



REGULAR AGENDA
SPRINGVILLE CITY COUNCIL MEETING
DECEMBER 14, 2021, 2021 AT 5:30 P.M.
Multi-Purpose Room
110 South Main Street
Springville, Utah 84663

CALL TO ORDER- 5:30 P.M.

COUNCIL BUSINESS

1. Calendar
 - 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 Year's Holiday Observed (City Offices Closed Friday)

REGULAR AGENDA

2. 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
3. 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
4. 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

MAYOR, COUNCIL, AND ADMINISTRATIVE REPORTS

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

5. CLOSED SESSION, IF NEEDED - TO BE ANNOUNCED IN MOTION

The Springville City Council may temporarily recess the regular meeting and convene in a closed session to discuss the character, professional competence, or physical or mental health of an individual, pending or reasonably imminent litigation, and the purchase, exchange, or lease of real property, 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 12/10/2021

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





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

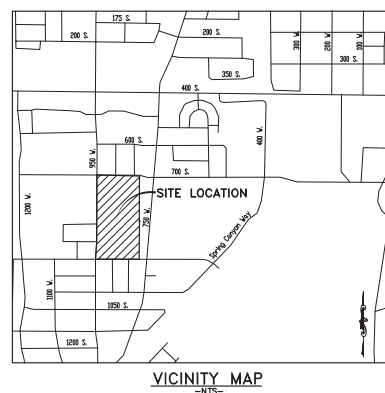
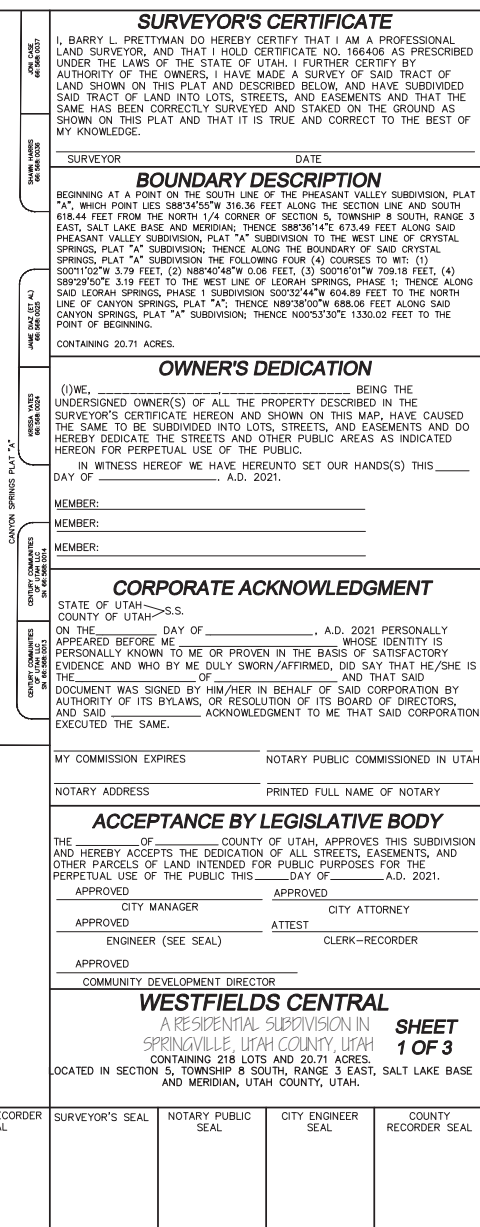
1. Approve the subdivision.
2. Approve with conditions; or
3. Deny the application.

Laura Thompson
Planner II

Attachments

cc: David Simpson







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

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

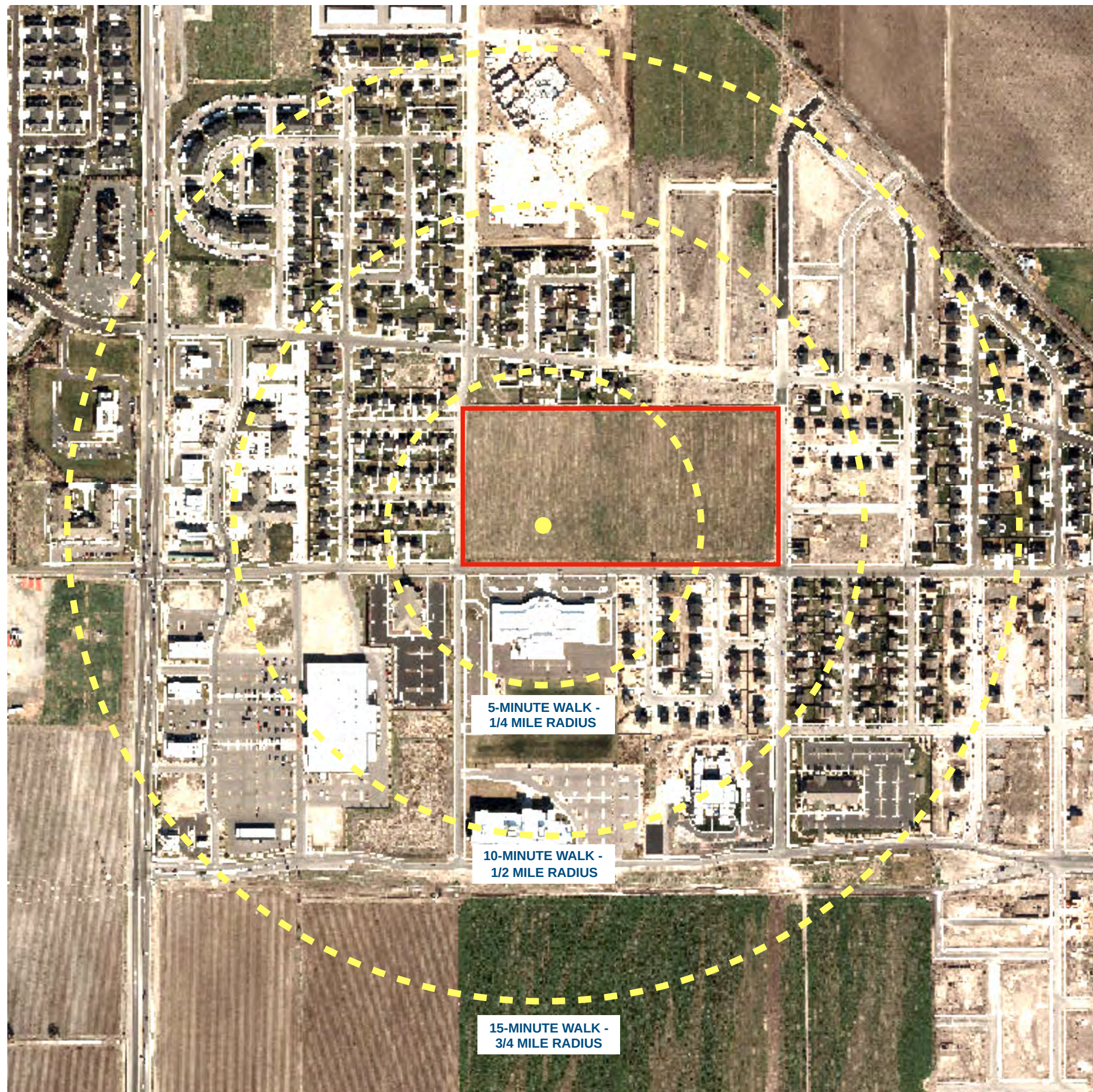
EXHIBIT A

WESTFIELDS CENTRAL NEW NEIGHBORHOOD PLAN



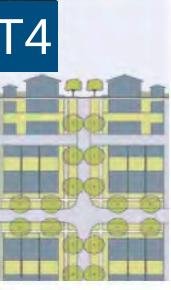
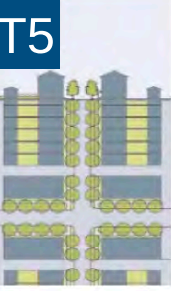
WESTFIELD CENTRAL NEW NEIGHBORHOOD PLAN

CIVIC BY DESIGN
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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
SD-2 INDUSTRIAL SD-2 Industrial Zone consists of heavy industry and manufacuring sepaerated form 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.	Building Placement: Shallow and medium Setbacks; buildings oriented to Forecourts, Galleries, Arcades Frontage Types: 2- to 5-Story with some variation Typical Building Parks, Plazas, and Squares, median landscaping Type of Civic Space: General Character: large industrial and manufacturing related facilities. Building Placement: Not applicable Frontage Types: Not applicable Typical Building Not applicable Height: Type of Civic Space: Not applicable

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

T3

T4

T5

H

C

PH

T

PC

TH-PU

3THE

SF

LH

MH

AH

AB

MXB

CV

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 MXB -

MXB - MIXED-USE BUILDING

CV - ART / EDUCATION BUILDING

- 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

T4

T3

T2

T1

T5 - NEIGHBORHOOD CENTER

T4 - NEIGHBORHOOD GENERAL

T3 - NEIGHBORHOOD EDGE

T2 - RURAL

T1 - NATURAL

CIVIC SPACE RESERVES

CIVIC BUILDING

CIVIC SPACE

CIVIC PARKING

SPECIAL DISTRICT

REQUIREMENTS & DETAILS

REQUIRED SHOPFRONT

REQUIRED GALLERY

RECOMMENDED SHOPFRONT

TERMINATED VISTA

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

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.

WESTFIELDS CENTRAL REGULATING PLAN

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

- T3

T4

T5
- H

C

PH

T

PC

TH-PU

3THE

SF

LH

MH

AH

AB

MXB

CV
- 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

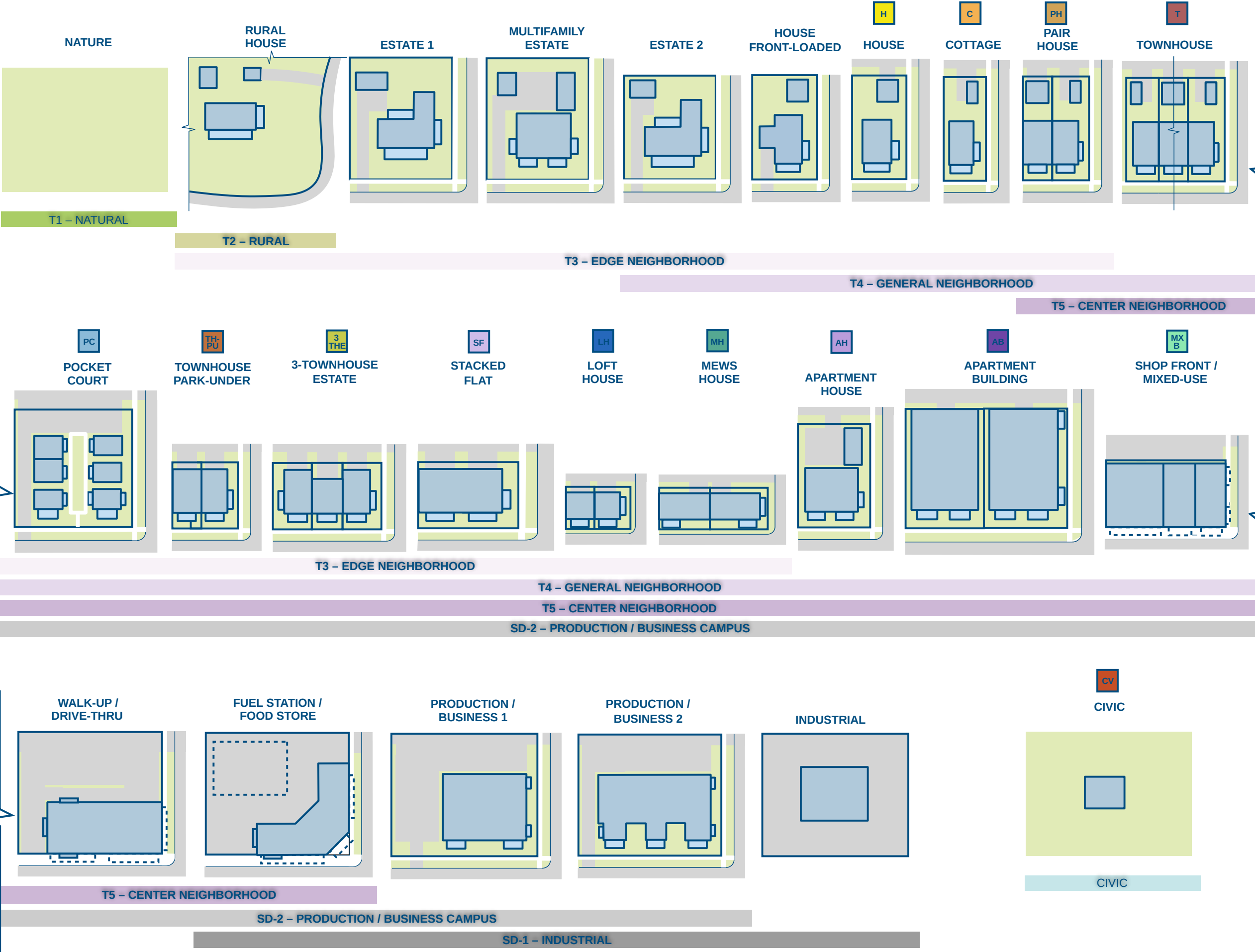
MH - MEWS HOUSE

AH - APARTMENT HOUSE

AB - APARTMENT BUILDING MXB -

MXB - MIXED-USE BUILDING

CV - ART / EDUCATION BUILDING

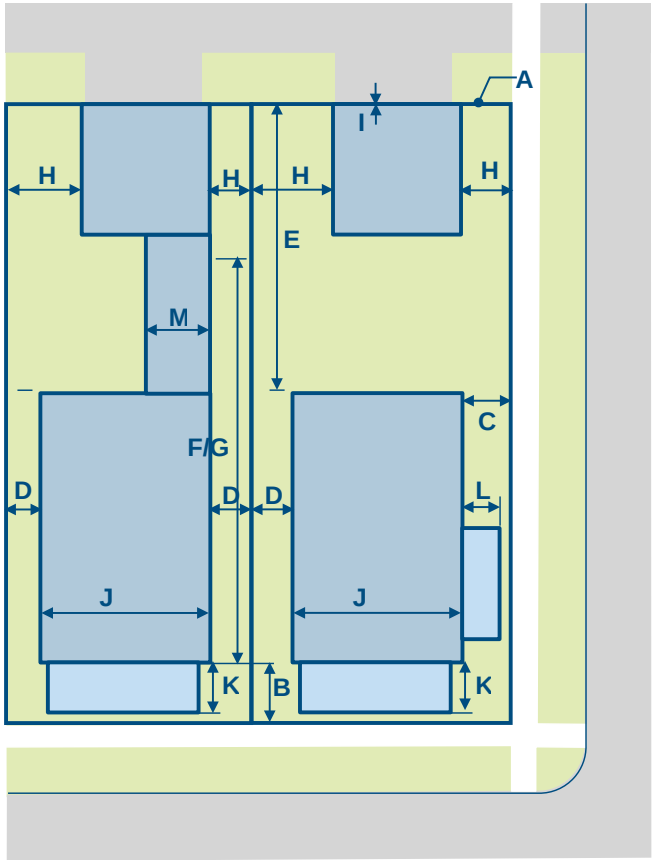


HOUSE

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.

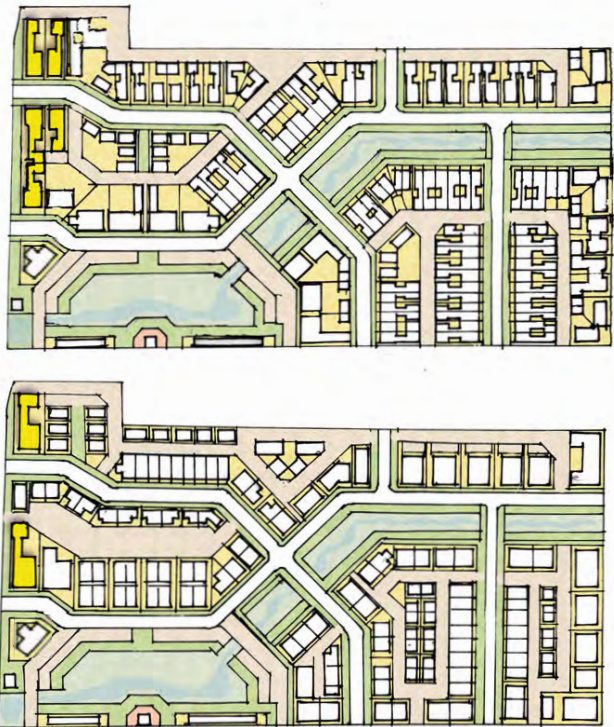
Lot width x depth	40' min. x 80' min. (A)
Setbacks	
Front	15' min. (B)
Front Corner	10' min. (C)
Side	8' min. (D)
Rear	35' min. (E)
Parking and Waste from Front Façade	50' min. (F)
Accessory Buildings from Front	40' min. (G)
Accessory Buildings Side	Align (H)
Accessory Buildings Rear	0' min. (I)
Building 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

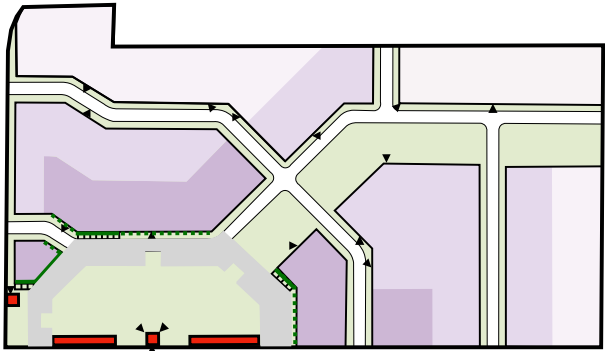


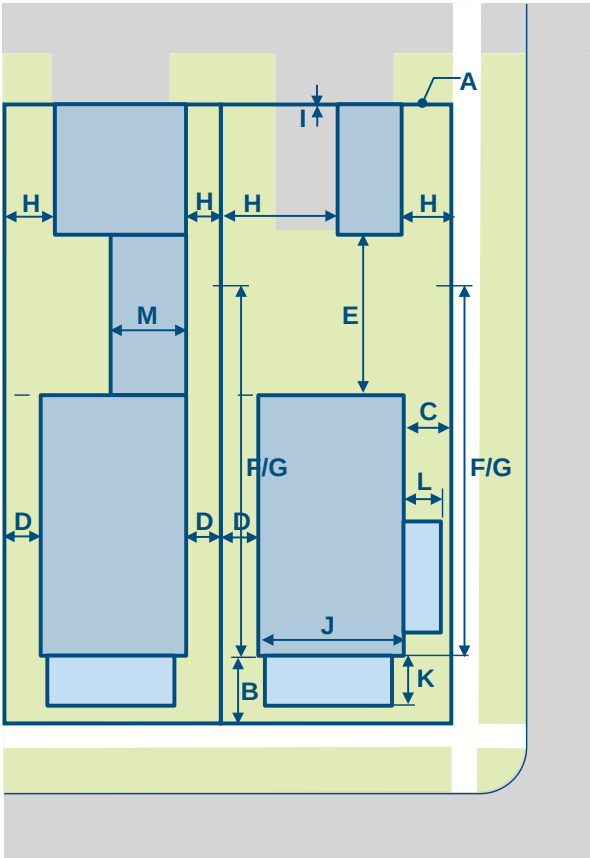
TABLE 3 - TYPE STANDARDS

COTTAGE

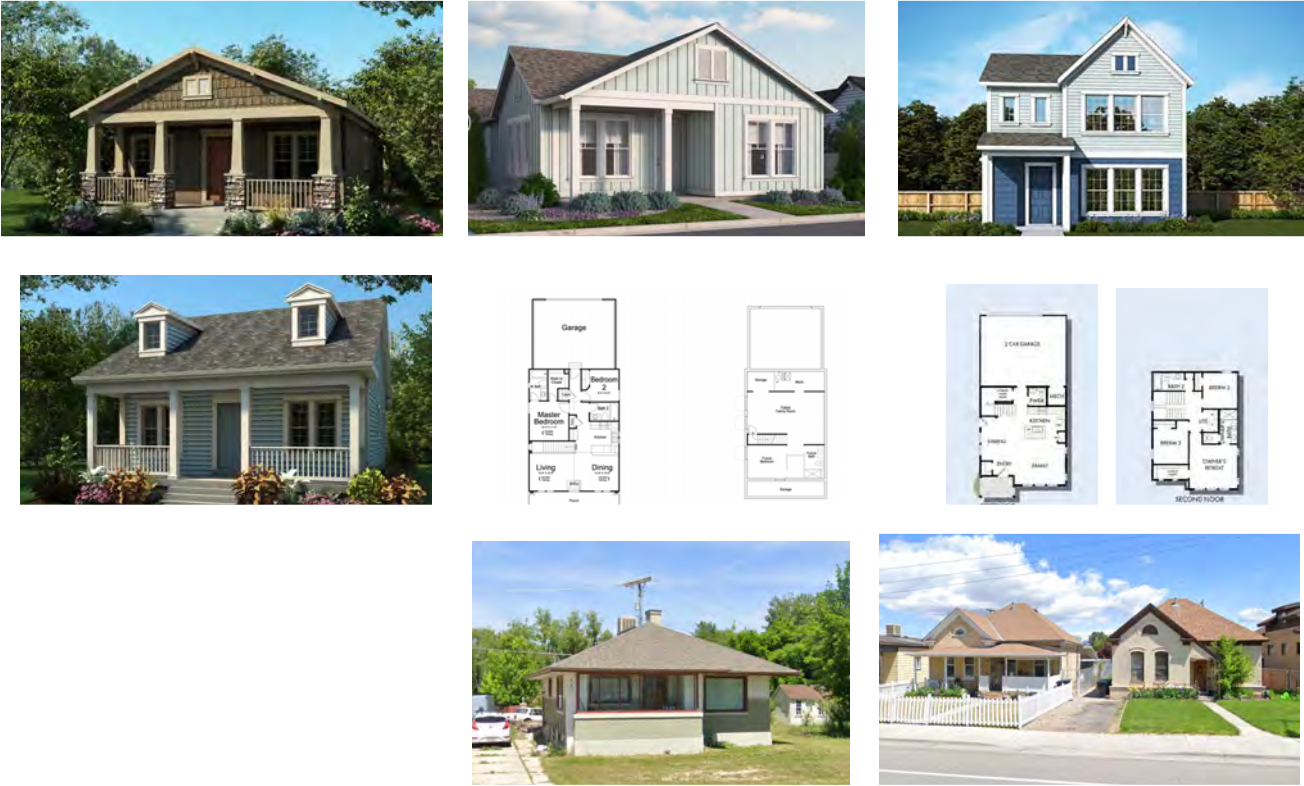
COTTAGE

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.

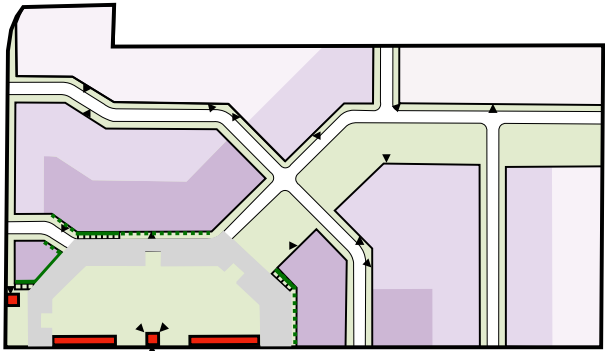
Lot width x depth	30' min. x 65' min. (A)
Setbacks	
Front	12' min. (B)
Front Corner	8' min. (C)
Side	5' min. (D)
Rear	30' min. (E)
Parking and Waste from Front Façade	40' min. (F)
Accessory Buildings from Front	40' min. (G)
Accessory Buildings Side	Align (H)
Accessory Buildings Rear	0' min. (I)
Building 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

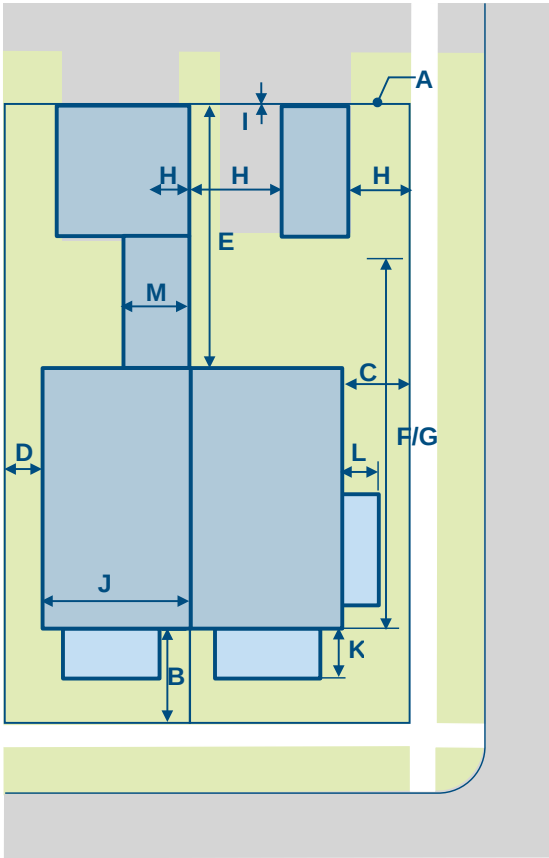
PAIR HOUSE

PAIR HOUSE

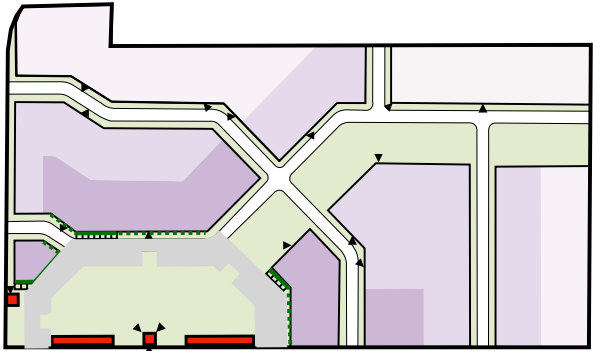
A Pair House is a single-family residence that shares a party wall with one other of the same type, each on their own lot. Garages, ADUs and/or parking is provided from the rear lane while the primary front faces a street or public greenway.

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

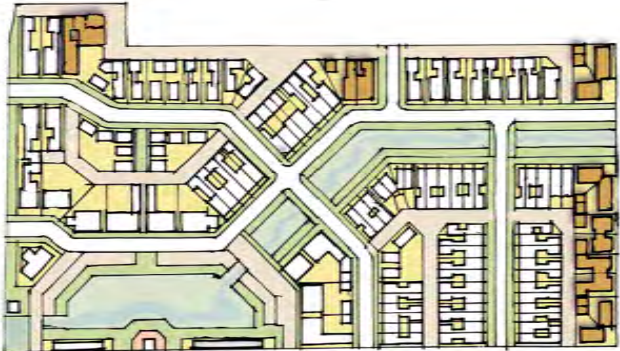


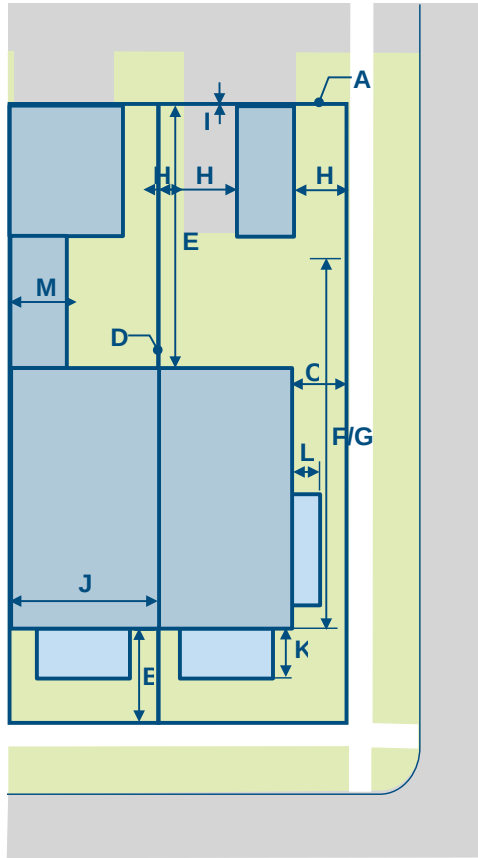
TABLE 3 - TYPE STANDARDS

TOWNHOUSE

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.

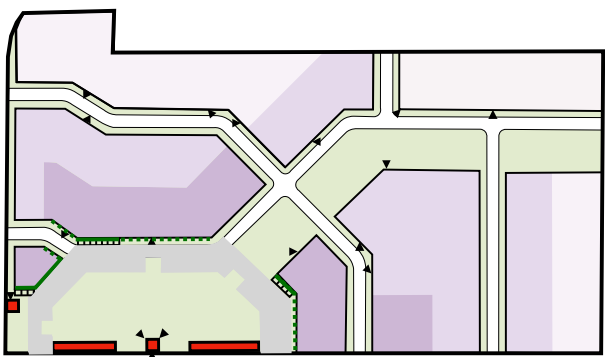
Lot width x depth	16' min. x 80' min. (A)
Setbacks	
Front	10' min. (B)
Front Corner	8' min. (C)
Side	0' min. (D)
Rear	30' min. (E)
Parking and Waste from Front Façade	35' min. (F)
Accessory Buildings from Front	40' min. (G)
Accessory Buildings Side	Align. (H)
Accessory Buildings Rear	0' min. (I)
Building 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

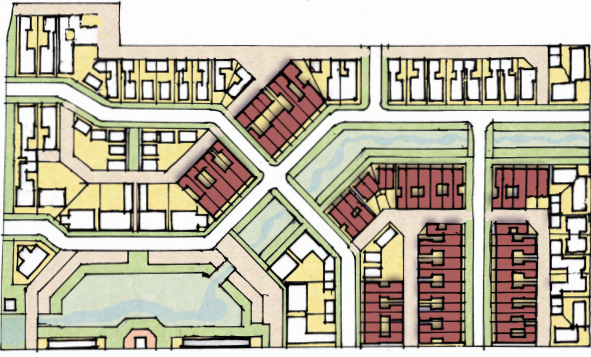


TABLE 3 - TYPE STANDARDS

PC

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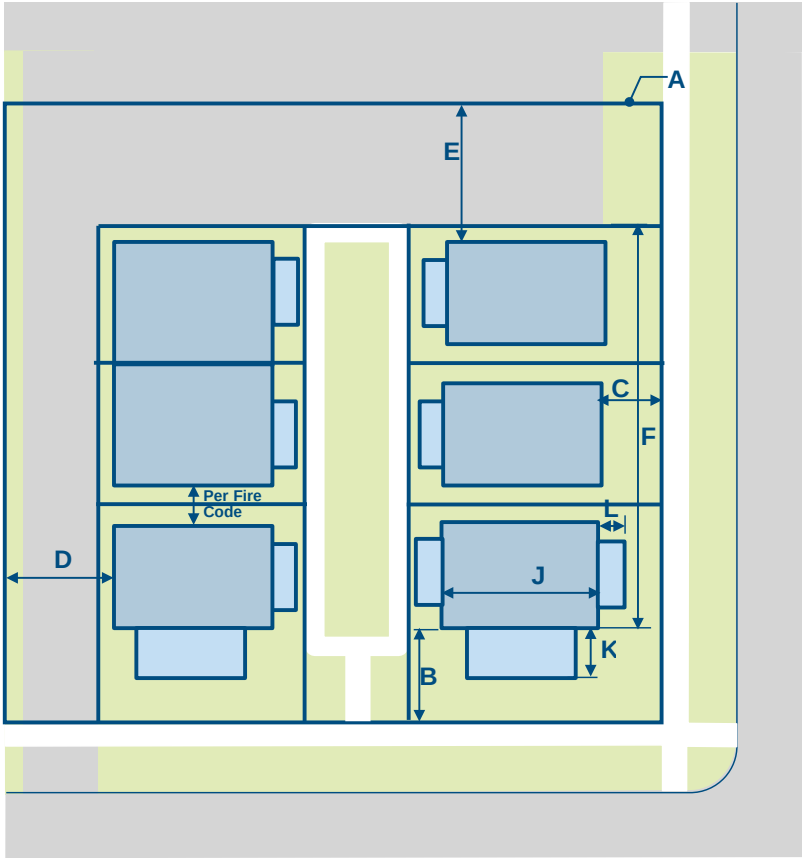
T5

POCKET COURT

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.

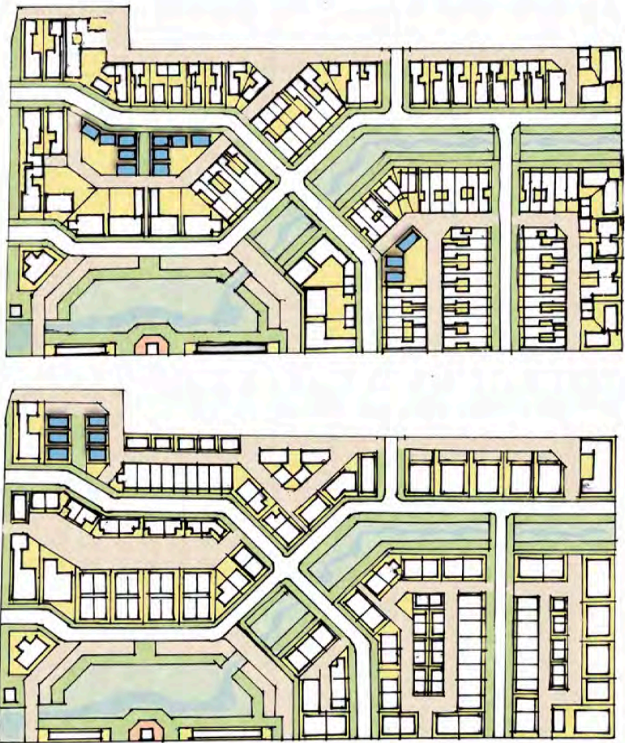
Lot width x depth (may rotate)	24' min. x 35' min. (A)
Setbacks	
Front	5' min. (B)
Front Corner	10' min. (C)
Side	5' min. (D)
Rear	20' min. (E)
Parking and Waste from Front Façade	20' min. (F)
Building Frontage at Setback	80 % max. (J)
Building Front Encroachments	5' max. (K)
Building Side Encroachments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



POCKET COURT EXAMPLES



ILLUSTRATIVE PLANS



REGULATING PLAN

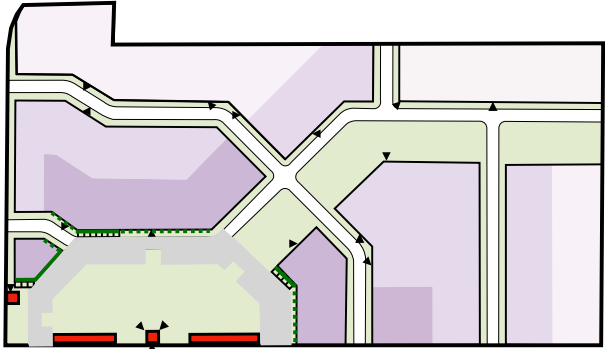


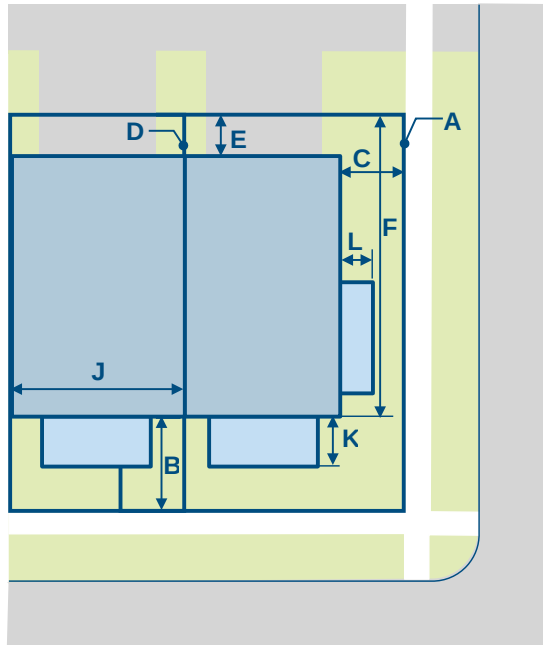
TABLE 3 - TYPE STANDARDS

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.

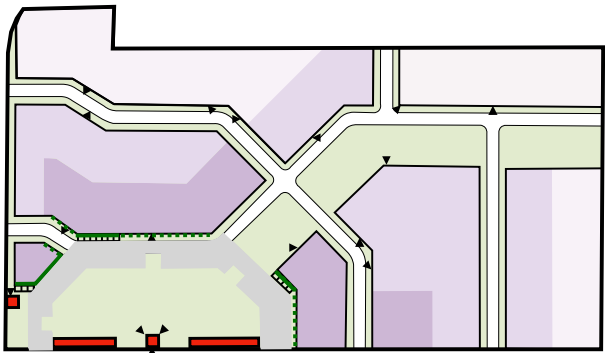


TOWNHOUSE - PARK-UNDER EXAMPLES



Examples from Daybreak, Salt Lake City, Utah

REGULATING PLAN



ILLUSTRATIVE PLAN

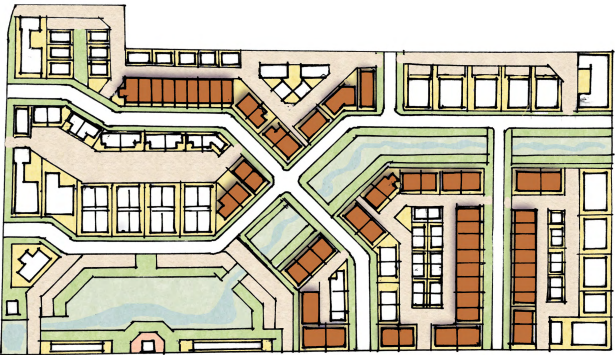


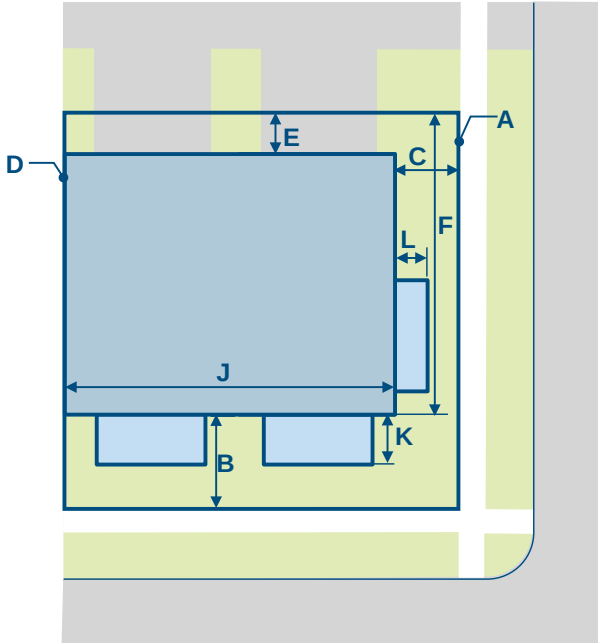
TABLE 3 - TYPE STANDARDS

STACKED-FLAT

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 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.

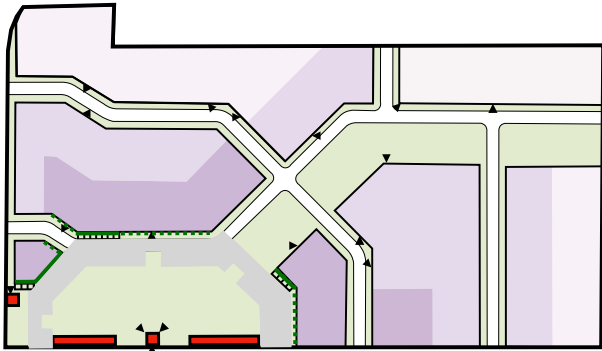
Lot width x depth	60' min. x 50' min. (A)	
Setbacks		
Front	10' min.	(B)
Front Corner	8' min.	(C)
Side	0' min.	(D)
Rear	30' min.	(E)
Parking and Waste from Front Façade	30' min.	(F)
Building Frontage at Setback	80 % max.	(J)
Building Front Encroachments	8' max.	(K)
Building Side Encroachments	6' max.	(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

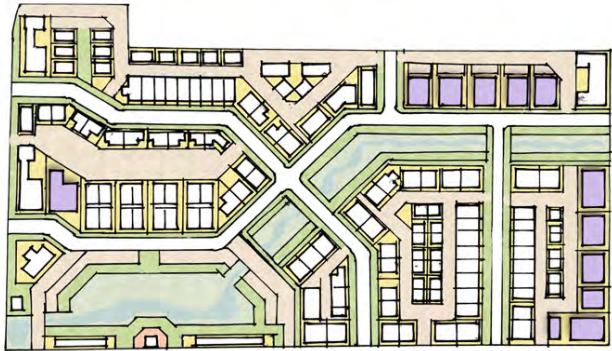


TABLE 3 - TYPE STANDARDS

3THE

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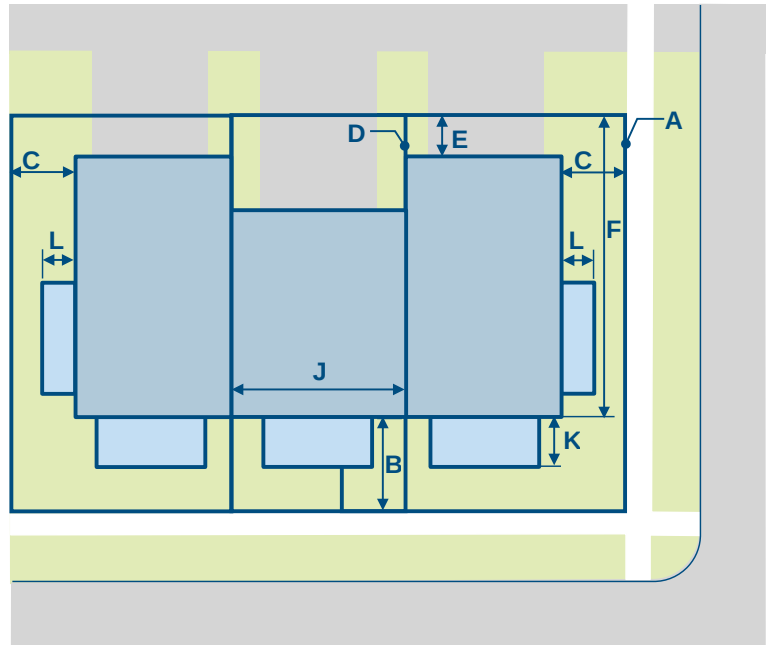
T5

3-TOWNHOUSE ESTATE

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.	

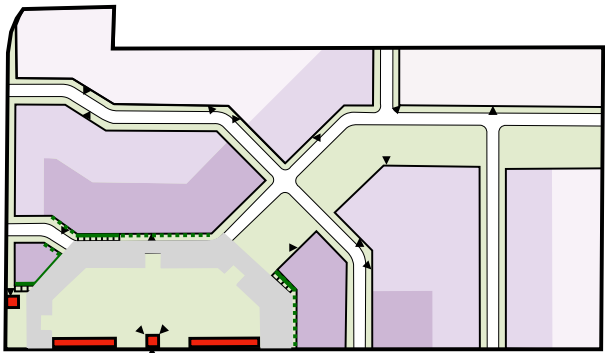


3-TOWNHOUSE ESTATE EXAMPLES



Examples from Daybreak, Salt Lake City, Utah

REGULATING PLAN



ILLUSTRATIVE PLAN

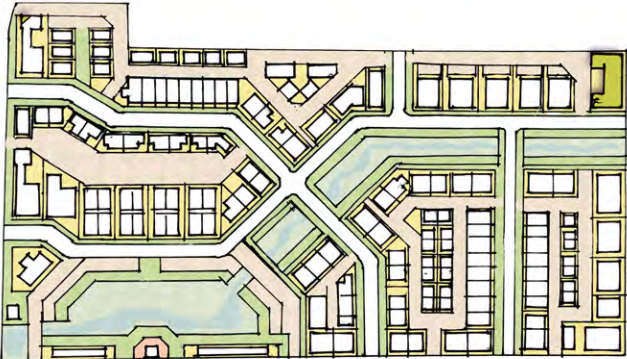


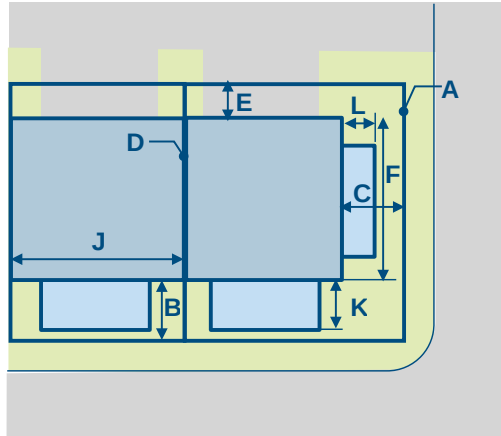
TABLE 3 - TYPE STANDARDS

LOFT

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.	

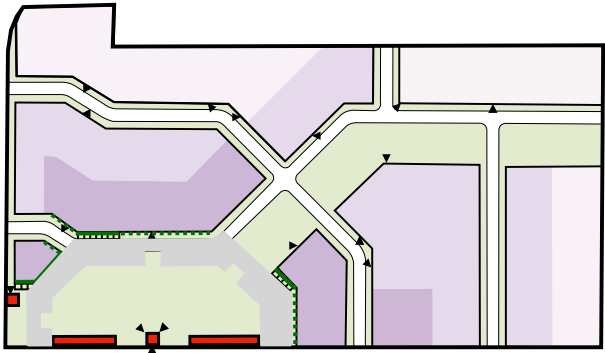


LOFT EXAMPLES



Examples from Daybreak, Salt Lake City, Utah

REGULATING PLAN



ILLUSTRATIVE PLAN

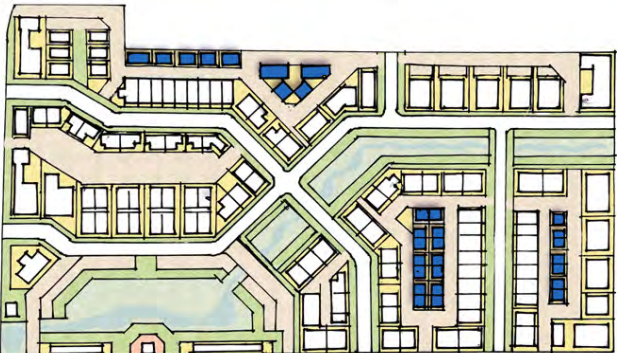


TABLE 3 - TYPE STANDARDS

MH

T3

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T5

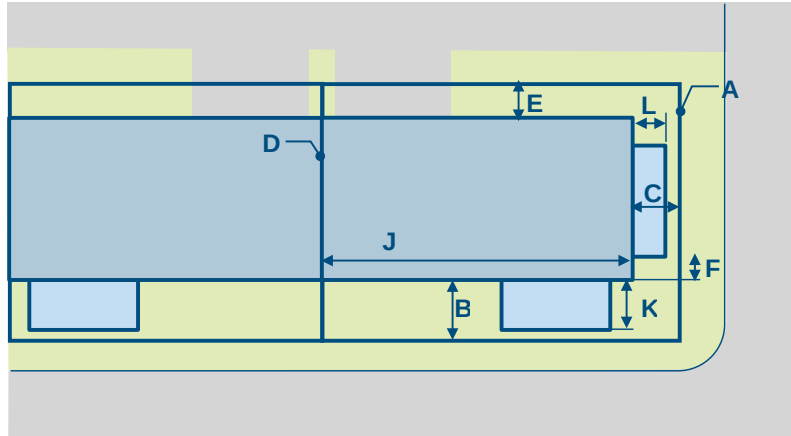
MEWS HOUSE

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.	

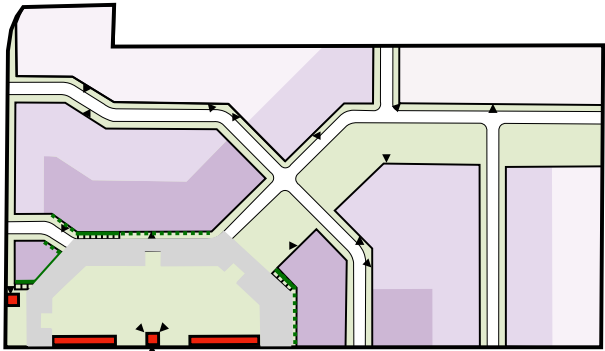


MEWS HOUSE EXAMPLES



Examples from Daybreak, Salt Lake City, Utah

REGULATING PLAN



ILLUSTRATIVE PLAN

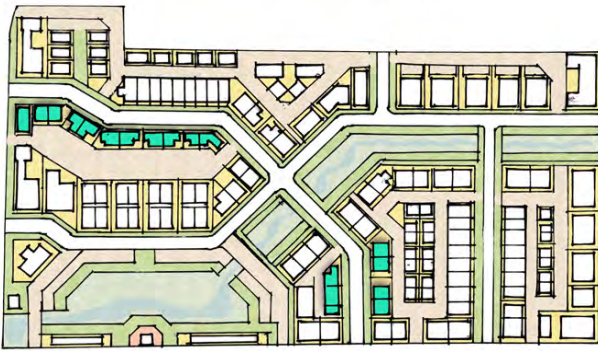


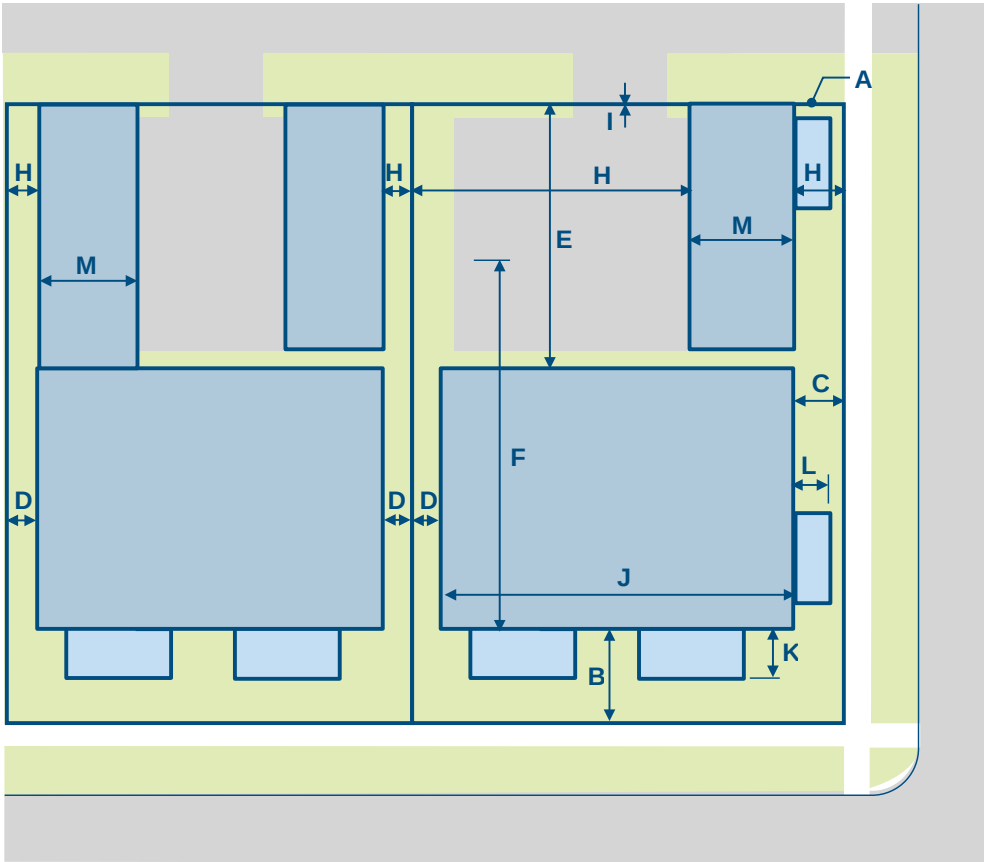
TABLE 3 - TYPE STANDARDS

APARTMENT HOUSE

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.

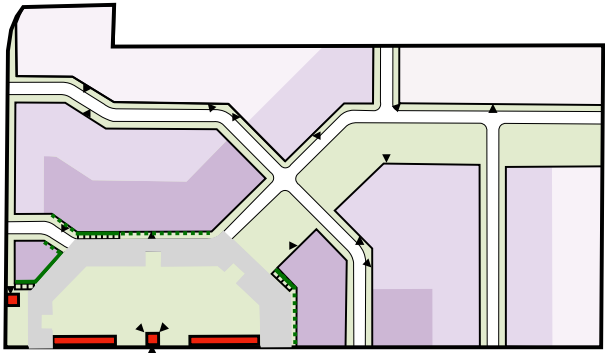
Lot width x depth	72' min. x 100' min. (A)	
Setbacks		
Front	12' min.	(B)
Front Corner	6' min.	(C)
Side	8' min.	(D)
Rear	30' min.	(E)
Parking and Waste from Front Façade	45' min.	(F)
Accessory Buildings from Front	60' min.	(G)
Accessory Buildings Side	Align	(H)
Accessory Buildings Rear	0' min.	(I)
Building 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

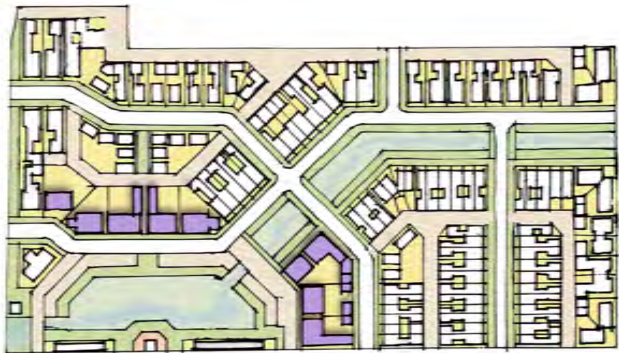


TABLE 3 - TYPE STANDARDS

AB

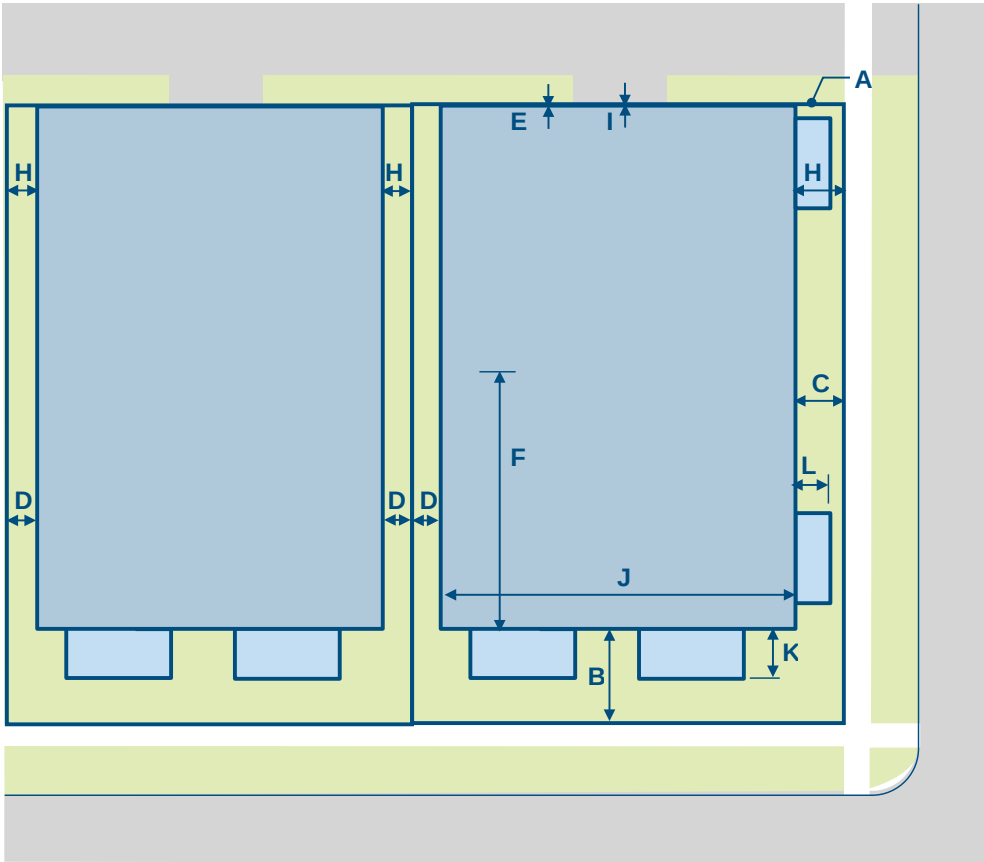
T5

APARTMENT BUILDING

APARTMENT BUILDING

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.

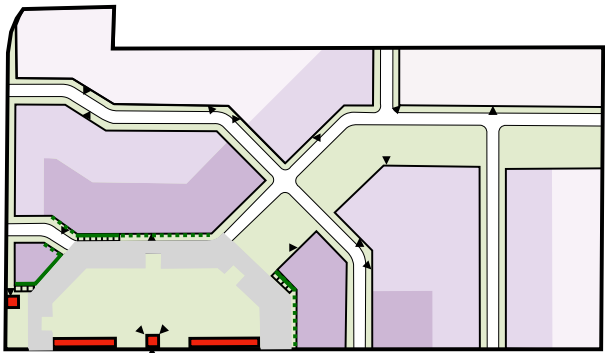
Lot width x depth	150' min. x 100' min. (A)	
Setbacks		
Front	12' min.	(B)
Front Corner	6' min.	(C)
Side	6' min.	(D)
Rear	0' min.	(E)
Parking and Waste from Front Façade	45' min.	(F)
Accessory Buildings from Front	60' min.	(G)
Accessory Buildings Side	Align	(H)
Accessory Buildings Rear	0' min.	(I)
Building 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.	



APARTMENT BUILDING EXAMPLES



REGULATING PLAN



ILLUSTRATIVE PLAN

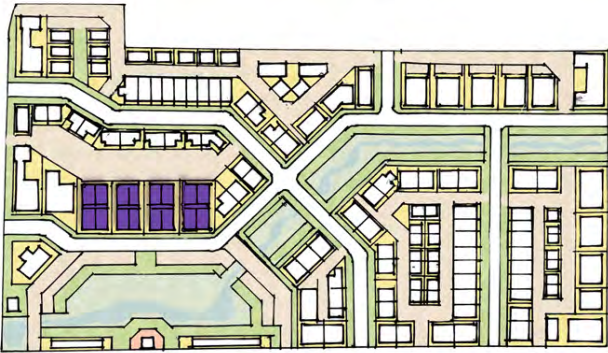


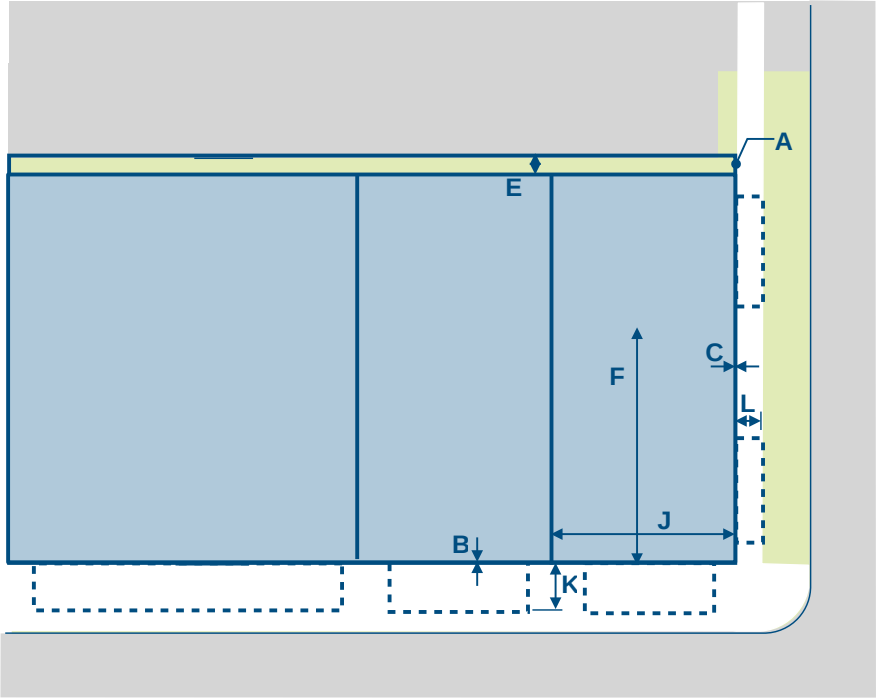
TABLE 3 - TYPE STANDARDS

SHOPFRONT / MIXED-USE

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.

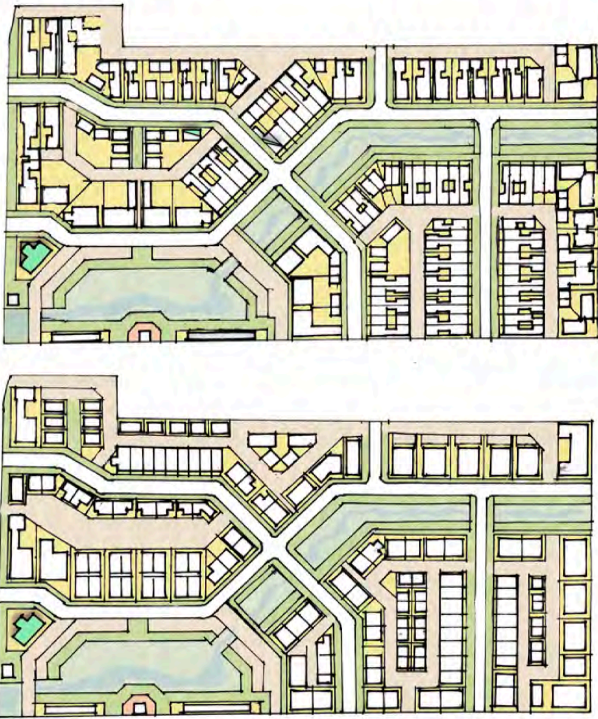
- Animal Grooming
- Laboratory (Medical or Dental)
- Office-General Business
- Office-Health Care Provider
- Personal Services
- Studio-Art, Dance, Music, Drama
- Antique or Collectable Shop
- General Retail Store
- Home Improvement & Garden Store (Completely indoors with no outdoor storage)
- Home Improvement & 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

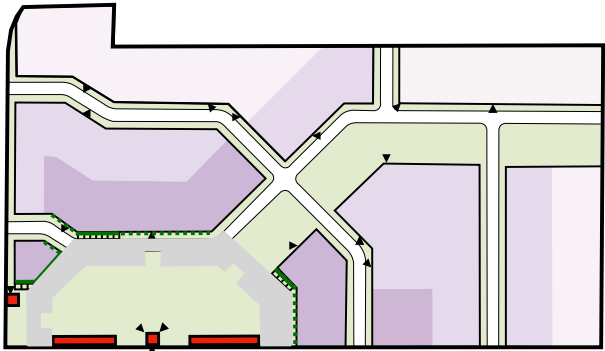


TABLE 3 - TYPE STANDARDS

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-guage 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

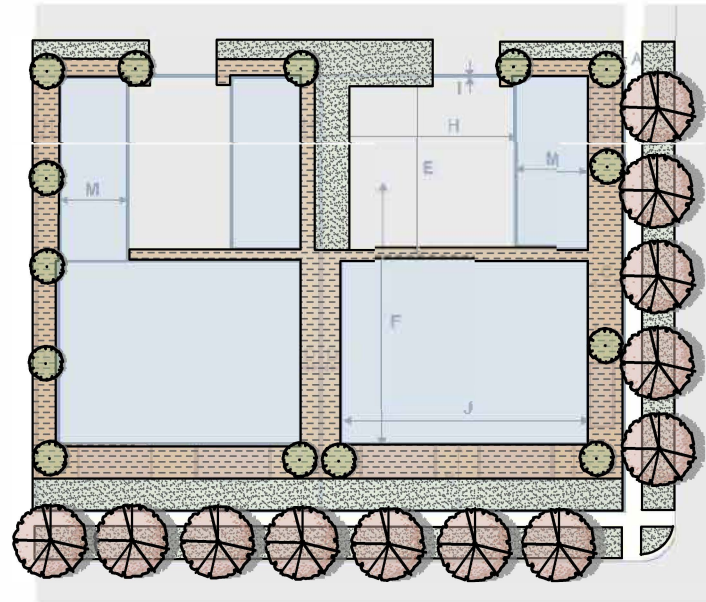
This plan shows the location of private property, public tracts, surface infrastructure, as well as the conceptual design of parks, other neighborhood amenities, and the ideal build-out of the site. This is used as the basis for the Regulating Plan.

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.

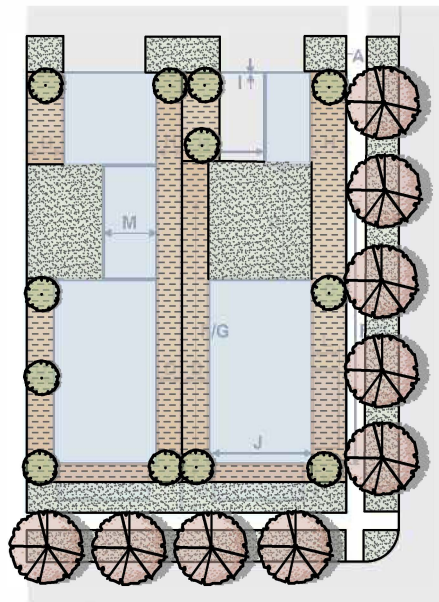
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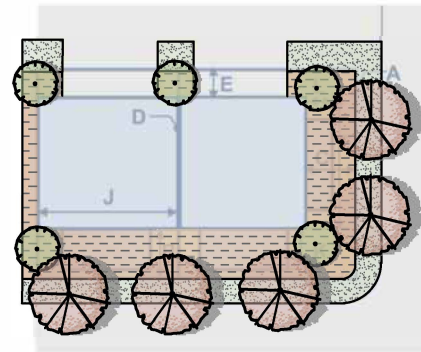
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APARTMENT HOUSE



COTTAGES



LOFT

PRELIMINARY SITE PLANS