



**NOTICE OF MEETING AND AGENDA**  
**PLANNING COMMISSION**  
**MAY 10, 2022, AT 7:00 P.M.**  
City Council Chambers  
110 South Main Street  
Springville, Utah 84663

The agenda will be as follows:

**Call to Order**

- Approval of the Agenda

**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. Johnston Developments seeking a recommendation for final approval for the Holdaway Park Estates Subdivision located in the area of 650 E 200 N in the Traditional Neighborhood Development Overlay Zone.
2. Rock Tops Surfaces seeking site plan amendment approval for a storage yard located at 495 N 1650 W in the L-IM Light Industrial Manufacturing Zone.
3. Adam Weight seeking plat amendment approval for Spring Terrace Estates located at 1451 E 620 S in the R1-10 Single-Family Residential Zone.
4. Travis Olsen seeking approval for the Lakeshore Industrial Subdivision located at about 2100 W Center Street in the HC-Highway Commercial Zone.

**Administrative Session** - No items

**Legislative Session – Public Hearing**

5. Josh Davis with Landd seeking an amendment to the Official Zone Map on parcels 23:030:0016, 23:031:0015, 23:030:0011, and 23:031:0014 from the R1-15 Single-Family Residential Zone to the R1-8 Single-Family Residential Zone, located in the area of 1500 West and Center Street.
6. Springville City seeking an amendment to Springville City Code, Section 11-6-313, Specific Sign Regulations. *Continued from April 26, 2022.*

**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 May 6, 2022. Agendas and minutes are accessible through the Springville City website at [www.springville.org/agendas-minutes](http://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](http://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.

May 5, 2022

TO: Planning Commission Members

FROM: Laura Thompson, Planner II

RE: **Recommendation for final approval for the Holdaway Park Estates Subdivision located in the area of 650 E 200 N in the Traditional Neighborhood Development Overlay Zone.**

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**Petitioner:** Johnston Developments  
251 W 1600 S  
Springville, UT 84663

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### **Summary of Issues**

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Does the proposed subdivision meet the requirements of Springville City Code and the Holdaway South New Neighborhood Plan?

### **Background**

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Neighborhood Plan was adopted by the City Council on December 2, 2021, which includes five-units with two lot types. The Side Drive Rambler type will allow a minimum lot size of 5,500 square feet and the Side Drive Bungalow, with a minimum lot size of 4,800 square feet.

The plan also includes an additional street access and parking lot for the south side of Holdaway Park.

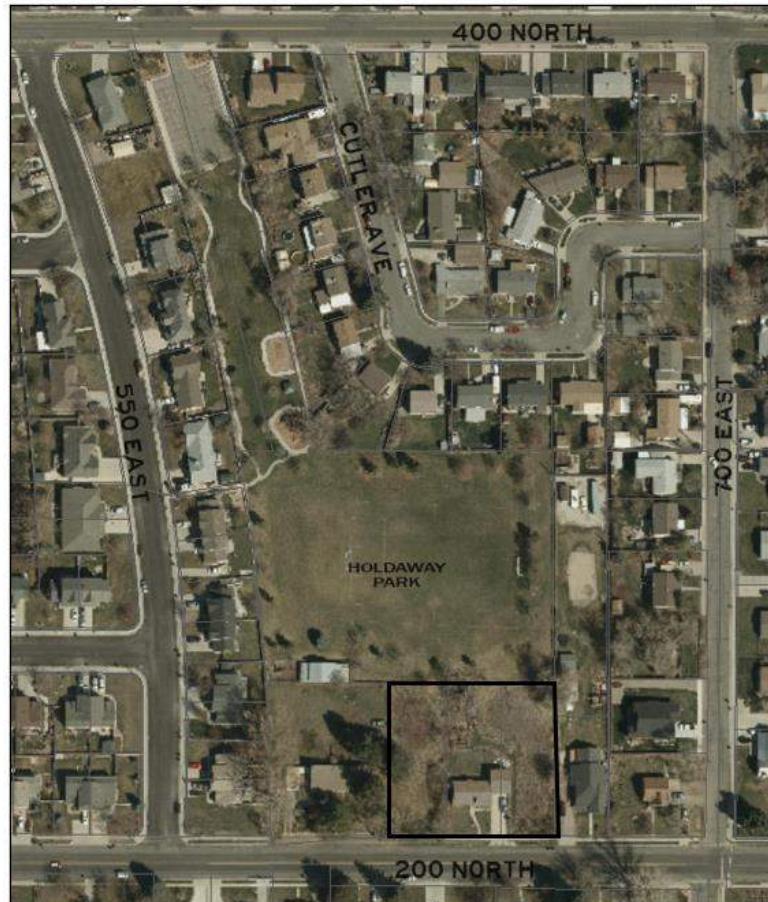
The preliminary plan was granted approval on April 26, 2022.

### **Analysis**

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#### **DEVELOPMENT REVIEW COMMITTEE (DRC)**

The Development Review Committee reviewed the preliminary plan on February 24, 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**

All items have been addressed.

**Staff Recommendation**

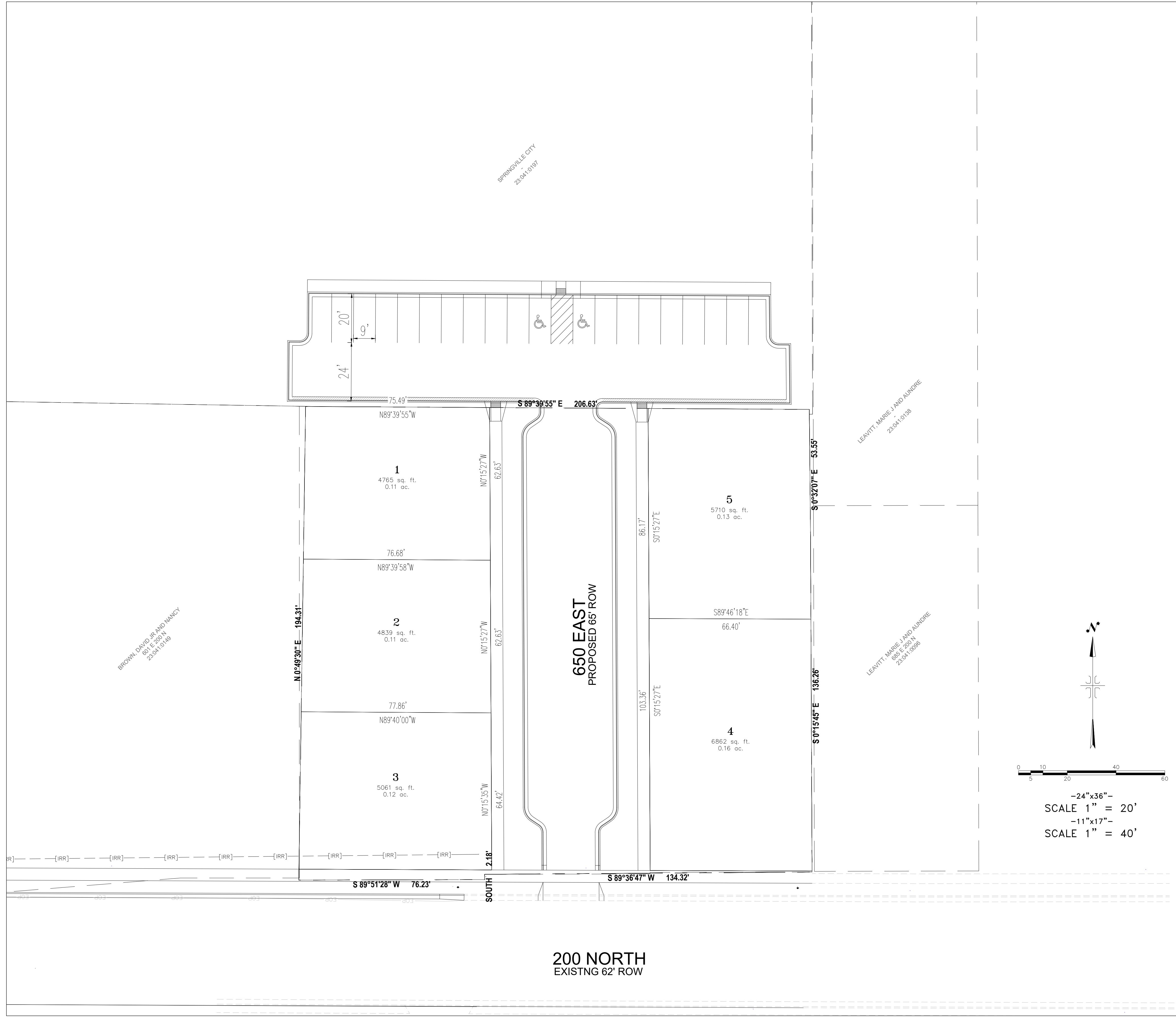
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Staff finds the final plan meets the requirements of Springville City Code and the Holdaway South New Neighborhood Plan and recommends approval.

**Recommended Motion**

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Move to recommend approval for the Holdaway Park Estates Subdivision located in the area of 650 E 200 N in the Traditional Neighborhood Development Overlay Zone.



### BOUNDARY DESCRIPTION:

BEGINNING AT A POINT LOCATED SOUTH  
00°08'32" EAST ALONG THE SECTION LINE  
1615.04 FEET AND WEST 120.80 FEET FROM THE  
NORTHEAST CORNER OF SECTION 33, TOWNSHIP  
7 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND  
MERIDIAN; THENCE SOUTH 89°51'28" WEST 66.50  
FEET; THENCE SOUTH 00°08'32" EAST 0.58  
FEET; THENCE SOUTH 89°51'28" EAST 67.82  
FEET; THENCE SOUTH 00°08'32" EAST 2.18  
FEET; THENCE SOUTH 89°51'28" EAST 76.24  
FEET TO THE PROJECTION OF A WIRE FENCE;  
THENCE ALONG SAID PROJECTION AND  
EXTENSION OF SAID WIRE FENCE NORTH  
00°49'30" EAST 194.31 FEET TO A CHAIN-LINK  
FENCE; THENCE ALONG SAID CHAIN-LINK FENCE  
SOUTH 89°39'55" EAST 206.63 FEET TO A WOOD  
FENCE; THENCE ALONG SAID WOOD FENCE THE  
FOLLOWING TWO (2) CALLS, (1) SOUTH 00°32'07"  
EAST 53.55 FEET; (2) SOUTH 00°15'45" EAST  
136.26 FEET TO THE POINT OF BEGINNING.  
CONTAINING 0.92 ACRES

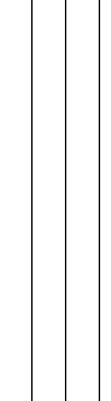
OWNER/DEVELOPER  
RYAN JOHNSTON  
801-420-6565

DATA TABLE  
TOTAL ACREAGE=0.91 ACRES  
TOTAL # OF LOTS=5  
TOTAL # OF LOTS PER ACRE=5.49  
ACREAGE OF LOTS=0.63 ACRES  
ACREAGE IN ROW=0.25

## NOTES:

NOTES:

1. ZONING BASED ON HOLDAWAY SOUTH NEW NEIGHBORHOOD PLAN
2. REFER TO REGULATING PLAN FOR LOT TYPES AND REQUIREMENTS

<b>HOLDAWAY PARK</b> <b>ATLAS</b>			
<b>PRELIMINARY PLAT</b> <b>OVERALL BOUNDARY</b>		<b>SPRINGVILLE, UTAH</b>	
<b>SHEET NO.</b>		<b>2</b>	
<b>REVISIONS</b>		<b>BY DATE</b>	
<b>NO.</b>		<b>1</b>	
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May 5, 2022

**TO:** Planning Commission Members

**FROM:** Laura Thompson, Planner II

**RE:** Site plan amendment approval for a storage yard located at 495 N 1650 W in the L-IM Light Industrial Manufacturing Zone.

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**Petitioner:** Rock Tops Surfaces  
451 N 1650 W  
Springville, UT 84663

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### **Summary of Issues**

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

### **Background**

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Rock Tops Surfaces owns Lots 8, 9, & 10 in the Overland Industrial Park, where they operate their stone counter top business.

The proposal is to improve the corner lot into a fenced storage yard area for the storage of materials and equipment.

City Code requires outdoor storage areas to be enclosed with a six-foot solid fence. Chain-link with slats can only be used if specifically approved by the Planning Commission, which is what is being proposed by the applicant.



### **Analysis**

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### **DEVELOPMENT REVIEW COMMITTEE (DRC)**

The Development Review Committee reviewed the site plan on January 27, 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**

All items have been addressed.

**Staff Recommendation**

---

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

**Recommended Motion**

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Move to grant site plan amendment approval for a storage yard located at 495 N 1650 W in the L-IM Light Industrial Manufacturing Zone.



May 5, 2022

TO: Planning Commission Members

FROM: Laura Thompson, Planner II

RE: Plat amendment approval for Spring Terrace Estates located at 1451 E 620 S in the R1-10 Single-Family Residential Zone.

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**Petitioner:** Adam Weight  
713 N 970 E  
Springville, UT 84663

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### **Summary of Issues**

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Does the proposed plat amendment meet the requirements of Springville City Code?

### **Background**

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The proposed plat amendment will vacate and amend a part of Lot 4, Block 1 and part Lot 3 of Block 3 of the Spring Terrace Subdivision, creating one lot for the construction of a single-family home.



### **Analysis**

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**DEVELOPMENT  
REVIEW  
COMMITTEE  
(DRC)**

The Development Review Committee reviewed the preliminary plan on April 28, 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**

Address any remaining comments from the DRC review.

**Staff Recommendation**

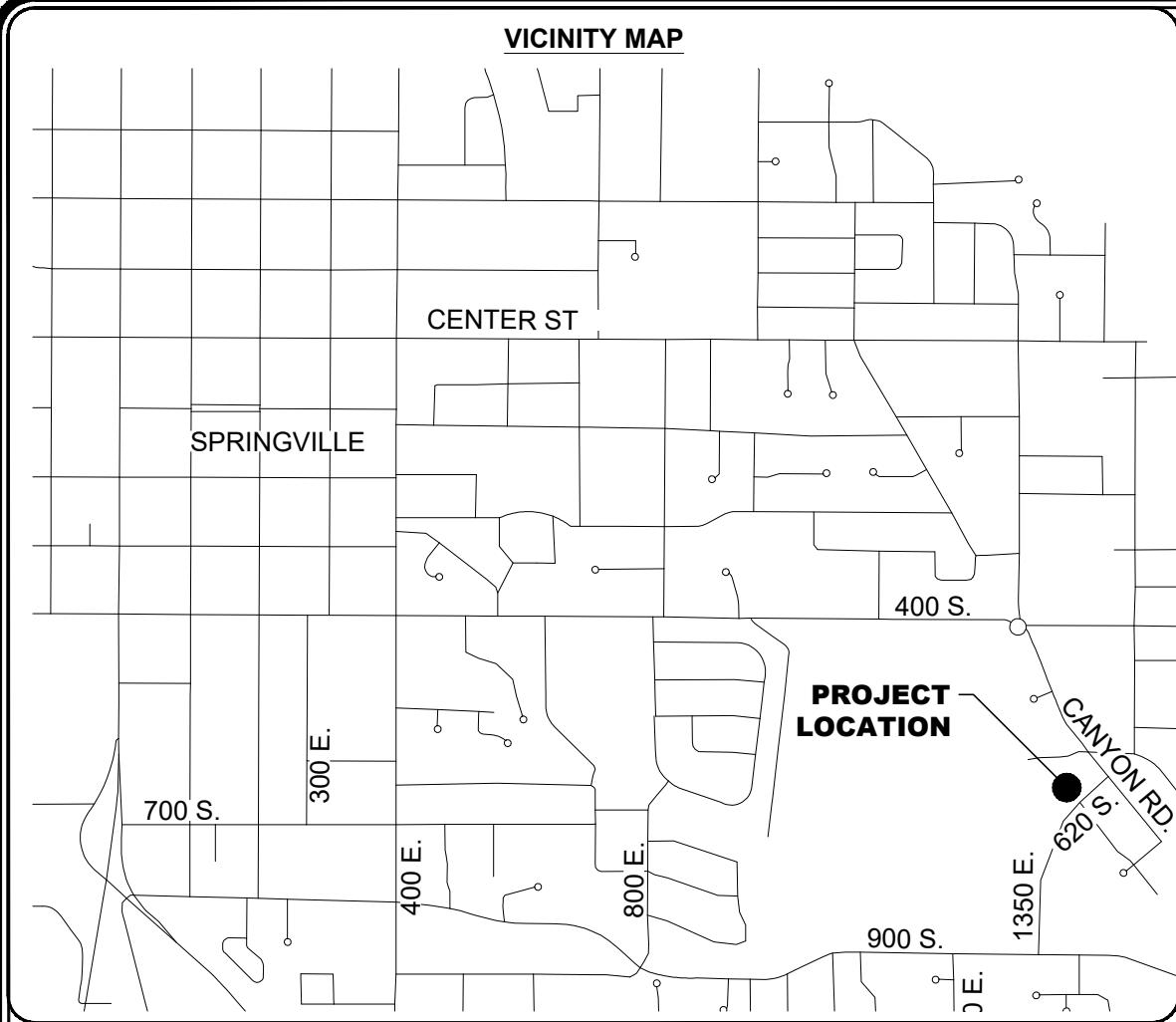
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Staff finds the plat amendment meets the requirements of Springville City Code and recommends approval.

**Recommended Motion**

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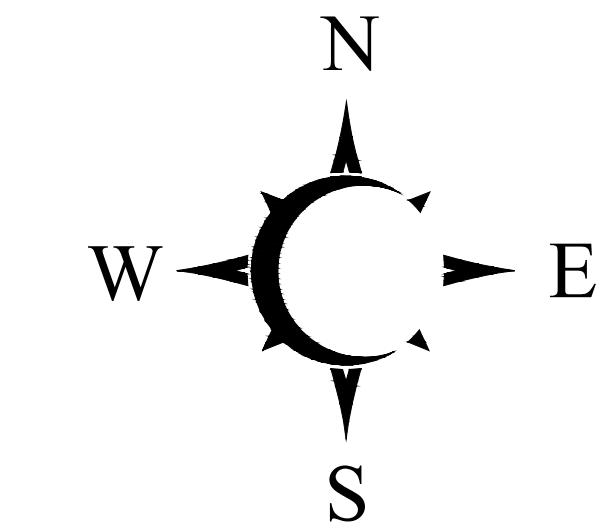
Move to grant plat amendment approval for Spring Terrace Estates located at 1451 E 620 S in the R1-10 Single-Family Residential Zone.



# SPRING TERRACE ESTATES

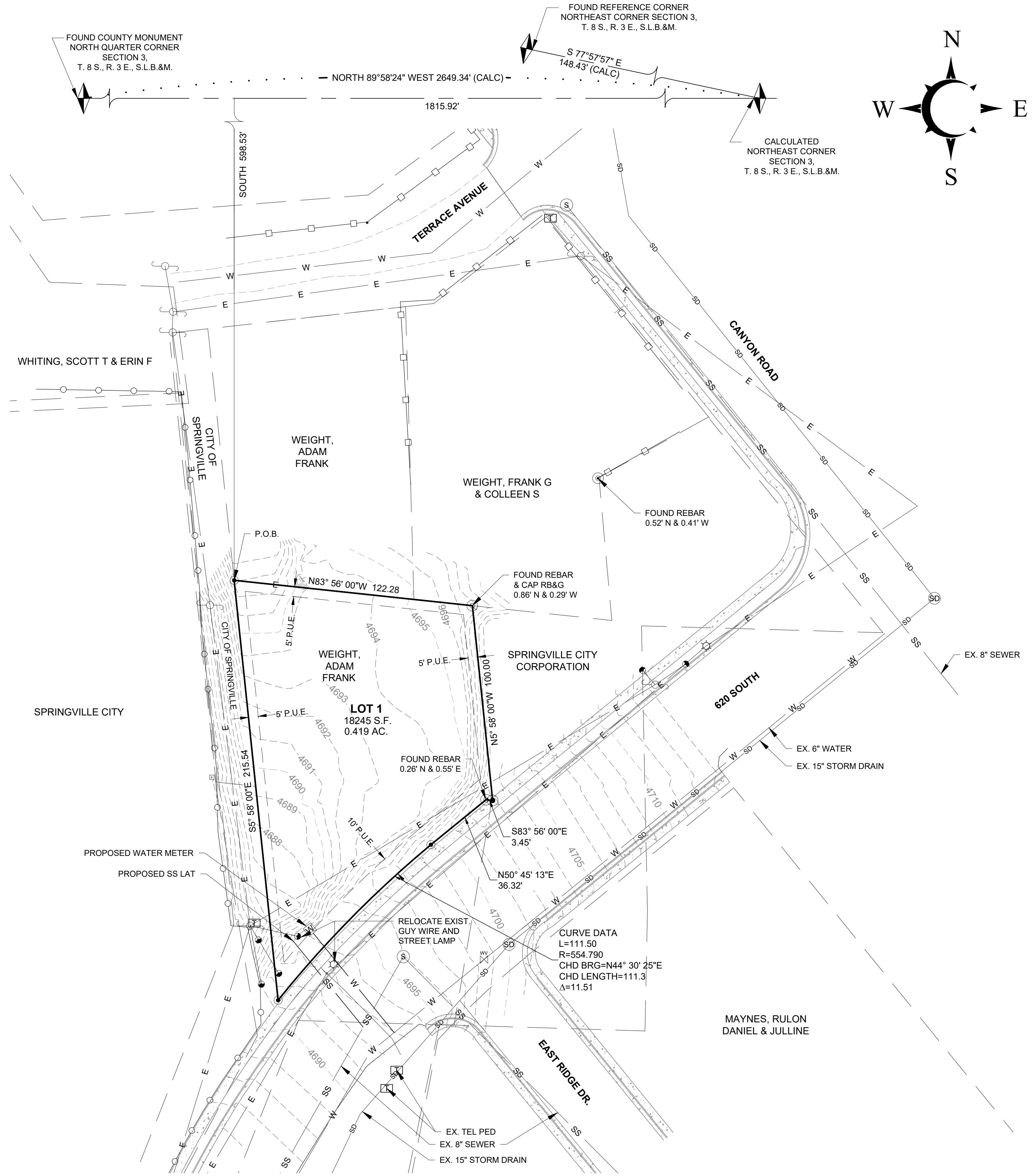
## PLAT "A"

LOCATED IN THE NORTHEAST QUARTER OF  
SECTION 3, TOWNSHIP 8 SOUTH, RANGE 3 EAST  
SALT LAKE BASE AND MERIDIAN.



## LEGEND

 = COUNTY MONUMENT  
 = FOUND PROPERTY CORNER  
 = SET REBAR AND CAP  
 = EXISTING SEWER MANHOLE  
 = EXISTING STORM DRAIN MANHOLE  
 = EXISTING WATER VALVE  
 = EXISTING FIRE HYDRANT  
 = EXISTING ELECTRIC METER  
 = EXISTING POWER POLE  
 = EXISTING LIGHT POLE  
 = EXISTING GUY WIRE  
 = EXISTING TELEPHONE PEDESTAL  
 = PROPOSED WATER METER  
  
 = SECTION LINE  
 = PUE  
 = EXISTING STEEL FENCE  
 = EXISTING WOOD FENCE  
 = EXISTING CHAIN LINK FENCE  
 = BOUNDARY LINE  
 = ADJOINING PROPERTY LINE  
 = EXISTING SEWER LINE  
 = EXISTING STORM DRAIN LINE  
 = EXISTING WATER LINE  
 = EXISTING OVERHEAD POWER  
 = EXISTING EDGE OF ASPHALT  
 = PROPOSED SEWER LATERAL  
 = EXISTING CONCRETE



DRAWN: THK		PROJECT #	SCALES	
DESIGNER: DEK		VA597		
REVIEWED: DEK		DATE:	HORIZ:	1"=30'
		11/15/2021		 BAR SCALE MEASURES 1" ON A FULL SIZE SHEET.

**SPRING TERRACE ESTATES PLAT "A"**  
**A VACATION AND AMENDMENT OF PART LOT 4, BLOCK 1 AND**  
**PART LOT 2, BLOCK 2 OF SPRING TERRACE SUBDIVISION**

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**PROJECT LOCATION:**

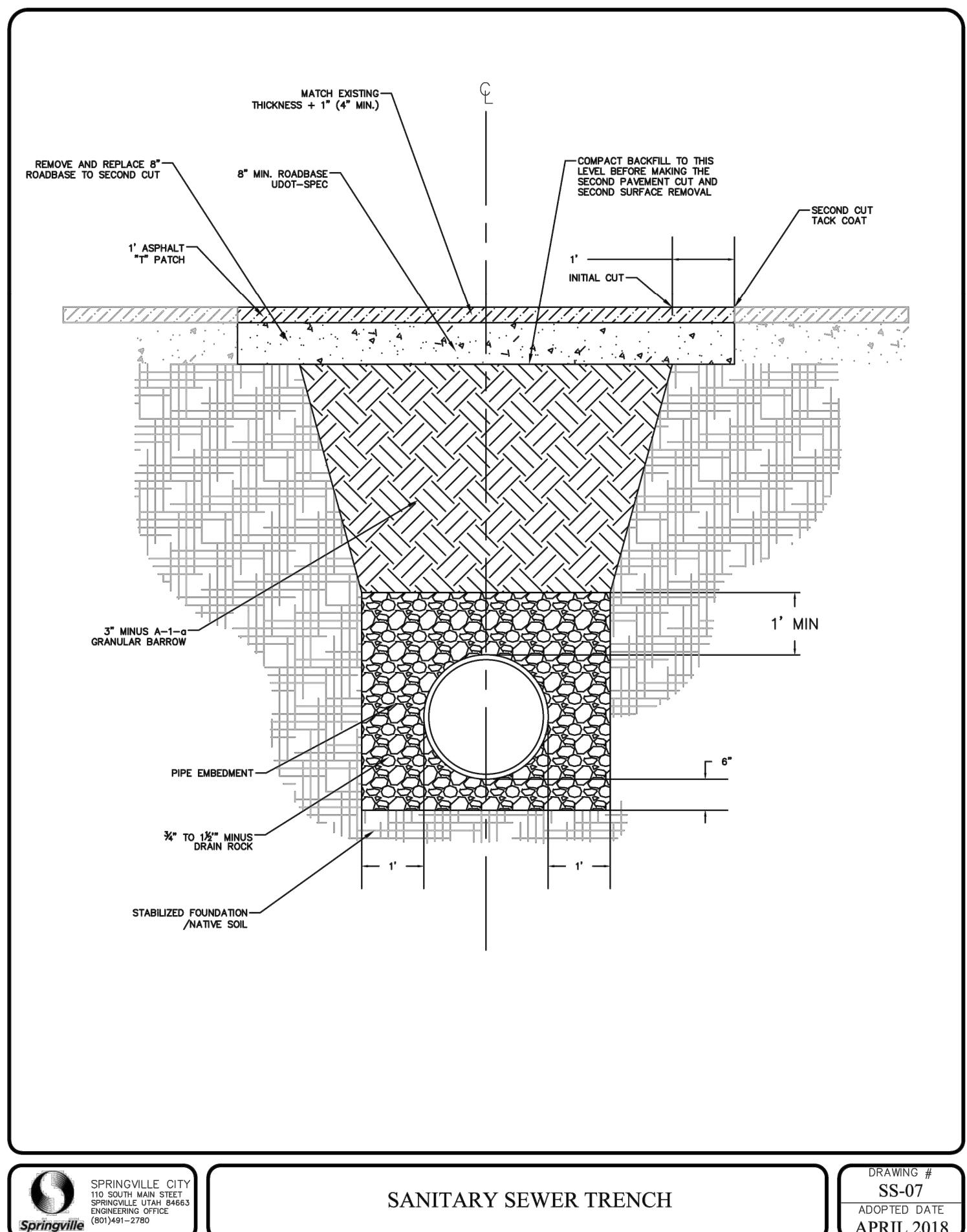
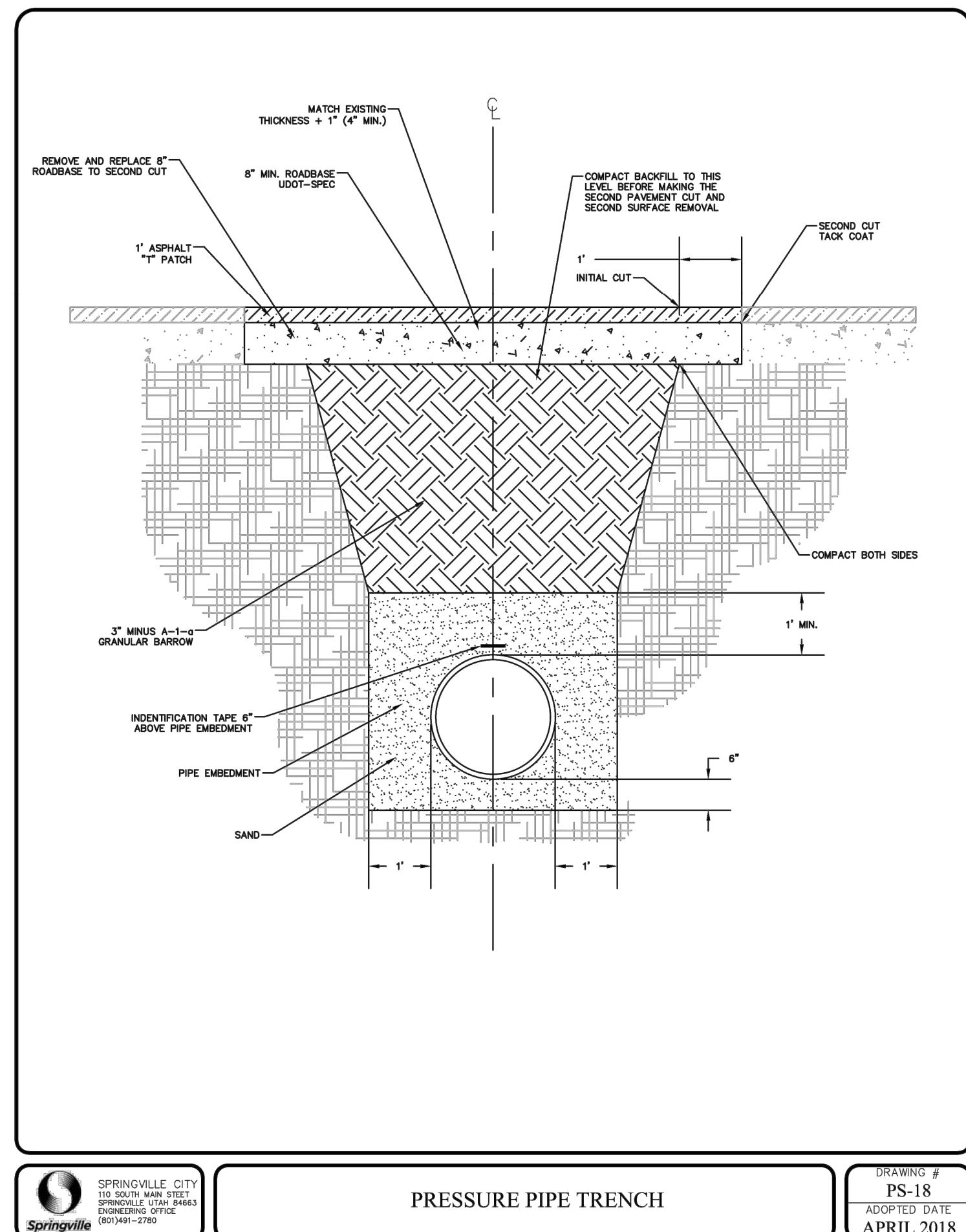
# SPRINGVILLE, UTAH

**HEET TITLE:**

1 of 2

SPRING TERRACE ESTATES  
PLAT "A"

LOCATED IN THE NORTHEAST QUARTER OF  
SECTION 3, TOWNSHIP 8 SOUTH, RANGE 3 EAST  
SALT LAKE BASE AND MERIDIAN.



DRAWN:	THK	PROJECT #	VA597	SCALES
DESIGNER:	DEK			
REVIEWED:	DEK	DATE:	11/15/2021	HORIZ: N/A

PROJECT NAME:

SPRING TERRACE ESTATES PLAT "A"  
A VACATION AND AMENDMENT OF PART LOT 4, BLOCK 1 AND  
PART LOT 3, BLOCK 3 OF SPRING TERRACE SUBDIVISION

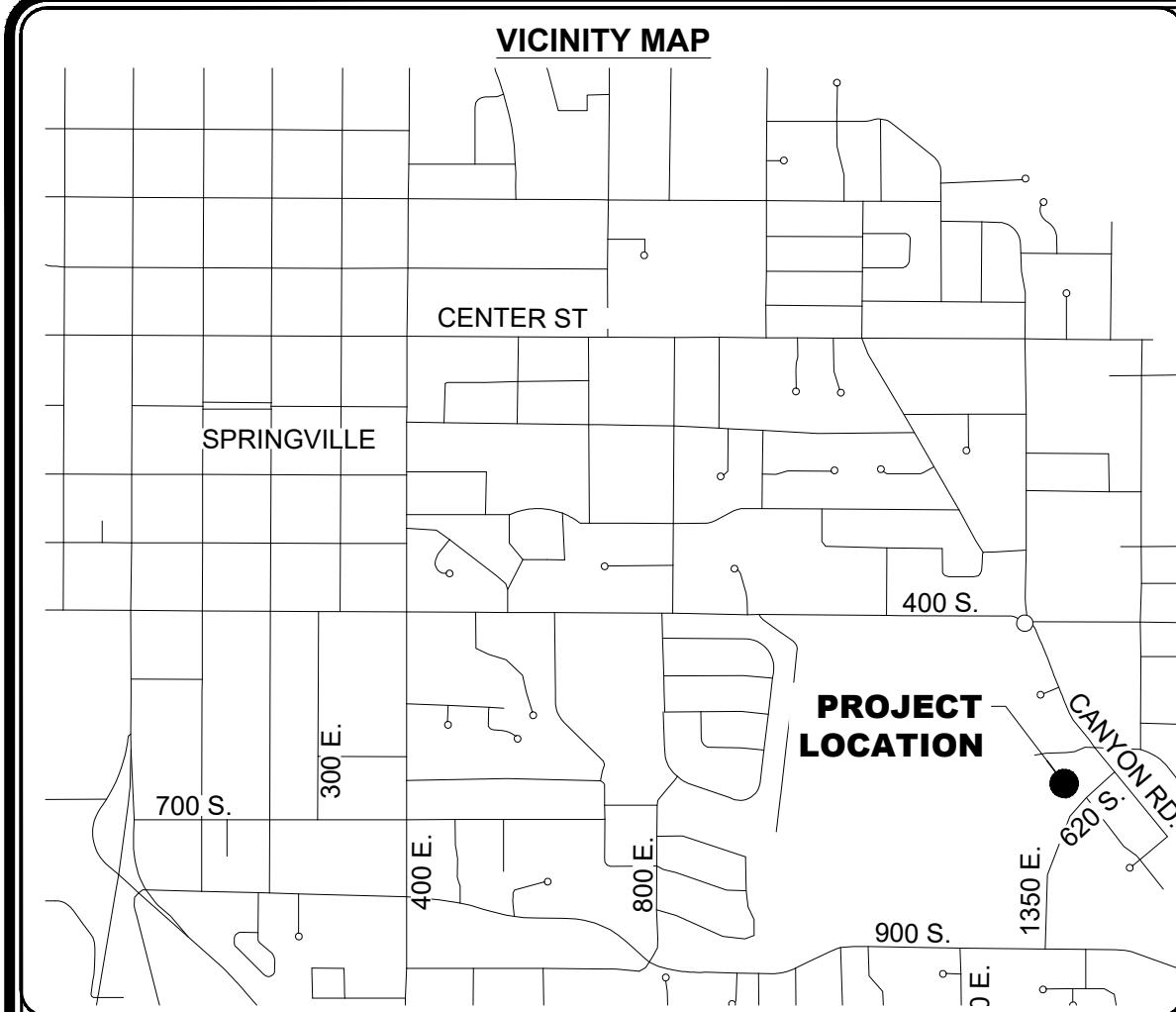
PROJECT LOCATION:

**SPRINGVILLE, UTAH**

SHEET TITLE: \_\_\_\_\_ SHEET \_\_\_\_\_

**PRELIMINARY PLAT**

**2 of 2**



# SPRING TERRACE ESTATES PLAT "A"

LOCATED IN THE NORTHEAST CORNER OF  
SECTION 3, TOWNSHIP 8 SOUTH, RANGE 3 EAST  
SALT LAKE BASE AND MERIDIAN.

**DOMINION ENERGY APPROVAL:**  
DOMINION ENERGY APPROVES THIS PLAT SOLELY FOR THE PURPOSES OF APPROXIMATING THE LOCATION, BOUNDARIES, COURSE AND DIMENSIONS OF ITS RIGHT-OF-WAY AND EASEMENTS AND ITS EXISTING FACILITIES. THIS APPROVAL SHALL NOT BE CONSTRUED WARRANT OR VERIFY THE PRECISE LOCATION OF SUCH ITEMS. THE RIGHT-OF-WAY AND EASEMENTS ARE SUBJECT TO NUMEROUS RESTRICTIONS APPEARING ON THE RECORDED RIGHT-OF-WAY AND EASEMENT GRANT'S OR BY PRESCRIPTION. DOMINION ENERGY MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES INCLUDING DESCRIPTIVE RIGHTS AND OTHER RIGHTS, OBLIGATIONS OR ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION OR THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OR CONDITIONS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION, INCLUDING INFORMATION RELATED TO ALLOWED ACTIVITIES WITHIN RIGHTS-OF-WAY, PLEASE CONTACT DOMINION ENERGY'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_ 2021  
DOMINION ENERGY GAS COMPANY

BY: \_\_\_\_\_ TITLE: \_\_\_\_\_

## LEGEND

- = COUNTY MONUMENT
- = FOUND REBAR AND CAP
- = SET REBAR AND CAP
- = SECTION LINE
- = BOUNDARY LINE
- = PROPOSED LOT LINE
- = PROPOSED PUE
- = ADJOINING PROPERTY LINE



P: (801) 616-6848  
F: (801) 704-9384  
surveydanpls@gmail.com  
563 North Rees Ave.  
Spanish Fork, UT 84660

## ACCEPTANCE BY LEGISLATIVE BODY:

THE MAYOR 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 \_\_\_\_ 2021

BY:  
MAYOR

BY:  
ATTORNEY

BY:  
CLERK-RECORDER

BY:  
ENGINEER (SEE SEAL)

## PLANNING COMMISSION APPROVAL:

APPROVED, THIS \_\_\_\_ DAY OF \_\_\_\_ 2021 BY THE SPRINGVILLE CITY PLANNING COMMISSION.

BY:  
CHAIRMAN SPRINGVILLE PLANNING COMMISSION

BY:  
DIRECTOR-SECRETARY

## SURVEYOR'S CERTIFICATE

I, DAN E. KNOWLDEN JR. DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 7173588 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREON, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS

SPRING TERRACE ESTATES PLAT "A"

SIGNED ON THIS \_\_\_\_ DAY OF \_\_\_\_ 2021  
DAN E. KNOWLDEN JR. PLS 7173588

## BOUNDARY DESCRIPTION

BEGINNING AT A POINT NORTH  $89^{\circ}58'24''$  WEST 1815.92 FEET ALONG THE SECTION LINE AND SOUTH 598.53 FEET FROM THE NORTHEAST CORNER OF SECTION 3, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; RUNNING THENCE SOUTH  $05^{\circ}58'00''$  EAST 215.54 FEET TO A POINT ON A 554.790' FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; THENCE 111.50 FEET ALONG SAID CURVE (CHORD BEARS NORTH  $44^{\circ}30'25''$  EAST 111.30 FEET; THENCE NORTH  $50^{\circ}45'13''$  EAST 36.32 FEET; THENCE SOUTH  $83^{\circ}56'00''$  EAST 3.45 FEET; THENCE NORTH  $05^{\circ}58'00''$  WEST 100.00 FEET; THENCE NORTH  $83^{\circ}56'00''$  WEST 122.28 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.419 ACRES OR 18,245 SQFT.

## OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED IS THE OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, AND HEREBY CASE THE SAME TO BE DIVIDED INTO LOTS AND PARCELS, AND STREETS TOGETHER WITH EASEMENTS AS SET FORTH TO BE HEREAFTER KNOWN AS

SPRING TERRACE ESTATES PLAT "A"

AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL ROADS AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.

EXECUTED THIS \_\_\_\_ DAY OF \_\_\_\_ 2021

BY:  
ADAM FRANK WEIGHT ACKNOWLEDGEMENT

State of UTAH }  
County of UTAH }

ON THE \_\_\_\_ DAY \_\_\_\_ 2021 PERSONALLY APPEARED BEFORE ME,  
ADAM FRANK WEIGHT WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

NOTARY PUBLIC FULL NAME

COMMISSION NUMBER:

MY COMMISSION EXPIRES:

A NOTARY PUBLIC COMMISSIONED IN UTAH

SURVEYOR'S SEAL	CITY-COUNTY ENGINEER SEAL	CLERK-RECORDER SEAL
DRAWN: THK	PROJECT # VA597	SCALES
DESIGNER: DEK		HORIZ: 1"=20'
REVIEWED: DEK	DATE: 11/16/2021	BAR SCALE MEASURES 1" ON A FULL SIZE SHEET

## PROJECT NAME:

SPRING TERRACE ESTATES PLAT "A"  
A VACATION AND AMENDMENT OF PART LOT 4, BLOCK 1 AND  
PART LOT 3, BLOCK 3 OF SPRING TERRACE SUBDIVISION

PROJECT LOCATION:

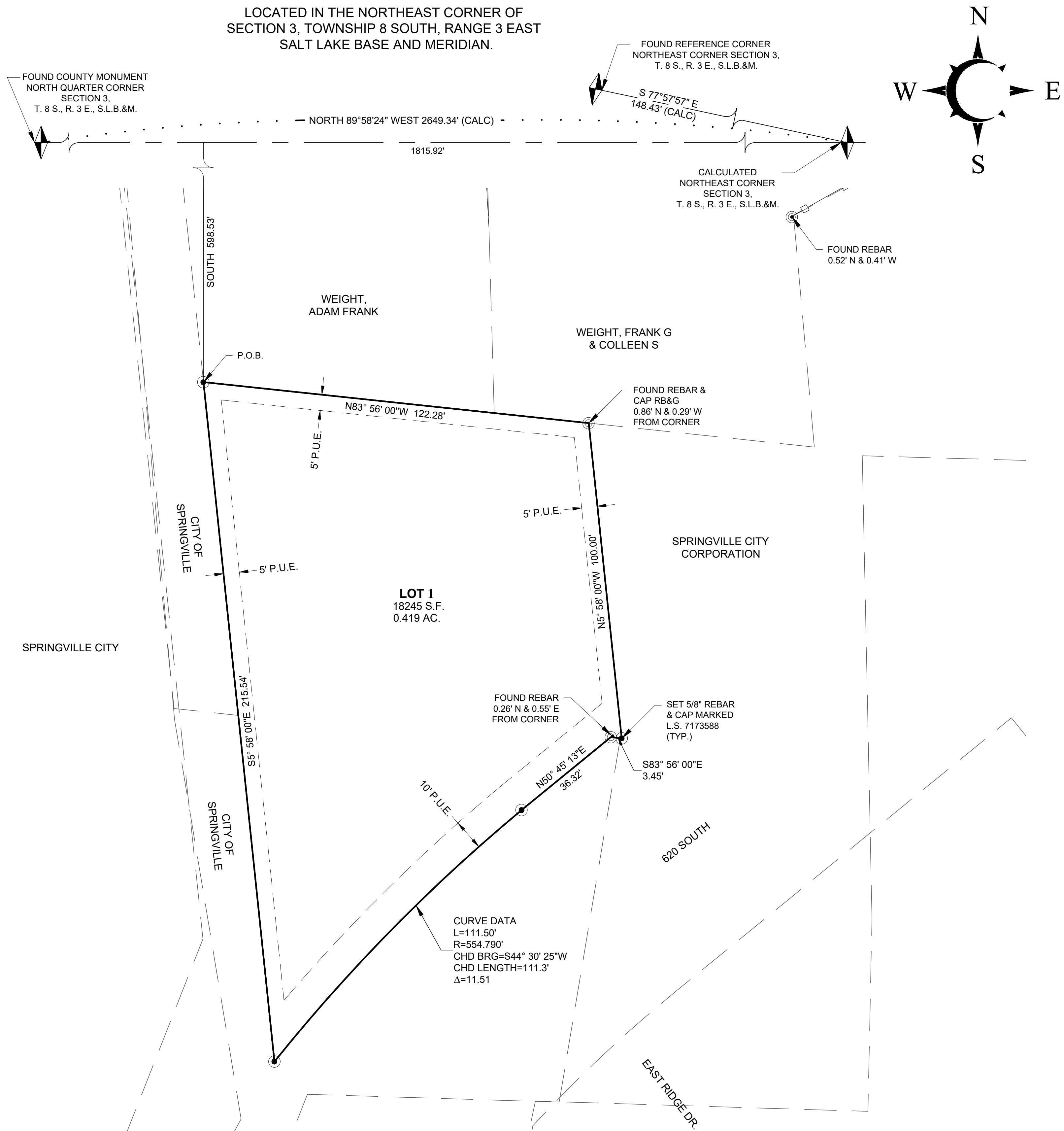
SPRINGVILLE, UTAH

SHEET TITLE:

SHEET

FINAL PLAT

1 of 1



## ACCEPTANCE BY LEGISLATIVE BODY:

THE MAYOR 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 \_\_\_\_ 2021

BY:  
MAYOR

BY:  
ATTORNEY

BY:  
CLERK-RECORDER

BY:  
ENGINEER (SEE SEAL)

## PLANNING COMMISSION APPROVAL:

APPROVED, THIS \_\_\_\_ DAY OF \_\_\_\_ 2021 BY THE SPRINGVILLE CITY PLANNING COMMISSION.

BY:  
CHAIRMAN SPRINGVILLE PLANNING COMMISSION

BY:  
DIRECTOR-SECRETARY

## UTAH COUNTY RECORDER

May 5, 2022

TO: Planning Commission Members

FROM: Laura Thompson, Planner II

RE: Approval for the Lakeshore Industrial Subdivision located at about 2100 W Center Street in the HC-Highway Commercial Zone.

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**Petitioner:** Travis Olsen  
2650 E Valley View Ave.  
Holladay, UT 84117

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### **Summary of Issues**

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Does the proposed one-lot plat meet the requirements of Springville City Code.

### **Background**

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The site plan for the property was approved on March 8, 2022 for a large office/warehouse project.

Because there is additional street dedication required, a one-lot subdivision plat will be recorded.

### **Staff Recommendation**

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



### **Recommended Motion**

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Move to grant approval for the Lakeshore Industrial Subdivision located at about 2100 W Center Street in the HC-Highway Commercial Zone.



May 5, 2022

TO: Planning Commission Members

FROM: Laura Thompson, Planner II

RE: Recommendation for an amendment to the Official Zone Map on parcels 23:030:0016, 23:031:0015, 23:030:0011, and 23:031:0014 from the R1-15 Single-Family Residential Zone to the R1-8 Single-Family Residential Zone, located in the area of 1500 West and Center Street.

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**Petitioner:** Landd / Josh Davis  
2901 Bluegrass Blvd., Ste 200  
Lehi, UT 84043

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### **Summary of Issues**

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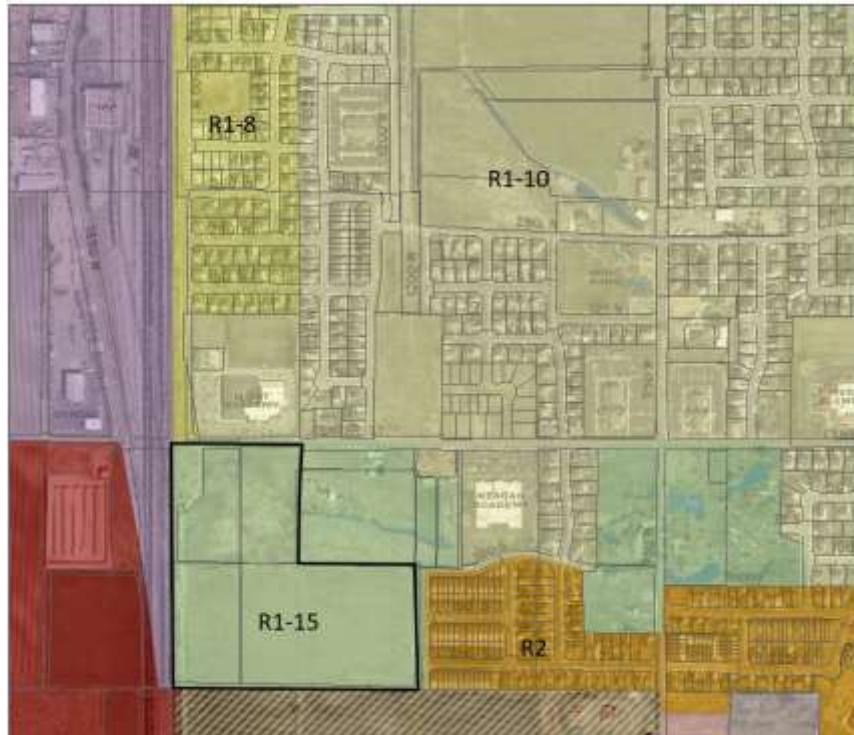
Does the proposed amendment meet the intent of the Westfields Community Plan, General Plan and requirements of Springville City Code?

### **Background**

---

The proposed zone map amendment is for 28.53 acres of property located in the area of 1500 West and Center Street. The current zoning is the R1-15 with a current General Plan Land Use designation of Medium Low Density, which supports the requested R1-8 zoning classification.

On May 20, 2003, the City Council adopted the Westfields Community Plan element of the General Plan, which amended the Land Use Map and Official Zone Map. The proposed residential baseline zoning classifications for the Westfields Overlay area consist of the R1-15, R1-10,



R1-8 and R2. At the time the Westfields was being annexed, there were several property owners in areas being designated as the R1-10 and R1-8 zoning, concerned that they would

lose their animal rights and requested to retain the R1-15 Zoning designation, which allows for animal keeping. While the R1-8 zoning was not applied to the property at that time because of this concern, the Westfields Community Plan and the adopted Land Use Map of the General Plan still designated the property as Medium Low-Density Residential, which includes the R1-8 Zone.

## **Analysis**

The adopted Westfields Community Plan included residential densities in the Westfields that transition from lower densities in the southeast and northeast portions of the community to higher densities around the village center and western portions.

The current adopted land use is Medium Low Density Residential which the Westfields Community Plan designates as between 3.0-5.0 dwelling units/acre. The R1-8 zone equates to 3.8 units/net acre if the property is zoned R1-8. The current R1-15 zoning of the property equates to 2-units/net acre.



Staff recognizes that the general policy guidance from the Council is to not recommend approval of zone map amendment applications that increase residential density. While we recognize this guidance, the proposed zone map amendment, while increasing the density from that currently allowed on the subject property, does not change the density planned and designated for the property in the Westfields Community Plan and the General Plan Land Use Map. Therefore, we view this request as being in line with the current plan.

## **Staff Recommendation**

Staff finds the proposed amendment is in keeping with the Westfields Community Plan and Springville General Plan and recommends approval.

## **Recommended Motion**

Move to recommend an amendment to the Official Zone Map on parcels 23:030:0016, 23:031:0015, 23:030:0011, and 23:031:0014 from the R1-15 Single-Family Residential Zone to the R1-8 Single-Family Residential Zone, located in the area of 1500 West and Center Street.



PLANNING COMMISSION  
STAFF REPORT

Agenda Item 6  
May 10, 2022

May 6, 2022

TO: Planning Commission Members

FROM: Josh Yost

RE: Springville City seeking an amendment to Springville City Code, Section 11-6-313, Specific Sign Regulations.

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**Petitioner:** Springville Community Development

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### **Summary of Issues**

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Do the proposed amendments further the orderly development of Springville City, protect the quality of life of residents linked to the aesthetic character of the City, and provide reasonable opportunities for effective business signage to enhance the economic performance of Springville City.

### **Background**

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The City Council assigned the Community Development Department to undertake a review of the sign code. This item has been placed low on the project priority list with the consent of the Council. Recently, Wavetronix has approached the City with a proposed sign program for their corporate campus, Hobble Creek Square. This sign package reinforces the traditional town image and appearance of Hobble Creek Square by referencing traditional sign types and designs from a traditional downtown. Springville's sign code, in common with many other modern sign code, substantially limits, or does not establish regulations for many sign types and configurations which were once common in Springville and similar towns, including some types proposed for Hobble Creek Square

Staff took viewed this as an opportunity to initiate a limited review of the sign code to address conflicts with the proposed Hobble Creek Square sign program and also a few other known issues in the sign code, including refining and clarifying the use of a-frame signs in front of businesses.

### **Analysis**

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Amendments are proposed first to Subsection 11-6-113 (1), Specific Sign Regulations for A-Frame Signs. The first change separates the regulations for sign size, location, and hours of display from subsection (a) Districts Where Allowed, and moves them into separate subsections. The proposed additions to this section propose the following.

- One portable A-Frame sign per ground level business
- Requirements for the sign to be attended by a responsible party
- Size
- Type
- Location of Display

- Time of Display

The next section to be amended is 11-6-113 (12) Projecting Signs. First the section is renamed Projecting Vertical Blade or Marquee Signs. The amendments propose the following:

- Permitted in all nonresidential sign districts
- Location and projecting requirements: The sign shall be attached to a building wall and may project a maximum of seven feet (7') from the front of the elevation to which it is attached
- Height and Area allowances: The projecting sign shall meet clearance requirements as described in Section 11-6-305. The area shall be calculated as part of a wall sign.

The last bulleted amendment changes the size limits for these type of signs from the previous limit of 25 feet to the same area limits as wall signs. Many historic signs in downtown including the Rivoli Theater marquee and the former historic Springville Banking Company (Central Bank) sign would not be permitted under the current regulations, but would be permitted under the proposed amendments. A photo of the former Springville Banking Co. Sign is to the right.

A new section 13 establishes regulations for a class of signs not previously recognized in the code. These are projecting storefront signs, sometimes called blade signs, or bracket signs. This class of signs is referred to by the idiom “to hang out (one’s) shingle” meaning a very traditional small sign (historically for someone engaged in a professional practice) usually hung on a bracket perpendicular to the front of a building, above or adjacent to a business entrance, as shown in the following images.



The proposed code regulates the following elements.

- Number of signs
- Location
- Clearance from ground
- Area
- Dimensions
- Projection from building

- Sign thickness
- Lighting
- Hold Harmless Agreement
- Message
- Sign type

The remaining amendments are solely renumbering of the remaining sections to accommodate the insertion of the new section 13.

These changes increase the allowance and establish clear regulations for sign types that are compatible with traditional urban development. A-frame, blade, marquee, and storefront signs are all staples of traditional downtowns and permitting these signs more liberally will increase the ability of business to identify themselves, add to the visual interest of the city, and add distinctiveness to reinforce Springville's identity as a place where creativity is expressed through many mediums, including signage.

In these ways the proposed amendments further the orderly development of Springville City, protect the quality of life of residents linked to the aesthetic character of the City, and provide reasonable opportunities for effective business signage to enhance the economic performance of Springville City.

### **Staff Recommendation**

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Staff recommends that the Planning Commission recommend approval of the proposed amendments.

### **Recommended Motion**

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Move to recommend approval of the proposed amendments to Springville City Code, Section 11-6-313, Specific Sign Regulations.

### **Attachment 1**

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Proposed amendments to 11-6-313 Specific Sign Regulations

### **11-6-313 Specific Sign Regulations.**

#### **(1) A-Frame Sign.**

(a) Districts Where Allowed – Permitted in all sign districts in accordance with the standards for signs allowed without a sign permit or as part of a temporary use permit. ~~One (1) A-frame sign of no greater than eight (8) square feet and four feet (4') high per business frontage is permitted on public sidewalks in Sign District A in front of businesses with no front setback and subject to issuance of an encroachment permit by Springville City. A frame signs shall be moved inside the building after business hours.~~

~~Permit Required – An encroachment permit is required, when located on a public sidewalk in Sign District A.~~

~~Height/Area – Refer to Section 11-6-308.~~

(b) One (1) A-frame attended portable sign shall be permitted for each ground level business with an individual front door entrance fronting a public street.

(c) An attended portable sign is a portable sign placed by a person who, either in person or through a representative, at all times while the sign is in the public right-of-way, remains either: 1) within fifty feet (50') of the sign or 2) on the first floor of a building whose front entrance is within fifty feet (50') of the sign. Springville City reserves the right to request the removal or relocation of a portable sign to accommodate construction activity within the public right-of-way.

(d) Size. Maximum sign face size shall be twenty-four (24") inches wide and thirty-six (36") inches tall. Maximum sign stand frame size shall be twenty-seven (27") inches wide and forty-seven (47") inches tall when closed with a maximum depth of three (3') feet when opened.

(e) Sign Type. Sign faces shall be flat and lie in plane with the sign stand frame. Signs shall not be electrified or lighted in any manner.

(f) Location. The sign shall be located immediately in front of and between the side walls of the associated business.

(xiii) For businesses with a front setback, the sign shall be located in the front setback

(xiv) For businesses without a front setback, the sign shall be located immediately adjacent to the front facade of the business or within the park strip, provided a six (6') foot wide clear pedestrian way is maintained on the sidewalk.

(xv) Signs shall not be located outside of this designated area in any other location within the public right-of-way.

(g) Time of Display. The sign shall be displayed only during the associated business's hours of operation and must be stored inside the business at all other times.

...

(12) Projecting Vertical Blade or Marquee Signs.

Sign Districts Where Allowed – Permitted in all nonresidential sign districts. ~~Projecting signs are allowed in Sign District A on buildings with no front setback subject to issuance of an encroachment permit by Springville City.~~

Permit Required – A sign permit is required, along with an encroachment permit, when projecting over public sidewalk.

Location – The sign shall be attached to a building wall and may project a maximum of seven feet (7') from the front of the elevation to which it is attached.

Height/Area – The projecting sign shall meet clearance requirements as described in Section 11-6-305. ~~The maximum sign area for such a sign is twenty-five (25) square feet.~~ The area shall be calculated as part of a wall sign.

(13) Projecting Storefront Signs

- (a) Sign Districts Where Allowed – Permitted in all nonresidential sign districts.
- (b) One (1) sign shall be allowed to project from the building face for each street level business entrance, or for each twelve feet (12') of building frontage, or street level parking lot entry, having frontage on a public or private street, pedestrian way, plaza, or open space, subject to the following conditions:
- (c) Entrance. The business shall have a public entrance directly onto the public or private street, pedestrian way, plaza, or open space.
- (d) Location. The sign shall be located below the finished floor of the second level of a building or have a maximum height of fifteen (15') feet above the final grade, whichever is lower.
- (e) Clearance. There must be a minimum eight (8') feet of clearance from the bottom of the sign structure to the ground directly below the sign.
- (f) Area. Signs shall not exceed twelve (12) square feet in area.
- (g) Sign Length and Height. Neither sign length nor height shall exceed four feet (4').

- (h) Projection. Signs, including mounting hardware, shall not project more than sixty inches (60") from the face of the building. Signs shall not project from nor be mounted to building elements that are located within the street right-of-way.
- (i) Thickness. Signs, including the cabinet, shall not be more than six (6") inches thick. External lighting shall not be limited to the six (6") inch maximum sign cabinet thickness.
- (j) Lighting. Projecting signs may be illuminated internally or externally. Externally lit signs shall be illuminated only with stationary, shielded light sources directed solely onto the sign without causing glare.
- (k) Hold Harmless Agreement. When a sign extends over a public right-of-way, a hold harmless agreement shall be signed wherein the sign owner will indemnify and hold the City harmless from any injury or other damages associated with the sign.
- (l) Message. The message on projecting signs shall be limited to on premise messages.
- (m) Sign Type. Projecting signs shall not be electronic display signs.
- (n) Changeable Copy. Projecting signs shall not be designed to include changeable copy.
- (o) Exemptions. City-owned wayfinding and parking facility identification signs are exempt from the requirements of this Subsection.

**(4314) Subdivision Residential Development Entrance Signs.**

Sign Districts Where Allowed – District G.

Permit Required – A sign permit is required.

Location – Signs shall be set back at least ten feet (10') from any street right-of-way and only in yards adjacent to streets at the entrance of the development. Signs must meet clear view requirements. No more than two (2) entrance signs are allowed per development.

Height/Area – Signs shall have a maximum height of five feet (5') and maximum sign area of twenty-four (24) square feet.

**(4415) Wall Signs.**

Zoning Districts Where Allowed – Wall signs are permitted in all nonresidential sign districts.

Permit Required – A sign permit is required.

Location – A wall sign shall be located flat against and attached to the wall of a building, painted thereon or designed as an architectural feature thereof. Wall signs may be placed on a vertical wall

above and behind a roof, provided it extends no higher than the highest roof line or top of the wall on which the sign is affixed. Signs may be mounted on the lower portion of a mansard roof with a slope exceeding forty-five (45) degrees, provided such signs do not project. No sign is permitted which breaks the silhouette of the building on which it is located.

Height/Area – For height requirements, see Section 11-6-305. On the wall or walls fronting the primary street frontage, the sign area shall be limited to the greater of fifteen percent (15%) of the wall or walls or fifty (50) square feet. On all other exterior walls, the sign area shall be limited to five percent (5%) of the wall. All permanently attached wall signs located on the building shall be included as a part of the wall sign area calculation.