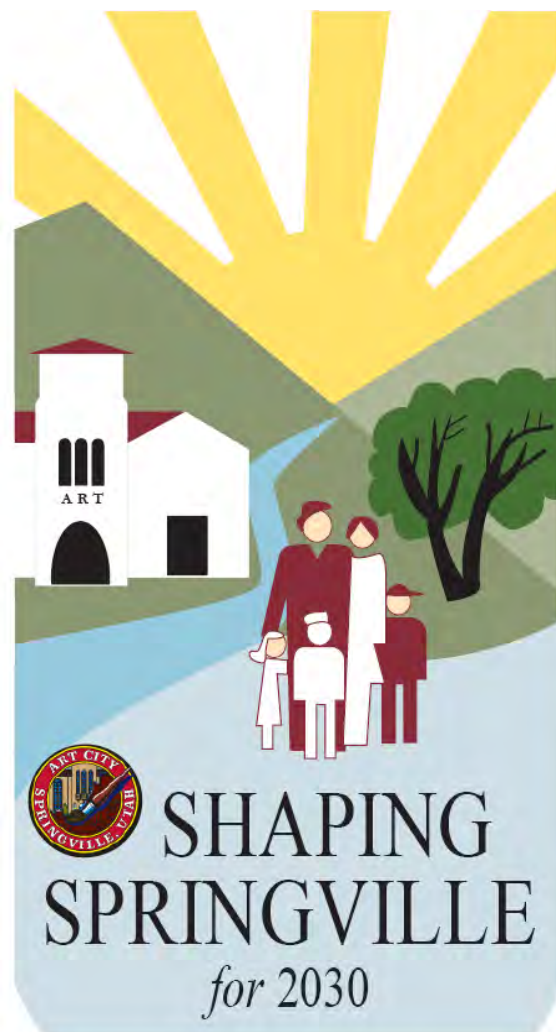


# HISTORIC CENTER COMMUNITY PLAN

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# SPRINGVILLE CITY GENERAL PLAN

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## **City Council**

- Rick Child
- Craig Conover
- Chris Creer
- Dean Olsen
- Chris Sorensen

## **Planning Commission**

- Michael Clay
- Carl Clyde
- Craig Huff, Chair
- Brad Mertz
- Brent Packard
- Joyce Nolte
- Frank Young



# HISTORIC CENTER COMMUNITY PLAN

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## Ad Hoc Committee

Von Alleman  
Genevieve Baker (Co-Chair)  
Toni Birch  
Curtis Eppley  
Ben Henderson (Co-Chair)  
Art Johnson  
Garth Mason  
Linda Mount  
Joyce Nolte  
Kathleen Petersen  
Pat Sitka  
Dick Sumsion  
Owen Witesman  
Dan Workman

## City Staff

Troy Fitzgerald, City Administrator  
John Penrod, City Attorney/Assistant  
City Administrator  
Fred Aegerter, Community  
Development Director  
Darlene Gray, Community  
Development Secretary  
Brandon Snyder, Planner II  
Laura Thompson, Planner I  
Jaimes Loucks, Planning Intern  
Scott Finlayson, Director of Public Safety  
Brad Stapley, Public Works Director  
Leon Fredrickson, Power Director  
Brandon Graham, Power Distribution  
Superintendent



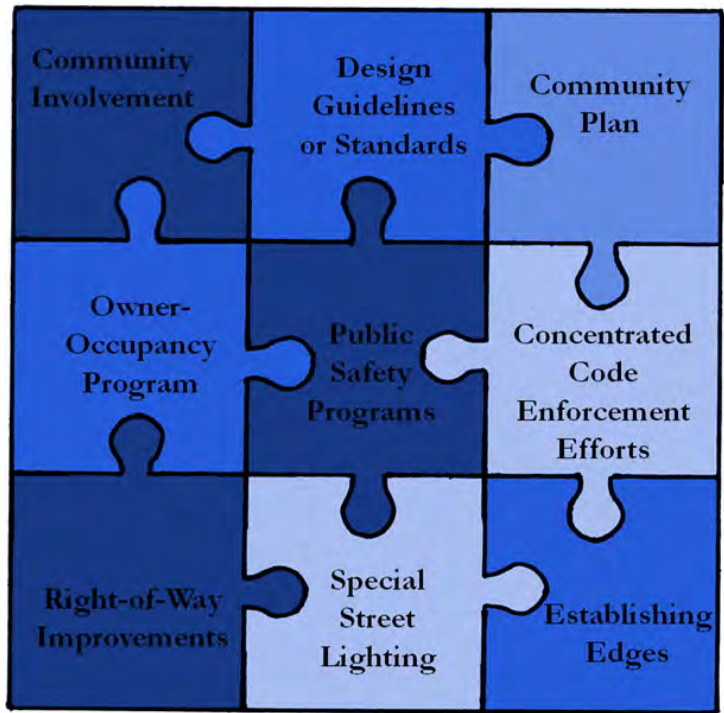


# SPRINGVILLE CITY GENERAL PLAN

## Community Plans

The purpose of community plans is to more specifically identify the issues of residential sub-areas within Springville City. Shaping Springville for 2030: The Springville City General Plan, includes general direction concerning various aspects of the physical development of the City. The community plans include a more specific look at the residential communities within the City and issues facing those areas. While there may be similar problems and challenges within each planning community, there are often very unique issues as well. Examples of these may include specific problem intersections, how to help preserve older neighborhoods, or what kind of uses should be included in a park.

All of these types of issues deserve the specific attention of the stakeholders within those areas, as well as that of elected and appointed City officials and City staff. Identifying the various issues facing a planning community is like finding a piece of a puzzle. As the issues are identified, addressed and put



**Figure 2** The many pieces of the puzzle work to help create stronger, more vibrant residential communities within the City of Springville.

together, a more complete vision of how to create a more attractive, livable, and vibrant community emerges (see **Figures 1 , 2 and 3**).

There are currently six existing planning communities identified within the City (see **Map 1**). As certain areas develop, at least one of these planning areas, the Westfields Community, will be divided into two areas. Ideally, each community includes or will ultimately include at least 3,500 persons. The planning community areas vary from about 600 to nearly 1,500 acres. This range is the result of the different residential densities found throughout the City. While the Historic Center Community is fairly densely populated, the future Lakeside Community is anticipated to develop at a much lower density because of



**Figure 1** The Community Identity Group at Information Gathering Meeting. Photo courtesy of Debbie Balzotti.



# HISTORIC CENTER COMMUNITY PLAN

wetlands and other issues associated with the proximity of the community to Utah Lake.

The process for development of community plans includes gathering information from residents and property owners in the community as information for the background portion of the plan is begun. Other information is provided from review of Planning Commission and City Council minutes, along with discussion with City Staff.



**Figure 3** Land Use Group at Information Gathering Meeting. Photo courtesy of Debbie Balzotti.

After this information is gathered, an ad hoc committee including volunteers from the community along with representatives from the Planning Commission or City Council is organized to discuss the issues identified and provide a recommended direction to the Planning Commission and City Council. The Historic Center Ad Hoc Committee began meeting June 26, 2013 and included 14 members (see **Figures 4** and **5**).

The Planning Commission reviews the information provided by the Ad Hoc Committee and may choose to introduce recommendations of their own to the City



**Figure 4** A meeting of the Historic Center Planning Community Ad Hoc Committee .

Council. The City Council receives all recommendations and reviews them and has the option of adopting them as submitted, amending the recommendations or not adopting them. Typically, the City Council tends to follow the recommendations of the Ad Hoc Committee and Planning Commission with some minor changes because they respect the process of developing the community plan. The process is essential to developing a plan that best addresses the



**Figure 5** Staff presenting information to the Historic Center Planning Community Ad Hoc Committee



# SPRINGVILLE CITY GENERAL PLAN

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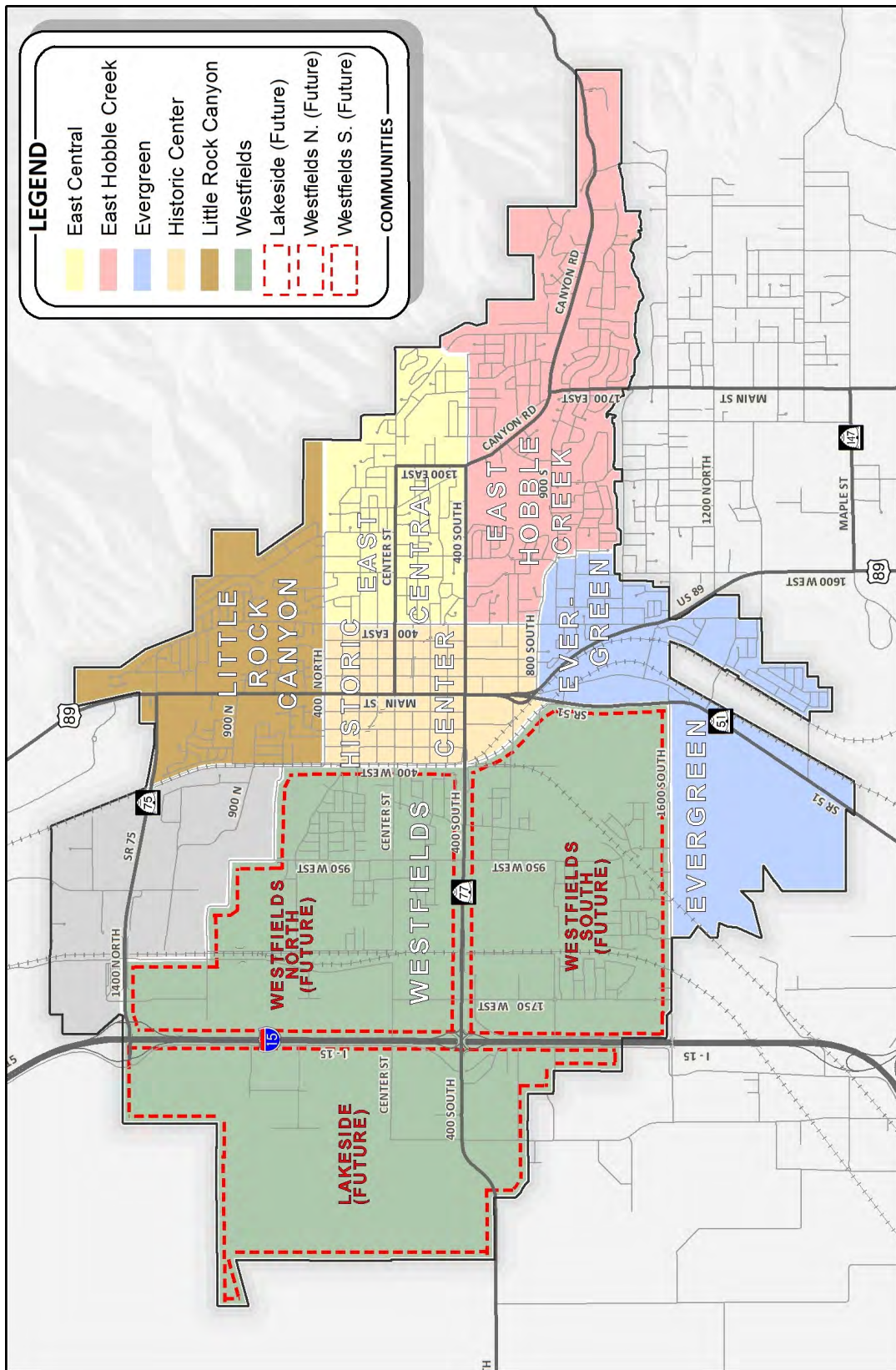
issues of the planning community.

In the case of the Historic Center Planning Community, an information gathering meeting was held January 23, 2013 . Almost 70 people were in attendance and participated in groups discussing land use, community identity and transportation. From those groups, 86 specific ideas were identified and then each group selected their top ideas for further consideration.

The Committee began by reviewing the ideas from the information gathering meeting and from those, and other issues identified by the group, developed a series of goals, objectives and strategies. This information, along with this background report will next be reviewed by the Planning Commission for their recommendation and forwarded to the City Council for final action.



# HISTORIC CENTER COMMUNITY PLAN





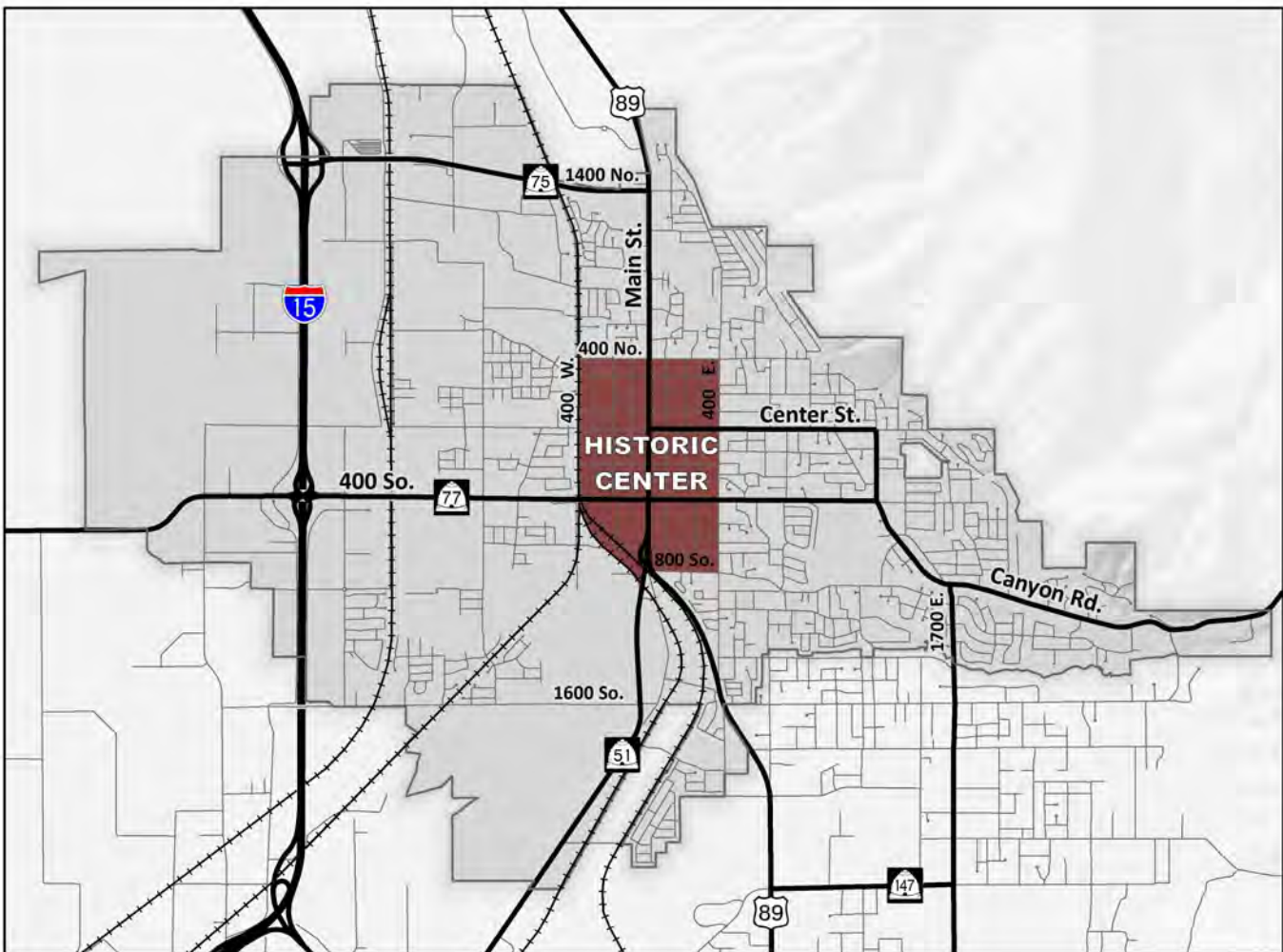
# SPRINGVILLE CITY GENERAL PLAN

## Background

The Historic Center Planning Community includes the area located between 400 North and 800 South and between 400 East and 400 West with the railroad tracks forming the border in the southwest portion of the Community. The community name “Historic Center” is derived from its significance as the place where Springville was first established over 150 years ago (see **Map 2**).



**Figure 6** "Sixty Years in the Saddle" is part of the City's "Statues to Live By" Program. It is located at 200 S. Main St.



**Map 2** Vicinity Map showing location of the Historic Center Community in Springville City.





# HISTORIC CENTER COMMUNITY PLAN

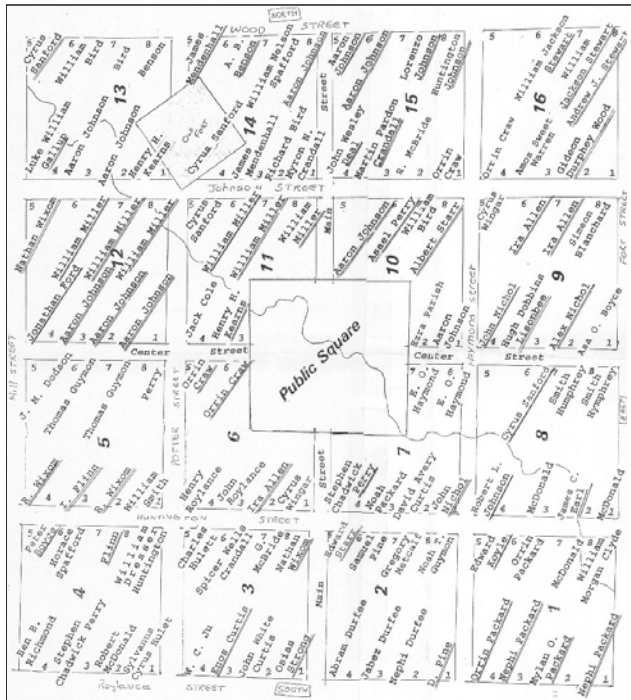
This Community incorporates the original town which was laid out as Plat A, and includes 64 blocks of approximately four acres each. Most of the original streets were 132' (eight rods) in width, while the streets later added to provide access to the interior of the blocks were 66' (four rods) in width.

**Map 3** is an illustrative map of Springville's Plat A in 1851 prepared by the Springville Historical Society. It is based on Luke William Gallup's diary entry from December, 1852 before the Plat was divided into 64 blocks.

Areas to the south of Plat A have generally developed along streets extending from the original plat. Because of the lack of platting in this area, street sizes vary significantly and the block dimensions are irregular.



**Figure 7** 600 South between 300 E. and 400 E. illustrates challenges with limited street widths which include insufficient space for vehicle and pedestrian traffic.



**Map 3** Illustrative Map of Springville Plat A in 1851 provided by the Springville Historical Society.

These irregularities in the land use pattern have created some unique challenges for property owners who have deep lots with limited street frontage. In many cases, these problems would never have existed had the original plat been continued through this area. The limited street widths and block sizes have resulted in areas that are not particularly pedestrian friendly and which continue to create circulation and access concerns (see **Figure 7**).





# SPRINGVILLE CITY GENERAL PLAN

## Population Characteristics

The 2010 U. S. Census provides valuable information regarding the Historic Center Community. This information is included in **Figures 8 and 9.**

The Community population is 4,211, and represents 14% of the overall City population of 29,446 on approximately seven percent of the total land area of the City. The percentage of males and females in the Community is statistically even, with just slightly more males. These percentages also hold true Citywide, although there are slightly more females.

When comparing the age group information from the 2010 U. S. Census, the group or co-

hort under 18 years of age is six percent smaller than that same age group City-wide. The group between 18 and 64 is more than five percent greater in the Community than the same cohort as a part of the overall Citywide population, with the majority of this age group being younger than 35 years old. The availability of affordable housing within this Community may help explain the higher percentage of young adults found in this Community. The percentage of the population group over 64 years of age in the Community is slightly higher than found City-wide.

Minority populations within the Community are similar to those found City-wide with the exception of the American Indian – Alaskan Native group. About one-third of the total City population of this group is located within this Community. This cohort is less than one

	Historic Center Community	% of Community Population	Springville City	% of Springville's Population
Total Residents	4211		29446	14%
Persons per household	2.03		3.3	
Male	2116	50.2%	14686	14%
Female	2095	49.7%	14780	14%
<18	1335	31.7%	11153	12%
18-64	2510	59.6%	16060	16%
65+	366	8.7%	2253	16%
Race			% of Springville's Race	
White	3793	90.0%	26617	14%
African-American	18	0.4%	129	14%
Asian	20	0.5%	179	11%
American Indian-Alaska Native	49	1.2%	154	32%
Native Hawaiian-Pacific Islander	21	0.5%	170	12%
Other	220	5.2%	1487	15%
2 or More	70	1.7%	730	10%
Hispanic (Ethnic Category)	503	11.9%	3482	14%

**Figure 8** Population Characteristics for the Historic Center Community and Springville City – 2010 U. S. Census



# HISTORIC CENTER COMMUNITY PLAN

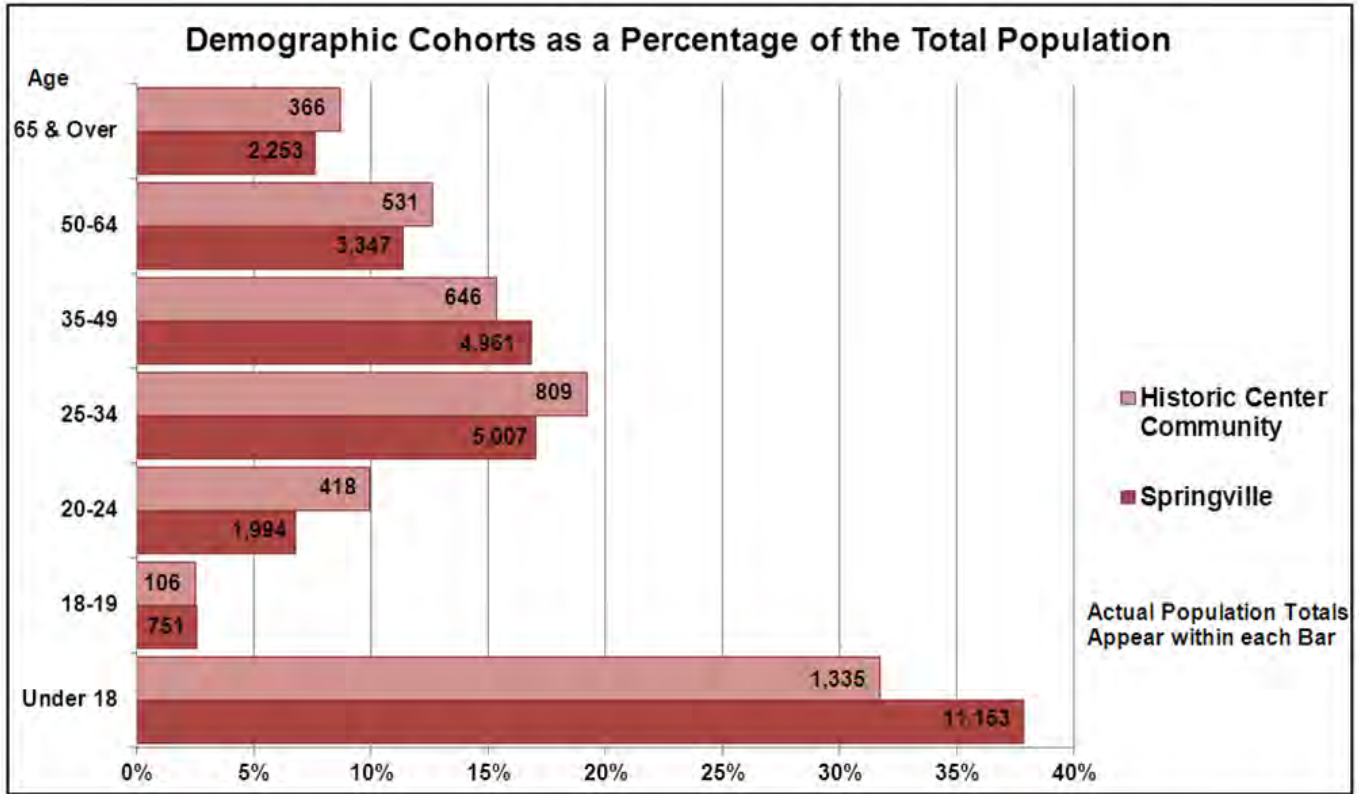


Figure 9 Demographic Cohorts for the Historic Center Community and Springville City Comparison of Percentages of the Total Population.

percent of the overall City population, totaling 154 persons with 49 living in this Community.

The Hispanic portion of the population located within the Historic Center Community is 12%. This is the same percentage of Hispanics as found in the overall City population.





# SPRINGVILLE CITY GENERAL PLAN

## Land Use

The Historic Center Community includes about 611 acres of property, which is approximately seven percent of the total land area of the City. (Springville City includes 9,211 acres or 14.39 square miles). Information concerning land use is included in **Figure 10 and Map 4**. The residential density for Plat A is 7.33 persons per acre, excluding land identified as vacant, while the residential density for the City is 5.92 persons per acre.

Historic Center		
Land Use Classification	ACRES	% OF TOTAL
Single Family Res.	227.37	37.22
2 Family Res.	23.9	3.91
3 to 4 Unit Res.	21.82	3.57
5+ Unit Res.	10.83	1.77
Comm. Retail	30.8	5.04
Comm. Sales	20	3.27
Light Industrial	5.47	0.90
Mobile Home Park	2.08	0.34
Park	3.9	0.64
Public	42.49	6.96
Unknown	0.19	0.03
Vacant	36.08	5.91
Street Right of Way	185.92	30.44
TOTAL	610.85	100

**Figure 10** Land Use Classifications in the Historic Center

The residential areas are bisected by Main Street, which includes the original town center commercial district between Center Street and 400 South. Over time, many of the houses located on Main Street to the north and south of the commercial town center have either been demolished or converted to commercial

uses. The same has occurred along 400 South in terms of transitioning from a primarily residential area to a more commercial one.

The primary land use in this Community is identified as single-family residential. Total residential land use, including mobile homes, two-unit, and multi-unit dwellings is just under 47% for the area. There are 1,542 units located on approximately 265 acres. Several dwellings are located in mixed use buildings.

The second largest land use is for street rights-of-way, which utilizes over 30% of the land. This percentage is five to ten percent higher than typically found because this area includes several rights-of-way that are 132' in width. The typical residential street width is 59' in the City. These wide pavement widths present some unique challenges and opportunities for the Community in terms of how they affect traffic speeds, maintenance costs, and overall community feel.



**Figure 11** City Hall is one of the many public uses within the Historic Center Community.

The primary public uses found here include the Springville City Civic Center (see **Figure 11**), Main Fire Station, Library, Springville Museum of Art, Cherry Creek Elementary, the U. S. Post Office, and several churches. Park



# HISTORIC CENTER COMMUNITY PLAN



**Figure 12** Example of commercial development along Main Street.

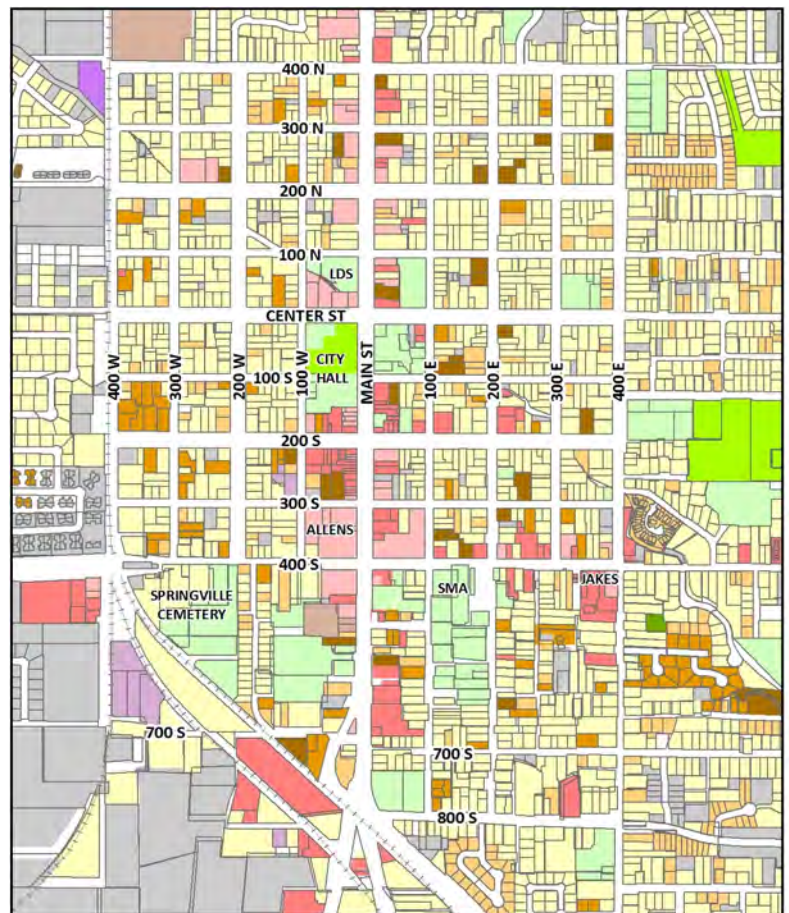
Commercial uses are primarily limited to Main Street and 400 South, with a few others located on the edges of these areas (see **Figure 12** and **Map 5**). The commercial areas tend to divide the residential areas to some extent. They also provide conflicts between residential and commercial uses, especially as businesses become more successful and desire to expand. Landscape buffers and fencing have addressed these concerns to some extent, but the absence of policy relating to this issue creates insecurity within the neighborhoods located in this Community (see **Figure 14** on page 15).

space is very limited in this Community and is typically found in connection with the public uses located here.

Another concern is that of residential



**Map 4** Map of Existing Land Uses within the Historic Center Community



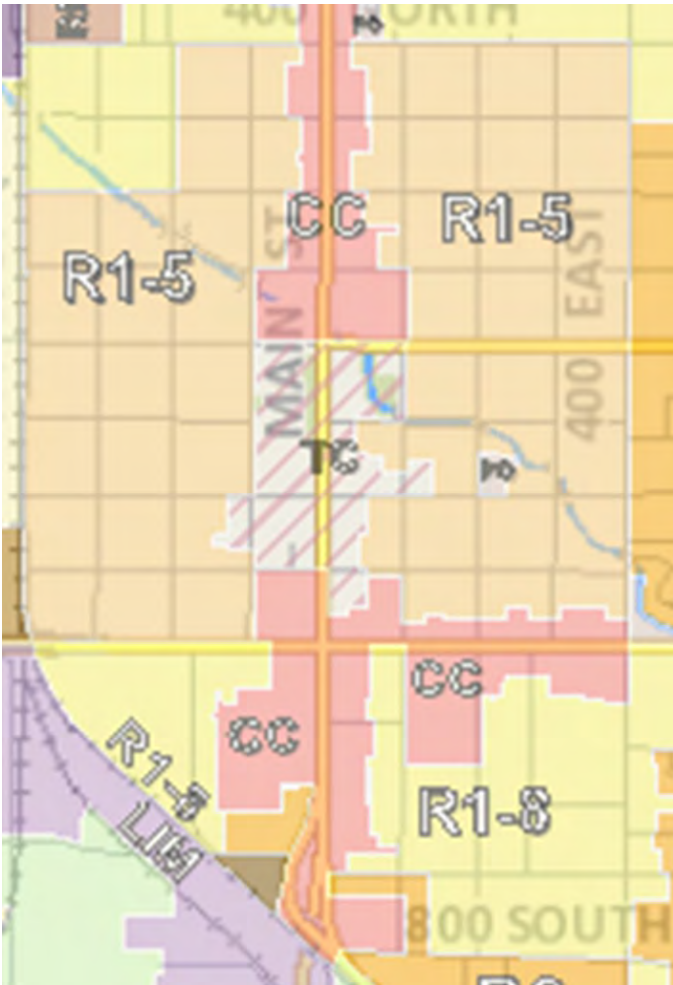


# SPRINGVILLE CITY GENERAL PLAN

dwelling being used for commercial purposes. These dwellings, and the lots on which they are located, are most often ill-equipped to handle non-residential uses. Parking often becomes the greatest problem when these transitions occur. The minimum lot size for non-residential areas deserves consideration to help ensure that these businesses have sufficient space to operate safely and successfully within the constraints of the site and building.

The zoning in this area largely reflects the land uses, with the exception of some residences on Main Street and 400 South. This is not to say that these areas should be rezoned, however adequate space for parking and other site and building improvements must be accommodated as these residences transition to non-residential uses. **Figure 13** provides a breakdown of how property is zoned in the Community.

## Zoning



Map 5 Zoning Map of the Historic Center Planning Community

Historic Center		
ZONE	ACRES	% OF TOTAL
CC	98.81	16.18
HIM	0.10	0.02
LIM	39.36	6.44
PO	1.43	0.23
R1-10	2.78	0.46
R1-15	32.13	5.26
R1-5	274.65	44.96
R1-8	114.95	18.82
R2	8.10	1.33
RMF-1	1.02	0.17
RMF-2	2.69	0.44
RMHP	0.58	0.1
TC	34.24	5.6
TOTAL	610.85	100

Figure 13 Zoning of Historic Center



# HISTORIC CENTER COMMUNITY PLAN

**Figure 14** Examples of transition from commercial to residential uses and how ordinance changes have helped address these transitions in the Historic Center Community are pictured below.



This illustrates an example of development before the ordinance was adopted, which allowed buildings set near the edge of the property without any transitional landscape buffer.



This photograph illustrates the parking area extending up to the edge of the commercial property.



This is an example of property with the transitional buffer.



This example illustrates site improvements of commercial development requirements.



# SPRINGVILLE CITY GENERAL PLAN

## Hen Chickens and Bees

Currently within the City, the keeping of chickens, bees, and farm animals are limited to areas zoned as A1 and R1-15. This means that the majority of households throughout Springville City, as well as all of the residential units that are within the Historic Center Community, are not zoned to allow these uses. The residential zones of this Community include R1-5, R1-8, R2, and RMF-2. These residential zones are not unique to the community, and all are found citywide. If any changes were to be made as to what is or is not permitted within these specific zones, it would be received as a citywide issue.

The current City Code regarding keeping hen chickens limits them to the agricultural (A-1) and suburban-agricultural (R-1-15) zones. The issue of expanding the number of zones has been brought before the City Council several times over the past few years. The most recent consideration by the Council was on October 1, 2013. At that meeting, the City Council voted 3 to 2 to not amend the City Code to allow hen chickens in the majority of residential zones. Denying the proposed amendment was the recommendation of the Planning Commission. As part of the City Council vote, there was discussion about creating an ad hoc committee with representatives on both side of the issue to work towards some type of compromise.

Prior to that, the issue was considered in November and December in 2010. The proposed amendment to Title 11, Sections 11-3-402 and 11-4-301 was denied by the City Council, The Planning Commission had recommended not amending the ordinance to allow the keeping of hen chickens in the majority of residential zones.



**Figure 15** Owning hen chickens would allow owners access to fresh eggs. Photo Attribution: Kruppert

With the drafting of this previously proposed amendment, issues such as how the chickens would be housed, how many would be allowed, how extra costs associated with enforcement would be met, and other issues were reviewed. It is likely that these criteria will be readdressed during the current ordinance review.

There are some possible concerns regarding chicken-keeping in additional residential zones. It is recognized chickens may introduce a varying degrees of nuisance to surrounding residences. These include odors, noise, potential for neglect, loose chickens and plausible unsanitary conditions, including undisposed of carcasses, and attraction of predatory animals and rodents.

It is also recognized that most hen chicken owners would be responsible caretakers of their fowl. Benefits to allow chicken keeping include the availability of fresher and potentially more nutritious eggs, a means for families to teach their children responsibility and self-sufficiency skills, and the enjoyment of raising chickens (see **Figure 15**),

Another interest for some residents of this





# HISTORIC CENTER COMMUNITY PLAN

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**Figure 16** Queen and other bees establishing a hive. Photo Attribution: Levi Asay

Community is beekeeping. Currently, beekeeping is limited to the A-1 and R-1-15 zones. A change to this would need to be taken up as a citywide matter.

Both the keeping of hen chickens and beekeeping impact Springville animal control currently and expanding the uses would increase that impact.



## Transportation

### Streets

The street system within the Historic Center Community provides excellent connectivity, especially in the Plat A. Streets within the Community are generally of sufficiently wide to accommodate the amount of traffic traveling through the area. In several cases, the pavement width is more than double the width necessary for the traffic volume in the area. Options to address these wide streets in such a manner as to contribute to the overall character of the neighborhood include ideas such as planted medians or wider park strips (see **Figure 17**). Salt Lake City adopted a planted median approach over 100 years ago, which lessens pavement width. These medians add green space and contribute to the residential feel of the neighborhoods.

In contrast, the block lengths between 400 South and 700 South are unusually long (over a quarter-mile) and include some narrow streets. An example is 300 East, with a right-of-



Figure 18 Showing 600 South as a one way street .

-way of approximately 30', which includes no curb, gutter or sidewalk. Additionally, 600 South between 300 East and 400 East includes approximately 22 feet of pavement. Most of the street is located on private property as a right-of-way was not established for the street. There is no curb, gutter, or sidewalk and the street has been designated a one-way street in order to address its narrowness (see **Figure 18**). Houses and apartments along this street are as close as 19 feet from the pavement, creating challenges for upgrading the street.

The General Plan identifies Main Street and 400 South west of Main as arterial streets (see **Map 6**). Streets identified as major collectors include 400 South east of Main Street and 400 East beginning at 400 South and running north. Minor collectors include 400 North, Center Street and 800 South.

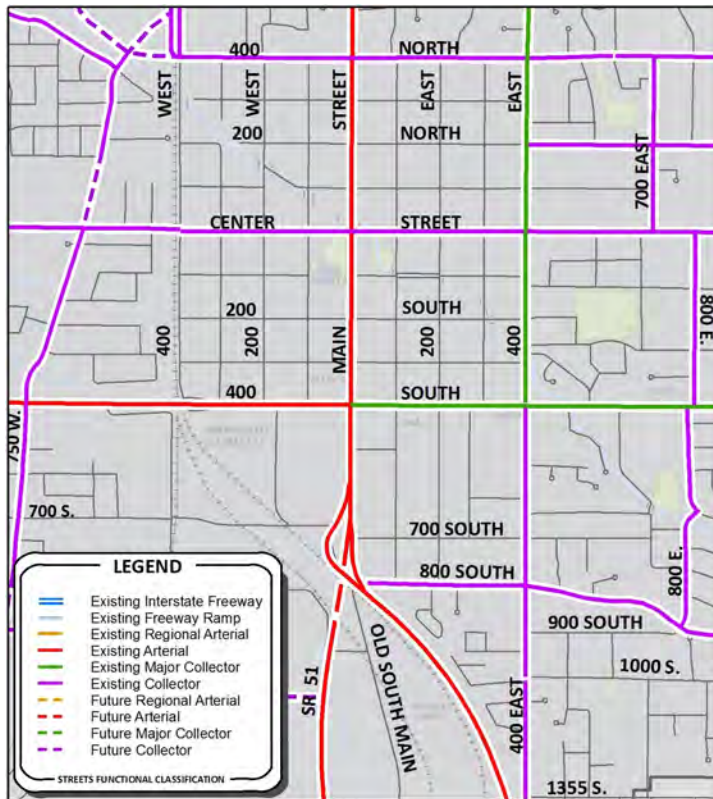
Average Annual Daily Traffic (AADT) counts for this Community are provided by UDOT and include information through 2012. The highest AADT along Main is at 200 North where the average is approximately 25,000 trips daily



Figure 17 Proposed improvements to 200 West



# HISTORIC CENTER COMMUNITY PLAN



**Map 6** Streets Functional Classification Map for the Historic Center Community

over the past five years. The next highest number is on west 400 South where numbers

have ranged from approximately 18,000 to 19,000 trips over the past five years for which numbers are available. The eastern portion of 400 South in the Community includes counts ranging from a high of just over 16,500 to a low of just over 14,000. Counts on all other streets have averaged under 6,000 AADT over the past five years. For more detailed information on traffic counts, please see **Figure 19**.

Traffic accident data is based on information from 2011 (see **Map 7**). As might be expected, intersections with an arterial street continue to be the location of the highest number of accidents. The highest accident numbers for this Community are associated with the intersection of 400 South and Main.

One of the issues of concern identified at the January 2013 Information Gathering Meeting was the amount of traffic on 400 South resulting from Mapleton residents accessing the freeway. While “Shaping Springville for 2030– Springville City General Plan 2011” includes a connection of Mapleton’s 1600

	Year	Location*							
		Main Street @		400 East @		Center St. @	400 South @	800 South @	
		200 North	100 South	500 South	400 North	200 South	300 East	100 East	200 East
Annual Average Daily Traffic Counts	2000	24425	18105	16775	4425	5050	5040	14830	N/A
	2001	23515	18225	16890	5545	5230	5075	14930	N/A
	2002	25100	19455	19855	5920	5585	5330	14365	N/A
	2003	24655	17815	19500	5920	5585	5330	14365	N/A
	2004	24330	17580	19240	5955	5620	5095	14455	N/A
	2005	24295	17595	19215	5940	5660	5080	15600	N/A
	2006	25515	18370	19505	4835	5910	5850	16290	N/A
	2007	25870	18625	20905	4905	5995	5930	16520	N/A
	2008	24890	19555	20110	4665	5700	5640	15710	N/A
	2009	25065	19695	20250	4855	5665	5605	15615	4105
	2010	25090	21435	20270	4835	5640	5585	15555	4090
	2011	24830	20810	19680	4820	5315	5570	14050	4080

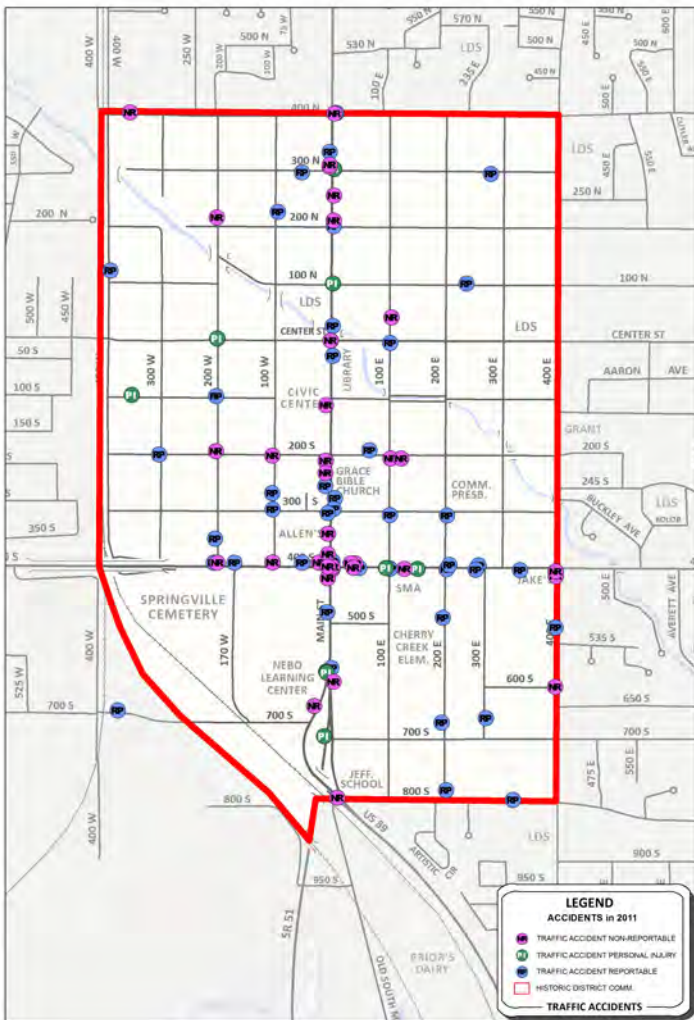
**Figure 19** Annual Average Daily Traffic Counts by year for roads in the Historic Center Community. \*Locations may be an approximation.

Data Source: UDOT





# SPRINGVILLE CITY GENERAL PLAN



Map 7 Locations of 2011 Traffic Accidents in this Community

North to Springville’s 1600 South, there was great concern about the number of houses that would need to be moved to provide a street running straight through to I-15 at 1600 South. This plan was conceptual, in that it recognized the need for some type of connection to the east. Mountainland Association of Governments (MAG) included the issue of access from Mapleton to I-15 in the “Springville-Spanish Fork Area Transportation Study” which was completed in April 2012. The concept prepared included a

street extending from the south end of 400 East and running southwest to connect with 1600 West. The intersection would be located at the bottom of the incline on Highway 89, which leads into Mapleton. The offset of the road to the 1600 North (Mapleton) and 1600 South (Springville) alignment is not particularly convenient for Mapleton residents as they are backtracking and it may be just as easy to continue on Highway 89 to 400 South. For those further east, it would be easier to take 1700 East to Canyon Road and continue using 400 South for I-15 access.

An extension of Maple Street connecting to 1600 South at some distant date was also discussed. This option provides much better access for most Mapleton residents, but presents a variety of challenges associated with railroad tracks, wetlands, and property acquisition.

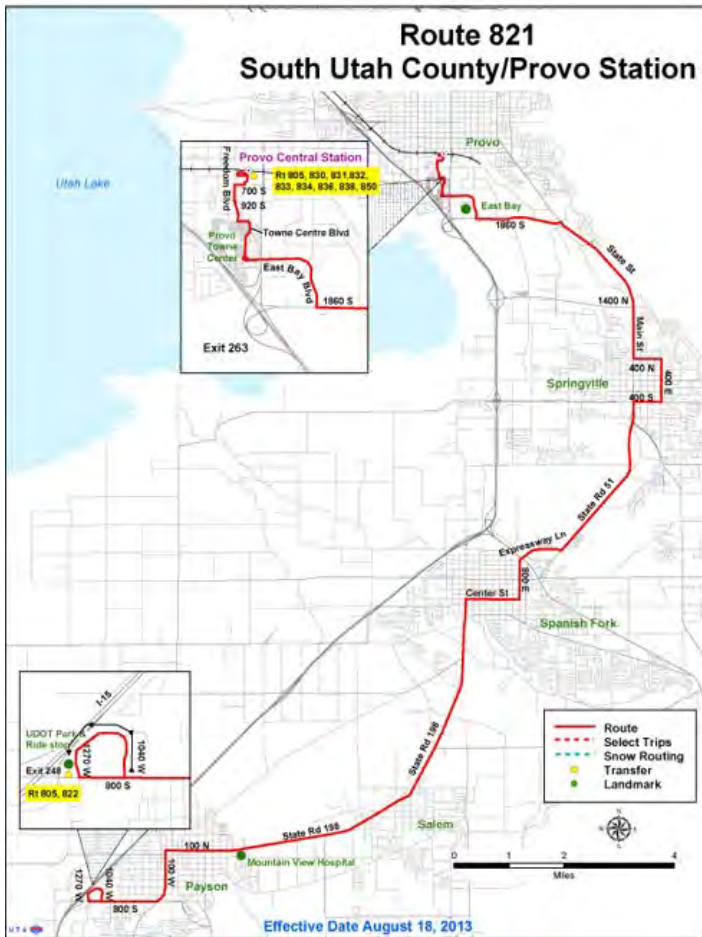
## Mass Transit

Though there are plans in place to bring commuter rail and bus rapid transit to Springville in the future, the only form of mass transit currently available through the Utah Transit Authority are bus lines. As of May 2013, there are two bus routes servicing Springville. The route is located along the eastern perimeter and through the southern portion of the Historic Center Community. It services stops along 400 South, 400 East, 400 North and Main Street, making this the best served Community in the City.

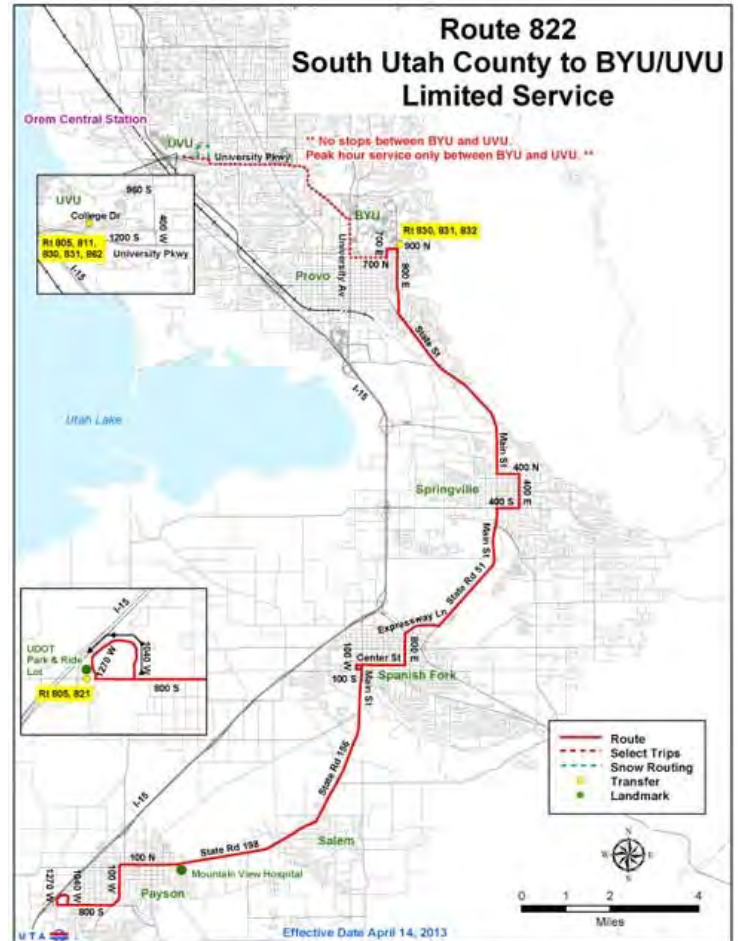
Route 821 connects Provo to Payson via Springville. Provo Central Station is the north terminus of this line, at which one can board the Front Runner to Salt Lake County as well as transfer to other regional bus routes. This



# HISTORIC CENTER COMMUNITY PLAN



Map 8 UTA Bus Route 821. Map courtesy of UTA.



Map 9 UTA Bus Route 822. Map courtesy of UTA.

route has weekday service in both directions roughly from 6:00 a.m. till 9:00 p.m.; with buses arriving at least once an hour, and once every half hour during peak times (see **Map 8**).

The second Route, 822 (see **Map 9**), is a weekday line connecting Payson to BYU, and UVU. It travels northbound four times during peak morning hours and southbound four times during the afternoon and early evening.



Figure 20 UTA Bus Stop Sign





# SPRINGVILLE CITY GENERAL PLAN

## Bicycle Paths, Lanes and Routes

One of the strategies in “Shaping Springville for 2030—The Springville General Plan,” identifies the need for an overall bicycle transportation plan . Currently, there are some paths that are shared with pedestrians, along with marked bike lanes on the street and signed bike routes (see **Map 10** and **Figure 21**). While transportation planning for bicycles has created a whole range of types of travel ways for bicycles, these are the three types found in Springville. As currently established, these provide circulation through the Historic Center Community. The wide streets provide excellent opportunities for the inclusion of bike lanes. While use of bicycles for transportation is not as popular in Springville as in some other areas, it should be noted this is an important option for residents (see **Figure 22**).



**Figure 21** Designated bicycle lane in the Historic Center Community.



**Figure 22** Residents riding bikes in the Historic Center Community.

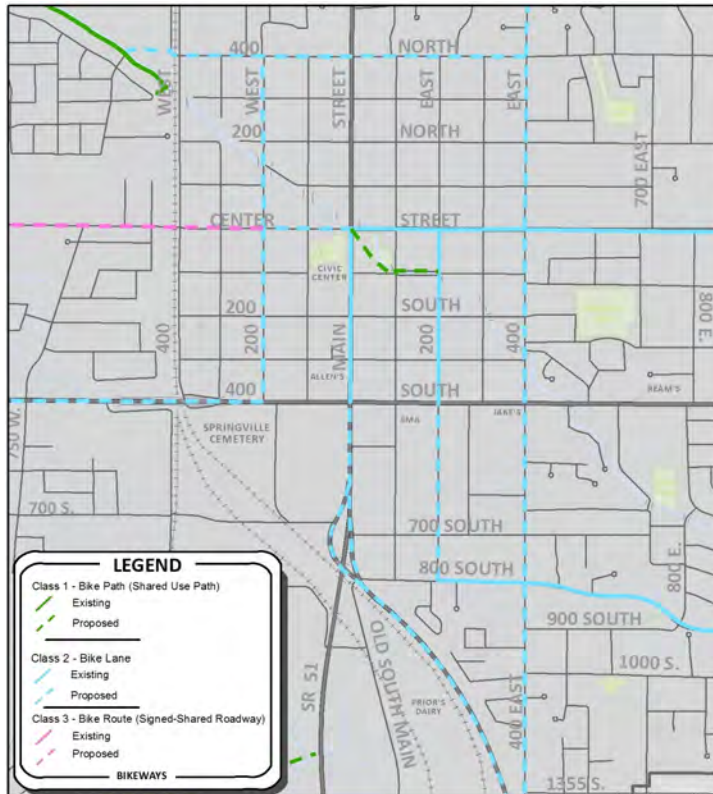
## Pedestrian Sidewalks and Trails

Pedestrian access is generally excellent in the Historic Center Community compared to other parts of the City. Most of the area includes sidewalks separated from the road by park strips. Deciduous trees provide shade during the summer months and allow sunlight for pedestrians during the winter months are planted in these parkstrips The size of blocks and proximity to many services makes walking a viable transportation option.

There are some areas of the Community where sidewalks are not installed or are in poor condition (see **Figure 23** and **Map 11**). Installation of sidewalks is usually the responsibility of the property owner. In some cases, federal money has been made available based upon income levels. This has allowed for the installation of sidewalks on school routes. On some occasions, the City has allocated money for the construction of new sidewalks in response to citizens’ concerns.



# HISTORIC CENTER COMMUNITY PLAN



**Map 10** Bicycle Path Network in the Historic Center Community

The City allocates money each year for the repair and replacement of existing sidewalks. This has ranged from \$15,000 to \$60,000 over the past several years. Criteria for prioritizing repair and replacement include safe walking routes to schools, proximity to public buildings, proximity to churches or schools, and possible “trip hazard.”



**Figure 23** Damaged Sidewalk.



**Map 11** Street Improvements Map





# SPRINGVILLE CITY GENERAL PLAN

## Housing

The residential areas of the Historic Center Community include a collection of houses built from the original settlement through this decade. The area also includes a range of house sizes, ranging from as small as 650 square feet to over 4,000 square feet. The area was originally constructed with the vast majority of houses being constructed intended for single-family use.

Starting with the housing shortage following World War II, more and more basement apartments were constructed and in the 1960s, the first apartment buildings started to be constructed in the area. This was the result of a zoning ordinance adopted by the City in 1947 that allowed one unit for 5,000 square feet of property and an additional unit for every additional 1,000 square feet of property. As was the case with so many zoning

ordinances at this time, it was simply copied from another municipality and did not take into consideration the existing land uses in the area. It simply allowed for densities far greater than found in Springville at the time the ordinance was adopted and applied them on a citywide basis. This variety of housing types results in a fairly diverse socioeconomic make-up of the area.

The background information on housing is based on the 2010 U. S. Census. Since the completion of the Census, no permits have been issued for additional residents in the Historic Center Community; however, 43 residential units have been added since 2000, the majority of which are multi-family residents (24). See **Figure 24** for information concerning construction in the City and the Community

There are 1,542 residential units in the Historic Center Community, which represents

Residential Construction in the Historic Center Community and Springville City 2000-2011									
Year	Historic Center				Springville				
	SF	T/D	MF	Total	SF	T/D	MF	Totals	
2000	1	2	4	7	216	12	16	244	
2001	0	0	4	4	232	14	50	296	
2002	3	0	0	3	157	26	60	243	
2003	0	0	0	0	95	42	73	210	
2004	1	2	16	19	140	34	95	269	
2005	2	0	0	2	198	22	62	282	
2006	0	0	0	0	205	70	102	377	
2007	6	0	0	6	195	20	138	353	
2008	1	0	0	1	31	4	48	83	
2009	1	0	0	1	73	10	54	137	
2010	0	0	0	0	77	10	20	107	
2011	0	0	0	0	55	6	8	69	
<b>Totals</b>	<b>15</b>	<b>4</b>	<b>24</b>	<b>43</b>	<b>1674</b>	<b>270</b>	<b>726</b>	<b>2670</b>	

Figure 24 Residential Construction in Historic Center Community





# HISTORIC CENTER COMMUNITY PLAN

17% of all residential units in Springville City. The population for the area represents 14% of the City's total population of 29,446. This indicates that the average number of persons per household is fewer in the Community than for the over- all City. While Springville averages 3.45 persons per dwelling, the Historic Center Community averages 2.73. This seems to reflect the smaller size of dwelling units, whether single-family houses or apartments, typically found in older sections of the City. There are also fewer children younger than 18, which often indicates empty-nesters or younger couples or single individuals with few or no children.

## Occupancy

The 2010 U. S. Census indicates that there are 1,547 residential dwelling units in the Historic Center Community (see **Figure 25**). Of those total units, 1,441 are occupied, indicating a vacancy rate of 7% for the Community in 2010. Information from the 2010 Census indicates a vacancy rate of 5% for Springville City overall. As a general rule, a vacancy rate of 3% is seen as ideal, as this means the majority of dwellings are occupied but there are still units available for rent or purchase.

## Ownership/Rental

Residential units in the Community are almost equally split between owner-occupied and renter-occupied units, with slightly more being owner-occupied. Within the City as a whole, 73% of all units are owner-occupied.

The allowance of duplex and multi-family units under former zoning ordinances , along with single family houses that have been inherited

Housing Units	Historic Center Community	Springville City	Community as percentage of Springville
Total Units	1547	8927	17%
Total Occupied Units	1441	8531	17%
Owner-Occupied Units	723	6223	12%
Owner-Occupied Residents	2303	21951	10%
Renter-Occupied Units	713	2308	31%
Renter-Occupied Residents	1982	7396	27%
Vacant Units	106	396	27%
Vacancy Rate	7%	4%	NA

**Figure 25** Housing Occupancy in the Historic Center Community and Springville City

from family or purchased as investments are the primary reasons for the larger number of rental units located in this community. The high percentage of rental units has been raised as a concern by resident owners who feel that in many cases, rental properties have not been maintained as well as owner-occupied dwellings. There is also concern that renters are generally not as vested in the neighborhood as owner-occupants might be.

## Accessory Apartments

Currently, the Plat A portion of the Historic Center Community allows accessory apartments on lots of 10,000 square feet with street frontages of 100 feet. An accessory apartment is a second unit included in a house that meets required building codes and





# SPRINGVILLE CITY GENERAL PLAN

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requires that the primary unit be occupied by the owners of the unit. This is intended to help ensure the accessory unit is maintained and also provides additional income to the resident.

In 2011-12, an amendment to the zoning map was considered for the area south of 400 South and ultimately denied after consideration of citywide accessory apartments.

## House Values

According to Zillow.com in May 2013, the median asking price for residentially zoned, single family housing units that were on the market in May 2013 within the Historic Center Community is just above \$142,300. If foreclosed housing units are removed from this statistic the median asking price for the same unit type in the same area is slightly less at \$141,800. The median for sale price of formerly foreclosed single family homes within this community is \$142,900. Of the 12 homes for sale within the boundaries of the Historic Center Community in May 2013, half had been foreclosed on. Due to the fact that the foreclosed homes are for sale at prices that mirror those of their non-foreclosed counterparts, it could be concluded that the current housing market is strong enough to allow for banks to post asking prices that match those of the non-foreclosed real estate stock for sale.

The current available housing stock for sale in this community is recognized as being most affordable when compared to median prices at local and region levels. According to data gather by the US Department of Commerce, representative of the time span from 2007-2011, one-family owner occupied houses had

a median value of \$205,400 within the city of Springville, and Utah County has a median value of \$234,800 under similar criteria. At a regional level, the affordability of these single family homes within this area is recognized as a contributing factor to why so many young single adults and young couples currently reside within this community.

There are two major reasons that help to explain this concentration of affordable housing within this given area. First, this community overlaps the original plat of the city. Quite a few of the homes in the Historic Center rank among some of the oldest in all of Utah County. During the month of May (2013) there were three homes for sale within this community that were built before 1900 and had 7 homes on the market that all date between 1900 and 1940. The second factor is that these historic homes tend to have smaller floor plans. Of the homes for sale in May 2013, all of the single family units that were 70 years or older had floor plans that had less than 2,000 square feet. There were three such homes that had less than 1,000 square feet of living space.

Another factor which may affect the affordability of single family units in this area is that many of the lots that these homes reside upon are also small when compared to those of the surrounding suburbs. There are some exceptions within this community as some of the property parcels extend deep into the center of the block. Though there may be more variables contributing to housing affordability in the Historic Community Center, the first two aforementioned factors appear to be the most influential.



# HISTORIC CENTER COMMUNITY PLAN

## Community Identity

A wide variety of features contribute to the identity of this Community, which in turn contributes to the identity of Springville as a whole. When people talk about character-defining features for our City, many of these features are found in this Community. These include but are not limited to: tree-lined streets as illustrated in **Figure 26**; the variety of historic houses (see **Figures 27 and 28**); Hobble Creek; Main Street; the Springville Museum of Art; Statues to Live by; the Civic



**Figure 26** Street Trees on 100 South and 100 West

Center facilities; and pleasant places for pedestrians.

There are some efforts that could help strengthen these characteristics that have been defined through input from citizens, elected and appointed officials and staff. These include highlighting the historic district with period street lights, special street signage that includes historic names of streets, tasteful signage that identifies major entry points into this community. Other ideas that might be considered include a local register of the historic district with standards for rehabilitation that would help preserve the character of this area. Most all of these items are tied to efforts of historic preservation in



**Figure 27** Historic home in the Historic Center Community

this community.

[Historic Preservation](#) One of the most character-defining areas of Springville is the Historic Center Community, specifically those older areas in Plat A and south of 400 South. The historic buildings, tree-lined street and blocks create a character which attracted many of the residents of the area to live there. These historic areas are recognized by many outside of our City as one of the most unique characteristics of Springville.



**Figure 28** Historic Bungalow Home in the Historic Center Community



# SPRINGVILLE CITY GENERAL PLAN

The Information Gathering Meeting identified historic preservation as a major concern for those who attended and voiced their opinions about the future of the area. In addition to preservation and renovation of the structures, the inclusion of historic street lights and street signs, along with signage defining this area were identified as appropriate ways to help create a stronger, more attractive Community.

On January 30, 2004, much of Plat A along with the area between 400 and 800 South and Main an 400 East was listed on the National Register of Historic Places as a historic district (see **Map 12**). According to the nomination, at the time of the listing the area included 1,238 primary buildings, of which 899 (73%) were listed as being contributory to the historic character of the area. There are an additional



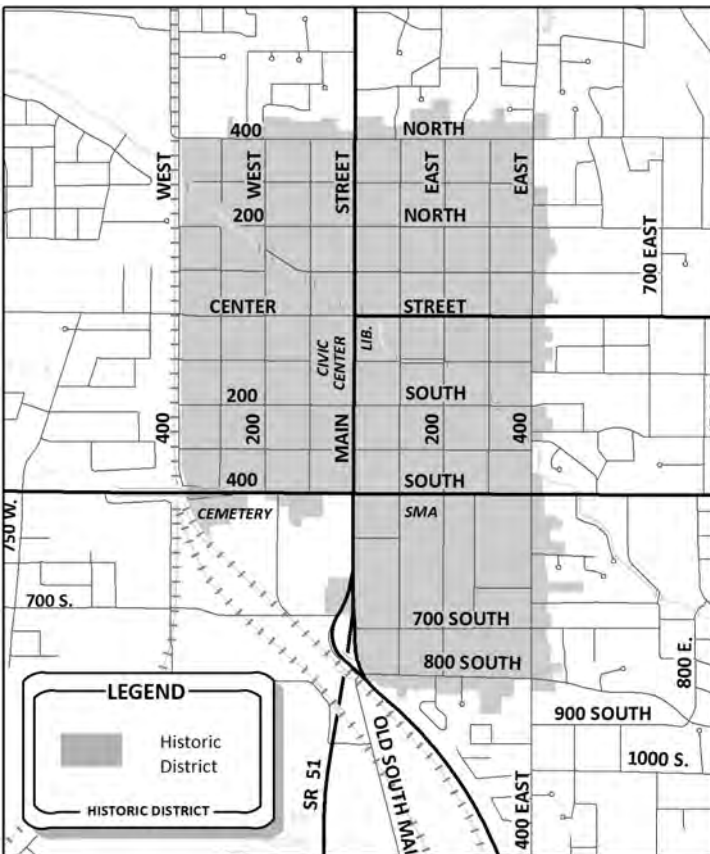
**Figure 29** Historic Home in the Historic Center Community

410 outbuildings (such as detached garages or sheds) of which 288 were listed as contributory. Since the time of listing, there have been several demolitions and alterations to primary and outbuilding structures which would result in fewer contributory structures in the district.

Some cities have adopted local historic districts which have included design standards (typically based on the Secretary of Interior’s Standards) for any type of alteration to historic structures. These have typically been larger Utah cities, such as Logan, Ogden, Salt Lake and Provo. To date, there has not been a strong interest in a local historic district with design standards for existing buildings.

While this recognition is strictly honorary, listing does provide important recognition of the history of this area, along with state and federal tax credit benefits for owners interesting in participating. As an honorary listing, there is no control over demolition or renovation of historic buildings.

The concern for new construction in the Historic Center Community had been an on-going concern for residents in the area. New



**Map 12** Historic District Map.



# HISTORIC CENTER COMMUNITY PLAN



**Figure 30** Historically appropriate infill construction.

construction tended to reflect current housing trends in terms of building materials, garage location, house form, limited porches and window and door opening. In response to these concerns, the Planning Commission directed the preparation of design standards for new construction in the area. “Design Standards for New Construction in the Springville Historic District” includes requirement standards, along with recommendation guidelines to help ensure that the character of the Historic District is preserved. The Standards were adopted in May, 2008. (Ord. #08-2008).

The Springville Landmarks Commission is involved in a variety of efforts to promote preservation in the City. The Commission has worked to establish a website that is intended to promote Plat A and provide an important resource for people interested in the area. The website provides access to information about many historic sites in the area. The website address is [www.historicspringville.org](http://www.historicspringville.org).

In addition to the website, the Landmarks Commission administers the Certified Local Government Grant program. As a part of that program, some monies have gone toward helping with the cost of renovation work on several houses in the area, along with money to help pay for new windows, roofing and other work at the Carnegie Library Building.

The City has tried to take into consideration the historic nature of the Community in constructing new buildings, such as the Civic Center, Fire Station and Library. Efforts have also been made to work with public entities to help ensure the fit of non-residential buildings in the Community such as the Central Utah Water pump station, located at 400 East and 300 South (see **Figure 31**). This building was originally to have been a tilt-up concrete structure with a graveled lot and a chain-link fence encircling the border. The final product mimics the historic Art Shop Building (now used as the Springville City Community Services Office) at 443 South 200 East. The yard of the pump station is attractively landscaped with low water plant material and is an attractive addition to the area.



**Figure 31** Hobble Creek Valve Station.



## Community Facilities and Services

### Code Enforcement

One of the major issues identified in the Information Gathering Meeting for the Historic Center Community was that of code enforcement. These concerns were revealed in the number of comments concerning cleaning up junk yards, maintaining property, addressing apartment concerns (both legal and illegal), addressing abandoned buildings and yard maintenance. Citizens clearly understand that code enforcement is an important part of helping to establish a clean, safe neighborhood.

Springville City currently has one code enforcement officer who follows the direction of the City Council to strive to resolve and clean up violations, rather than be punitive in approaching code enforcement violations. This generally results in a long process where property owners are given multiple chances to address their problems, but generally reduces court cases. Additionally, there is a focus on complaint-driven code enforcement, which means that the officer’s primary focus is on complaints by citizens or property owners concerning violation. The Code Enforcement Officer deals with thousands of cases each year. In 2012, 2,280 violations were addressed with majority of these including: signs in the right-of-way, citizen assists, hazardous conditions, noxious weeds, fire hazards, and improper parking/storage. There are just over 100 categories of violations included in the reporting program. Of all cases worked on, less than five went to court.

### Code Violation Statistics

#### Accumulation of junk

Year	Historic Center Community	Springville City	Historic Center Community as part of Springville City
2010	5	83	6.0%
2011	9	58	15.5%
2012	6	38	15.8%
2013*	6	41	14.6%

\*Includes data from January-May 2013

#### Illegal Accessory Apartments

Year	Historic Center Community	Springville City	Historic Center Community as part of Springville City
2010	7	63	11.1%
2011	10	29	34.5%
2012	4	20	20.0%
2013*	2	12	16.7%

\*Includes data from January-May 2013

#### Improper Parking & Storage of Vehicles

Year	Historic Center Community	Springville City	Historic Center Community as part of Springville City
2010	6	164	3.7%
2011	6	134	4.5%
2012	5	119	4.2%
2013*	7	49	14.3%

\*Includes data from January-May 2013

Figure 32 Code Violation Statistics

During 2012, the Historic Center Community accounted for 15.8% of all cases dealing with junk accumulation, 20.0% of all cases dealing with illegal accessory apartments, and 4.2% of all cases dealing with improper parking and storage of vehicles (see **Figure 32**). In looking at these statistics, it is important to remember that this Community includes about seven percent of the total land area of the City and 14% of the total population. It is important to remember that the problem may be more pronounced than these statistics would reveal as the approach is generally complaint driven



# HISTORIC CENTER COMMUNITY PLAN

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and while many complain, these complaints must be provided to the Code Enforcement Officer in order for action to be taken on the City's part.

## Public Safety

The following information is provided for the year 2011 and provides a snapshot of issues facing the Community at that time. While this information may be helpful in understand some concerns that the area may be facing, it is important to be careful in the use of it. It is also important to remember that this only includes incidents reported to the Springville Police Department.

## Traffic Accidents

**Map 13** includes the location of traffic accidents during 2011. The majority of traffic accidents occurred on the Main and 400 South Streets. The intersection with the largest number of accidents within the Community was 400 South and Main Streets. There were eight personal injury incidents reported for the area with the majority on Main and 400 South Streets. One each occurred on West Center at 200 West and on West 100 South at about 350 West. About 40 reportable traffic accidents were reported and approximately 30 non-reportable accidents were reported. Non-reportable accidents are those which include limited damage.

## Crime

The Uniform Crime Reporting (UCR) divides offenses into two groups, Part I and Part II crimes. Each month, Springville Police Department submit information on the number of Part I offenses that become known to the police department; those offenses

cleared by arrest or exceptional means; and the age, sex and race of persons arrested for each of the offenses. Part I crimes include criminal homicide, forcible rape, robbery, aggravated assault, burglary (breaking and entering), larceny-theft, motor vehicle theft, and arson. For further information and more details, see the following website: ([http://www2.fbi.gov/ucr/cius2009/about/offense\\_definitions.html](http://www2.fbi.gov/ucr/cius2009/about/offense_definitions.html)).

Of the eight categories identified in the UCR, there were incidents in five. There were no reports of criminal homicide, robbery or arson within the Community. The highest number of incidents of Part I crimes was in the category of theft, where 72 incidents were reported. There were twenty one burglaries and six aggravated assaults. There was one reported rape and one incidents of motor vehicle theft.

## Power Lines

To bury the power lines currently existing within the Historic Center Community it would cost approximately \$8,000,000 for materials and labor. This number could fluctuate due to many economic factors involved. This estimate does not take into account the costs of replacing landscaping, resulting road reconstruction, and bury phone and other cables that are currently above ground.

## Irrigation

Flood irrigation is provided to this Community by the Springville Irrigation Company, which provides service south of 400 South and to Springville City, which provides service within Plat A.





# SPRINGVILLE CITY GENERAL PLAN

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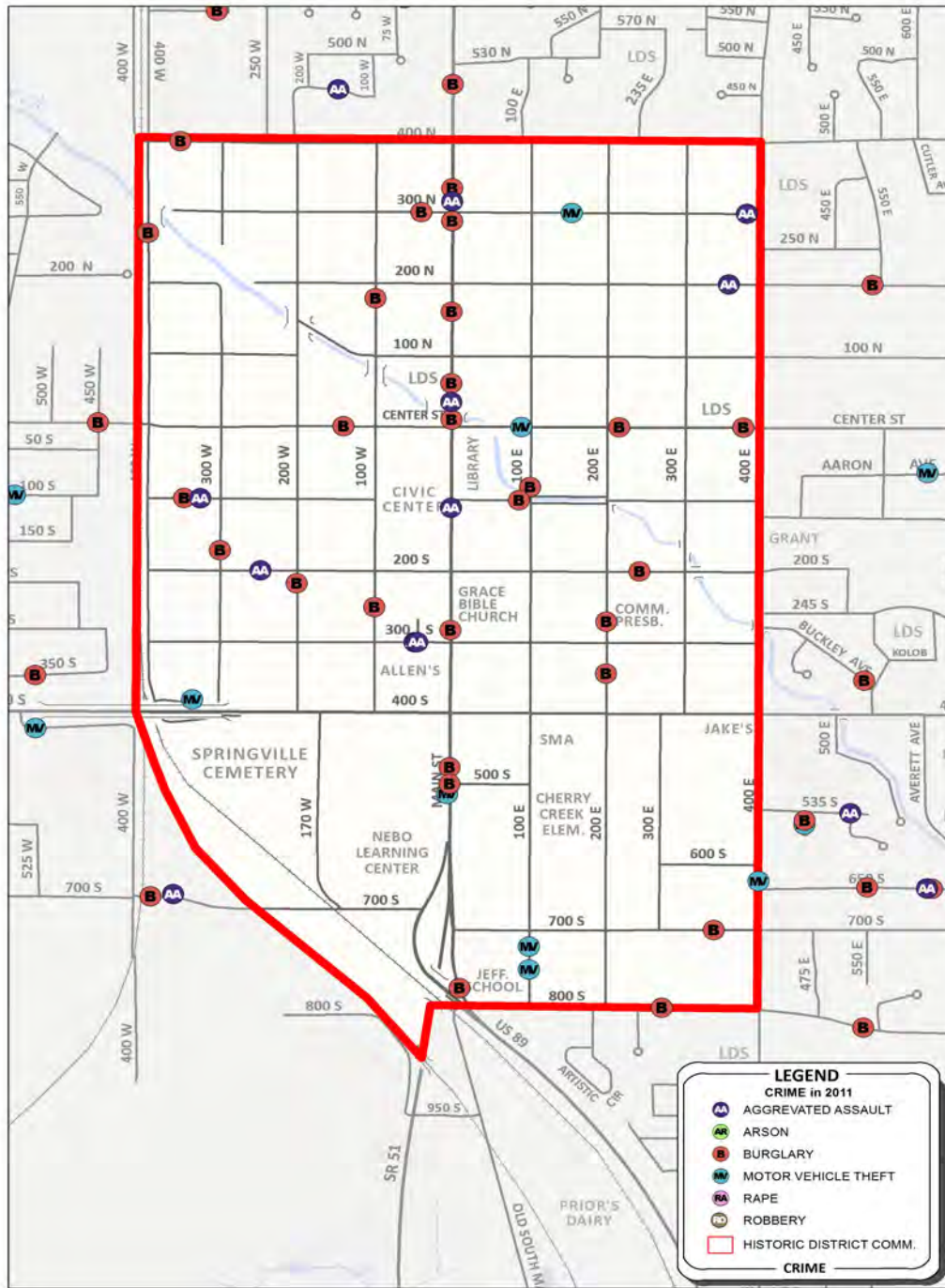
The current rate for flood irrigation in Plat A is \$73.50 per season for a 40 minute turn. The system utilizes a series of ditches, pipes and gutters to provide water throughout the areas serviced by the two irrigation entities for this Community.

Interest for pressurized irrigation has been discussed by area residents as a means of better utilizing available water resources. The current secondary water master plan has not included pressurized irrigation for any of the Historic Center Community. The only area currently proposed for pressurized irrigation is for the area west of 400 West. A rough estimate of the cost of providing pressurized irrigation for the Plat A portion of the Community, provided by Public Works, was \$11 million.





# HISTORIC CENTER COMMUNITY PLAN



Map 13 Part 1 Crimes during 2011 in the Historic Center Community





# SPRINGVILLE CITY GENERAL PLAN

## Parks

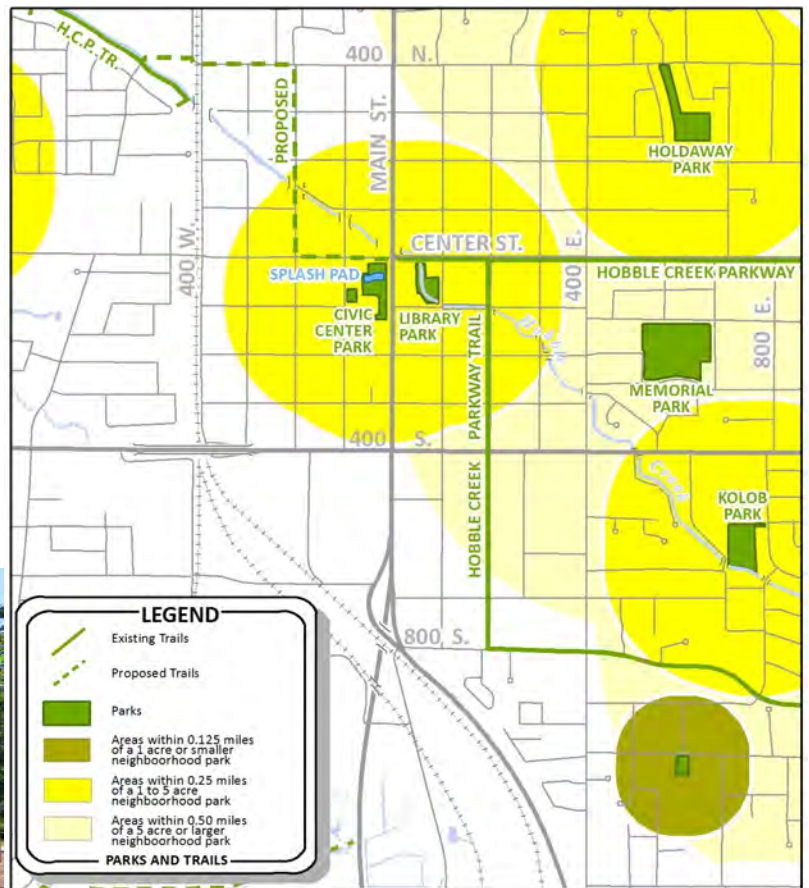


Figure 33 Children playing in the new Splash Pad located at the Civic Center

Springville City has adopted a neighborhood park standard of 2.5 acres per 1,000 residents with a goal of the majority of residents being no further than three-quarters of a mile from a neighborhood park. There are currently just over 4,000 residents, which would indicate the need for 10 acres of park space to meet the standard. The Historic Center Community includes approximately 3.2 acres of park space which is located on the Civic Center Block (2.80 acres) and behind the library (.40 acre) (see **Map 14**). While these are located within the Community, they often service a more city-wide clientele and include limited space for field activities. The introduction of the splash

pad at the Civic Center Park illustrates how this use is a city-wide attraction because it has impacted neighborhoods around the area with additional traffic and parking. The park space is too small to attract people to the park space with the exception of the splash pad.

While additional park space is needed, in the Community providing more space would result in the demolition of existing structures in order to provide the space, which may be cost prohibitive given the purchase, demolition, and



Map 14 Parks and Trail in and around the Historic Center Community



Figure 34 Civic Center playground



# HISTORIC CENTER COMMUNITY PLAN

construction costs associated with such an effort.

Much of the eastern portion of the Community is within the half-mile service area of Memorial Park. When extended to three-quarters of a mile, all of the eastern portion is within the use radius.

## Hobble Creek Trail

“Shaping Springville for 2030 – The Springville General Plan” includes a strategy for locating



Figure 35 Path located along Hobble Creek behind the library.

the Hobble Creek Trail along the Creek throughout the City. While it must be recognized that this is a long-range goal, there are several opportunities that have occurred and have been discussed. The Trail is now located behind the new library, There has been discussion about extending it on the north side of 100 South between 100 East and 200 East. Illustrations of how this might look have been provided (see **Figure 24**). Hobble

Creek is an important asset to the Historic Center Community and Springville City.

## ASAP—Neighborhood Attachment

Springville’s Art City Substance Abuse Program (ASAP) was established by the City in an effort to help address the risk factors that lead to youth problem behaviors such as substance abuse, delinquency, teen pregnancy, dropping out of school, violence and depression/anxiety. An important risk factor is what has been termed “low neighborhood attachment.” A survey of 6<sup>th</sup> through 12<sup>th</sup> graders indicated that 33% felt a low attachment to their neighborhoods. The older the youth were, the greater the sense of detachment.

In an effort to help address this issue, ASAP is encouraging neighbors to establish and participate in Neighborhood Watch programs. These programs are established through the Springville Police Department. They can become an important way for neighbors to know each other better and to work together to address problems affecting your neighborhood.

The second effort of ASAP is to encourage ten neighborhoods throughout the City to participate in the National Night Out Block party. The Utah County Health Department is offering \$500 grants to assist with block parties. In addition to getting to know neighbors, a police officer will be available to visit each block party.



# SPRINGVILLE CITY GENERAL PLAN

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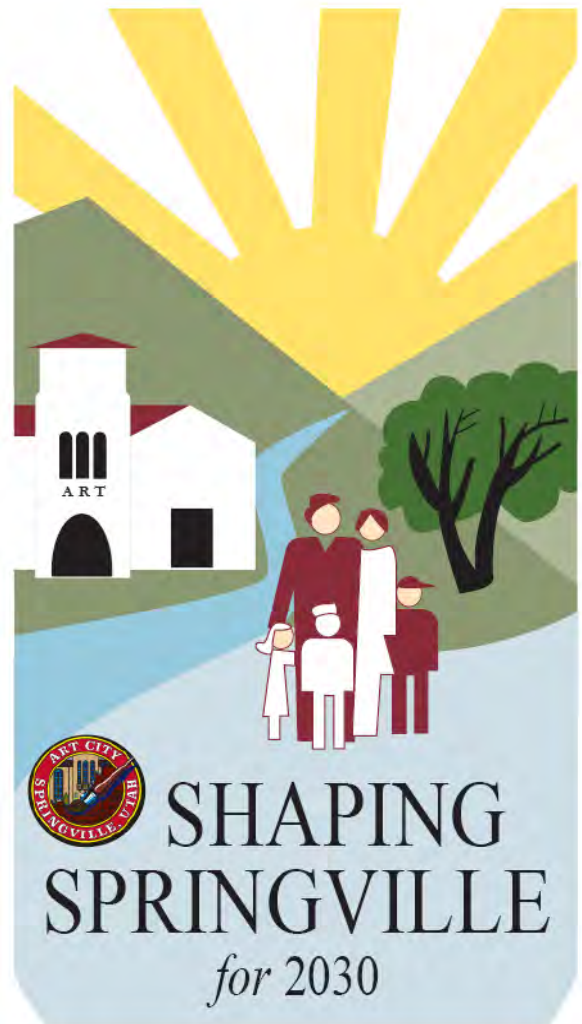


# HISTORIC CENTER COMMUNITY PLAN

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## Goals, Objectives, and Strategies

The goals, objectives, and strategies section is comprised of specific goals and actions for Springville during the next 20 years. The following pages present the goals, objectives, and strategies for this element.





# SPRINGVILLE CITY GENERAL PLAN

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**LAND USE GOAL** - Preserve the historic open feel and agricultural usage of Plat A while limiting commercial encroachment and investing in expanded green space.

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## BACKGROUND

The Historic Center Community provides a look at the history of land use in Springville over the past 150 years. What started as an agricultural village has turned into a small town and a whole array of residential, commercial and public uses scattered throughout the Community.

Residents are very interested that this area retain its current density. The inclusion of the long, deep lots which provide space for fruit trees, limited agricultural uses, and green space is very desirable for residents. They are not interested in the inclusion of any additional apartments or multi-family units within the area, and are concerned about how these uses affect their community. The one exception to this is the expansion of accessory apartments throughout the Community, not just Plat A. This expansion comes with the caveat of ensuring owner-occupancy of the primary unit.

Residents are also concerned that the residential nature of this area be preserved through policies that will not continue to allow commercial encroachment into their neighborhoods. They appreciate the fencing and buffer requirements between uses, especially commercial and residential, and want more clear policies and standards in place when it comes to determining when residential properties may be rezoned for commercial use.

There is interest in opportunities for additional park space, even though available space would not meet neighborhood park standards.

## STRATEGIES

LU-1 – Retain the existing zoning in residential districts, while continuing to allow multi-family above main floors in the Town Center.

LU-2 – Enforce the landscape and fencing transitional buffers and ensure that if the buffer width is lessened, that additional landscape improvements are included (in accordance with the ordinance) in order to help protect residences.

LU-3 – Adopt a policy concerning expansion of commercial uses into residential areas to help ensure a sense of understanding as to when such expansion is or is not appropriate and to help retain trust between residents and the City.

LU-4 – Discourage infill for the Community with flag lots and utilize deep lots for limited agricultural uses such as fruit trees, gardens, and other home food production.

LU-5 – Amend the City Code to allow for keeping bees for honey for home use in single family and duplex/twin homes.



# HISTORIC CENTER COMMUNITY PLAN

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**TRANSPORTATION GOAL:** Provide and maintain a walkable, bike-able community with emphasis on safety, reduced traffic congestion and a clean, quiet feel, respecting the aesthetics of the Historic Center Community.

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## BACKGROUND

The Historic Center Community includes some of the higher traffic counts in the City occurring along Main Street and 400 South. Additionally, 400 East functions as a major collector along the Community's eastern boundary. Several unusually wide streets are located in the original Plat A area, while the area to the south includes several undersized streets. The overall network of streets in this area provides better access than is found in other areas of the community as a result of the original grid system. However, some areas south of 400 South lack the overall connectivity found in Plat A.

Several of the Plat A street widths provide great opportunities for bicycle lanes and wider sidewalks than in some parts of the City. This encourages alternatives to vehicular traffic. A bicycle transportation system of trails, lanes, and routes has been identified as a transportation goal for the City. Proximity to shopping and services also contributes to peoples' options for getting to the store and back without the use of a car.

Unusually large paved streets are somewhat of a tradition in parts of Plat A, but these widths can encourage faster traffic. Planted medians and bulb-outs are traffic-calming options which may be worth considering as a part of future street improvements to the community. Ways of improving pedestrian safety should also include signage and other methods to address pedestrian crossings, especially on Main Street.

## STRATEGIES

T-1 – Continue work to carry out the transportation planning done with Mountainlands Association of Government to provide access from Mapleton to I-15 via 1600 South, helping to lessen traffic congestion on 400 South Street.

T-2 – Develop an overall Bicycle Circulation Master Plan for Springville City, which connects with existing lanes and trails located in the Historic Center Community.

T-3 – Construct portions of the trail along Hobble Creek as opportunities to do so become available.

T-4 – Examine the idea of traffic calming through the use of planted medians, bulb outs and other types of traffic-calming devices as opportunities for street improvements are considered in this Community.

T-5 – Work with UDOT to include signage and other methods to identify pedestrian crossings along state roads within the Community.





# SPRINGVILLE CITY GENERAL PLAN

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**HOUSING GOAL**—Promote well-maintained housing and safe neighborhoods while preserving Springville’s residential heritage and building upon lasting qualities of beauty and style for future generations.

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## BACKGROUND

The Historic Center Community has a unique historic character that continues to change over time. It is important that the changes that occur honor the best of the historic past, while recognizing the need to embrace the positive opportunities that the future holds for the area.

Residents strongly feel that home ownership is important to helping ensure a healthy future for this area. They are interested in what other cities have done to encourage home ownership in older portions of their communities.

There is great concern about the multi-family residences in the area. Many of the buildings have inadequate parking and appear to be neglected. Residents would like to see houses that have been divided into multiple units return to single-family status or at least to fewer units. They are also interested in the City pursuing a “Good Landlord Program” to help ensure that landlords are responsible for the people they rent to and help create safer neighborhoods.

The use of motels as apartments along Main Street also creates issues for this Community as the units do not have the improvements needed for long-term residency. Public safety issues have also been a major problem in many of these units.

Some cities have provided grant programs and other types of incentives to encourage home ownership in older, historic portions of their cities. There appears to be strong support for those types of programs in this Community.

Accessory apartments are allowed in Plat A. There is support for allowing expansion of this type of housing into all of the Historic Center Community, based upon the current adopted building and zoning standards.

## STRATEGIES

H-1 – Amend the city code to allow accessory apartments throughout the Historic Center Community.

H-2 – Ensure that codes relating to accessory apartments are enforced.

H-3 – Develop and adopt incentives to encourage owner-occupied housing throughout this Community.

H-4 – Explore ways to return nonconforming houses that have been divided into multiple units back into single-family units, especially those with more than two units.

H-5 – Adopt a “Good Landlord Program” to help ensure renters are good citizens who will contribute to a safer, better neighborhood.

H-6 – Commit to protecting and retaining the primarily single-family nature of this area by not allowing additional multi-family dwellings.

H-7 – Adopt design standards for rehabilitation of existing structures to help retain the historic character of the Community.

H-8 – Adopt an ordinance that addresses the issue of “demolition by neglect” in order to help stabilize the Community.

H-9—Resolve the issue of motels being illegally used as apartments in commercial zones along Main Street.





# HISTORIC CENTER COMMUNITY PLAN

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**COMMUNITY IDENTITY GOAL**—Develop standards that will preserve, perpetuate, and encourage our historic appearance, culture, and heritage as the heart of Springville, with an eye to the future.

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## BACKGROUND

The history of Springville is very much tied to the Historic Center Community. This area includes the first fort, the downtown, the Civic Center, and the museum, along with hundreds of houses with diverse architecture representing all periods of the history of our City.

Residents of this Community are proud of this area and recognize the need to highlight its unique nature through appropriate public improvements such as appropriate signage, streetlighting and other civic improvements. The deciduous street trees, which create a pleasant shaded area for pedestrians during the warmer months of the year are also appreciated by the residents of this Community.

The need to help ensure that private new construction and rehabilitation work on structures within the area contributes to the historic character and positive appearance of the Community is also important. Additionally, long-term vacant houses create public safety problems and distract from efforts to create a safe and attractive community. These situations need to be addressed through education, or if necessary, ordinances, to help ensure that demolition by neglect does not occur in the area. These types of efforts help to protect property values in addition to creating a more attractive place for all to live and visit.

## STRATEGIES

- CI-1 – Continue application of design standards for new construction within the Springville Historic District, which includes most of this Community.
- CI-2 – Develop design standards for rehabilitation of residential structures located within the Springville Historic District.
- CI-3 – Install community identification signs at major entrance points into the area.
- CI-4 – Install historic-era street signage which includes the historical and current names of streets within the Community.
- CI-5 – Install historic-period street lighting throughout the Community which takes into account the lighting needs of pedestrians.
- CI-6 – Continue the City’s Street Tree Program and retain adequate parkstrip widths to include street trees.
- CI-7 – Identify ways to work with residential property owners of long-term vacant houses to encourage rehabilitation and avoid demolition by neglect.





# SPRINGVILLE CITY GENERAL PLAN

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**COMMUNITY FACILITIES AND SERVICES GOAL**—Provide facilities and services that increase property values and safety, conserve natural resources, and provide enhanced recreational opportunities.

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## BACKGROUND

As the oldest area of Springville, the Historic Center Community includes certain infrastructure, maintenance, and facilities issues not found in newer areas of our City. This area includes fewer opportunities for park space, along with overhead power lines, flood irrigation, and areas without curb, gutter and sidewalk. Certain improvements to the area would help create a safer and more attractive Community. Cost of these improvements would be expensive and possibly prohibitive for many residents and property owners. Opportunities for helping to pay for these improvements would need to be further researched.

Public Safety and Code Enforcement are both very significant parts of helping to improve the appearance and perceptions of safety in this Community. Residents are concerned about unkempt lots, vacant buildings, illegally parked vehicles, and other types of code violations that detract from their neighborhoods. Many cities have found that allowing code enforcement to focus on violations help to strengthen neighborhoods and turn them around. Consideration of a “demolition by neglect” ordinance may be appropriate to help address vacant buildings, while a “good landlord” program can address issues of problem renters. Neighborhood Watch or similar programs can also help residents build a partnership with police to help create better places for people to live.

## STRATEGIES

CFS-1 – Further explore opportunities for installation of pressurized irrigation in the Community for convenience and water conservation.

CFS-2 – Develop a plan for curb, gutter and sidewalk for the Community, prioritizing the installation of such, methods of financing and whether such improvements are appropriate area-wide.

CFS-3 – Work with residents to determine the feasibility of locating power lines underground, including overall costs and methods of financing.

CFS-4 – Work with owners of vacant historic houses to either renovate or sell these structures, even considering a “demolition by neglect” ordinance to help resolve this problem.

CFS-5 – Consider inclusion of standards for smaller parks in this Community to help meet adopted City-wide park standards and acquisition of property for parks and trails.

CFS-6 – Develop and adopt a “good landlord policy” to help address problems associated with some of the rental properties in the Community.

CFS-7 – Intensify code enforcement efforts in order to improve the health, safety and appearance of the Community.



# HISTORIC CENTER COMMUNITY PLAN

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