



**NOTICE OF MEETING AND AGENDA
PLANNING COMMISSION
DECEMBER 13, 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. Wes Ostler seeking approval for the Grove Creek Subdivision located at 2692 E Canyon Road in the R1-15 Single-Family Residential Zone.
2. DFA, LLC, seeking commercial site plan approval for a new Ahern Rental Maintenance building to be located at 2207 W 500 N in the HC-Highway Commercial Zone.

Administrative Session - No items

Legislative Session – Public Hearing - 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 December 7, 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.

December 7, 2022

TO: Planning Commission Members

FROM: Laura Thompson, Planner II

RE: Subdivision plat amendment approval of the Grove Creek Subdivision located at 2692 E Canyon Road in the R1-15 Single-Family Residential Zone.

Petitioner: Wes Ostler
2692 E Canyon Road
Springville, UT 84663

Summary of Issues

Does the proposed minor subdivision meet the requirements of Springville City Code and the intent of the General Plan?

Background

The proposed plat amendment includes Lots 2 and 3 of the Clarity Farms Subdivision and creates a flag-lot for the construction of a single-family home for a total of three lots.

Analysis

DEVELOPMENT REVIEW COMMITTEE (DRC)

The Development Review Committee reviewed the preliminary plan on May 12, 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.

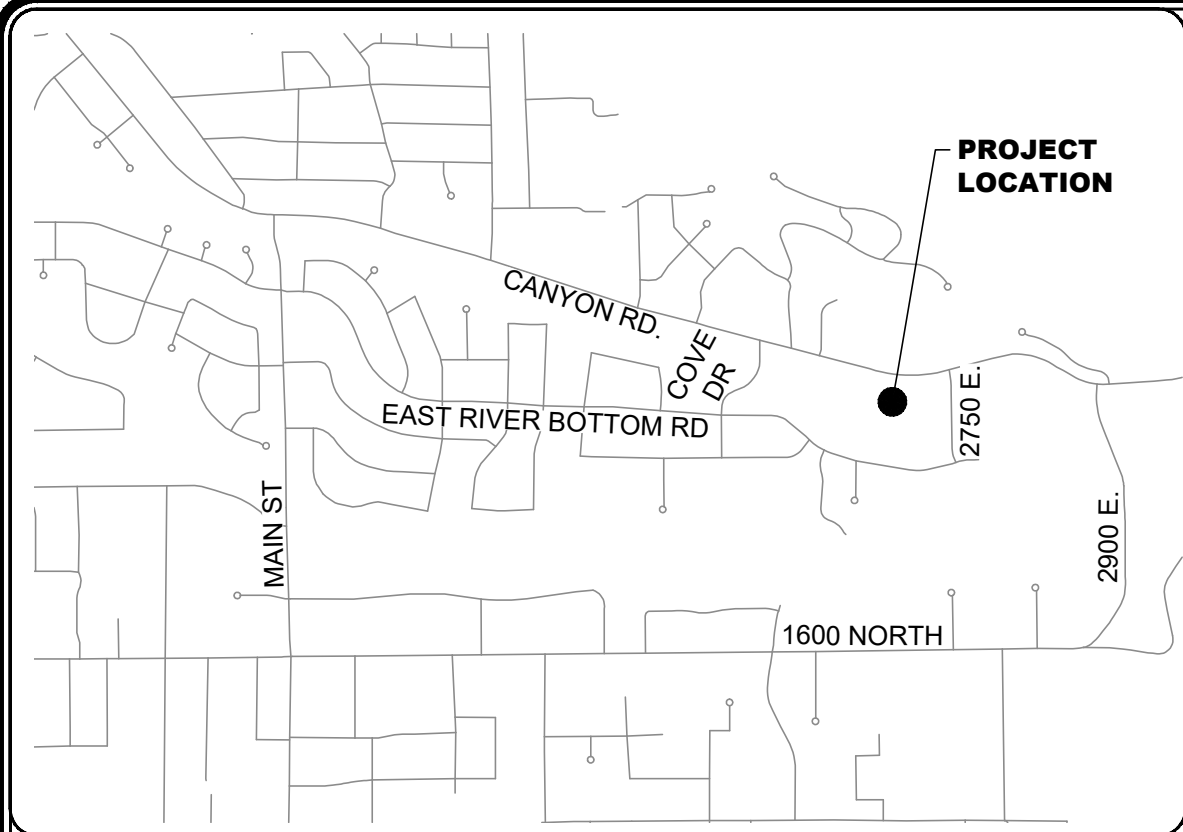
Staff Recommendation



Staff finds the proposed plan amendment meets the requirements of Springville City Code and is in keeping with the General Plan and recommends approval.

Recommended Motion

Move to grant subdivision plat amendment approval of the Grove Creek Subdivision located at 2692 E Canyon Road in the R1-15 Single-Family Residential Zone.



VICINITY MAP
SPRINGVILLE, UTAH

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 EASEMTNT 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 EXITING RIGHTS, OBLIGATIONS OR LIABILITIES INCLUDING PRESCRIPTIVE 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 ENERGYS' RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.

APPROVED THIS _____ DAY OF _____ 2022
DOMINION ENERGY GAS COMPANY

BY: _____ TITLE: _____

LINE TABLE		
Line #	Direction	Length
L1	N0° 20' 06"E	24.18'
L2	N65° 14' 05"W	19.04'
L3	S82° 03' 11"E	18.96'
L4	S89° 33' 19"E	79.51'
L5	S0° 00' 00"W	19.67'
L6	S1° 39' 00"E	20.02'
L7	N89° 08' 24"W	65.27'
L8	S86° 22' 17"W	23.25'
L9	N88° 04' 06"W	41.95'
L10	N66° 50' 33"W	52.01'
L11	N73° 53' 51"W	28.69'
L12	S74° 09' 55"W	1.60'
L13	S40° 27' 45"W	28.82'
L14	S66° 50' 48"W	16.96'
L15	N88° 56' 59"W	64.26'
L16	N0° 12' 35"E	16.51'
L17	N89° 15' 07"E	56.42'
L18	N66° 50' 48"E	12.17'
L19	N40° 27' 45"E	30.19'
L20	N74° 09' 55"E	13.38'
L21	S73° 53' 51"E	35.65'
L22	S66° 50' 33"E	49.49'
L23	S88° 04' 06"E	37.24'
L24	N86° 22' 17"E	23.06'
L25	S89° 08' 24"E	65.17'

LEGEND

- ↑ = COUNTY MONUMENT
○ = FOUND PROPERTY CORNER
● = SET REBAR AND CAP L.S. 7173588
--- = SECTION LINE
--- = BOUNDARY LINE
--- = PROPOSED LOT LINE
--- = PROPOSED PUE
--- = ADJOINING PROPERTY LINE
--- = HOBBLE CREEK IRRIGATION EASEMENT
▨ = INGRESS/EGRESS EASEMENT FOR LOT 1 & 2

CURVE TABLE					
Curve #	Radius	Length	Delta	Chord Direction	Chord Length
C1	1057.13'	290.23'	15.73	S89° 51' 17"E	289.32'
C2	1057.13'	24.18'	1.31	S82° 38' 41"E	24.18'
C3	1057.13'	115.70'	6.27	S86° 26' 08"E	115.65'
C4	1057.13'	150.35'	8.15	S86° 21' 16"W	150.22'



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 _____ 2022

BY: _____ BY: _____ BY: _____ BY: _____
MAYOR ATTORNEY CLERK-RECORDER ENGINEER (SEE SEAL)

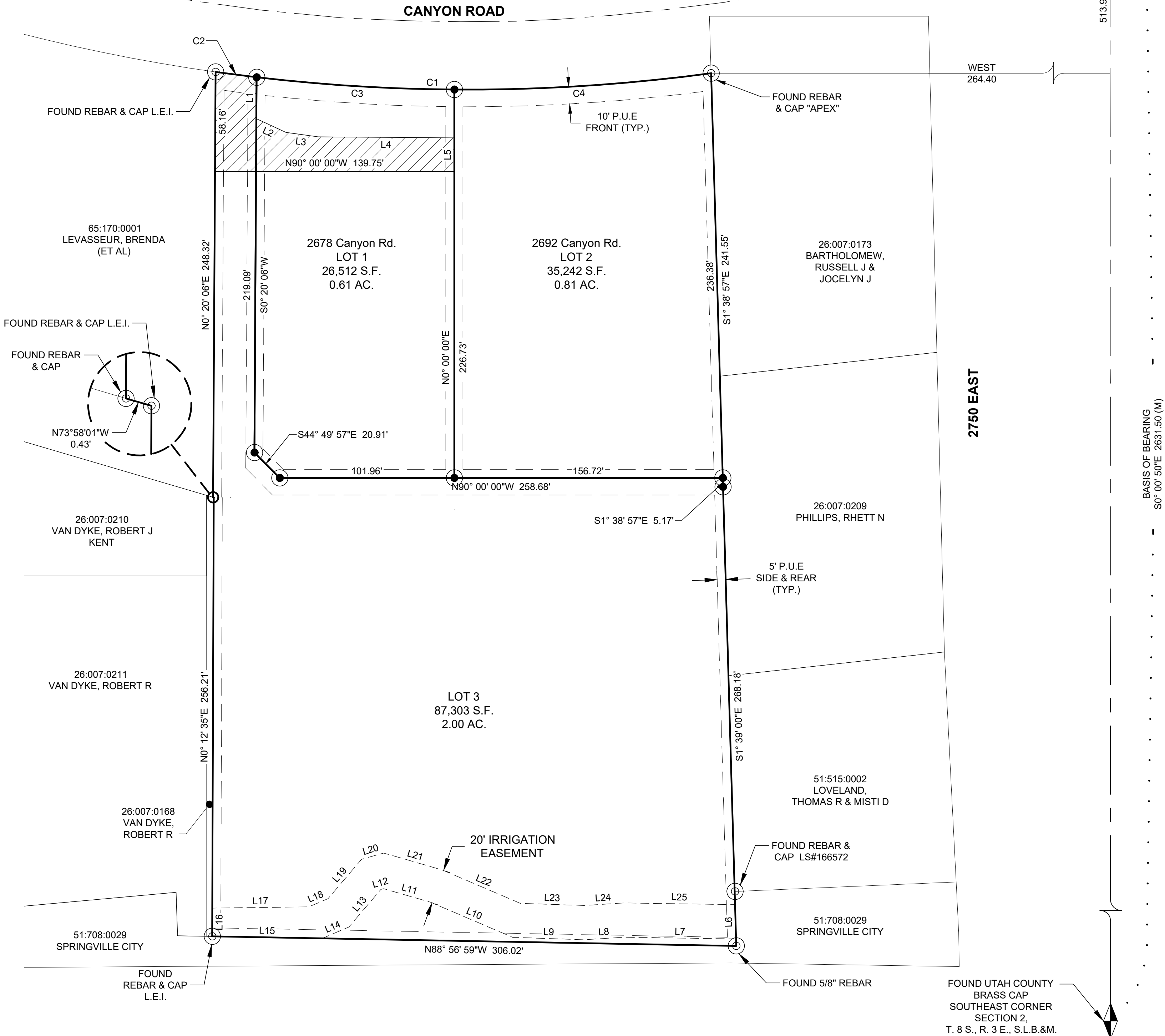
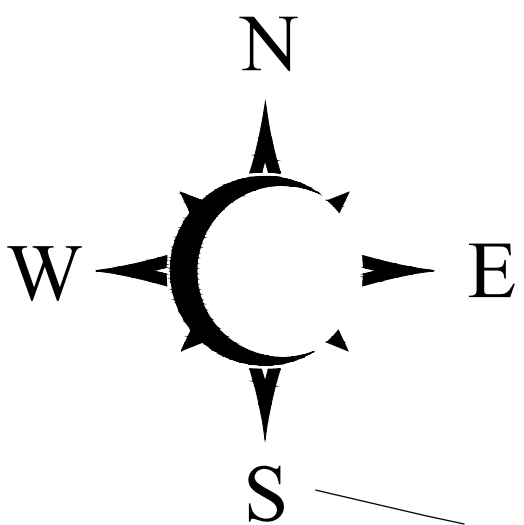
PLANNING COMMISSION APPROVAL:

APPROVED, THIS _____ DAY OF _____ 2022 BY THE SPRINGVILLE CITY PLANNING COMMISSION.

BY: _____ BY: _____
CHAIRMAN SPRINGVILLE PLANNING COMMISSION DIRECTOR-SECRETARY

GROVE CREEK ESTATES SUBDIVISION PLAT "B"

INCLUDING A VACATION AND AMENDMENT TO
LOT 2 AND 3 OF CLARITY FARMS SUBDIVISION



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

GROVE CREEK ESTATES SUBDIVISION PLAT "B"

SIGNED ON THIS _____ DAY OF _____, 2022

DAN E. KNOWLDEN JR. PLS 7173588 (SEE SEAL BELOW)

BOUNDARY DESCRIPTION

BEGINNING AT A POINT SOUTH 00°00'50" EAST 513.97 FEET ALONG THE SECTION LINE AND WEST 264.40 FEET FROM THE EAST QUARTER CORNER OF SECTION 2; TOWNSHIP 8 SOUTH; RANGE 3 EAST; SALT LAKE BASE AND MERIDIAN; RUNNING THENCE SOUTH 01°38'57" EAST 241.55 FEET; THENCE SOUTH 01°39'00" EAST 268.18 FEET; THENCE NORTH 88°58'59" WEST 306.02 FEET; THENCE NORTH 00°12'35" EAST 258.21 FEET; THENCE NORTH 73°58'01" WEST 0.43 FEET; THENCE NORTH 00°20'06" EAST 248.32 FEET TO A POINT ON A 1057.13' RADIUS NON-TANGENT CURVE TO THE LEFT; THENCE ALONG SAID CURVE 290.23 FEET (CHORD BEARS SOUTH 69°51'17" EAST 289.32 FEET) TO THE POINT OF BEGINNING.

CONTAINING 3.42 ACRES OR 149,056 SQFT MORE OR LESS.

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

GROVE CREEK ESTATES SUBDIVISION PLAT "B"

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 _____, 2022

BY: _____

WES OSTLER

ACKNOWLEDGEMENT

State of UTAH }

County of UTAH }

ON THE _____ DAY _____, 2022 PERSONALLY APPEARED BEFORE ME, WES OSTLER 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 DESIGNER: DEK REVIEWED: DEK		PROJECT # VA 631 DATE: 11/14/2022	SCALES HORIZ: 1"=40'

PROJECT NAME:

GROVE CREEK ESTATES SUBDIVISION PLAT "B"
INCLUDING A VACATION AND AMENDMENT TO LOT 2 AND 3 OF CLARITY FARMS
SUBDIVISION LOCATED IN THE SOUTHEAST QUARTER OF SECTION 2,
TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN

PROJECT LOCATION:

SPRINGVILLE, UTAH

SHEET TITLE:

FINAL PLAT

SHEET

1 of 1

UTAH COUNTY RECORDER

December 7, 2022

TO: Planning Commission Members

FROM: Laura Thompson, Planner II

RE: Commercial site plan approval for a new Ahern Rental Maintenance building to be located at 2207 W 500 N in the HC-Highway Commercial Zone.

Petitioner: DFA, LLC
8350 Eastgate Road
Henderson, NV 89015

Summary of Issues

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

Background

The proposed site plan is for a 20,000 square foot maintenance building for Ahern Rentals on the south east corner of 500 N 2250 W in the Spring Pointe Retail Commercial development.



Analysis

DEVELOPMENT REVIEW COMMITTEE (DRC)

The Development Review Committee reviewed the preliminary plan on November 10, 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 items from the revised plans submitted on November 22, 2022.

Staff Recommendation

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

Recommended Motion

Move to grant commercial site plan approval for a new Ahern Rental Maintenance building to be located at 2207 W 500 N in the HC-Highway Commercial Zone.



**AHERN RENTALS
MAINTENANCE BUILDING**

**500 NORTH AND 2250 WEST
SPRINGVILLE, UT**

Drawings and specifications remain the property of the design professional. Copies of the drawings and specifications retained by the client may be utilized only for his use and for occupying the project for which they are prepared, and not for construction of any other project.

delta	date	description
1	11/18/22	DRC Comments

2021121
project number
OCTOBER 10, 2022
date

LANDSCAPE
PLAN

L1.01



TREES	BOTANICAL / COMMON NAME	CONTAINER	CAL	QTY
	ACER GRISEUM PAPERBARK MAPLE STANDARD TRUNK	24" BOX	1.50"	6
	KOELERUTERIA PANICULATA GOLDEN RAIN TREE STANDARD TRUNK	24" BOX	1.50"	5
	ULMUS PARVIFOLIA CHINESE ELM STANDARD TRUNK	24" BOX	1.50"	10
TO REMAIN	BOTANICAL / COMMON NAME	CONTAINER	CAL	QTY
	EXISTING TREE TO REMAIN	EXISTING TREE		8
SHRUBS	BOTANICAL / COMMON NAME	CONTAINER	N/A	QTY
	ARONIA MELANOCARPA BLACK CHOKEBERRY	5 GAL		7
	BERBERIS THUNBERGII 'CRIMSON PYGMY' CRIMSON PYGMY JAPANESE BARBERRY	5 GAL		13
	COTONEASTER APICULATUS CRANBERRY COTONEASTER	5 GAL		19
	EUONYMUS FORTUNEI 'SPARGOZAM' SPARKLE 'N GOLD WINTERCREEPER	5 GAL		29
	JUNIPERUS HORIZONTALIS 'BLUE CHIP' BLUE CHIP JUNIPER	5 GAL		41
	MAHONIA REPENS CREEPING MAHONIA	5 GAL		26
	RHUS AROMATICA 'GRO-LOW' GRO-LOW FRAGRANT SUMAC	5 GAL		48
DECORATIVE ROCK MULCH	BOTANICAL / COMMON NAME	SIZE		
	3/4" SCREENED DECORATIVE ROCK MULCH COLOR: BROWN ALL PLANTER AREAS TO RECEIVE A MIN. 2" LAYER UNLESS OTHERWISE NOTED.	S.F.		16,087 SF

1. SEE THIS SHEET FOR PLANT AND LANDSCAPE INSTALLATION DETAILS-TYPICAL.
2. ALL IRRIGATION TO EXISTING PLANT MATERIAL SHALL BE MAINTAINED. SEE IRRIGATION PLANS FOR ADDITIONAL INFORMATION.
3. CONTRACTOR TO PRESERVE AND PROTECT LANDSCAPE OUTSIDE LIMIT OF WORK.
4. CONTRACTOR TO VERIFY THAT EXISTING TREES TO REMAIN WILL NOT BE DAMAGED BY DEMOLITION OR CONSTRUCTION. IF ANY ARE IN DANGER, IDENTIFY THEM AND NOTIFY THE OWNER'S REPRESENTATIVE.
5. EXISTING TREES AND/OR LANDSCAPE (THAT ARE TO REMAIN) THAT ARE DAMAGED DURING CONSTRUCTION SHALL BE REPLACED WITH TREE(S)/SHRUB(S) AT THE CONTRACTORS EXPENSE WITH PLANT(S) OF SAME GENUS, SPECIES, VARIETY AND FORM. MINIMUM REPLACEMENT SIZES SHALL BE 15 GALLON FOR SHRUBS AND 48" BOX FOR TREES.
6. THE QUANTITIES ON LEGEND ARE PROVIDED FOR REFERENCE ONLY. CONTRACTOR TO VERIFY ALL QUANTITIES.
7. ALL PLANTS TO BE HEALTHY, THRIVING AND FULL. ALL TREES MUST MEET MINIMUM CALIPER SIZE.
8. PLANT MATERIALS SHALL HAVE IDENTIFICATION TAGS ON 10% OF THE TOTAL QUANTITY EACH SPECIES, INCLUDING THE GENUS, SPECIES AND VARIETY.
9. PROVIDE ROOT BARRIERS AT ALL TREES THAT ARE WITHIN 5' OF A SIDEWALK, WALL, ROAD AND/OR OTHER HARDSCAPE. SEE DETAIL 'D', ON THIS SHEET.
10. AVOID AND PROTECT IN PLACE ALL UTILITIES. EXISTING IRRIGATION TO REMAIN. LIGHT POLES, SIGNS AND OTHER OBSTRUCTIONS AND APPURTENANCES. SEE CIVIL PLANS FOR ADDITIONAL INFORMATION. BRING CONFLICTS TO ATTENTION OF OWNER'S REPRESENTATIVE.
11. CONTRACTOR SHALL REMOVE ALL EXISTING WEEDS WITHIN THE LIMIT OF WORK.
12. BRING ALL DISCREPANCIES TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE.

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