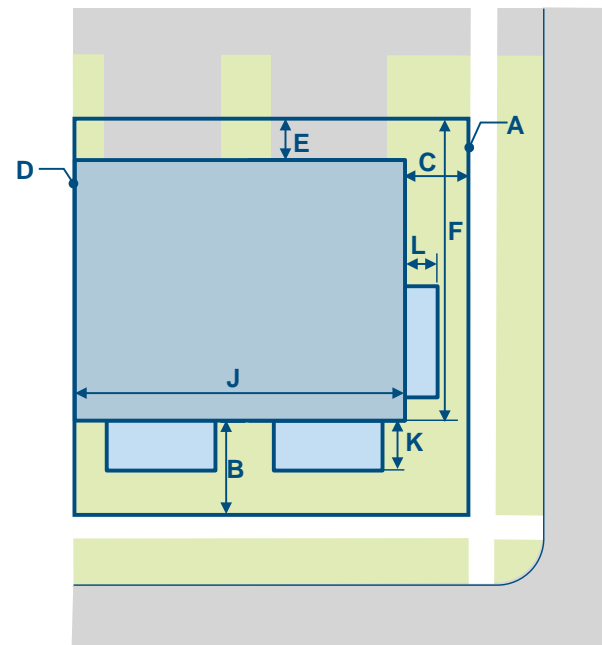
T4

T5

STACKED-FLAT

A Stacked-Flat is a residence that is stacked vertically with other of the same type and occupies the full frontage line on a shared lot. For Staked-Flat types, garages, ADUs, and/or parking is provided under or behind the building accessed from the rear lane frontages while the front faces a street or public greenway. Stacked-Flats in the T-5 Neighborhood Center Strolling District are permitted to have ground floor mixed-use.

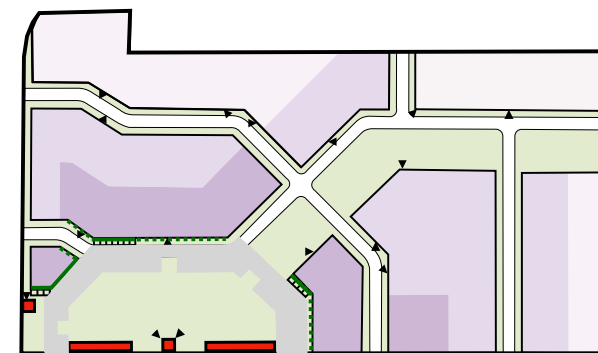
Lot width x depth	60' min. x 50' min. (A)
Setbacks	
Front	10' min. (B)
Front Corner	8' min. (C)
Side	0' min. (D)
Rear	30' min. (E)
Parking and Waste from Front Façade	30' min. (F)
Building Frontage at Setback	80 % max. (J)
Building Front Encroachments	8' max. (K)
Building Side Encroachments	6' max. (L)
Height	
Principle Building	3.5 Stories max.
First Floor Above Grade	1.5' min.
Outbuilding	2.5 Stories max.



STACKED-FLAT EXAMPLES



REGULATING PLAN



ILLUSTRATIVE PLAN

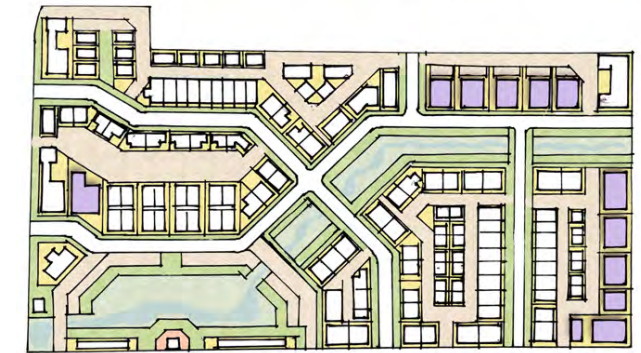


TABLE 3 - TYPE STANDARDS

3-TOWNHOUSE ESTATE

3THE

T3

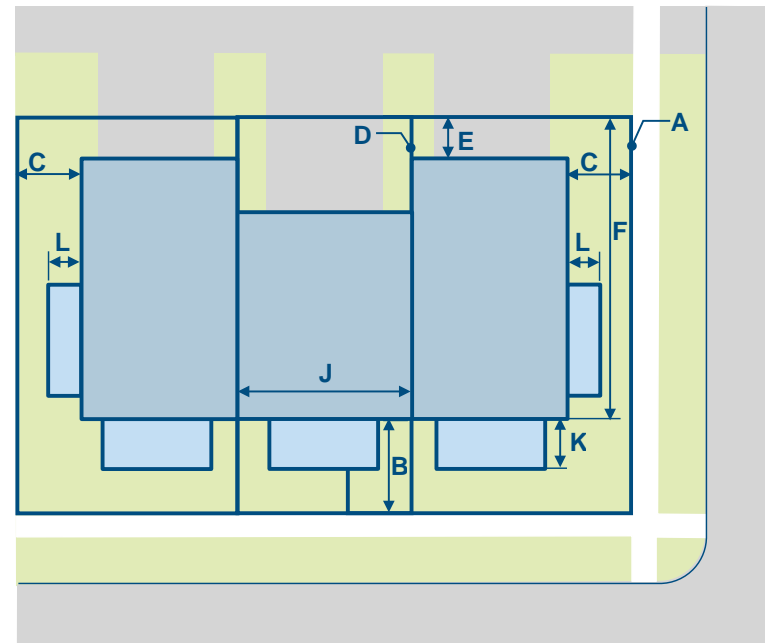
T4

T5

3-TOWNHOUSE ESTATE

A 3-Townhouse Estate is a single-family residence that shares a party wall with two other of the same type with the building and architectural massing of a large house or estate, and occupies the full frontage line on its own lot. For 3-Townhouse Estate types, garages, and/or parking is provided under the townhouse from the rear lane frontages while the primary townhouse front faces a street or public greenway. Townhouses in the T-5 Neighborhood Center Strolling District are permitted to have ground floor mixed-use.

Lot width x depth	30' min. x 50' min. (A)
Setbacks	
Front	10' min. (B)
Front Corner	8' min. (C)
Side	0' min. (D)
Rear	30' min. (E)
Parking and Waste from Front Façade	30' min. (F)
Building Frontage at Setback	100 % max. (J)
Building Front Encroachments	8' max. (K)
Building Side Encroachments	6' max. (L)
Height	
Principle Building	3.5 Stories max.
First Floor Above Grade	1.5' min.
Outbuilding	2.5 Stories max.

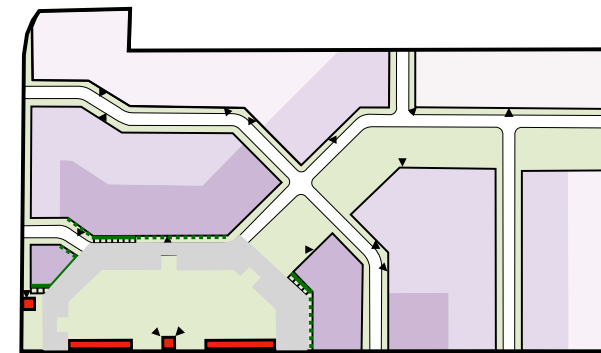


3-TOWNHOUSE ESTATE EXAMPLES



Examples from Daybreak, Salt Lake City, Utah

REGULATING PLAN



ILLUSTRATIVE PLAN

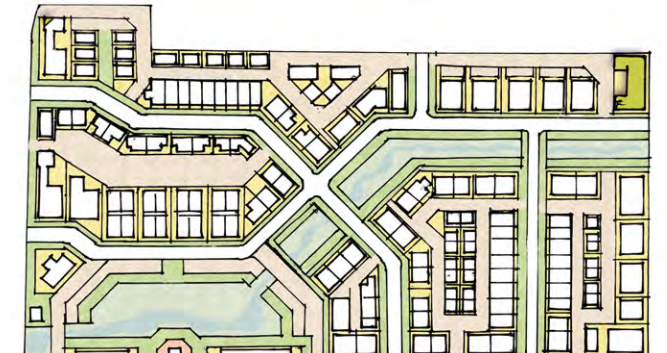


TABLE 3 - TYPE STANDARDS

LOFT

LH

T3

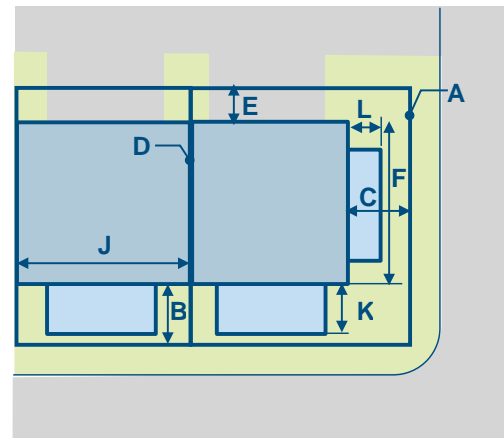
T4

T5

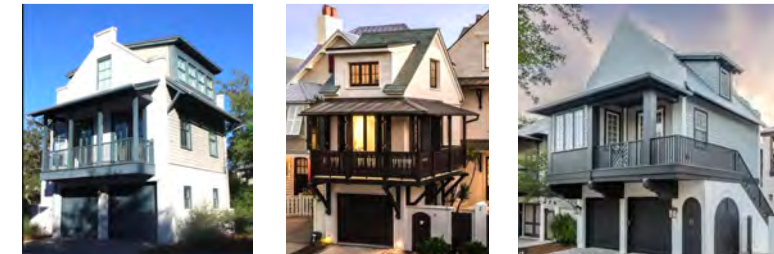
LOFT

A Loft is a single-family residence that is detached or shares a party wall with another of the same type and occupies the full frontage line on its own lot. For Loft types, garages, and/or parking is provided adjacent or under the townhouse from the rear lane frontages while the primary townhouse front faces a lane, street, or public greenway. Lofts in the T-5 Neighborhood Center Strolling District are permitted to have ground floor mixed-use.

Lot width x depth	30' min. x 30' min. (A)	
Setbacks		
Front	0' min.	(B)
Front Corner	0' min.	(C)
Side	0' min.	(D)
Rear	0' min.	(E)
Parking and Waste from Front Façade	20' min.	(F)
Building Frontage at Setback	90 % max.	(J)
Building Front Encroachments	8' max.	(K)
Building Side Encroachments	6' max.	(L)
Height		
Principle Building	3.5 Stories max.	
First Floor Above Grade	1.5' min.	
Outbuilding	2.5 Stories max.	

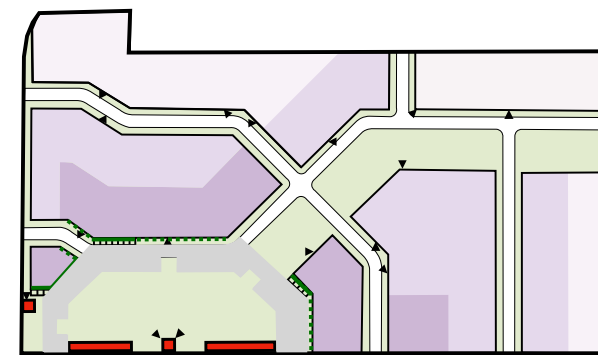


LOFT EXAMPLES



Examples from Daybreak, Salt Lake City, Utah

REGULATING PLAN



ILLUSTRATIVE PLAN

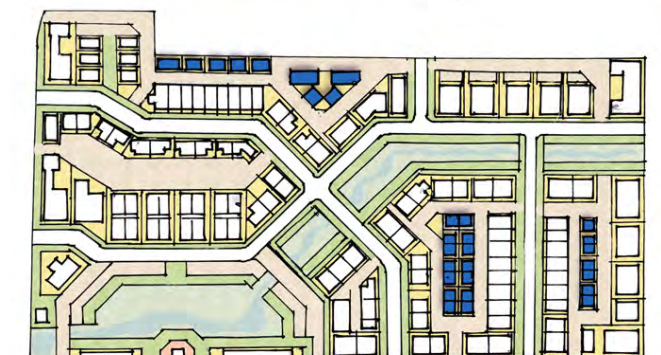


TABLE 3 - TYPE STANDARDS

MEWS HOUSE

MH

T3

T4

T5

MEWS HOUSE

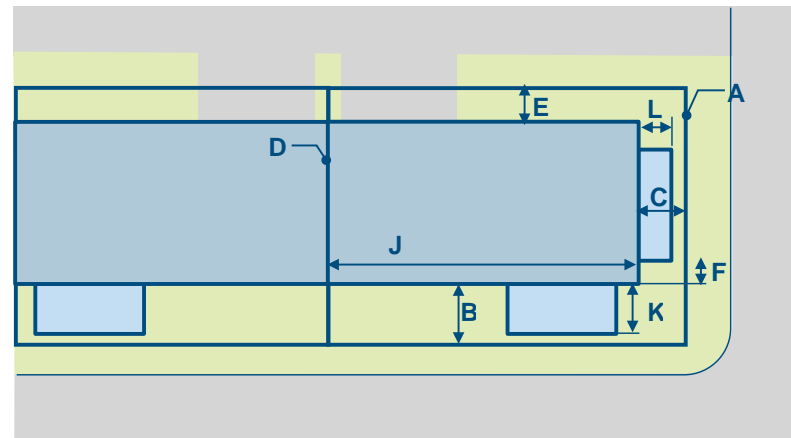
A Mews House is a single-family residence that is detached or shares a party wall with another of the same type and occupies the full frontage line on its own lot. Mews House types are generally wide and shallow. For Mews House types, garages, and/or parking is provided adjacent from the rear lane frontages screened from the frontage while the primary townhouse front faces a lane, street, or public greenway. Mews Houses in the T-5 Neighborhood Center Strolling District are permitted to have ground floor mixed-use.

Setbacks

Front	0' min.	(B)
Front Corner	0' min.	(C)
Side	0' min.	(D)
Rear	0' min.	(E)
Parking and Waste from Front Façade	Screened	(F)
Building Frontage at Setback	90 % max.	(J)
Building Front Encroachments	8' max.	(K)
Building Side Encroachments	6' max.	(L)

Height

Principle Building	3.5 Stories max.
Principle Building when located adjacent to east project boundary	2 Stories max.
First Floor Above Grade	1.5' min.
Outbuilding	2.5 Stories max.

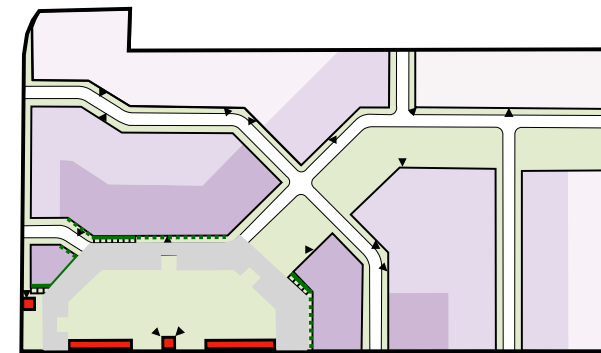


MEWS HOUSE EXAMPLES



Examples from Daybreak, Salt Lake City, Utah

REGULATING PLAN



ILLUSTRATIVE PLAN

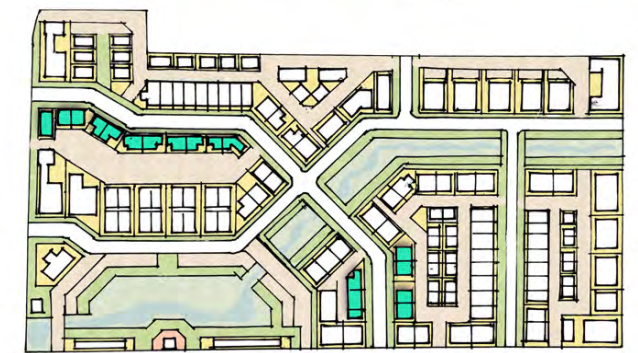


TABLE 3 - TYPE STANDARDS

APARTMENT HOUSE

AH

T4

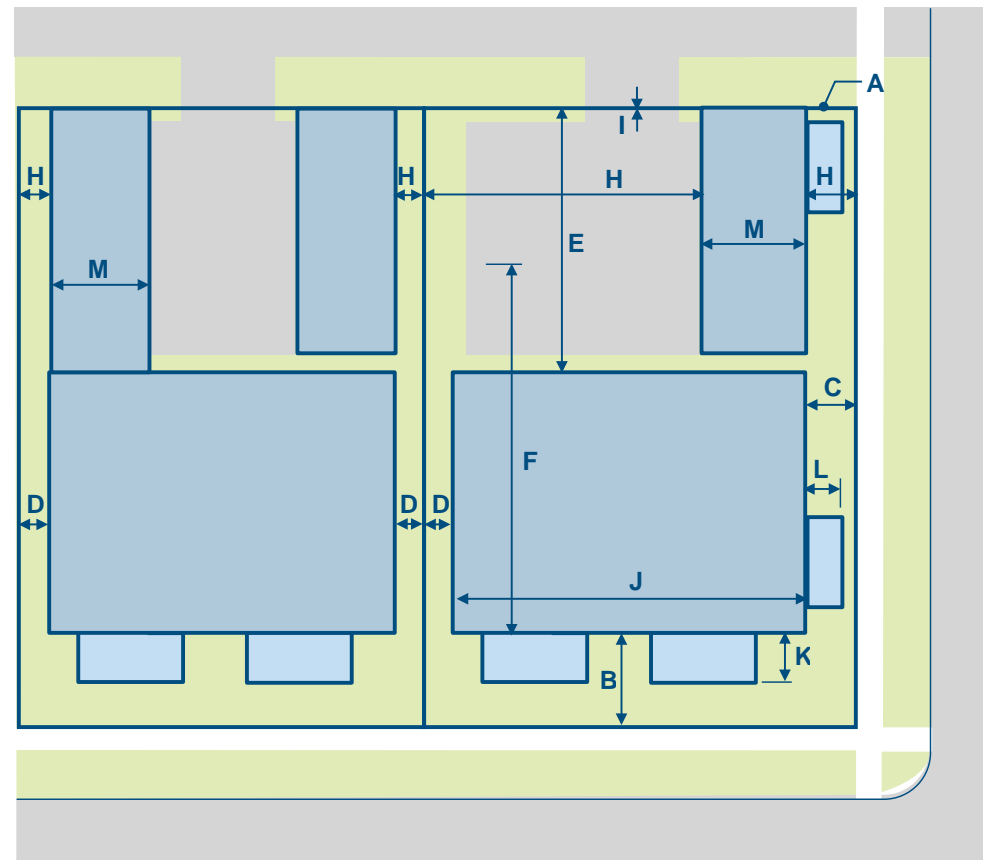
T5

APARTMENT HOUSE

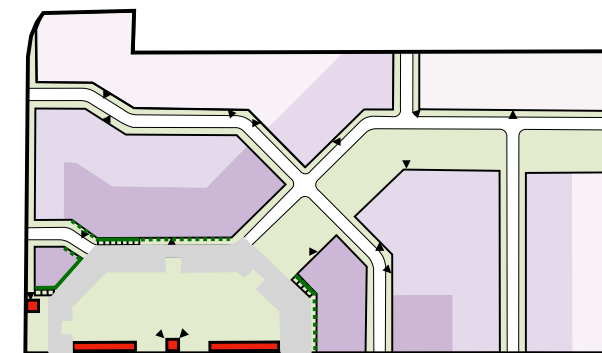
An Apartment House is a multi-family residence with up to 8 units that is similar in scale, massing, and character with a large single-family house and intended to be compatible in form and adjacency. For Apartment Houses, garages, ADUs and/or parking is provided from the street and lane frontages while the primary front faces a street or public greenway. Apartment Houses in the T-5 Neighborhood Center Strolling District are required or permitted to have ground floor mixed-use and galleries.

Lot width x depth	72' min. x 100' min. (A)	
Setbacks		
Front	12' min.	(B)
Front Corner	6' min.	(C)
Side	8' min.	(D)
Rear	30' min.	(E)
Parking and Waste from Front Façade	45' min.	(F)
Accessory Buildings from Front	60' min.	(G)
Accessory Buildings Side	Align	(H)
Accessory Buildings Rear	0' min.	(I)
Building Frontage at Setback	90% max.	(J)
Building Front Encroachments	10' max.	(K)
Building Side Encroachments	6' max.	(L)
Height		
Principle Building	3.5 Stories max.	
First Floor Above Grade	1.5' min.	
Outbuilding	2.5 Stories max.	

APARTMENT HOUSE EXAMPLES



REGULATING PLAN



ILLUSTRATIVE PLAN



TABLE 3 - TYPE STANDARDS

AB

T5

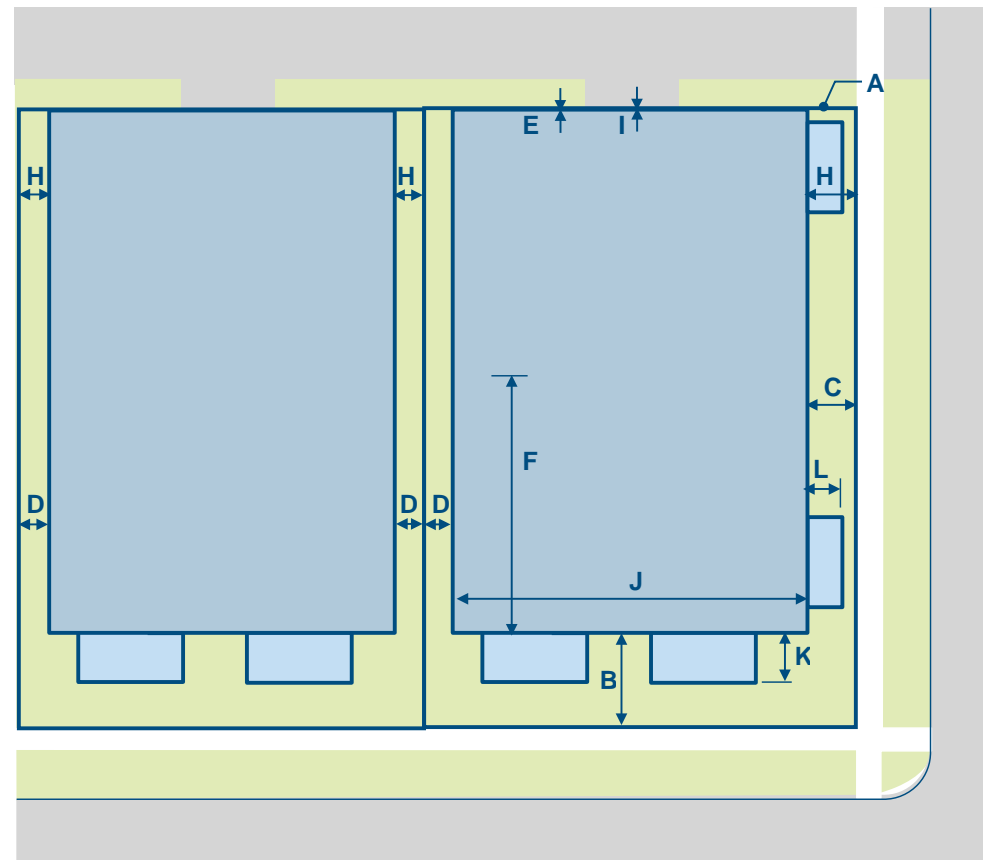
APARTMENT BUILDING

APARTMENT BUILDING EXAMPLES

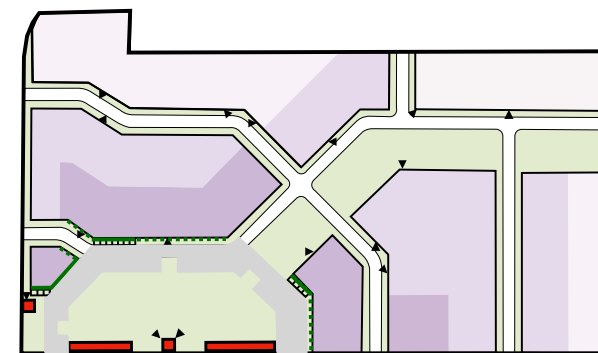
APARTMENT BUILDING

An Apartment House is a multi-family residence with up to 16 units that is similar in scale, massing, and character with the frontage of an Apartment House and intended to be compatible in form and adjacency. For Apartment Buildings, garages, ADUs and/or parking is provided in a rear common parking area and/or park-under garages screened from the street while the primary front faces a street or public greenway. Apartment Buildings in the T-5 Neighborhood Center Strolling District are required or permitted to have ground floor mixed-use and galleries.

Lot width x depth	150' min. x 100' min. (A)
Setbacks	
Front	12' min. (B)
Front Corner	6' min. (C)
Side	6' min. (D)
Rear	0' min. (E)
Parking and Waste from Front Façade	45' min. (F)
Accessory Buildings from Front	60' min. (G)
Accessory Buildings Side	Align (H)
Accessory Buildings Rear	0' min. (I)
Building Frontage at Setback	90 % max. (J)
Building Front Encroachments	10' max. (K)
Building Side Encroachments	6' max. (L)
Height	
Principle Building	3.5 Stories max.
First Floor Above Grade	1.5' min.
Outbuilding	2.5 Stories max.



REGULATING PLAN



ILLUSTRATIVE PLAN

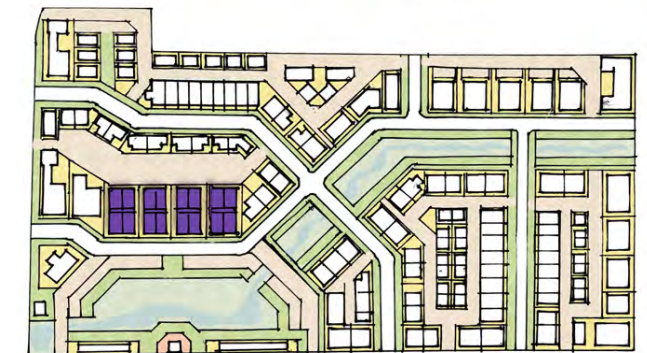


TABLE 3 - TYPE STANDARDS

SHOPFRONT / MIXED-USE

MXB

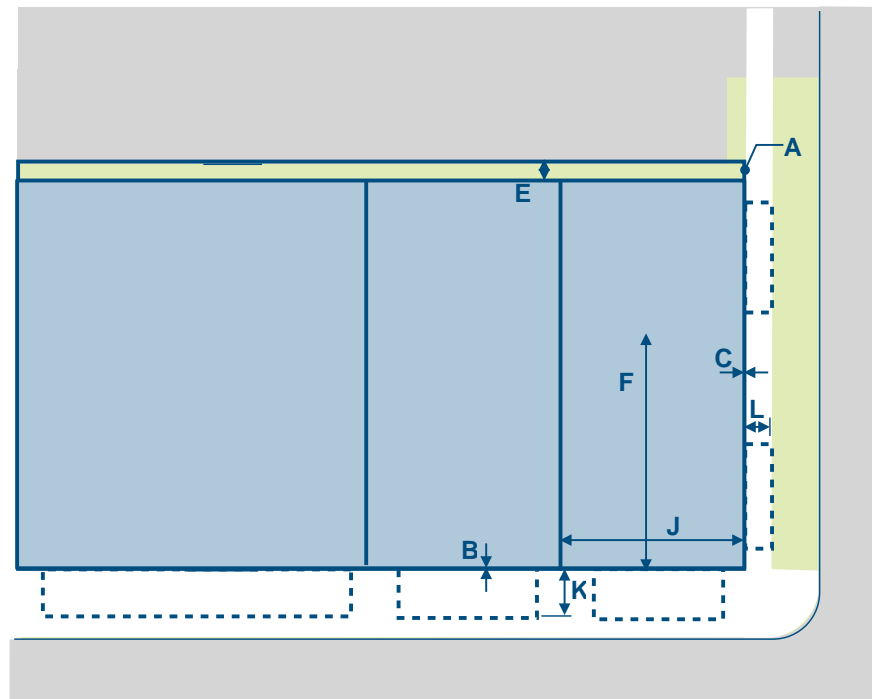
T4

T5

SHOPFRONT / MIXED USE

Shopfront and Mixed-Use Buildings are small to medium size traditional building types typically following the platting patterns of the historic main street. Ground level uses typically include retail shops, restaurants and cafes, and commercial. Upper level uses typically include residential and/or commercial uses. Ground level facades are detailed with inviting storefronts with abundant windows and canopies, balconies, and/or awnings above. Parking is provided on-street and in shared screened parking areas accessed from a rear alley while the primary front faces the street or public green space. Refer to the Regulating Plan for required and permitted retail and galleries.

Lot width x depth	12' min. x 40' min., maximum 2400 sf. (A)
Setbacks	
Front	0' min. (B)
Front Corner	0' min. (C)
Side	0' min. (D)
Rear	0' min. (E)
Parking and Waste from Front Façade	20' min. (F)
Building Frontage at Setback	80 % min. (J)
Building Front Encroachments Above 1st Level	15' max. (K)
Building Side Encroachments Above 1st Level	8' max. (L)
Height	
Principle Building	3.5 Stories max.
First Floor Above Grade	0' min.



The following uses are permitted in the Shopfront/ Mixed Use building type on block G. All other uses are prohibited.

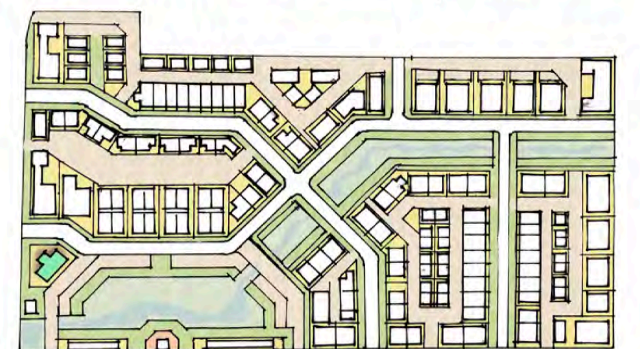
- Animal Grooming
- Laboratory (Medical or Dental)
- Office-General Business
- Office-Health Care Provider
- Personal Services
- Studio-Art, Dance, Music, Drama
- Antique or Collectable Shop
- General Retail Store
- Home Improvement & Garden Store (Completely indoors with no outdoor storage)
- Home Improvement & Garden Store (With outdoor display and storage)
- Print Shop
- Preschool, commercial
- Fast Food Establishment
- Restaurant/cafe
- Batting Cages
- Bowling Alley
- Dance Hall
- Recreational Facility-indoor
- Theater

SHOPFRONT/MIXED USE EXAMPLES



Examples from Daybreak, Salt Lake City, Utah

ILLUSTRATIVE PLANS



REGULATING PLAN

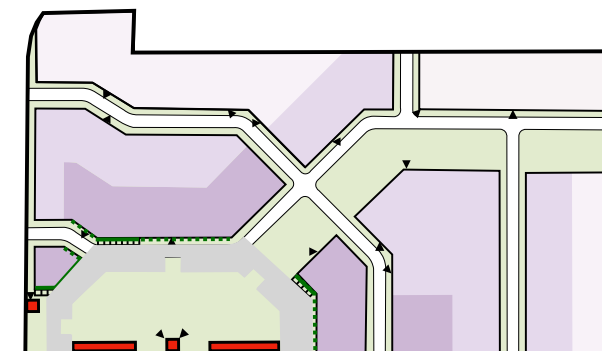


TABLE 3 - TYPE STANDARDS

INSTRUCTIONS

The Design of Westfield Central is grounded in Traditional Neighborhood Design (TND.) Design and development work shall meet the goals and criteria set forth within the Charter of Congress for New Urbanism and Canons of Sustainable Architecture and Urbanism.

While the intent is to direct the overall character of the community, it is meant to allow for designs that create a character that will preserve and enhance community quality of life.

The purpose of the Design Guidelines is to provide the direction for fulfilling Westfield Central's vision. The Guidelines are intended to provide a base line for the expected design quality, character, and detail to be achieved.

Exceptions shall be permitted by approval based on architectural merit.

The property owner is responsible to submit the required documentation to the Design Review Committee which is tasked with reviewing each submittal on a case-by-case basis. This process relies on complete documentation by the owners and an informed and impartial review committee.

WALLS

Walls shall be in brick, stucco, wood, or metal, fiber cement in lap, shiplap, drop, corrugated, 5-V, flat seam, standing seam, board and batten, and reverse board & batten.

Metal shall be 24-gauge or .040 aluminum.

Walls shall show no more than two materials above the foundation wall.

If materials change, they shall change along a horizontal line, with the heavier material below the lighter.

Clapboard and Siding shall be painted or stained.

Arches and Piers shall be brick, stone, or stucco.

Posts shall be pressure treated wood, metal, douglas fir, and cedar.

Undercrofts shall be enclosed with horizontal wood boards, wood louvers, or brick.

Trim shall be highest grade lumber or fiber cement board, and shall be 3.5 inches to 6 inches in width at corners and around corners.

Wood, if visible, shall be painted or stained with an opaque stain, except walking surfaces, which may be left natural.

Stucco shall be cementitious with smooth sand.

ELEMENTS

Porches and Galleries shall have their columns, and posts made of wood, cast stone, fiberglass, or extruded aluminum, metal, and concrete.

Porches shall have square or vertically proportioned column spacing.

Railings shall be made of metal or wood.

Railings shall have horizontal top and bottom rails centered on the balusters. The openings between balusters shall not exceed 4 inches. Bottom rails shall be raised above the level of the floor.

Equipment including HVAC and utility meters shall be screened and located away from the primary entries.

ROOFS

Roofs shall be clad in galvanized metal corrugated, 5-V crimp, standing seam, or asphalt shingles.

Roof Penetrations, including vent stacks, shall be placed on the rear slope of the roof. Roof penetrations shall be finished to match the color of the roof.

Roof slope and configuration shall be pre-approved.

Gutters, Downspouts, and Projecting Drainpipes shall be made of galvanized metal, copper, or painted aluminum in white or same color as building.

Flashing shall be galvanized metal or copper.

Eaves shall be continuous.

Eaves shall be either exposed with custom cut rafter tails, partially exposed with square-cut rafter tails, or closed soffits and shall project 18 to 36 inches from the exterior wall sheathing to the outer edge of gutter.

Rafter Tails shall not exceed 6 inches in depth at the tip.

Gutters shall be appropriate to the character of the architecture.

OPENINGS

Windows shall be pre-approved.

Flush mounted windows shall not be permitted.

Storm Windows and Screens, shall cover the entire window area.

Shutters shall be operable, sized, and shaped to meet the associated openings.

GREEN STANDARDS

Lots shall be disturbed as little as possible during construction. Natural drainage patterns shall be kept wherever feasible. Excavated soil shall be used for required contour line modifications and onsite backfill.

Material should be locally sourced when possible. If concrete is to be used for exterior walls, it is recommended to have a fly ash admixture.

Wood should when possible come from well-managed forests certified by the Forest Stewardship Council.

Use of Recycled Materials is encouraged.

Building Shape shall be rectangular to allow breezes in and provide natural cooling.

Landscaping shall use deciduous trees next to buildings to provide them with shade in summer and solar heating in winter.

Building Shading shall be used selectively to minimize unwanted solar heat gain in the summer and maximize heat gains in the winter.

Moderate overhangs shall be used in South-facing facades and wider overhangs and/or vertical louvers on East or West facing facades.

Interior Window Coverings shall be white.

Daylighting shall be accomplished through clear glass windows.

Cross ventilation shall be provided through narrow floor plans with large, operable windows, porches and breezes.

Paints shall have Low-VOC emissions.

DISCLAIMER

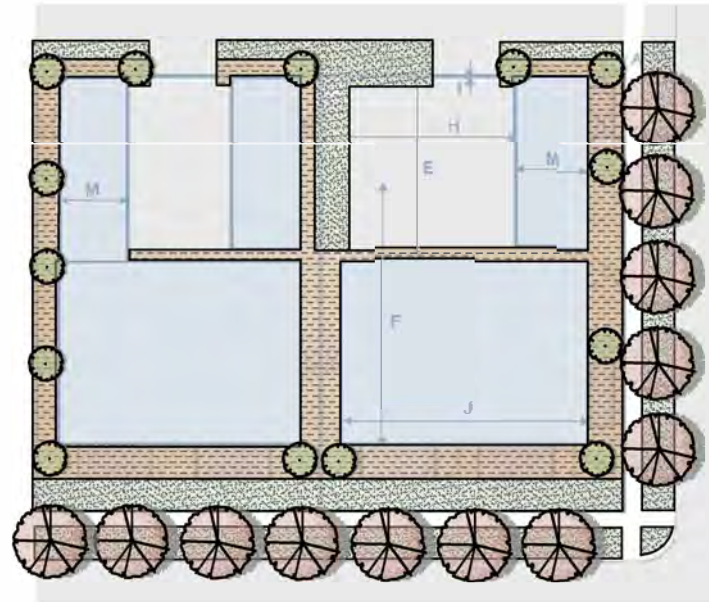
This plan shows the location of private property, public tracts, surface infrastructure, as well as the conceptual design of parks, other neighborhood amenities, and the ideal build-out of the site. This is used as the basis for the Regulating Plan.

Disclaimer: The information in this entire document is conceptual and subject to change. All information was compiled from unverified sources at various times and as reference information. All scale and dimensional information, charts, diagrams, and narrative descriptions are for graphic presentation only, are not legal representations, and are not intended for construction. All referenced parties assume no liability for its accuracy or state of completion, or for any decisions (requiring accuracy) which the user may make based on this information.

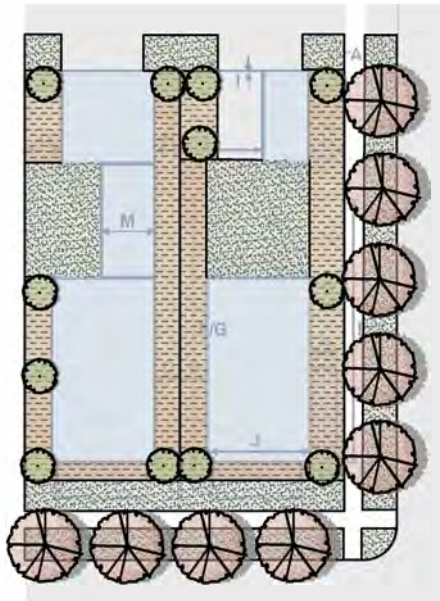
These drawings, ideas and designs are the property of Tom Low and Civic By Design. No part thereof shall be copied, disclosed to others, or used in connection with any work other than for the specific project for which they have been prepared without written consent.

The Client acknowledges that all construction and engineering drawings shall be prepared and certified by Client's architect and engineering consultants, and the Consultant shall have no responsibility therefore, or for the permitting and/or building of the Project, or any construction administration, code or regulatory compliance. The services of the Consultant hereunder are limited solely to planning and design matters to be incorporated into final plans, specifications and construction drawings by properly licensed professionals employed by the Client. The Client acknowledges that they have retained or will retain the services of architectural or engineering professionals to provide such services.

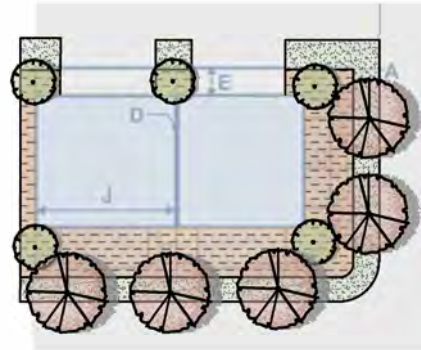
Any use of these documents by the Client, and/or the Client's representatives, shall indemnify and hold harmless the Consultant from all liability, claims, damages, costs and expenses including attorney's fees ("Claims"), incurred by, demanded or asserted against the Consultant by third parties as a result of the Consultant's participation in providing services to the Project. As part of said indemnification, the Client shall provide the Consultant, at the sole cost and expense of the Client, with experienced legal counsel to defend against any and all such claims.



APARTMENT HOUSE



COTTAGES



LOFT

PRELIMINARY SITE PLANS

ORDINANCE #XX-2021

AN ORDINANCE AMENDING THE WESTFIELDS CENTRAL NEW NEIGHBORHOOD PLAN AND CODIFYING IT AS SPRINGVILLE CITY CODE TITLE 11 DEVELOPMENT CODE, CHAPTER 5a NEW NEIGHBORHOOD PLANS, SECTION 1.

WHEREAS the Springville City Development Code governs land use decisions within Springville City in fulfillment of the recommendations of the General Plan as well as the future vision of the City as established by the Mayor and Council; and

WHEREAS Springville City may, from time to time, examine the land uses allowed in the Code and amend its Code to reflect its commitment to maintaining the vision established in the General Plan and as established by the Mayor and Council; and

WHEREAS City staff examine uses with the Code to ensure viability, compatibility and desirability and have completed an examination of those uses in the current City Code and have recommended amendments to the Code; and

WHEREAS the Planning Commission conducted a public hearing on November 30, 2021 and reviewed the proposed text amendment and has recommended favorably of the amendment.

NOW, THEREFORE, BE IT ORDAINED by the City Council of Springville, Utah that the Westfields Central New Neighborhood Plan be amended and codified as Springville City Code Title 11 Development Code, Chapter 5a New Neighborhood Plans, Section 1.

This ordinance shall become effective upon adoption by the Council of Springville City.

ADOPTED by the City Council of Springville, Utah, this 07th day of December 2021.

Richard J. Child, Mayor

ATTEST:

Kim Crane, City Recorder

EXHIBIT A

WESTFIELDS CENTRAL NEW NEIGHBORHOOD PLAN



STAFF REPORT

DATE: November 30, 2021
TO: Honorable Mayor and City Council
FROM: Laura Thompson, Planner II
SUBJECT: 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

RECOMMENDED MOTION

Motion to grant 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.

SUMMARY OF ISSUES/FOCUS OF ACTION

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.



DISCUSSION

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

PLANNING COMMISSION REVIEW

The Planning Commission considered the preliminary and final plans on November 30, 2021 as part of the consent agenda.

COMMISSION ACTION: Commissioner Farrer motioned to approve the consent agenda. Commissioner Parker seconded the motion. Approval was unanimous.

Commission Vote

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

ALTERNATIVES

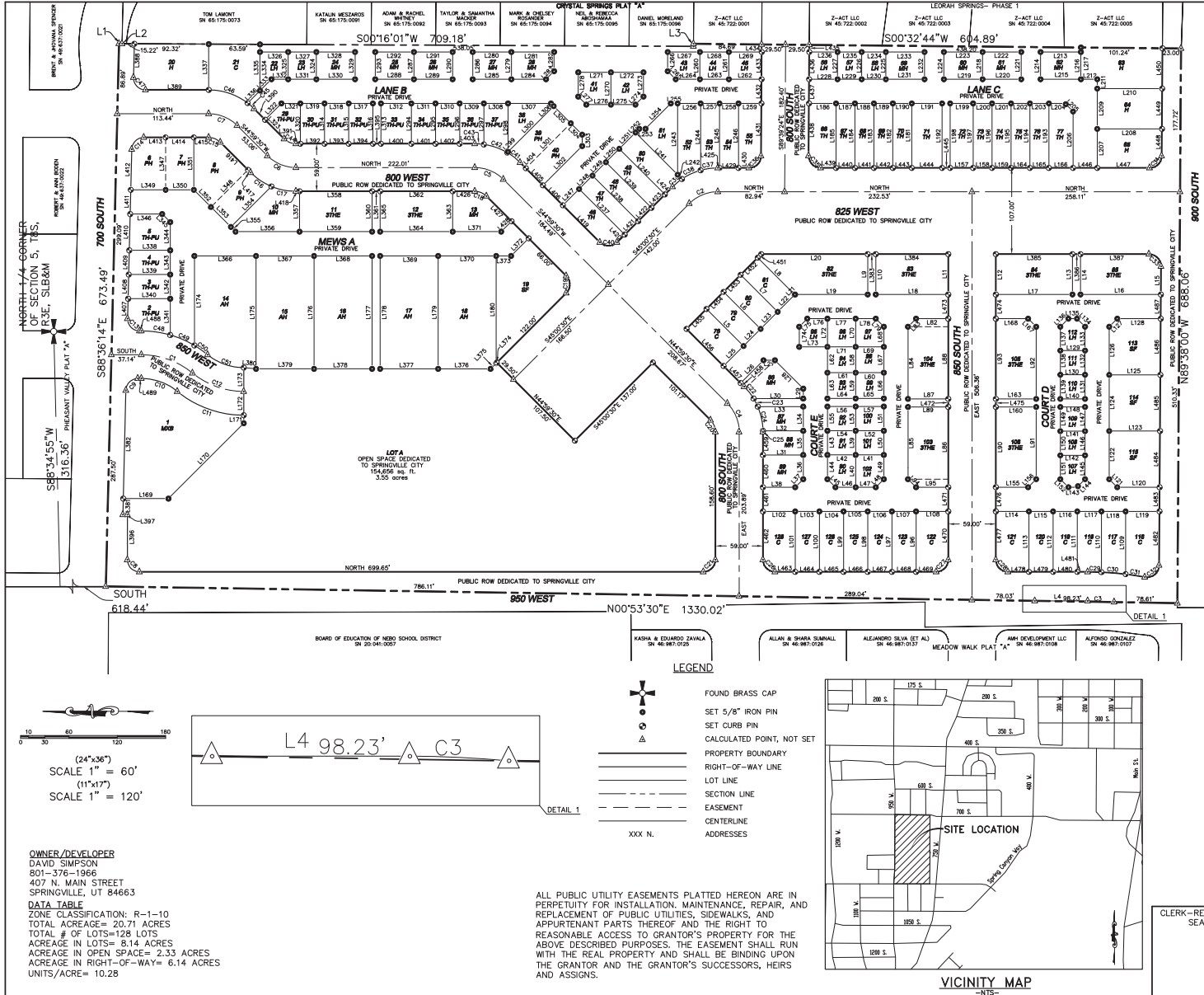
1. Approve the subdivision.
2. Approve with conditions; or
3. Deny the application.

Laura Thompson
Planner II

Attachments

cc: David Simpson





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 HAVE 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.

BOUNDARY DESCRIPTION
 BEGINNING AT A POINT ON THE SOUTH LINE OF THE PHEASANT VALLEY SUBDIVISION, PLAT "A", WHICH POINT LIES S88°34'57"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 FOLLOWING FOUR (4) COURSES TO WIT: (1) S00°11'02"W 3.79 FEET, (2) N88°40'48"W 0.06 FEET, (3) S00°18'01"W 709.18 FEET, (4) S89°29'00"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), (THE), (THESE), (THESE), (THESE) 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 WHEREOF WE HAVE HEREUNTO SET OUR HANDS(S) THIS _____ DAY OF _____, A.D. 2021.
 MEMBER: _____
 MEMBER: _____
 MEMBER: _____

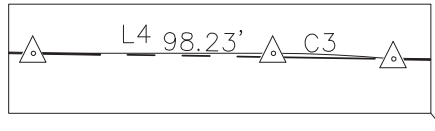
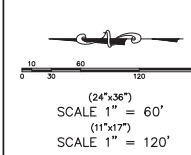
CORPORATE ACKNOWLEDGMENT
 STATE OF UTAH—S.S.
 COUNTY OF UTAH—S.S.
 ON THE _____ DAY OF _____, A.D. 2021 PERSONALLY APPEARED BEFORE ME _____ WHOSE IDENTITY IS PERSONALLY KNOWN TO ME OR PROVEN IN THE BASIS OF SATISFACTORY EVIDENCE AND WHO BY ME DULY SWORN/AFFIRMED, DID SAY THAT HE/SHE IS THE _____ OF _____ 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

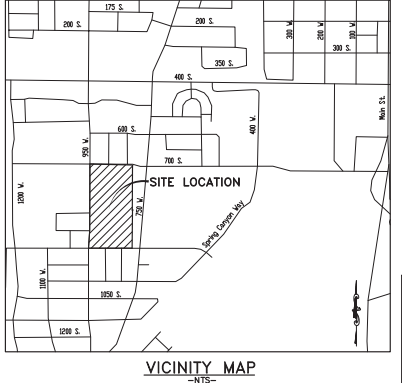
ACCEPTANCE BY LEGISLATIVE BODY
 THE _____ OF _____ COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____, A.D. 2021.
 APPROVED _____ APPROVED _____
 CITY MANAGER CITY ATTORNEY
 APPROVED _____ ATTEST _____
 ENGINEER (SEE SEAL) CLERK-RECORDER
 APPROVED _____
 COMMUNITY DEVELOPMENT DIRECTOR

WESTFIELDS CENTRAL
 A RESIDENTIAL SUBDIVISION IN SHEET
 SPRINGVILLE, UTAH COUNTY, UTAH 1 OF 3
 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.

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



- 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
 - ADDRESSES



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 LOTS = 128 LOTS
 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.



STAFF REPORT

DATE: December 1, 2021

TO: Honorable Mayor and City Council

FROM: Josh Yost

SUBJECT: Ryan Johnston requests a zone map amendment to apply the Traditional Neighborhood Development Overlay Zone; a text amendment to adopt the Holdaway South New Neighborhood Plan; and a development agreement for the property located at 641 E 200 N, Parcel 23:041:0196.

RECOMMENDED MOTION

Motion to approve the ordinance amending the Zone Map to apply the Traditional Neighborhood Development Overlay Zone to the property located at 641 E 200 N, Parcel 23:041:0196.

Motion to approve the ordinance amending the Springville Zoning Code to adopt the Holdaway South New Neighborhood Plan as Springville Code Title 11, Chapter 5, Section 2.

Motion to approve the ordinance approving a Development Agreement for the property located at 641 E 200 N, Parcel 23:041:0196.

SUMMARY OF ISSUES/FOCUS OF ACTION

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

Is the proposed Development Agreement in the best interest of the City?

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.

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.

DISCUSSION

A joint Public Hearing was held for these three related items.

Linda Jackman - 424 East 250 North. Stated that she likes the additional access, but expressed concerns about adequate parking and shared driveway access.

Steve Johnson - 326 North 525 East. Asked if lighting would be added to park to help discourage unwanted behavior in the park at night.

Steve Watrous - 446 East 200 North, Expressed concern over traffic on 200 North, the increased usage that could resultant from the additional access, and the resultant risk to children on the street.



David Lange - 690 East 200 North. Shared his concern over the impact of the proposed development on the value of surrounding homes. He also communicated concern with traffic impacts.

J. Francis Valerga - 624 East 200 North. Stated his concern with the volume and speed of traffic and 200 North, and how the proposed development would increase traffic. He further discussed his understanding of the sentiments of the previous owners of the subject property regarding its development.

Ryan Johnston addressed the commission and expressed his desire to balance the needs and concerns of the neighborhood with their development interests and the city's interest in access to Holdaway Park. This desire led to limiting the types of housing units to single family homes. He clarified that there was no agreement with the previous owners regarding the development of the property.

The Planning Commission discussion centered on the orientation of the proposed houses and the amount of and location of parking.

Mr. Mertz expressed that he is in favor of the project and believes that it will be beneficial to the city.

Ms. Baker felt that the new parking lot would help alleviate street parking by park visitors on 550 East. She stated that the proposed homes will fit into the neighborhood and that the park access will be beneficial to the City. She also recommended the city evaluate safe crossings across 200 North in anticipation of increased pedestrian traffic into the park.

Mr. Farrer shared that he has not seen serious traffic problems on that street, while conceding that people drive too fast on all of our roads. He appreciates that there will be no driveways backing out directly onto 200 North from the proposed development.

PLANNING COMMISSION REVIEW

The Planning Commission considered the items on November 20, 2021

COMMISSION ACTION: Recommend approval of the Zone Map Amendment to apply the Traditional Neighborhood Development Overlay Zone to the property at 641 E 200 N,

Motion: Brad Mertz
Second: Rod Parker

Commission Vote

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



Rod Parker	X
Frank Young	Excused

COMMISSION ACTION: Recommend approval of the Zone Text Amendment to adopt the Holdaway South New Neighborhood Plan for the property at 641 E 200 N,

Motion: Michael Farrer
 Second: Genevieve Baker

Commission Vote

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

COMMISSION ACTION: Recommend approval of the Development Agreement for the Holdaway South New Neighborhood Plan for the property at 641 E 200 N,

Motion: Genevieve Baker
 Second: Brad Mertz

Commission Vote

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

ALTERNATIVES

Deny or continue the proposed Zone Map Amendment, Zone Text Amendment and Development Agreement.

Josh Yost
 Community Development Director

Attachments

Planning Commission Staff Report including proposed New Neighborhood Plan
 Proposed Development Agreement



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 of a 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.

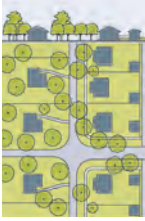


Maximum Density: The maximum number of units that can be constructed in the Holdaway South New Neighborhood Plan is five (5).

2. T3

TRANSECT DESCRIPTION

T3



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 out-buildings 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

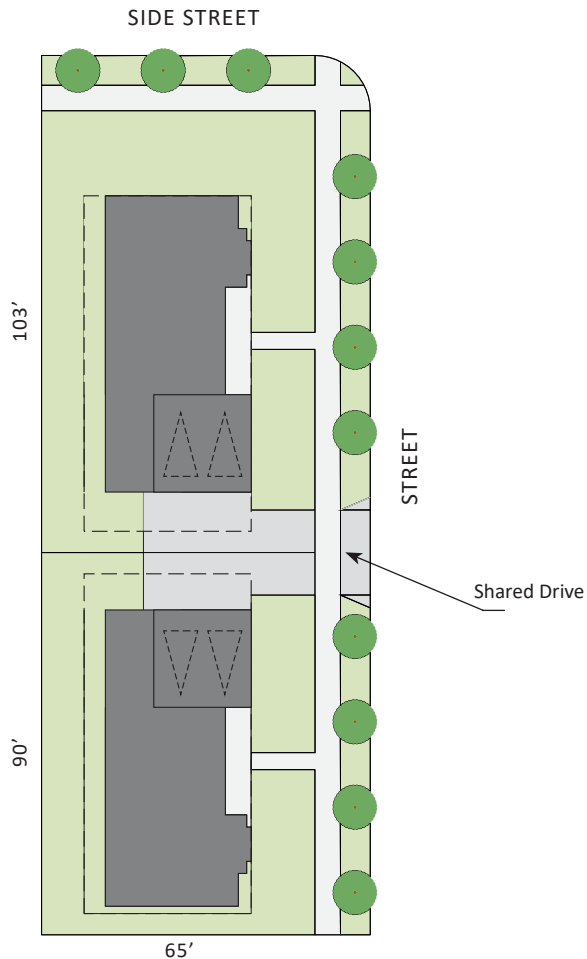
T3

Side Drive Rambler	X
Side Drive Bunagalow	X

4. Side Drive Rambler

LOT TYPES

The Side Drive Rambler Lot Type is crafted for wider lots 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

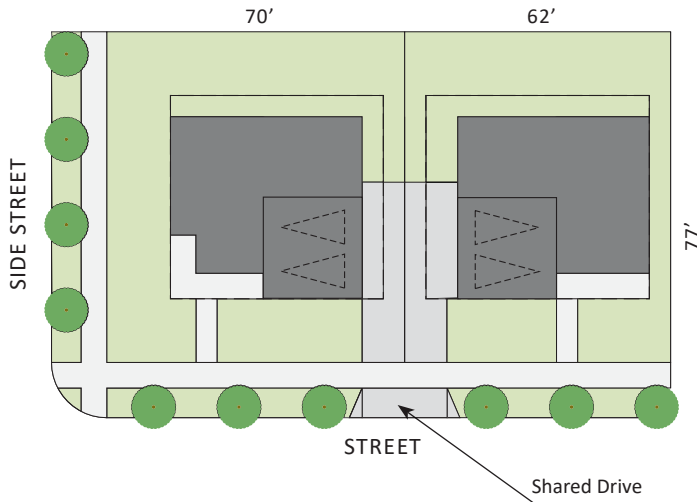
NOTES:

- Side property lines adjacent to the Holdaway Park parking lot shall be considered interior side lot lines.
- Garage doors shall be located on the interior side elevation.
- 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.
- Driveway width shall not exceed 20 feet at the front property line.
- Tandem parking counts for parking requirement.
- An accessory dwelling unit is permitted within the principal building.
- Houses located on corner lots shall be designed to address both streets as primary elevations.

4. Side Drive Bungalow

LOT TYPES

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:

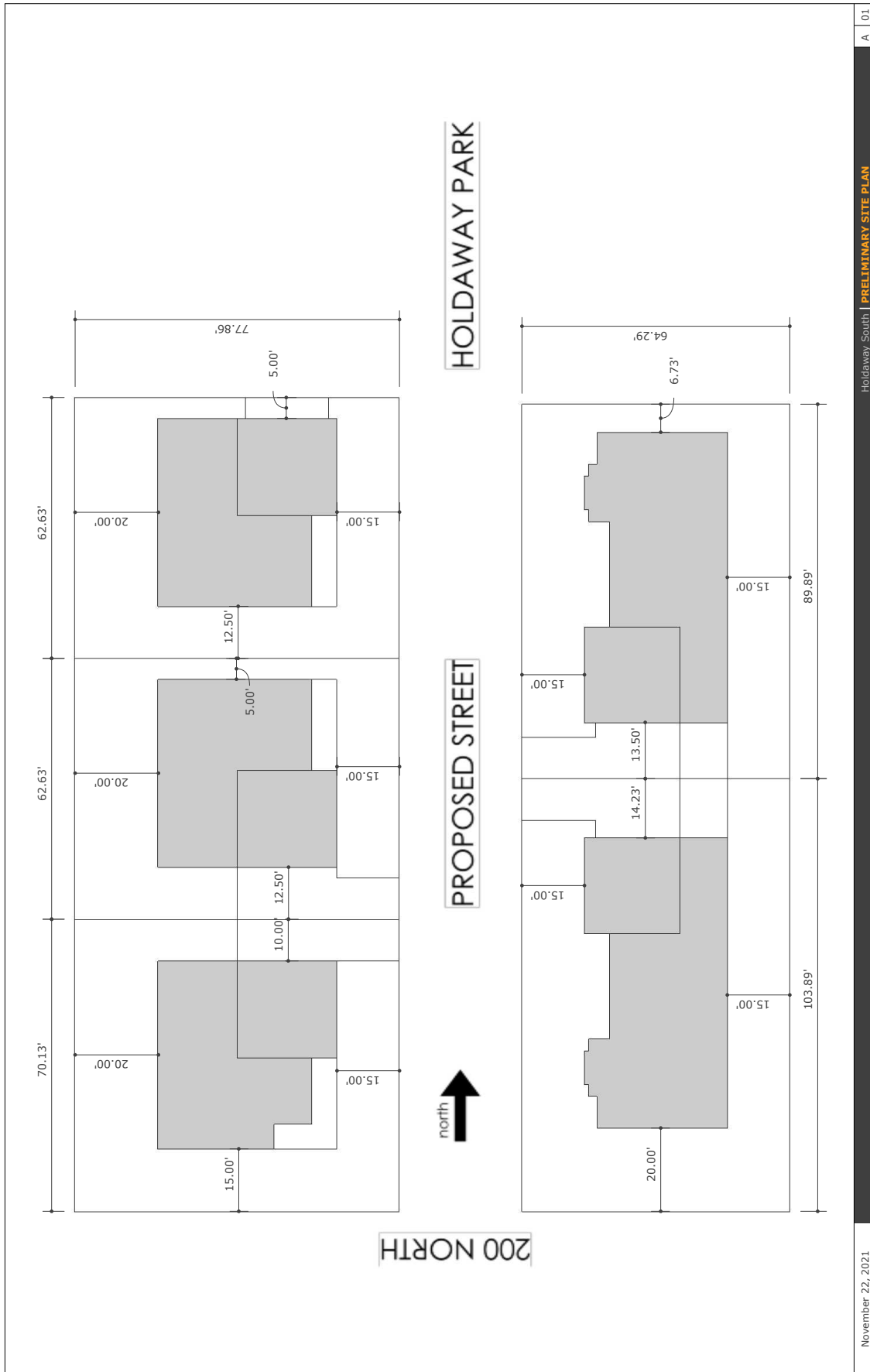
Building at street	15 feet min.
Building at side street	15 feet min.
Porch at street	10 feet min.
Porch at side street	15 feet min.
All structures at side	5 feet min.
All structures at rear	15 feet min.

OFF-STREET PARKING:

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

NOTES:

- Side property lines adjacent to the Holdaway Park parking lot shall be considered interior side lot lines.
- Garage doors shall be located on the interior side elevation.
- 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.
- Driveway width shall not exceed 20 feet at the front property line.
- Tandem parking counts for parking requirement.
- An accessory dwelling unit is permitted within the principal building.
- Houses located on corner lots shall be designed to address both streets as primary elevations.



ORDINANCE #XX-2021

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP TO APPLY THE TRADITIONAL NEIGHBORHOOD DEVELOPMENT OVERLAY ZONE TO A .901-ACRE PARCEL LOCATED AT 641 EAST 200 NORTH.

WHEREAS, the City has an Official Zone Map which delineates zone boundaries for the various city zones; and

WHEREAS, a land owner or agent may propose to amend the Official Zone Map to a zone or zones they find to be more appropriate and a better use of the land; and

WHEREAS, the City Planning Commission considered the amendment and conducted a public hearing on November 20, 2021 and has recommended approval of the proposed amendment;

NOW, THEREFORE, BE IT RESOLVED by the Council of Springville City, Utah that the Official Zone Map is hereby amended to apply the Traditional Neighborhood Development Overlay Zone to parcel 23:041:0196 located at 641 East 200 North and as attached hereto in Exhibit A.

This ordinance shall become effective upon adoption by the Council of Springville City.

ADOPTED by the City Council of Springville, Utah, this 07th day of December 2021.

Richard J. Child, Mayor

ATTEST:

Kim Crane, City Recorder

EXHIBIT A

23:041:0196

Legal Description: COM S 1425.22 FT & W 119.85 FT FR NE COR. SEC. 33, T7S, R3E, SLB&M.; S 189.49 FT; W 67.45 FT; N 189.89 FT; S 89 DEG 39' 56" E 67.45 FT TO BEG. AREA 0.294 AC. ALSO COM S 1424.83 FT & W 187.3 FT FR NE COR. SEC. 33, T7S, R3E, SLB&M.; S 191.56 FT; W 67.45 FT; N 191.95 FT; S 89 DEG 39' 56" E 67.45 FT TO BEG. AREA 0.297 AC. ALSO COM S 1424.42 FT & W 257.12 FT FR NE COR. SEC. 33, T7S, R3E, SLB&M.; S 193.02 FT; W 70 FT; N 193.54 FT; S 89 DEG 6' 17" E 2.56 FT; S 0 DEG 56' 58" W .08 FT; S 89 DEG 39' 55" E 67.43 FT TO BEG. AREA 0.310 AC. TOTAL AREA .901 AC.



ORDINANCE #XX-2021

AN ORDINANCE ADOPTING THE HOLDAWAY SOUTH NEW NEIGHBORHOOD PLAN AS SPRINGVILLE CITY CODE TITLE 11 DEVELOPMENT CODE, CHAPTER 5a NEW NEIGHBORHOOD PLANS, SECTION 2.

WHEREAS the Springville City Development Code governs land use decisions within Springville City in fulfillment of the recommendations of the General Plan as well as the future vision of the City as established by the Mayor and Council; and

WHEREAS Springville City may, from time to time, examine the land uses allowed in the Code and amend its Code to reflect its commitment to maintaining the vision established in the General Plan and as established by the Mayor and Council; and

WHEREAS City staff examine uses with the Code to ensure viability, compatibility and desirability and have completed an examination of those uses in the current City Code and have recommended amendments to the Code; and

WHEREAS the Planning Commission conducted a public hearing on November 30, 2021 and reviewed the proposed text amendment and has recommended favorably of the amendment.

NOW, THEREFORE, BE IT ORDAINED by the City Council of Springville, Utah that the Holdaway South New Neighborhood Plan be adopted as Springville City Code Title 11 Development Code, Chapter 5a New Neighborhood Plans, Section 2.

This ordinance shall become effective upon adoption by the Council of Springville City.

ADOPTED by the City Council of Springville, Utah, this 07th day of December 2021.

Richard J. Child, Mayor

ATTEST:

Kim Crane, City Recorder

EXHIBIT A

HOLDAWAY SOUTH NEW NEIGHBORHOOD PLAN



STAFF REPORT

DATE: December 2, 2021

TO: Honorable Mayor and City Council

FROM: John Penrod, City Attorney

SUBJECT: CONSIDERATION OF AN ORDINANCE THAT ENACTS AND LEVIES A 0.1% LOCAL SALES AND USE TAX IN ACCORDANCE WITH SECTION 59-12-1401, ET SEQ., FOR FUNDING BOTANICAL, CULTURAL, RECREATIONAL, AND ZOOLOGICAL ORGANIZATIONS OR FACILITIES.

RECOMMENDED MOTION

Motion to approve Ordinance No. ____ that adopts, enacts and levies a local sale and use tax of 0.1% for the funding of parks, arts and recreation organizations and facilities.

BACKGROUND

Sections 59-12-1401, et seq., of the Utah Code Annotated authorizes a city to submit to its registered voters the opinion question of whether the City should impose a local sale and use tax of a 0.1% to fund botanical, cultural, recreational and zoological organizations or facilities (the "PAR Tax").

On July 20, 2021, the Springville City Council passed Resolution #2021-38 to move forward with placing the PAR Tax opinion question on the November 2, 2021 ballot, and the City met all required hearing and notice requirements for placing the PAR Tax opinion question on the ballot. In the November 2021 election, Springville City residents voted in favor of the PAR Tax by a vote of 69.9 percent in favor and 30.31 percent against the PAR Tax.

Pursuant to Section 59-12-1401(2), the proposed ordinance enacts the PAR Tax in which that the majority of registered voters in Springville, who voted on the PAR Tax opinion question, voted in favor to impose.

FISCAL IMPACT

It is roughly estimated that the PAR Tax will fund \$500,000 plus for parks, arts and recreation organizations, programs and facilities.

Attachment: Proposed Ordinance

ORDINANCE #XX-2021

AN ORDINANCE ENACTING A 0.1% LOCAL SALES AND USE TAX IN ACCORDANCE WITH SECTION 59-12-1401, ET SEQ., FOR FUNDING BOTANICAL, CULTURAL, RECREATIONAL, AND ZOOLOGICAL ORGANIZATIONS OR FACILITIES.

WHEREAS, Sections 59-12-1401, et seq., of the Utah Code Annotated authorizes Springville City to submit to its registered voters the opinion question of whether the City should impose a local sale and use tax of a 0.1% to fund botanical, cultural, recreational and zoological organizations or facilities (hereinafter the sales and use tax is called the “PAR Tax”); and

WHEREAS, pursuant to Utah law, Springville City received the County’s authorization to move forward with placing the PAR Tax on the November 2, 2021 ballot; and

WHEREAS, on July 20, 2021, the Springville City Council passed Resolution #2021-38 to move forward with placing the PAR Tax opinion question on the November 2, 2021, and the City met all required hearing and notice requirements for placing the PAR Tax opinion question on the ballot; and

WHEREAS, in the November 2021 election, Springville City residents voted in favor of the PAR Tax by a vote of 69.9 percent in favor and 30.31 percent against the PAR Tax; and

WHEREAS, pursuant to Section 59-12-1401(2), the Springville City Council determines that a majority of Springville City’s registered voters who voted on the imposition of the PAR Tax have voted in favor of the imposition of the PAR tax, and now, the Springville City Council elects to impose the PAR Tax.

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

SECTION 1: Adoption. CHAPTER ADOPTED. Title 6, Chapter 12 of the Springville City Code is hereby adopted to read and provide as follows:

TITLE 6
CHAPTER 12
PARKS, ARTS, AND RECREATION TAX

Sections:

- 6-12-101 Title.**
- 6-12-102 Purpose.**
- 6-12-103 Parks, Arts, and Recreation Tax.**
- 6-12-104 Effective Date.**

6-12-101 Title.

The sales and use tax that is established, enacted, levied and adopted by this Chapter shall be known as the “Parks, Arts, and Recreation Tax” or, alternatively, as the “PAR Tax” of Springville City.

6-12-102 Purpose.

The purpose of this Chapter is to establish, enact, impose, and levy a parks, arts, and recreation tax in accordance with Utah Code § 59-12-1401, et seq. (City or Town Option Funding for Botanical, Cultural, Recreational, and Zoological Organizations or Facilities).

6-12-103 Parks, Arts, and Recreation Tax.

Springville City hereby establishes, enacts, imposes, levies, and authorizes a local sales and use tax of one-tenth (1/10) of one percent (1%) (the recreation, arts, and parks tax) on transactions described in Utah Code § 59-12-103(1), as amended, that are located within the Springville City, except as such transactions are exempt from sales and use taxes pursuant to Utah Code §§ 59-12-104 and 59-12-1402, as amended. PAR tax revenues earned shall be used to fund Springville City-owned and other qualifying recreational and cultural organizations or facilities, including, but not limited to, capital projects, programs, and ongoing operating expenses of Springville City-owned recreational and cultural facilities as such terms are defined in state law. The PAR tax supplements, but does not replace, the sales and use tax established in Springville City Code Title 6, Chapter 4 (Sales and Use Tax).

6-12-104 Effective Date.

The effective date of the Parks, Arts and Recreation Tax is April 1, 2022. Effective dates for billing periods and catalogue sales shall be computed as set forth in state law. The Parks, Arts and Recreation Tax shall be levied for a period of ten (10) years (through March 31, 2032).

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

PASSED, ADOPTED AND ORDERED POSTED by the Council of Springville City, Utah this 07th day of December, 2021.

MAYOR RICHARD J. CHILD

ATTEST:

KIM CRANE, CITY RECORDER

RESOLUTION #2021-XX

A RESOLUTION OF THE CITY OF SPRINGVILLE DECLARING SUPPORT FOR THE LOCALLY PREFERRED ALTERNATIVE FOR THE SOUTH VALLEY TRANSIT PROJECT

WHEREAS, the Utah Transit Authority, the Cities of Provo, Springville, Spanish Fork, Payson, and Santaquin, Mountainland Association of Governments, and Utah Department of Transportation have jointly prepared the South Valley Transit Study which identifies a future Commuter Rail alignment from Provo to Payson, and Express Bus service from Payson to Santaquin.

WHEREAS, long-term population and employment growth in south Utah County is forecasted to be substantial, and as a result, will require additional and robust transit options to meet the forecasted travel demand and provide direct connections to regional destinations.

WHEREAS, the City and partners have considered various alternatives as part of the South Transit Study and hereby recommends the Locally Preferred Alternative for the South Valley Transit Study to be implemented as described below:

The Locally Preferred Alternative Commuter Rail segment from Provo to Payson would begin at the FrontRunner Provo Station and travel south adjacent to the Sharp Industrial Lead. In Springville, the alignment would leave the Sharp Industrial Lead and join the Tintic Industrial Lead. The alignment would continue south along the Tintic Industrial Lead and terminate just north of the Main Street Interchange in Payson. Stations to be served by Commuter Rail as part of the Locally Preferred Alternative include:

- FrontRunner Provo (existing station)
- Springville (future station)
- Spanish Fork (future station)
- Payson Main Street (future station)

The Locally Preferred Alternative Express Bus segment from Payson to Santaquin would begin at the future Payson Main Street Commuter Rail station and utilize I-15 in mixed-flow traffic to travel south to Santaquin. Future station locations would be identified along this Express Bus segment in collaboration with Payson, Santaquin, and UTA.

These segments - Provo to Payson and Payson to Santaquin - may be advanced separately.

NOW, THEREFORE, BE IT RESOLVED by the Springville City Council that the City supports the Locally Preferred Alternative for the South Valley Transit Study which includes Commuter Rail alignment from Provo to Payson, and Express Bus service from Payson to Santaquin, as described and shown in the attached figure.

The resolution shall take effect upon passage and approval.

Approved and Adopted by the City Council of Springville City this ___ day of _____.

SPRINGVILLE CITY

Richard J. Child
Mayor

ATTEST:

Kim Crane, City Recorder

