NOTICE OF MEETING AND AGENDA
PLANNING COMMISSION
MARCH 22, 2022, AT 7:00 P.M.
City Council Chambers
110 South Main Street
Springville, Utah 84663

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

The agenda will be as follows:

Call to Order

- Approval of the Agenda
- Approval of Minutes: March 8, 2022

Consent Agenda

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

1. Utah Food Bank seeking minor subdivision and site plan approval for a new facility to be located at 855 S 1900 W in the HC-Highway Commercial Zone.

Legislative Session – Public Hearing

Administrative Session - No items

Adjournment

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

This meeting was noticed in compliance with Utah Code 52-4-202 on March 21, 2022. Agendas and minutes are accessible through the Springville City website at www.springville.org/agendas-minutes. Planning Commission meeting agendas are available through the Utah Public Meeting Notice website at www.utah.gov/pmn/index.html. Email subscriptions to Utah Public Meeting Notices are available through their website.

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

MINUTES

Planning Commission
Regular Session
Tuesday, March 8, 2022

IN ATTENDANCE

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

Commissioners Excused: Kay Heaps, Brett Nelson

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

City Council: Matt Packard

CALL TO ORDER

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

Director Yost asked the Commissioners to continue the Legislative items to March 22, 2022.

APPROVAL OF THE AGENDA

Commissioner Young moved to approve the agenda with continuation of Items #5 & 6, the Buildings and Grounds requests to our March 22 meeting. Commissioner Baker seconded the motion. The vote to approve the agenda was unanimous.

APPROVAL OF THE MINUTES

January 11, 2022

Commissioner Farrer moved to approve the January 11, 2022 meeting minutes. Chair Ellingson seconded the motion. The vote to approve the meeting minutes was unanimous.

CONSENT AGENDA

1. The Will Group seeking site plan approval for the Brockton II office/warehouse building located at 2231 W 1150 N in the HC-Highway Commercial Zone.

2. Travis Olsen seeking site plan approval for the Lake Shore Industrial office/warehouse building located at about 2100 W Center Street in the HC-Highway Commercial Zone.

3. Goldenwest Credit Union seeking site plan approval for a new financial institution located at 508 S 950 W in the CC-Community Commercial Zone.

4. McDonald's USA, LLC, seeking site plan approval for a new McDonald's restaurant to be located at 977 W 400 S in the CC-Community Commercial Zone.

Commissioner Young asked if there would be three McDonald's, or are they going to consolidate. Director Yost said there would be three. Commissioner Farrer clarified where the credit union location is.

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

ADMINISTRATIVE SESSION

No Items

LEGISLATIVE SESSION:

5. Springville Building & Grounds Department requesting an amendment to the General Plan, Chapter 6, 'Parks, Trails & Recreation', regarding and adopting the new Parks, Trails and Recreation Master Plan.

6. Springville Building & Grounds Department requesting an amendment to Springville code 11-6-207—Right of way Park Strip Improvements for the purpose of street tree revisions

The Legislative items were continued to the next meeting in the approval of the agenda.

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

Chair Ellingson adjourned the meeting at 6:08 p.m.

PLANNING COMMISSION STAFF REPORT

Agenda Item #1
March 22, 2022

March 17, 2022

TO: Planning Commission Members

FROM: Laura Thompson, Planner II

RE: Minor subdivision and site plan approval for a new facility to be located at 855 S 1900 W in the HC-Highway Commercial Zone.

Petitioner: Utah Food Bank
3150 S 900 W
Salt Lake City, UT 84119

Summary of Issues

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

Background

The proposed project is for a new Utah Food Bank facility and includes a two-lot commercial subdivision on the 14.7-acre parcel.

The Utah Food Bank will be on the lot fronting 1950 West.



Analysis

DEVELOPMENT REVIEW COMMITTEE (DRC)

The Development Review Committee reviewed the subdivision and site plan on January 13, 2022 and provided the applicant with a copy of redlined comments on the submitted plans and checklist. Any items not addressed or any additional revisions needed are listed below in the "POST DRC COMMENTS" section.

POST DRC COMMENTS

There are a few minor engineering comments to be addressed. Approval is contingent upon the City Engineer's approval the required revisions.

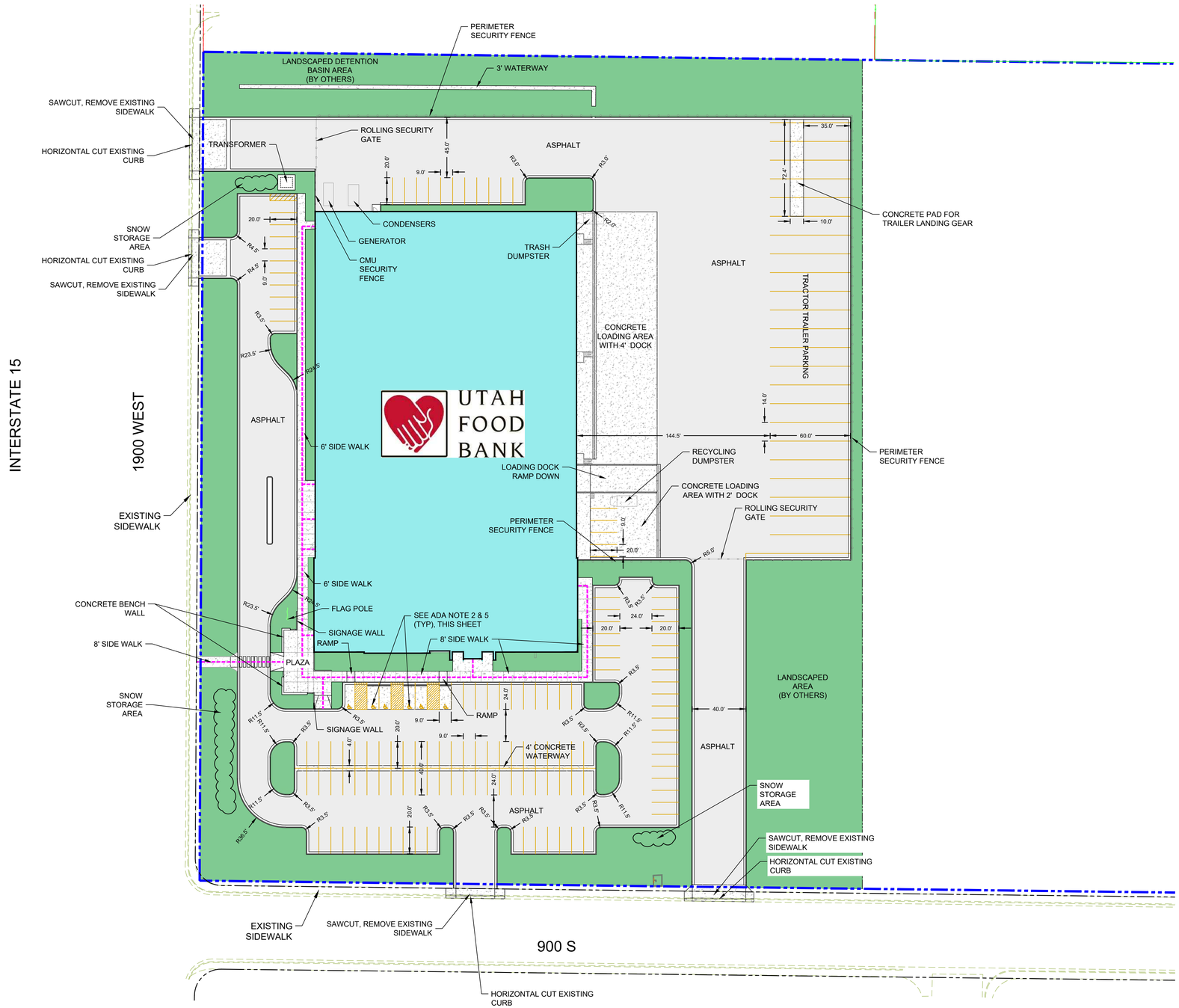
Staff Recommendation

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

Recommended Motion

Move to grant minor subdivision and site plan approval for a new facility to be located at 855 S 1900 W in the HC-Highway Commercial Zone, contingent upon the City Engineer's approval the required revisions.





GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

GENERAL NOTE
1. STREET LIGHTING IS MOUNTED ON BUILDING.
2. DEVELOPER TO COMPLETE ALL BACKBONE SEGMENTS.
3. CONTRACTOR TO INSTALL 3" OF ASPHALT OVER 8" OF ROAD BASE OR 6" OF PORTLAND CEMENT CONCRETE OVER 4" OF DRAIN ROCK PER SECTION 4.6.2 OF GEOTECH REPORT AND AS SHOWN ON SITE PLAN.
4. ADA CURB RAMPS SHALL BE APWA 236, SEE DETAIL DT2.

ADA NOTES:
1. ALL ACCESSIBLE ROUTES, INCLUDING SIDEWALKS AND WALKWAYS, MAX WALKING SLOPE 1:20 (5%) AND CROSS SLOPE 1:48 (2%).
2. ACCESSIBLE PARKING STALL MAX SLOPE AND CROSS SLOPE IS 1:48 (2%).
3. CURB RAMPS MUST COMPLY WITH APWA PLAN NO. 235 AND SPRINGVILLE CITY STANDARDS. SEE DETAIL SHEET DT2.
4. ALL EXTERIOR INGRESS / EGRESS DOORS HAVE LEVEL EXTERIOR LANDINGS WITH A 2% MAX SLOPE.
5. VAN ACCESSIBLE AND ACCESSIBLE PARKING STALL SIGNS AND SUPPORT POSTS FOR EACH ACCESSIBLE PARKING STALL AND IF SUCH SIGNS ARE LOCATED WHERE SUBJECT TO HUMAN IMPACT, RAISES THE BOTTOM OF THE SIGN TO 80 INCHES ABOVE THE WALKING SURFACE.

LAND USE TABLE

64,891 S.F.
TOTAL AREA = 1.49 ACRES

ADA PARKING	6 SPACES
SEMI TRUCK PARKING	23 SPACES
PUBLIC PARKING	115 SPACES
EMPLOYEE PARKING	11 SPACES
DELEVERY VAN PARKING	4 SPACES

LEGEND
ADA ACCESSIBLE ROUTE

NOT FOR CONSTRUCTION

LICENSED PROFESSIONAL ENGINEER — SCOTT T. MCFARLAND — No.504870 — 2/11/2022 — STATE OF UTAH

No.	DESCRIPTION	BY	DATE
	REVISIONS		

SCALE (HORIZ): NA
SCALE (VERT): NA
DRAWN BY: DP
CHECKED BY: RHD
DATE: 2.11.2022
PROJECT No: 2465

infinity CONSULTANTS
2975 Executive Parkway, Suite 300
Lehi, Utah 84043 • Tel: 801.541.3040

UTAH FOOD BANK
CIVIL CONSTRUCTION SET

SITE PLAN

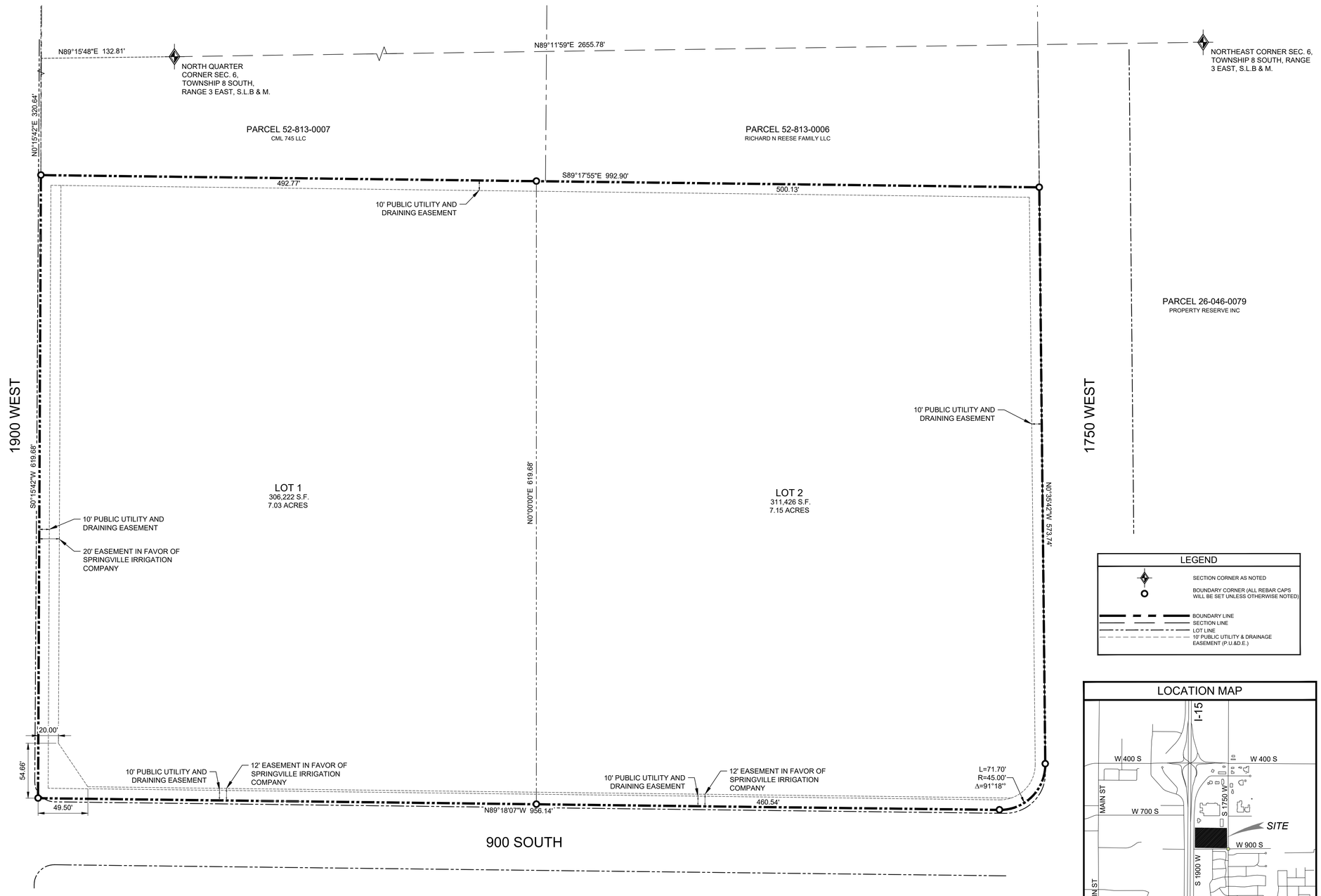
SPRINGVILLE, UTAH

SHEET
SP1

P:\Shared Files\Projects\2465 - Utah Food Bank - BW\00-Cadd\03-Final\2465 - SP1 - SITE PLAN.dwg February 12, 2022 - 4:05pm

UTAH FOOD BANK SUBDIVISION

LOCATED IN THE NORTHEAST CORNER OF SECTION 6, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, SPRINGVILLE CITY, COUNTY OF UTAH, STATE OF UTAH



SPRINGVILLE IRRIGATION AND DRAINAGE GROUP NOTES:
NO TREES, SHRUBS, TELEPHONE BOXES, OR POWER BOXES ARE ALLOWED IN IRRIGATION COMPANY OR SPRINGVILLE DRAINAGE DISTRICT EASEMENTS.

LEGEND

- SECTION CORNER AS NOTED
- BOUNDARY CORNER (ALL REBAR CAPS WILL BE SET UNLESS OTHERWISE NOTED)
- BOUNDARY LINE
- SECTION LINE
- LOT LINE
- 10' PUBLIC UTILITY & DRAINAGE EASEMENT (P.U.&D.E.)

LOCATION MAP

BASIS OF BEARINGS

THE BASIS OF BEARING IS THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 8 SOUTH, RANGE 3 EAST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS SOUTH 89°11'59" WEST.

SURVEYOR'S CERTIFICATE

I, WILLIS D. LONG, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 10708886, IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT AND HAS COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THE PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAS VERIFIED ALL MEASUREMENTS AND HAS PLACED MONUMENTS AS REPRESENTED ON THE PLAT.

_____
WILLIS D. LONG, PLS

BOUNDARY DESCRIPTION

BEGINNING AT A POINT SOUTH 89°15'48" WEST 132.81 FEET ALONG THE SECTION LINE AND SOUTH 1188.32 FEET FROM THE NORTH QUARTER CORNER OF SECTION 6, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 89°17'55" EAST 992.90 FEET; SOUTH 00°35'42" EAST 573.74 FEET; THENCE 71.69 FEET ALONG THE ARC OF A 45.00-FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARS SOUTH 45°03'06" WEST 64.35 FEET); NORTH 89°18'07" WEST 956.14 FEET; NORTH 00°15'41" EAST 619.69 FEET TO THE POINT OF BEGINNING.

CONTAINS 617,648.29 SQ/FT OR 14.18 ACRES

OWNER'S DEDICATION

KNOWN ALL MEN BY THESE PRESENTS THAT _____, THE _____UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE HEREAFTER KNOWN AS

UTAH FOOD BANK SUBDIVISION

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. OWNER(S) HEREBY AGREE TO WARRANT AND DEFEND AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCE ON A DEDICATED STREET WHICH WILL INTERFERE WITH THE CITY'S USE, MAINTENANCE, AND OPERATION OF THE STREET.
IN WITNESS WHEREOF _____ HAVE HEREUNTO SET _____ THIS_____ DAY OF _____, 20____

_____ _____
SIGNATURE

ACKNOWLEDGEMENT

LIMITED LIABILITY COMPANY

STATE OF UTAH)
§
COUNTY OF)

ON THIS _____ DAY OF _____, IN THE YEAR 20___, BEFORE ME_____, PERSONALLY APPEARED_____, WHO DULY ACKNOWLEDGED TO ME THAT (S)HE IS A_____, [MEMBER WITH MANAGEMENT AUTHORITY] [MANAGER] OF _____, A UTAH LIMITED LIABILITY COMPANY, AND IS AUTHORIZED TO EXECUTE THE FOREGOING AGREEMENT IN ITS BEHALF AND THAT HE OR SHE EXECUTED IT IN SUCH CAPACITY.

_____
NOTARY SIGNATURE

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 SERVICES. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY'S RIGHT OF WAY DEPARTMENT.

APPROVED THIS DAY _____ DAY OF _____, 20_____
DOMINION ENERGY
BY: _____ TITLE: _____

UTILITIES APPROVAL

UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITIES EASEMENTS IDENTIFIED ON THE PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACULTIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE PUE. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE SUCH STRUCTURES AT THE OWNER'S EXPENSE. AT NO TIME ANY PERMANENT STRUCTURE BE PLACED WITHIN THE PIE OR ANY OTHER OBSTRUCTIONS WHICH INTERFERES WITH THE USE OF THE PUE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACULTIES IN THE PUE.

ROCKY MTN POWER _____ DATE _____
CENTURYLINK _____ DATE _____
COMCAST _____ DATE _____

ACCEPTANCE BY LEGISLATIVE BODY

THE DEPARTMENT OF PUBLIC WORKS AND ENGINEERING OF SPRINGVILLE CITY, 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. 20_____

APPROVED BY MAYOR _____

APPROVED _____ ATTEST_____
CITY ENGINEER (SEE SEAL BELOW) — CLERK-RECORDER (SEE SEAL BELOW)

infinity CONSULTANTS
2975 Executive Parkway, Suite 300
Lehi, Utah 84043 • Tel: 801.541.3040

DATE:	2/11/22
DRAWN:	SPM
CHECKED:	WL

SHEET 1 OF 1

OWNER CONTACT INFORMATION
UTAH FOOD BANK
GINETTE BOTT
(801) 887-1283
3150 SOUTH 900 WEST
SALT LAKE CITY, UT 84119

PROPERTY ADDRESS
900 SOUTH 1750 WEST
SPRINGVILLE CITY, UTAH 84663

PROJECT INFORMATION
CURRENT ZONING
HC (HIGHWAY COMMERCIAL)
FEMA FLOOD AREA ZONE X
NUMBER OF LOTS: 2

NOTARY SEAL

CITY ENGINEER SEAL

CLERK-RECORDER SEAL

SPRINGVILLE CITY ATTORNEY

APPROVED AS TO FORM THIS____DAY OF _____, 20____ BY THE SPRINGVILLE CITY ATTORNEY.

_____
SPRINGVILLE CITY ATTORNEY

PLANNING COMMISSION APPROVAL

APPROVED THIS____DAY OF_____, 20____ BY THE SPRINGVILLE CITY PLANNING COMMISSION

_____
CHAIRMAN, PLANNING COMMISSION

RECORD #

STATE OF UTAH COUNTY OF UTAH RECORDED AND FILED AT THE REQUEST OF

DATE_____TIME_____BOOK_____PAGE_____

_____ _____
FEE $ — *UTAH COUNTY RECORDER*

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