



**NOTICE OF MEETING AND AGENDA
PLANNING COMMISSION
APRIL 11, 2023 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
- Approval of Minutes: March 14, 2023

Consent Agenda - No Items

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

Administrative Session - No Items

Legislative Session – Public Hearing

- 1) Springville Community Development requests amendments to Springville Code 11-6-133 Residential Short-Term Rental (STR) to establish requirements for sleeping rooms to meet current building code requirements for egress and smoke and carbon monoxide alarms.
- 2) Springville Community Development requests amendments to Springville Code 11-4-708 Main Street South Gateway Building Height.
- 3) Springville Community Development requests the Office Zone Map be amended from the Community Commercial (CC) Zone to the Main Street South Gateway Zone (MSSG) for parcels generally located along Main Street from 400 South to 800 South; including the following parcels:
23:036:0010, 23:036:0053, 23:036:0059, 23:036:0061, 23:036:0062, 23:036:0063,
23:036:0064, 23:036:0091, 23:036:0092, 23:036:0105, 23:036:0107, 23:036:0109,
23:036:0110, 26:030:0009, 26:030:0035, 26:030:0039, 26:030:0043, 26:030:0045,
26:030:0082, 26:030:0083, 26:030:0086, 26:030:0089, 26:030:0090, 26:030:0091,
26:030:0091, 26:030:0101, 26:030:0102, 26:030:0104, 26:030:0105, 26:030:0112,
26:030:0113, 26:030:0115, 26:030:0117, 34:222:0204, 34:519:0001, 34:519:0002,
34:519:0003, 34:519:0004

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 April 7, 2023. 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 14, 2023

IN ATTENDANCE

Commissioners Present: Chair Karen Ellingson, Genevieve Baker, Michael Farrer, Kay Heaps and Brett Nelson

Commissioners Excused: Ann Anderson, Rod Parker

City Staff: Josh Yost, Community Development Director
Heather Goins, Executive Assistant

City Council: Liz Crandall

CALL TO ORDER

Chair Ellingson called the meeting to order at 7:03 p.m.

APPROVAL OF THE AGENDA

Commissioner Baker moved to approve the agenda as written. Commissioner Farrer seconded the motion. The vote to approve the agenda was unanimous.

APPROVAL OF THE MINUTES

February 28, 2023

Commissioner Heaps moved to approve the February 28, 2023 meeting minutes. Commissioner Nelson seconded the motion. The vote to approve the meeting minutes was unanimous.

CONSENT AGENDA

No Items

ADMINISTRATIVE SESSION

No Items

LEGISLATIVE SESSION:

- 1) Springville Community Development requests amendments to the Westfields Central New Neighborhood Plan to establish criteria for eave type and width, and to clarify that the open side of certain unit types face the street side yard on corner lots.*

Josh Yost, Community Development Director, presented. He spoke of the eave design and where there were some building code issues of proximity. The arbitrary eave design is causing some problems. After reviewing it and taking it back to Tom Lowe, it went from a specific number, to a requirement of massing and architectural style. We will

48 approve through DRC whether the design is appropriate to the architectural style.
49 Fascia trim should be between 6 and 8 inches. Eave projection should be generally 12
50 to 18 inches as guidance. The primary goal is to prevent builders from cheapening the
51 appearance of traditional architecture by employing stunted overhangs. With the
52 Development Agreement, it gives the Community Development Director more latitude to
53 make determinations on the design review. Director Yost is OK with a guidance rather
54 than an objective criteria.

55 Eave Design - Consider removing specific measurements from fascia to eave and width.
56 In this case, flexibility is preferred over specific numbers. Each house design is reviewed
57 and approved.

58 Director Yost is bringing Tom Lowe on as a Town Architect to have him check the
59 designs to make sure they meet the standards and intent of the zone.

60 Commissioner Heaps asked if that would make it possible for the applicant if they
61 wanted a specific look and the City didn't like it, in DRC could it be denied. Director Yost
62 said yes. The CD director has to sign off on those. Director Yost wishes zoning could be
63 like this more often. Gives us the ability to judge each submission on its merits.
64 Setbacks for Townhomes, you can't have much eve on those.

65 Chair Ellingson asked if there was no regulation, what would happen. Director Yost said
66 Devon Glen. There is no regulation on eave width there. Or on the east side of town in
67 Cherrington Heights, you have what designers, builders and buyers called for. Director
68 Yost's opinion is getting the details right. Some people may not be able to discern why a
69 certain design feels good, but he knows elements such as window heights, porch design
70 and eaves are right. They come together.

71 Commissioner Baker said with this being subjective, if you were to leave and we have a
72 different Community Development Director, would they be able to follow this same plan
73 or ordinance in the way that it is to know what it means. How would this survive years of
74 this? Director Yost said there could be an issue which is why he is setting up the Town
75 Architect so there can be consistency. Commissioner Baker said it would be the Town
76 Architect making these decisions. Director Yost said yes.

77 Open side orientation - this came to mind as we discussed the setbacks. Lakeside has a
78 requirement where the open side faces the street on a corner lot.

79
80 Commissioner Baker said on the eaves, with the first paragraph, taking out part of the
81 paragraph where it says: *'Avoid gable ends that are over 8 in. wide, especially when the eave*
82 *overhang is less than 12 in.'* Director Yost said striking that would be ok.

83 Commissioner Baker asked where this falls in the process. At site plan approval?
84 Director Yost said no, according to the Development Agreement, before the applicant
85 submits for a building permit, they have the plans reviewed for compliance with the
86 design standards by the Community Development Director. Once they submit for
87 building permit, the review clock starts and we only have a certain amount of days to
88 review per state law. Commissioner Baker asked if they would have already put
89 significant amount of money getting the architectural plans made, and were then told the
90 eaves don't comply, would they have to go back a redesign the roof. What is the

91 financial burden? Director Yost said it depends how far along they are in the process.
92 We are getting to the point of giving them feedback throughout the process. If an
93 applicant decided to bring in a full set of construction drawings before submitting for
94 design review, then they may have incurred a lot of cost. Lafferty Communities has
95 incurred a substantial amount of design time, with dead ends in some cases and have
96 had to make some substantial changes. Where there are a lot of lots in this project there
97 are a set number of types of lots, once the bugs are worked out, depending on how
98 many builders we accommodate on the project, we won't have to reinvent the wheel on
99 every lot.

100 Commissioner Heaps said it has been his experience that there is plenty of time to make
101 it all happen and it isn't too cumbersome. You just expect some of those things to
102 happen along the way. Director Yost said we want to be responsive and get them
103 moving. Once we are in the swing of things, it won't be a substantial burden.

104 Commissioner Heaps moved to open the Public Hearing. Commissioner Baker
105 seconded. The Public Hearing was opened at 7:23 p.m.

106 Seeing no speakers, Commissioner Farrer moved to close the Public Hearing.
107 Commissioner Baker seconded. The Public Hearing was closed at 7:24 p.m.

108
109 Commissioner Heaps moved to recommend approval of Springville Community
110 Development's requested amendments to the Westfields Central New Neighborhood
111 Plan to establish criteria for eave type and width, with the noted changes, and to clarify
112 that the open side of certain unit types face the street side yard on corner lots.
113 Commissioner Nelson seconded. The vote to approve the Legislative Session item was
114 unanimous.

115 ***2) Lafferty Communities requests an amendment to the Westfields Central New***
116 ***Neighborhood Plan to decrease the minimum lot width of the middle lot in the***
117 ***Three Townhouse Estate Lot Type from thirty feet to twenty-eight feet.***

118
119 Josh Yost, Community Development Director, presented. He talked about the existing
120 standards. They require 30 feet in a for each lot in a 3 townhome estate. The proposal
121 for this is to drop the minimum width to 27.5 feet, in 3 groupings of lots, it would still
122 require 90 feet across but the minimum individual lot size could be 27.5. If you took the
123 middle unit to the minimum width, it would bring the middle until to 27.5 feet, and the
124 outside units to 23.25 feet wide in the same building footprint. These are intended to
125 look like an estate or large home. It doesn't look like 3 row homes, it looks like one large
126 home. It should be imperceptible where the walls between the units are and doesn't
127 affect the outside look at all.

128
129 For the Park Under Townhomes, there are groups of more than 3 together, so Director
130 Yost didn't put an overall minimum width. He asked if there would be a concern of
131 someone re-platting this to get another lot, and that isn't possible. Walls between units
132 can be moved around to accommodate their plan. We think this is an imperceptible
133 change to the Townhome Estates, and a minimal change to the Park Under
134 Townhomes, so we recommend approval for that amendment.

135

136 Commissioner Baker asked why we went with the 27.5 minimum and not something that
137 would make the units the same size. Director Yost said this was requested by the
138 applicant and they are not trying to make them equal. They want to have enough width
139 on the outside units to make them usable and the realities of constructing a single family
140 house with double walls between them. The 27.5 number of feet came from the Lafferty
141 Communities architect. Commissioner Baker concluded they need a foot and a quarter
142 on each side to accomplish that. Director Yost said most of the lots don't need that
143 much. They are giving this a bit of a hedge so we don't end up back here in a couple of
144 week process for 6 inches.

145

146 Commissioner Farrer said the two outside lots were previously lots were at 23.25.
147 Director Yost said no, they were all at 30. It gives a foot and a quarter for the building
148 and in lot width.

149

150 Chair Ellingson invited the applicant to speak. They declined.

151

152 Commissioner Baker moved to open the Public Hearing. Commissioner Heaps
153 seconded. The Public Hearing was opened at 7:30 p.m.

154

155 Seeing no speakers, Commissioner Farrer moved to close the Public Hearing.
156 Commissioner Baker seconded. The Public Hearing was closed at 7:31 p.m.

157

158 Commissioner Nelson moved to recommend approval for the proposed amendment as
159 specifically drafted by staff. Commissioner Farrer seconded the motion. The vote to
160 approve the Legislative Session item was unanimous.

161

162 Director Yost announced to the Commissioners that Carla applied for and was awarded
163 from MAG a Technical Assistance Grant for \$90,000 for a North Main Street Plan. We
164 are excited to move on that in the next fiscal year.

165

166 Commissioner Baker asked since it is March, if there will be a change in
167 Commissioners. It was determined that everyone's term ends in even years, so no
168 changes this year.

169

170 With nothing further to discuss, Commissioner Baker moved to adjourn the meeting.
171 Commissioner Heaps seconded the motion. Chair Ellingson adjourned the meeting at
172 7:34 p.m.



**PLANNING COMMISSION
STAFF REPORT**

Agenda Item #1
April 11, 2023

April 3, 2023

TO: Planning Commission Members

FROM: Carla Wiese, Planner

RE: **Amendment to Residential Short-Term Rental (STR)
ordinance; 11-6-133 Springville City Code**

Petitioner: Scott Stewart, Chief Building Official

Summary of Issues

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

Background

The 2021 International Residential Code (IRC) requires that sleeping areas meet basic life and safety standards by providing egress as well as smoke and carbon monoxide detectors/alarms. The Residential Short-term Rental (STR) ordinance does not include a requirement that the area to be used as an STR, or the home that it is located in, comply with this provision of the IRC.

Analysis

City code permits a homeowner to use part of the home as a short-term rental (less than 30 days). STR's located in older homes are of a concern as these older homes may not meet the current building code requirements and as such life and safety issues are not adequately addressed as they are in newer homes.

This amendment ensures that safety requirements, such as egress and smoke and carbon monoxide detectors, are present in homes that are being used as STR.

Staff Recommendation

Staff finds that the proposed changes to the Residential Short-Term Residence ordinance are consistent with the General Plan and recommends adoption.

Recommended Motion

Move to amend the Residential Short-Term Residence code to require each sleeping room, and the residence in which it is situated, comply with minimum standards of life safety.

Attachment 1

11-6-133 Residential Short-Term Rental Ordinance

11-6-133 Residential Short-Term Rental (STR)

(1) Purpose. This Section is established to:

- (a) Provide regulations for residential short-term rentals in residential zones;
- (b) Preserve the residential character of Springville neighborhoods;
- (c) Provide existing homeowners economic relief;
- (d) Help promote affordable housing; and
- (e) Protect the safety and general welfare of Springville residents.

(2) Definitions. The following words, terms and phrases, when used in this Section, shall have the meanings ascribed to them in this subsection, except where the context clearly indicates a different meaning:

(a) "Host" means an owner who rents their primary residence as a short-term rental.

(b) "Owner" means a person or persons who permanently occupies a primary residence they own in fee title. A permanent resident shall not be a corporation, partnership, limited liability company, or similar corporate entity.

(c) "Primary residence" means the owner's usual place of return for housing as documented by at least two (2) of the following: motor vehicle registration; driver's license; voter registration; or tax documents showing the residential unit as the owner's residence for the purposes of a home owner's tax exemption. A person may have only one (1) primary residence.

(d) "Short-term rental" or "STR" means a portion of a primary residence that is used for a temporary stay for a period of less than thirty (30) consecutive days by a renter. An STR shall not be a place that hosts events, parties or activities.

(e) "STR stay" means the entire period of time, including both days and nights, a renter stays within an STR.

(3) Host Present. A host shall be present and occupy their primary residence during the entirety of an STR stay, unless one (1) of the following exceptions applies:

(a) Ninety (90) Nights. A host may rent out their primary residence as an STR for up to ninety (90) nights in a calendar year without occupying the primary residence during the STR stay. The host shall provide the contact information to an STR renter of a representative who will be available to immediately respond twenty-four (24) hours per day for any day the host is not occupying the primary residence during an STR stay.

(b) Temporary Absence. A host may leave their permanent residence for a temporary, bona fide absence not to exceed three (3) years, such as a temporary job assignment, sabbatical, or voluntary service. In order to continue to rent the STR during the host's temporary absence, the host must designate with the City a host representative who shall fulfill all of the host's requirements for STR stays within the host's primary residence during the host's temporary absence.

(4) Noise Requirements.

(a) The noise levels during an STR stay shall not:

(i) Exceed sixty (60) decibels at any property boundary of the host's primary residence from the hours of 10:00 p.m. to 7:00 a.m., or

(ii) Exceed eighty (80) decibels at any property boundary of the host's primary residence for longer than one (1) hour during the hours of 7:00 a.m. to 10:00 p.m.

(b) A host shall be responsible to make sure the noise requirements in this subsection and all other noise-related regulations of this Code are followed during an STR stay.

(5) Permit/Licensing.

(a) As a requirement of operating an STR, a host shall meet the requirements for, obtain and maintain a valid STR permit from the Community Development Department. In order to obtain a permit, a host shall complete an application form as provided by the Community Development Department.

(b) As part of the application, a host will be required to provide, among other items, a parking plan showing:

(i) One (1) additional designated off-street parking space for an STR that is under two thousand (2,000) square feet in size; or

(ii) Two (2) additional designated off-street parking spaces for an STR that is over two thousand (2,000) square feet in size.

(c) Each sleeping room, and the residence in which it is situated, must meet adopted International Residential Code requirements for egress and for smoke and carbon monoxide alarms.

(e) (d) In addition to an STR permit from the Community Development Department, a host shall also obtain and maintain a current business license and follow all required STR-specific current and future business license requirements.

(6) Violations.

(a) It shall be a violation for any host to operate an STR:

(i) Without first obtaining an STR permit or maintaining a valid business license for the STR; or

(ii) That does not comply with the requirements of this Section or this Code.

(b) Each day that a violation occurs or continues is a separate violation.

(c) For any violation of this Section, the Code Enforcement Officer may issue a written citation or notice of violation to the owner, specifying the violation and the penalty to be imposed.

(i) For the first violation within any twelve (12) month period, the host shall be given a written warning.

(ii) For a second violation within any twelve (12) month period, the penalty shall be a \$500.00 fine.

(iii) For a third violation within any twelve (12) month period, the penalty shall be a \$750.00 fine.

(iv) For a fourth violation within any twelve (12) month period, the penalty shall be a \$750.00 fine and the host's STR permit and business license shall be revoked for a period of one (1) year.

(Ord. No. 18-2020 § 2, 09/15/2020)



**PLANNING COMMISSION
STAFF REPORT**

Agenda Item 2
April 11, 2023

April 7, 2023

TO: Planning Commission Members

FROM: Josh Yost

RE: **Springville Community Development requests
amendments to Springville Code 11-4-708 Main Street
South Gateway Building Height.**

Petitioner: Springville Community Development

Summary of Issues

Do the proposed amendments maintain the intent of the Main Street South Gateway Zone and facilitate quality development?

Background

Continued refinement of the development plan for Block 5 (the Allen’s block) have revealed additional provisions of the MSSG Zone that are either problematic for development, or result in unintended undesirable consequences.

Analysis

Two specific provisions are the subject of this proposed amendment. The first is the total maximum building height. The current maximum is 45’. The measurement is taken to the roof deck of flat roof buildings, or to the mid-gable point of pitched roof buildings. The code provides for the parapet of a flat roof building to extend eight feet above the maximum roof deck height for a total height to the top of parapet of 53’. Floor to ceiling heights for all floors are also specified in the code. For commercial first floors the minimum floor to ceiling height is 14’, for upper floors the minimum height is nine feet. For a four-story building, this sums to 41’ of required floor to ceiling height. This leaves only four feet for the supporting structure of three floors and a roof. Staff had previously believed this was very constrained, but feasible. The architect of the proposed Block 5 development has worked through the structural design of the proposed four-story building and determined that the floor to ceiling height minimum requirements cannot be met with the 45’ maximum roof deck height. These floor to ceiling height requirements also prevents the use of standard, more economical building framing materials. The architect has proposed reducing the upper story floor to ceiling minimum height to eight feet eight inches, a reduction of four inches per floor, or 16 inches total. They proposed to combine this with an increase in maximum roof deck of two feet, one- and one-half inch. Staff proposes to increase the maximum roof deck height two and a half feet, or 30 inches to a total height of 47.5’. No change would be made to the maximum parapet height, which would remain at 53’. As a result, the increase in height of the roof deck would not be visible from the exterior of the building. A section drawing from the architect of the building as proposed is attached to this report.

The section provision to be amended is the first-floor minimum floor to ceiling height for ground floor residential which is currently set at 10’. This requirement has reduced the ability to employ

a raised first floor of the townhomes as an option to address the frontage design the requirements of the MSSG design standards. A raised first floor is also reflective of many traditional row home patterns. To address this conflict, staff recommends decreasing the ground floor minimum floor to ceiling height for residential from 10' to eight feet nine inches for townhomes where the finished floor elevation is at least 18" above the adjacent sidewalk. This amendment does not affect the overall maximum height of any building set by the MSSG Zone.

Staff Recommendation

Staff finds that the two proposed amendments maintain the intent of the MSSG Zone and facilitate quality development by increasing the feasibility and practicality of development, and by providing for the implementation of a traditional design option for townhomes.

Recommended Motion

Move to recommend approval of Springville Community Development's requested amendments to Springville Code 11-4-708 Main Street South Gateway Building Height.

Attachments

1. Proposed ordinance amendment language.
2. Four story building section drawing.

Attachment 1 - Proposed ordinance amendment language.

11-4-708 Building Height.

(1) No building shall exceed a maximum height of ~~forty-five~~ seven and a half feet (45'47.5') and no more than four (4) stories. Maximum building height varies by location as set forth in this Section.

(a) Building height is measured to the highest point of the roof deck for flat roofs and to the midpoint between the roof eave and ridge on pitched roofs.

(b) Parapet walls may extend a maximum of eight feet (8') above the maximum height as described in this subsection (1), not to exceed in any case a maximum height of 53'.

(c) Mechanical equipment enclosures may extend above the roof deck on flat roof structures as necessary to block views of the enclosed equipment.

...

(4) Floor Height.

(a) The main floor elevation for all buildings shall be as follows:

(i) Commercial: The main floor elevation shall be equal to the adjacent sidewalk which shall be equal in elevation to the top back of curb, plus the height added by the minimum required grading to permit drainage; or equal to the elevation of the adjacent courtyard or plaza which shall comply with Section 11-4-707(3)(c).

(ii) Residential: The main floor elevation may be up to one-half (1/2) story above the adjacent sidewalk, which shall be equal in elevation to the top back of curb, plus the height added by the minimum required grading to permit drainage; or equal to the elevation of the adjacent courtyard or plaza which shall comply with Section 11-4-707(3)(c).

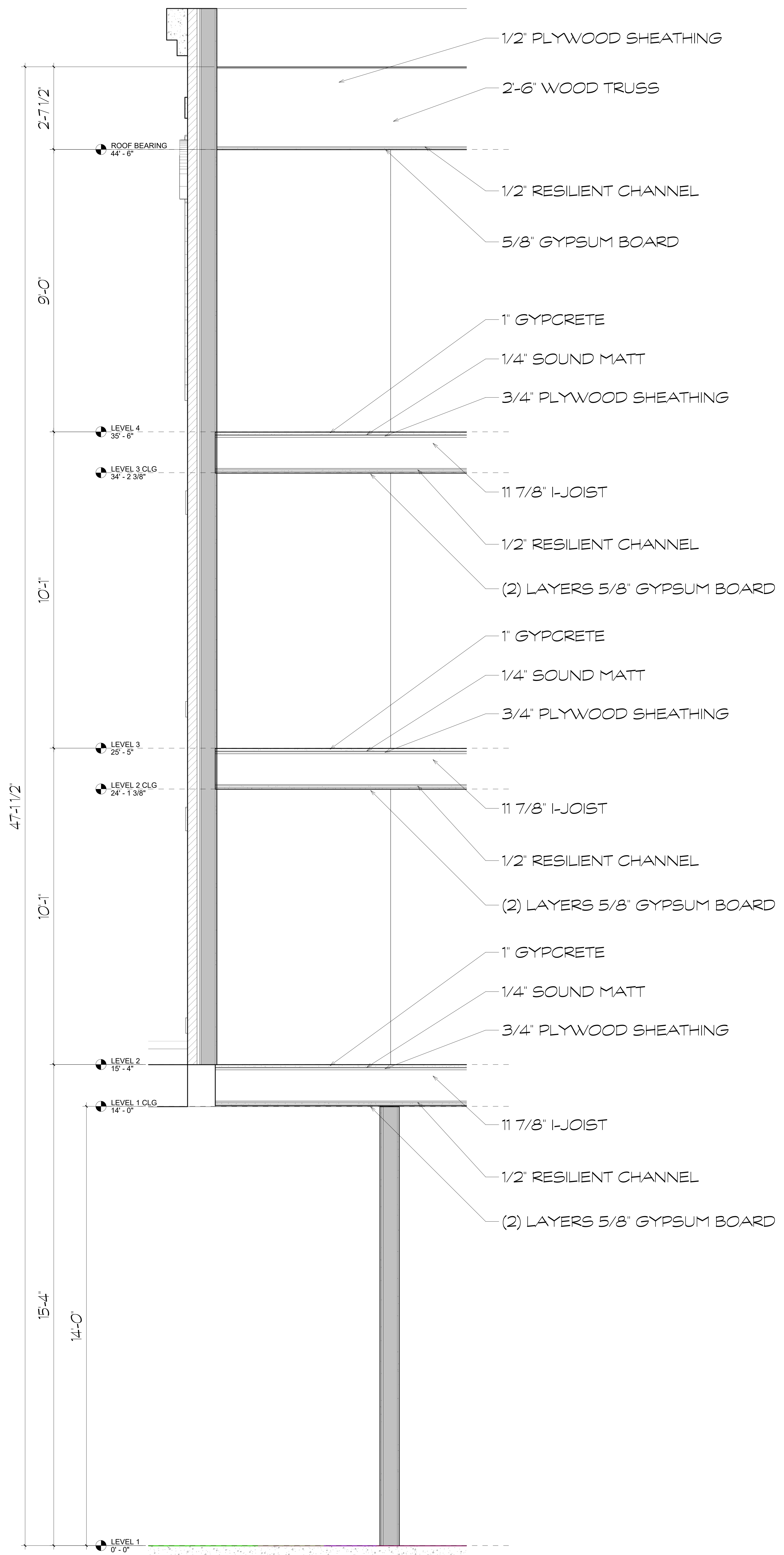
(iii) These requirements are not intended to prohibit the construction of basements, including those for human occupancy, parking, storage, or mechanical systems, or other purposes, below the main floor of a commercial or residential building as long as direct access is maintained to the main floor pedestrian building entrances required by Section 11-4-712(2)(d).

(b) The minimum clear floor-to-ceiling height of each building story shall be as follows:

	Commercial	Residential
Main floors	14'	10'*
Upper floors	9'	9'

*For townhomes with a finished floor elevation of at least 18" above sidewalk grade, minimum clear floor-to-ceiling height for the main floor may be reduced to 8'9".

Attachment 2 - Four story building section drawing.





**PLANNING COMMISSION
STAFF REPORT**

Agenda Item 3
April 11, 2023

April 7, 2023

TO: Planning Commission Members

FROM: Josh Yost

RE: **Springville Community Development requests the Official Zone Map be amended from the Community Commercial (CC) Zone to the Main Street South Gateway Zone (MSSG) for parcels generally located along Main Street from 400 South to 800 South; including the following parcels:**

23:036:0010, 23:036:0053, 23:036:0059, 23:036:0061, 23:036:0062, 23:036:0063, 23:036:0064, 23:036:0091, 23:036:0092, 23:036:0105, 23:036:0107, 23:036:0109, 23:036:0110, 26:030:0009, 26:030:0035, 26:030:0039, 26:030:0043, 26:030:0045, 26:030:0082, 26:030:0083, 26:030:0086, 26:030:0089, 26:030:0090, 26:030:0091, 26:030:0091, 26:030:0101, 26:030:0102, 26:030:0104, 26:030:0105, 26:030:0112, 26:030:0113, 26:030:0115, 26:030:0117, 34:222:0204, 34:519:0001, 34:519:0002, 34:519:0003, 34:519:0004

Petitioner: Springville Community Development

Summary of Issues

Does the proposed Zone Map Amendment,

- comply with the intent of the General Plan and other relevant plans; and
- preserve a broad realm of possibilities for the development of downtown.

Background

Springville Community Development has been working over the past year on a plan for downtown Main Street known as Reframing Downtown. The preliminary recommendations in the plan call for downtown to become a vibrant cultural, commercial, and residential destination. Some of the proposed strategies include maintaining and expanding an intact downtown core, leaning into our identity as Art City, and making downtown a place to come to, not just through. In order to provide staff, the Planning Commission, and the City Council time to fully consider the adoption and implementation of these recommendations, staff has started the pending ordinance process to amend the zoning in this area and identified the Main Street South Gateway zone as the zone that best reflects the intent of the draft Reframing Downtown recommendations. Prior to adoption, it is anticipated the MSSG Zone will need to be updated with additional provisions and regulations that reflect specific characteristics of this area.

Analysis

The Main Street Corridor between 400 South and 800 South contains multiple properties with a high potential for redevelopment. It also contains a few important historic structures. Advance planning, and adoption of appropriate zoning is necessary in order to ensure that redevelopment occurs in a way that strengthens the desired character of the corridor,

For example, the Fox Ridge development on the west side of Main Street at 600 South brings needed housing and population into the downtown, yet doesn't take full advantage of the site's potential to serve as a gateway to downtown and reinforce the visual character of Main Street. This is and is likely to remain the largest redevelopment project in the history of Downtown Springville. Similarly, the housing development at 451 South Main missed the chance to extend the pedestrian orientation and site design typical of the core of downtown, instead developing in a suburban, automobile-oriented configuration. Simple cost neutral changes to the site plan could have greatly improved the project. Simply, we need to seek the best possibilities with future development opportunities.

To analyze the proposals compliance with the intent of the General Plan and other relevant plans, staff has studied the existing General Plan, and considered the planning currently in process. The General Plan describes this area as the South Main commercial corridor and characterizes it as follows.

The two Main Street Corridors are very auto-oriented and include some of the older, auto-oriented development that occurred from the 1950s through the 1980s such as car sales lots, motels, fast food restaurants, and auto repair, along with some newer commercial developments. These two sections of Main are similar to the types of uses found on south State Street in Salt Lake County and will probably face similar challenges as those areas in the next few decades, in terms of the need for redevelopment and consideration of mixed-use development to better utilize the properties located there.

The plan describes the Historic Town Center to the north as

very walkable and anchored on the north end by the Springville City Civic Center. Parking is primarily on-street. While the primary users are local, this area has great potential to become more of a destination shopping and dining experience because of the character of the area and proximity to the Springville Museum of Art. Consideration of higher density housing should be considered within the town center as infill. Ideally, the housing needs to be located above commercial space on the main floor.

The General Plan identifies a clear need to address the challenges in this area by considering mixed-use development and improved property utilization. A primary draft recommendation of the Reframing Downtown plan is to extend the character of the Historic Town Center south of 400 South. This is in line with the General Plan. Among the currently adopted zoning districts in Springville, the Main Street South Gateway Zone is best suited to this goal. As mentioned in the introduction, changes will need to be made to the MSSG Zone to address the unique characteristics of this area of Main Street and best implement the recommendations of Reframing Downtown once it is adopted. Staff believes the MSSG Zone complies with the intent of the General Plan and other relevant plans.

Staff is beginning this zone map amendment process now to preserve a broad realm of possibilities for the development of this area and to provide an opportunity for all parties to carefully analyze the desired future for this area before additional development occurs. Reframing Downtown is not complete, and staff is interested in pausing development until the plan has been adopted and needed regulatory changes are approved. This pending ordinance

accomplishes this aim by preventing development applications from being approved under the current CC Zone until either the Council acts on the pending ordinance, or six months have elapsed.

Staff is aware of development proposals that are currently being pursued in this area, and understands that this pending ordinance prevents those proposals from advancing. While this is a significant impact to individual property and business owners, staff firmly believes that the Planning Commission and City Council should have the opportunity to consider the broad future of this area before any individual development advances. Weighing the interests of individual property owners against the City's broad interests and goals deserves careful consideration, and has the potential to generate considerable debate, but should be left primarily to the City Council. The Planning Commission should focus on analyzing best practices for downtown development, the General Plan, the preliminary recommendations of Reframing Downtown, and an objective evaluation of the proposed zone's potential to implement those best practices and recommendations. This will provide the City Council with a recommendation for the future of this area that they can then weigh against the interests of individual property owners.

Staff Recommendation

Staff recommends that the proposed zone map amendment be continued for further analysis and discussion.

Recommended Motion

Move to continue Springville Community Development's request to amend the Official Zone Map be amended from the Community Commercial (CC) Zone to the Main Street South Gateway Zone (MSSG) for parcels generally located along Main Street from 400 South to 800 South zone as listed in this staff report.

Attachments

1. Proposed Zone Map Amendment Map

Attachment 1 - Proposed Zone Map Amendment Map

BOUNDARY OF PROPOSED ZONE MAP AMENDMENT

