

THE SCHEDULED
CITY COUNCIL
WORK/STUDY MEETING
AT 5:30 P.M.
HAS BEEN CANCELLED
FOR
SEPTEMBER 03, 2019

**THE REGULAR CITY COUNCIL MEETING WILL BE
HELD AT 7:00 P.M. SEPTEMBER 03, 2019**

CERTIFICATE OF POSTING - THIS AGENDA IS SUBJECT TO CHANGE WITH A MINIMUM OF 24-HOURS NOTICE- POSTED 08/28/2019

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 City Recorder at (801) 489-2700 at least three business days prior to the meeting.

Meetings of the Springville City Council may be conducted by electronic means pursuant to Utah Code Annotated Section 52-4-207. In such circumstances, contact will be established and maintained by telephone or other electronic means and the meeting will be conducted pursuant to Springville City Municipal Code 2-4-102(4) regarding electronic meetings. s/s - Kim Crane, CMC, City Recorder





**CALL TO ORDER
CALENDAR**

- Sept 07 - City Wide Disaster Drill with CERT
- Sept 10 - Work/Study Meeting 5:30 p.m.
- Sept 11-13 - ULCT Annual Convention
- Sept 17 - Work/Study Meeting 5:30 p.m./Regular Meeting 7:00 p.m.

INVOCATION Councilmember Jensen
PLEDGE Councilmember Creer
APPROVAL OF THE MEETING'S AGENDA
MAYOR'S COMMENTS

PRESENTATION

1. Service Recognition presented to Clyde Recreation Center Superintendent, Penn Almone - Corey Merideth, Recreation Director.

PUBLIC COMMENT

Audience members may bring any item not on the agenda to the Mayor and Council's attention. Please complete and submit a "Request to Speak" form. Comments will be limited to two or three minutes, at the discretion of the Mayor. State Law prohibits the Council from acting on items that do not appear on the agenda.

CONSENT AGENDA

The Consent Agenda consists of items that are administrative actions where no additional discussion is needed. When approved, the recommendations in the staff reports become the action of the Council. The Agenda provides an opportunity for public comment. If after the public comment the Council removes an item from the consent agenda for discussion, the item will keep its agenda number and will be added to the regular agenda for discussion, unless placed otherwise by the Council.

2. Approval of the minutes for the August 06, 2019 Work/Study meeting.

PUBLIC HEARING

3. Public Hearing for consideration of an amendment to the General Plan Land Use Map from Medium Density Residential/R2 Zone to Commercial/CC Zone on the property located at 1200 West 700 South - Josh Yost, Community Development Director

REGULAR AGENDA

4. Consideration of an amendment to the Official Zone Map from Medium Density Residential/R2 Zone to Commercial/CC Zone on the property located at 1200 West 700 South - Josh Yost, Community Development Director
5. Consideration of an Ordinance amending Springville City Code, Section 11-4-403 Lot Configuration, amending the amount of frontage required for a two-unit dwelling in the R2 Single/Two-Family Residential Zone - Josh Yost, Community Development Director

MAYOR, COUNCIL AND ADMINISTRATIVE REPORTS

CLOSED SESSION, IF NEEDED - TO BE ANNOUNCED IN MOTION

6. *The Springville City Council may temporarily recess the regular meeting and convene in a closed session to discuss the character, professional competence, or physical or mental health of an individual, pending or reasonably imminent litigation, and the purchase, exchange, or lease of real property, as provided by UCA 52-4-205.*

ADJOURNMENT

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MINUTES OF THE WORK/STUDY MEETING OF THE SPRINGVILLE CITY COUNCIL HELD ON TUESDAY, AUGUST 06, 2019 AT 5:30 P.M. AT THE CIVIC CENTER, 110 SOUTH MAIN STREET, SPRINGVILLE, UTAH.

COUNCILMEMBER MILLER MOVED TO APPOINT COUNCILMEMBER JENSEN AS MAYOR PRO TEM TO PERFORM, DURING THE MAYOR'S ABSENCE, THE DUTIES AND FUNCTIONS OF MAYOR.

COUNCILMEMBER CREER SECONDED THE MOTION, AND ALL PRESENT VOTED AYE.

Mayor Pro Tem Jensen presided. In addition to Mayor Pro Tem Jensen, the following were present: Councilmember Christopher Creer, Councilmember Craig Jensen, Councilmember Jason Miller, Councilmember Brett Nelson, Councilmember Michael Snelson, City Administrator Troy Fitzgerald, Assistant City Administrator/City Attorney John Penrod, Assistant City Administrator/Finance Director Bruce Riddle and City Recorder Kim Crane.

Also, present were: Public Safety Director Craig Martinez, Power Department Director Leon Fredrickson, Golf Pro Craig Norman, Public Works Director Brad Stapley, Building and Grounds Director Bradley Neel, and Library Director Dan Mickelson. Excused from the meeting, Mayor Richard Child

CALL TO ORDER

Mayor Pro Tem Jensen welcomed everyone and called the Work/Study meeting to order at 5:30 P.M.

COUNCIL BUSINESS

1) Calendar

- Aug 13 - Work/Study Meeting 5:30 p.m.
- Aug 20 - Work/Study Meeting 5:30 p.m., Regular Meeting 7:00 p.m.
- Sept 02 - Labor Day Observed (City Offices Closed)
- Sept 03 - Work/Study Meeting 5:30 p.m., Regular Meeting 7:00 p.m.

Mayor Pro Tem Jensen asked if there were any questions or additions to the calendar. There were none.

2) Discussion on this evening's Regular Meeting agenda items

- a) Invocation - Councilmember Nelson
- b) Pledge of Allegiance - Councilmember Snelson
- c) Consent Agenda

- 1. Approval of minutes for the July 02, 2019 Work Session and Regular meetings and the July 09, 2019 Work Session meeting.

Mayor Pro Tem Jensen asked if there was any discussion on tonight's consent agenda. There was none.

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DISCUSSIONS/PRESENTATIONS

46 a) **Speed Limit Changes - Brad Stapley, Public Works Director**

48 Director Stapley presented on the recently completed speed study for various areas of the city. Clarification was given from Administrator Fitzgerald that the Streets Master Plan was approved by the Council and includes speed limits which are approved on an administrative level.

50 Stapley explained the Public Works Department takes the speed limit issue very seriously therefore staff started a speed limit study back in March and involved a six step process. He reported the governing documents of the MUTCD (Manual on Uniform Traffic Control Devices) sets the minimum standards and provides guidance and ensures uniformity in traffic control devices. They also looked at State requirements, where some roadways in the city do not meet the state requirements because the speed limit is too low. City standards adopted by the city council were also taken into consideration. He explained how the speed study was conducted and how Collector roadways were based in the master plan. Public Works staff held a public meeting and solicited public comment and to address public concerns. Physical limitations were investigated and findings were discussed with Public Safety and Administration. The initial findings from the study were given to the Council.

60 Councilmember Nelson asked what the real benefit would be to the city by increasing the speed limit on 900 South. Stapley reported the benefit would be complying with standards and moving traffic along collector roadways. Fitzgerald remarked moving traffic more efficiently, for example Mapleton traffic traveling along 900 South, keep moving it through a collector street from a residential neighborhood. Stapley concurred with the traffic on 400 south; the 900 south collector road will help with traffic flows.

66 Councilmember Jensen cited there was concern about more and more traffic, people are not being able to exit their driveways and we need to keep the value to residents in mind.

68 Stapley reviewed the different areas with possible changes in speed limit and those public works is not recommending for change.

70 Stapley acknowledged citizens are concerned with the site distance on 400 East in the area of 700 north going north. He had engineering review the area and they came back with approval of site distance. The road is also the widest road in the city with a median.

72 Councilmember Creer asked about a limitation on areas of change. He commented in order to meet State law requirements on 800 south the speed limit could remain 30 mph from Main Street to 400 east. He expressed as long as signage was within state law, he felt it was not necessary to change the speed limit on 400 East at this time.

76 Councilmember Miller asked about school zones being lighted or not and the speed requirement.

78 Mayor pro tem Jensen stated public comment would be taken and any questions could be addressed by Director Stapley.

80 Melanie Hopkins, resident; she lives on the road near the high school on 900 south. Her concern is the children that live on the road. Her biggest fear is the increased risk, and doesn't want her child to be a statistic. She was not interested in the speed change and has concerns about the crosswalk at high school.

82 Jeff Mills, resident; lives on 400 East. His concerns were; 900 south going east to Main Street, turning left onto highway 89 is not easy. He asked why raising the speed limit would help the city. The average speed on 400 East is 39 miles an hour. Is it necessary to keep up with Provo or other cities? Doesn't agree with assessment, understands what public works is saying.

88 Tom Hawks, resident; he expressed studies were political polls, and asked where was the study done on 900 south. Stapley replied the study was done at 1645 east and 330 east. Mr. Hawks

expressed he was not sure it was a legitimate study. He hears gears shifting from drivers on the road and nothing is done about the speeding or enforcement. He didn't understand the statement of getting Mapleton traffic through Springville, should get their traffic to go around Springville. Stop lights could be a big help on the highway. Doesn't see benefit in changing. The stretch of roadway near high school is full of activities.

Susan Hawks, resident; stated part of 800 south where a school zone is located, she questioned the statement "warrants" and has been trying to reach UDOT. She asked was it a state law or a strong suggestion. She reported traveling up 400 east and because the street is so wide she did not see a school bus stopped. Wanted the Council to realize that those who live on the streets are the eyes and see what is going on the roads 24 hours, the study doesn't see the drag races and near misses. The Council should consider the eyes of those living on the street.

Councilmember Nelson asked how much growth had occurred in these areas. Will there be a population that will need faster routes.

Councilmember Snelson commented the amount of time saved from 30 to 35 is negligible.

Councilmember Nelson thanked Director Stapley and the Public Works group for their work and appreciate what they have done.

Councilmember Jensen would rather have residents ask for the change than make one that no one wants. He would like to use enforcement.

Councilmember Creer stated he had not seen one comment in favor of raising the speed limit and didn't see a public outcry for raising the speed limit

Linda Brown, resident; her daughter was hit in front of the high school years ago; she currently lives on 400 East and believes the curve of the hill restricts the motorist view. She commented it was not until the road hits 900 North that the road widens, difficult to drive out of a driveway. She asked why the city would want to put citizens at risk.

Karen Sermersheim, resident; stated she lives on the crest of the hill on 400 East and it is difficult to see cars. The street is wide and she is nervous crossing on foot.

John fry, resident; stated he lives on 400 East and is concerned about safety and noise abatement and dangerous to pull out of driveway. More people speed on 400 east than do not; revving engines and noisy. The hill is an issue and a restriction. Doesn't see benefit in raising speed limit.

John Gee, resident, lives on 900 South, when leaving in the morning there are many school kids and doesn't seem to be a good reason for a collector road. Also, getting onto Main Street from 900 south is difficult with the speeds of Highway 89.

Roger Fulwider, resident; was hit by a speeder a year ago. He lives near a school on 200 east, there are children going to and from school. He witnessed a traffic accident in the area. Drivers go fast in the area. The crossing guard situation is sporadic and sometimes is not there.

Mayor pro tem Jensen agreed with Councilmember Creer on his comments. Councilmember Miller stated he appreciated all of the emails from citizens.

Council would recommend staff do the following.

Main Street to 400 East on 800 South	- change
400 East	-not change
900 South	-not change
Center from 400 west to 950 west	-change

Chief Martinez explained the enforcement and the totality of officers responding and they are hard working.

Councilmember Snelson thanked the citizens for their public comment and it does not fall on deaf ears.

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Councilmember Creer was excused from the meeting at 6:38 p.m.

b) Red Mesa Solar Discussion - Shawn Black, Power Generation Superintendent

Shawn Black explained the recent resource changes for power. Because some resources are going away staff was proposing the Red Mesa Solar and to pay only for power used for next 25 years. Other resources currently being used will be reviewed in the future. He was asked if working with the Navajo nation would have any requirements because it is a sovereign nation. Shawn explained because of the (PPA) pay as used, it would not; other cities are participating as well.

Fitzgerald expressed concern that UAMPS had not gone through the procurement process for their recommendation. A pricing review of what is out there has not been done.

The Council voiced interest in Red Mesa and first directed staff to go back to UAMPS for comparables and bring information back to council.

MAYOR, COUNCIL, AND ADMINISTRATIVE REPORTS

Mayor Pro Tem Jensen asked for any other comments. There were none.

4) CLOSED SESSION

The Springville City Council may temporarily recess the regular meeting and convene in a closed session to discuss the character, professional competence, or physical or mental health of an individual, pending or reasonably imminent litigation, and the purchase, exchange, or lease of real property, as provided by Utah Code Annotated Section 52-4-205

COUNCILMEMBER MILLER MOVED TO ADJOURN THE WORK SESSION MEETING AT 6:53 P.M. AND CONVENE IN A CLOSED SESSION REGARDING LITIGATION AND PROPERTY.

COUNCILMEMBER SNELSON SECONDED THE MOTION. THE VOTE IS RECORDED AS FOLLOWS:

COUNCILMEMBER CREER	ABSENT
COUNCILMEMBER JENSEN	AYE
COUNCILMEMBER MILLER	AYE
COUNCILMEMBER NELSON	AYE
COUNCILMEMBER SNELSON	AYE

Council returned to the work session at 7:03 p.m.

ADJOURNMENT

COUNCILMEMBER MILLER MOVED TO ADJOURN THE WORK/STUDY MEETING OF THE SPRINGVILLE CITY COUNCIL AT 7:05 P.M.

COUNCILMEMBER NELSON SECONDED THE MOTION, ALL VOTED AYE.

This document constitutes the official minutes for the Springville City Council Work/Study meeting held on Tuesday, August 06, 2019.

I, Kim Crane, do hereby certify that I am the duly appointed, qualified, and acting City Recorder for Springville City, of Utah County, State of Utah. I do hereby certify that the foregoing minutes represent a true and accurate, and complete record of this meeting held on Tuesday, August 06, 2019.

Kim Crane, CMC
City Recorder



STAFF REPORT

DATE: August 26, 2019
TO: Honorable Mayor and City Council
FROM: Laura Thompson, City Planner II
SUBJECT: CONSIDERATION OF AN AMENDMENT TO THE GENERAL PLAN LAND USE MAP FROM MEDIUM DENSITY RESIDENTIAL TO COMMERCIAL ON THE PROPERTY LOCATED AT 1200 WEST 700 SOUTH.

AND

CONSIDERATION OF AN AMENDMENT TO THE OFFICIAL ZONE MAP FROM R2-SINGLE/TWO FAMILY RESIDENTIAL TO CC-COMMUNITY COMMERCIAL ZONE ON THE PROPERTY LOCATED AT 1200 WEST 700 SOUTH

RECOMMENDED MOTIONS

GENERAL PLAN AMENDMENT

Motion to APPROVE an amendment to the General Plan Land Use Map from Medium Density Residential to Commercial on the property located at 1200 West 700 South.

OFFICIAL ZONE MAP AMENDMENT

Motion to APPROVE an amendment to the Official Zone Map from the R2 Residential Zone to CC-Community Commercial on the property located at 1200 West 700 South.

SUMMARY OF ISSUES/FOCUS OF ACTION

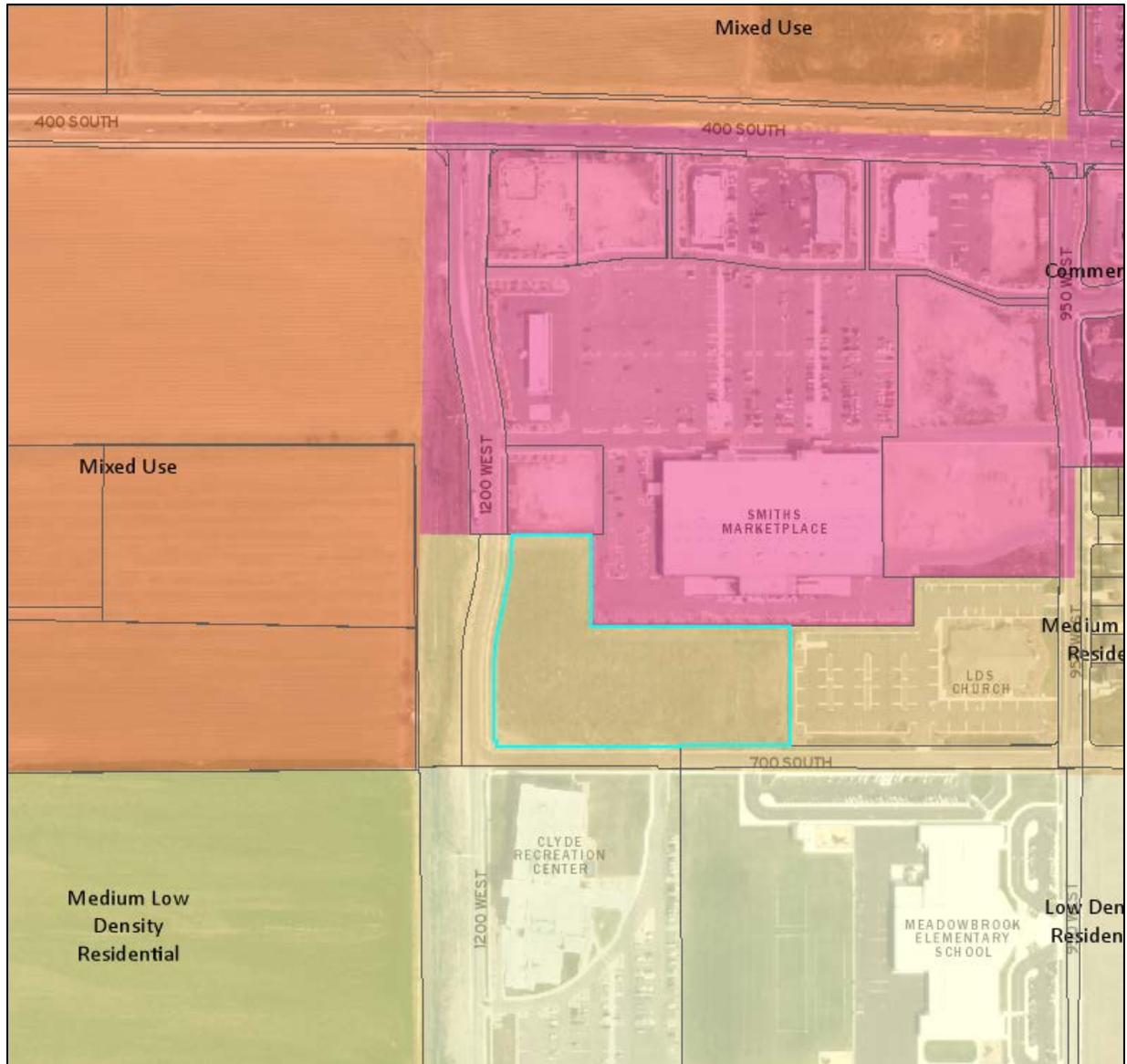
- Does the proposed request meet the requirements of the Springville City Code, particularly Section 11-7-1, Amendments to the Title and Zone Map?
- Does it maintain the intent of the General Plan?

BACKGROUND

The proposed amendments are to both the General Plan Land Use Map and Official Zone Map, from Medium High Density and the R2 Zone to CC/Commercial.

The property is adjacent to the Springville Marketplace Development to the north, a church to the east and the Clyde Recreation Center and Meadowbrook Elementary School to the south. To the west is approximately 40-acres of vacant land zoned VC-Village Center, which is the City's mixed-use zone, allowing for density's up to 27-unit per acre.

The applicant desires to develop a mixed-use project that would include office/retail areas on the first floor and residential units on the top two floors. The proposed CC-Community Commercial Zone allows for mixed use, when single/multi-family residential is above the first floor and parking is behind or to the side of the building.



DISCUSSION

Density

The property is currently in the R2 Residential and Westfields Overlay Zones, which allows for a base density of six-units per acre. Developers can participate in the density bonus program and obtain up to a 40% density bonus. Under the current zoning, the property in question will allow for a baseline density of 26-units, and a maximum density of 36-units with a 40% density bonus.

If the property was rezoned to the CC Zone and developed as a mixed-use project with two buildings, the potential density would increase to a maximum 82-units.

Westfields Community Plan

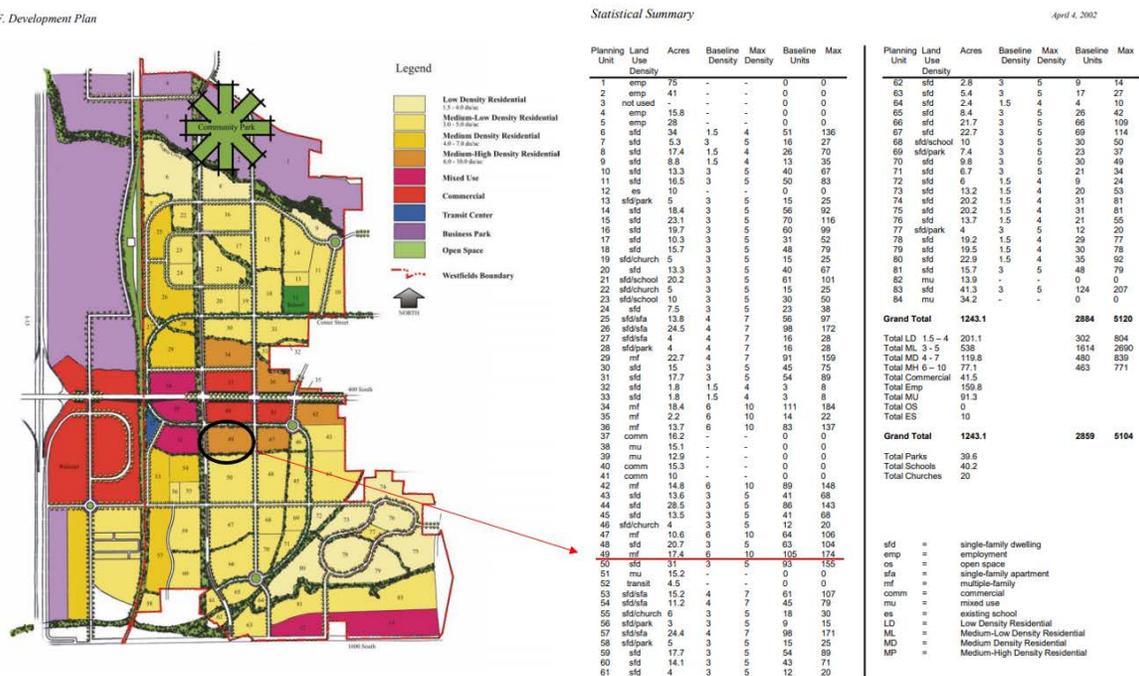
The Land Use Goal of the Westfields Community Plan is “to create a community in the Westfields that includes a community core surrounded by residential neighborhoods that include a mix of housing types, open space, parks and public buildings such as churches and schools.”



In the Land Use Element of the Westfield's Community Plan, it discusses the development of a "Community Core," which would include properties on either side of 400 South and both east and west sides of 1200 West. The properties include a village center west of 1200 West and neighborhood commercial center east of 1200 West. The Community Core also includes residential neighborhoods that range from multi-family dwellings in and around the community core to low density residential to the south and north.

The figure below is from the Westfield's Community Plan and shows the area in question as part of the Community Core. The densities projected for the area circled are from the base of 105 units to maximum 174 units in an area of just over 17 acres. All land has developed in this portion as commercial with no residential. The only remaining residential zoned property is the 4.32 acres in question, which if rezoned to allow mixed-use would still fall below the projected base density for the overall area.

Figure F. Development Plan



General Plan

The Land Use Goal of the General Plan is "to create a safe, functional, and attractive community that preserves the best of our past and shapes our future development in a way that benefits all people of our community.

Land Use Element, Objective 2 - Provide and maintain cohesive residential neighborhoods with a wide variety of housing types and densities which include the services and amenities that contribute to desirable, stable neighborhoods.

Land Use Element, Objective 4 - Provide conveniently located commercial and professional office uses to serve the residents of Springville and surrounding areas. Goal #4D - Amend ordinances to allow for mixed-use commercial areas at appropriate locations.

Housing Element, Objective 1 - Provide opportunities for affordable housing that maintains Springville's standards for quality construction and materials. Goal #1D - Encourage pedestrian friendly housing opportunities such as mixed-use development.

PLANNING COMMISSION REVIEW

The Planning Commission considered the proposed amendments on August 13, 2019 and held a public hearing for both items.

Staff's recommendation to the Planning Commission was to deny the request, because of the Planning Commission and City Council's previous direction to staff, which was to maintain the current plan in regard to requests for increased density, especially in the Westfields Overlay, where developers can obtain density bonuses,

The applicant's request for the CC zone, allowing for higher density, would be reasonable if the higher density was spread over the entire 17.4 acres listed in the Westfields development plan. The Planning Commission and City Council need to decide if the commercial/mixed use development on the remaining 4.36 acres that allows for a higher density per acre, is in keeping with the Westfields Community and General Plans.

The applicant, Mike Watson explained he has lived in Springville eight years, and is searching for a place for their real estate development office. They have done real estate development for twenty-five years in different cities. The location of this piece of property is almost a textbook place where cities like to have a mixed use. They want a restaurant and multi-family density. We don't ask for zone changes very often because cities have in place what is best for their city. When we would look at this property, we asked, "What would go best there?" How does it impact the neighbors, with traffic, and extra people? They felt there are not neighbors to be impacted, where there is no residential development for 750-feet. They talked to Smith's and the LDS Church and they are happy with this proposal. The City would benefit with additional taxes coming from the commercial and retail spaces. A walkable, commercial mixed use on the main floor, restaurant pad with some multi-family above make for a beautiful project, in our opinion.

Public Hearing Comments

Mr. Graham Larsen, representing the land owner, Suburban Land Reserve, was recognized and explained that SLR owned the property before selling it to Smith's, when it was ballfields and farmland. The area has changed a lot and they support what the applicant is trying to do. He mentioned they allowed the property to go to sale because it is an island and is at its highest and best use but not suitable for farming. Ultimately, we decided on Liberation because they proposed a higher product of what the other buyers were proposing and we felt that a walk-up style apartment is more cohesive of what will happen to the west in the Village Center. They looked at the infrastructure on 1200 West and 400 South and felt this is where you would want that type of use. We are vested in what happens here because we own 105 acres to the West. We hold site plan approval because we want to see what happens there. We want to see rooftops go into this area to support the commercial surroundings. We are in support of this proposal. As they work through the rendering and the plan, we look to see something nice.

Karen Effidaba was recognized and stated it will have an impact on traffic and on what happens in the neighborhood. A lot of time was spent on the Westfields overlay to make a cohesive community and should leave the land use as is with the R2. She does not think that we need to have another large apartment building with 4.5 acres. There is going to be the Village Center with a high-density area. She doesn't think an apartment will look good down there.

Chairman Young asked if this change went forward, what would the parking requirement be for this use. Planner Thompson clarified that if it was approved, they would have to meet the minimum parking requirements for multi-family residential which is 2.25 stalls per unit in addition to any commercial uses that would typically be one stall per 300 square feet. All parking would have to be met and it might possibly reduce the allowed number of units depending on the layout. Height would be limited to three stories, two above commercial.

Commissioner Ellingson asked if the property was rezoned to Neighborhood Commercial or Village Center, would it allow a similar project but with a lower density. Planner Thompson explained the Village



Center Zone would allow higher densities and the Neighborhood Commercial zoning doesn't allow mixed use. Chairman Young stated every city needs more housing. Commissioner Ellingson stated that there are better places than others for those houses. She mentioned she was hesitant to change the zone where there is nothing to hold anyone to what is anticipated to go there and open the door to other possible uses.

Commissioner Baker commented that it would be odd to have an isolated neighborhood on this piece. She mentioned she is usually against increasing density, but didn't want to leave an island and felt mixed-use could be a good transition. She mentioned that she wants to respect the density that has been set, but recognizes that part of planning is creating transitional places and creating appropriate uses. It would be clear cut without the rec center and the school across from the property.

Commissioner Farrer didn't feel a duplex development would fit into this area. He asked what other uses could utilize the property as a R2 zone. Planner Thompson explained that if they did a density bonus, then they would have to do 25% at an R2, and could do a multi-family product to get the additional units.

COMMISSION ACTION: Move to recommend approval of an amendment to the General Plan Land Use Map from Medium Density Residential to Commercial on the property located at 1200 West 700 South.

Commission Vote

<u>Commissioner</u>	<u>Yes</u>	<u>No</u>
Genevieve Baker	X	
Michael Clay	Excused	
Carl Clyde	X	
Karen Ellingson		X
Michael Farrer	X	
Brad Mertz	X	
Frank Young	X	

COMMISSION ACTION: Move to recommend approval of an amendment to the Official Zone Map from the R2 Residential Zone to CC-Community Commercial on the property located at 1200 West 700 South.

Commission Vote

<u>Commissioner</u>	<u>Yes</u>	<u>No</u>
Genevieve Baker	X	
Michael Clay	Excused	
Carl Clyde	X	
Karen Ellingson		X
Michael Farrer	X	
Brad Mertz	X	
Frank Young	X	

ALTERNATIVES

1. Approve the General Plan/Official Zone Map amendment(s) as proposed;
2. Amend and adopt the proposed amendment(s);
3. Reject the proposed amendment(s).



Laura Thompson
City Planner II

Attachments

cc: Mike Watson
Paul Poteet



ORDINANCE NO. _____-2019

AN ORDINANCE AMENDING THE GENERAL PLAN LAND USE MAP FROM MEDIUM DENSITY RESIDENTIAL TO COMMERCIAL ON THE PROPERTY LOCATED AT 1200 WEST 700 SOUTH.

WHEREAS, the City has adopted a General Plan which contains a Land Use Plan element to guide future growth and development within the City; and

WHEREAS, the General Plan and its elements may be amended from time to time as deemed necessary and appropriate by the City Council; and

WHEREAS, the applicant has proposed an amendment to the Land Use Plan map; and

WHEREAS, the City Planning Commission considered the amendment and did conduct a public hearing and has recommended favorably of the amendment;

NOW, THEREFORE, BE IT RESOLVED by the City Council of Springville City, Utah that the General Plan Land Use Map is hereby amended from Medium Density Residential to Commercial on property located at approximately 700 South 1200 West, otherwise known as parcel 26:041:0056 and as attached hereto in Exhibit A.

This ordinance shall become effective upon adoption by the Council of Springville City.

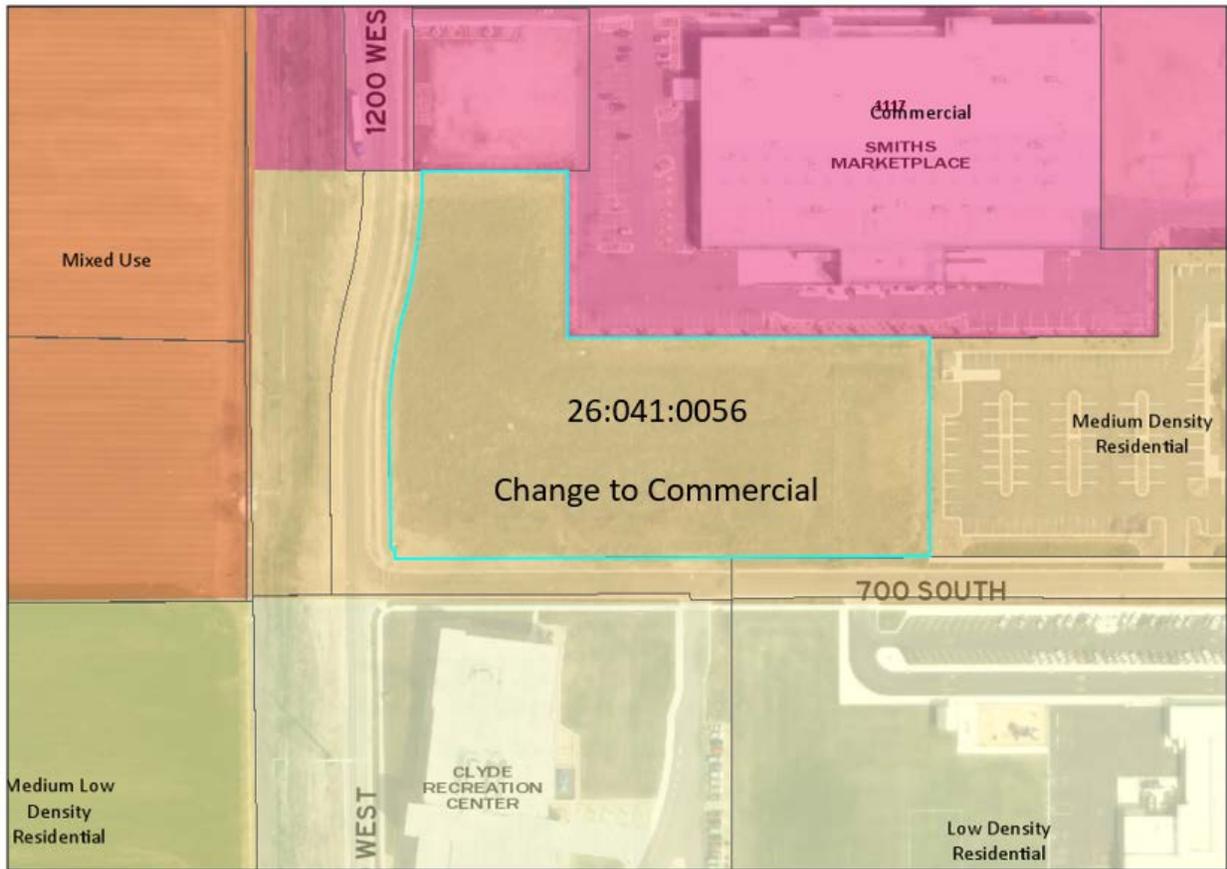
ADOPTED by the City Council of Springville, Utah, this 03rd day of September, 2019.

Richard J. Child, Mayor

ATTEST:

Kim Crane, City Recorder

EXHIBIT A



ORDINANCE NO. ____-2019

AN ORDINANCE AMENDING THE OFFICIAL ZONE MAP FROM THE R2 RESIDENTIAL ZONE TO CC-COMMUNITY COMMERCIAL ON THE PROPERTY LOCATED AT 1200 WEST 700 SOUTH.

WHEREAS, the City has an official zone map which delineates zone boundaries for the various city zones; and

WHEREAS, a land owner or agent may propose to amend the Official Zone Map to a zone or zones they find to be more appropriate and a better use of the land; and

WHEREAS, the City Planning Commission considered the amendment and conducted a public hearing on August 13, 2109 and has recommended favorably of the proposed amendment;

NOW, THEREFORE, BE IT RESOLVED by the Council of Springville City, Utah that the Official Zone Map is hereby amended from the R2 Residential Zone to CC-Community Commercial Zone on the property located in the area of 700 South 1200 West and identified by Parcel 26:041:0056 and as attached hereto in Exhibit A.

This ordinance shall become effective upon adoption by the Council of Springville City.

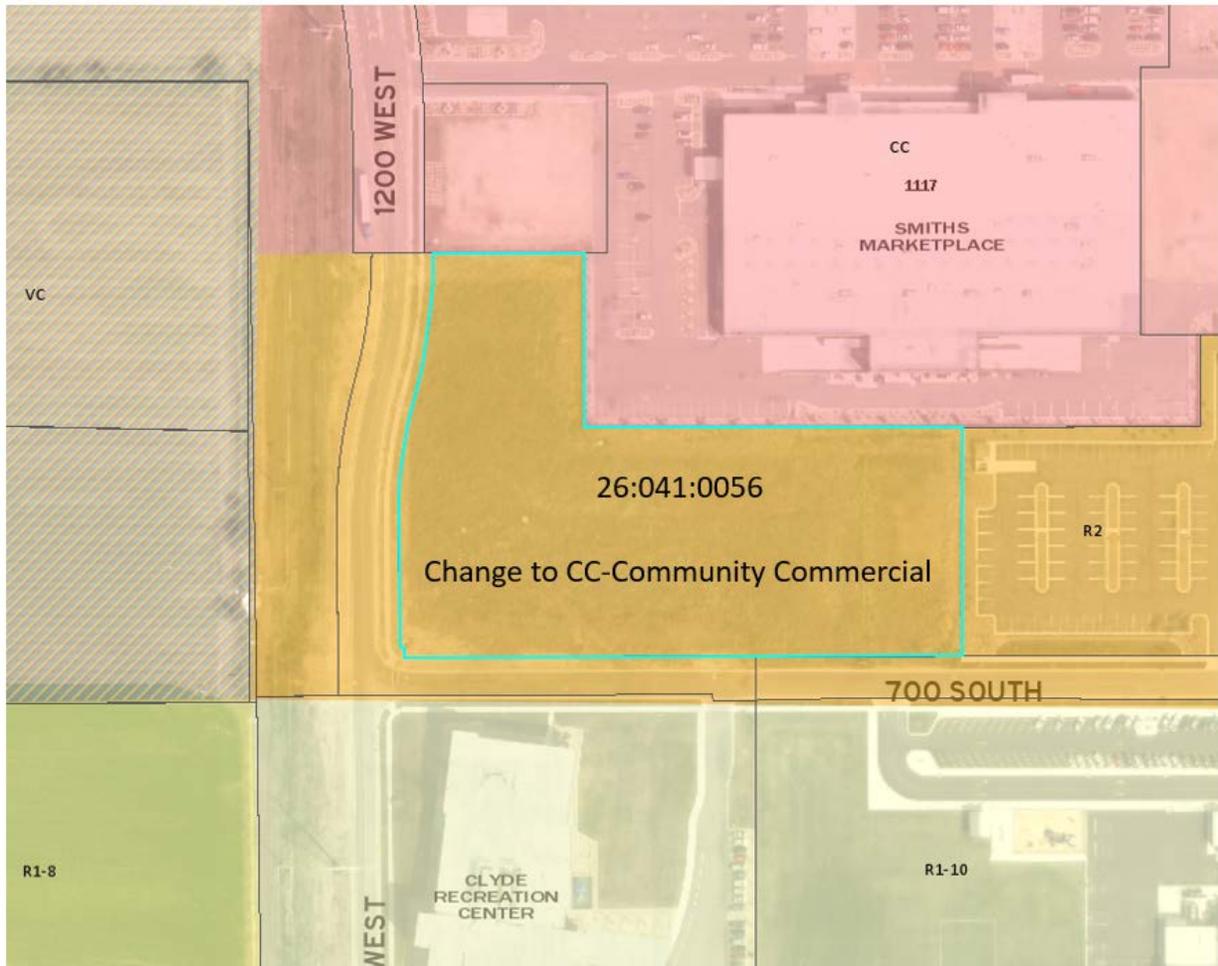
ADOPTED by the City Council of Springville, Utah, this 03rd day of September, 2019.

Richard J. Child, Mayor

ATTEST:

Kim Crane, City Recorder

EXHIBIT A





STAFF REPORT

DATE: August 23, 2019

TO: Honorable Mayor and City Council

FROM: Laura Thompson, City Planner II

SUBJECT: AMENDMENT TO SPRINGVILLE CITY CODE, SECTION 11-4-403, LOT CONFIGURATION, AMENDING THE AMOUNT OF FRONTAGE REQUIRED FOR A TWO-UNIT DWELLING IN THE R2 SINGLE/TWO-FAMILY RESIDENTIAL ZONE.

RECOMMENDED MOTION

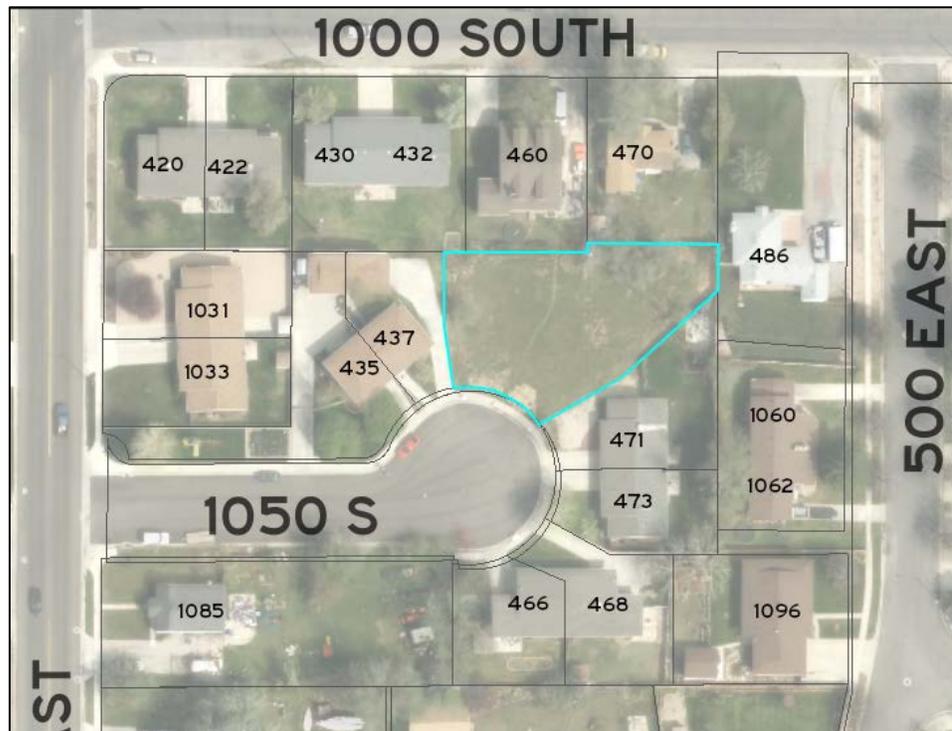
Motion to approve Ordinance No. ____-2019, amending Section 11-4-403 of Springville City Code.

SUMMARY OF ISSUES/FOCUS OF ACTION

- Does the proposed request meet the requirements of Springville City Code, particularly Section 11-7-1, Amendments to the Title and Zone Map?
- Does it maintain the intent of the General Plan?

BACKGROUND

Todd Gubler, the applicant owns the only vacant platted lot in the Quiet Cove Subdivision, located at 454 E 1050 S, which was recorded on June 29, 1995. The frontage requirement at the time for a two-unit dwelling was 90-feet at the front setback line. The lot in question met the requirement when it was approved. In May of 2003 the ordinance was amended to require 100-feet of frontage at the front setback line and is the current requirement. The developed lots in the subdivision were constructed as twin-home lots.



On May 14, 2019 the Planning Commission held a public hearing regarding the applicants first proposal, however, proper noticing was not given to the applicant, so the item was continued to the May 28, 2019 meeting. At the May 28th meeting, the applicant proposed language that would have allowed a twin-home/duplex lot on properties within an R2 zone that are adjacent other twin-home/duplex properties, to be constructed with a minimum 90-feet of frontage. The staff's recommendation on the applicant's proposal was to deny because of the implications of possibly opening doors city wide where it might not make sense.

The applicant asked for additional time to work with staff on a possible ordinance that would be more reasonable. The Planning Commission continued their consideration until August 13, 2019.

DISCUSSION

Since the May 28, 2019 meeting, the applicant, City Attorney and City Planner have met to discuss possible amendments that would limit the concerns previously proposed. The suggestion of including a date expiration for lots recorded in the R2 zoning was considered and researched. In the research, staff discovered there were several twin-home/duplex developments approved in the R2 zoning areas that have since been built out making the possibility of creating new twin home lots under the proposed amendment very limited.

APPLICANTS PROPOSED LANGUAGE

"Vacant lots in an R2 zone developed and recorded with the County before December 31, 2003, with twin homes/duplexes adjacent to the subject lot, may use the lot as a twin-home/duplex lot if, at the front of the twin home or duplex structure, the lot can accommodate a minimum lot width of 90' and the duplex or twin-home structure will still observe appropriate code defined side and rear yard setbacks."

Staff recommended to the Commission some slight changes to the proposed language, which are:

A vacant lot in an R2 zone developed and recorded before December 31, 2003, with twin homes/duplexes adjacent to the vacant lot, may construct a twin-home/duplex on the lot if a minimum lot width of ninety-feet (90') and all currently adopted setbacks can be met.

PLANNING COMMISSION REVIEW

The Planning Commission considered the amendment on August 13, 2019 and held a public hearing.

COMMISSION ACTION: Commissioner Farrer moved to recommend approval to amend Springville City Code Section 11-4-403 Lot Configuration, amending the amount of frontage required for a two-unit dwelling in the R2 Single/Two-Family Residential Zone. Commissioner Mertz seconded the motion. Approval was unanimous.

Commission Vote

<u>Commissioner</u>	<u>Yes</u>	<u>No</u>
Genevieve Baker	X	
Michael Clay	Excused	
Carl Clyde	X	
Karen Ellingson	X	
Michael Farrer	X	
Brad Mertz	X	
Frank Young	X	



ALTERNATIVES

1. Adopt the proposed ordinance amendments as recommended by the Planning Commission;
2. Amend and adopt the proposed ordinance; or
3. Reject the proposed amendments.

Laura Thompson
City Planner II

Attachments

cc: Todd Gubler



ORDINANCE NO. ____-2019

AN ORDINANCE AMENDING SPRINGVILLE CITY CODE, SECTION 11-4-403, LOT CONFIGURATION, AMENDING THE AMOUNT OF FRONTAGE REQUIRED FOR A TWO-UNIT DWELLING IN THE R2 SINGLE/TWO-FAMILY RESIDENTIAL ZONE.

WHEREAS, Section 11-4-403 of the Springville City Code provides the lot configuration requirements for buildings and structures within residential zones; and

WHEREAS, an applicant filed to amend Section 11-4-403 to adjust the required frontage for a two-unit dwelling in the R2 Zone on an approved vacant lot developed in an R2 Zone prior to December 31, 2003; and

WHEREAS, the Planning Commission did conduct a public hearing and review the proposal and has recommended in favor of the proposed amendment; and

WHEREAS, the City Council after reviewing the proposed amendment desires to adjust the required frontage for a two-unit dwelling in the R2 Zone on an approved vacant lot developed in an R2 Zone prior to December 31, 2003.

NOW, THEREFORE, BE IT ORDAINED by the City Council of Springville, Utah that the following section of Springville City Code be amended:

SECTION 1: Section 11-4-403, Lot Configuration, of the Springville City Code is hereby amended:

11-4-403 Lot Configuration.

(1) Each lot or parcel of land in residential zones shall have configurations as follows:

CONFIGURATIONS	A1	R1-15	R1-10	R1-8	R1-5	R2	RMF-1	RMF-2
Minimum lot width for detached single-family dwelling at front property line and minimum rear yard setback line/front setback	40'/ 150'	40'/ 100'	40'/ 80'	40'/70'	40'/50'	40'/60'	40'/60'	40'/60'
Minimum lot width for twin home per unit/lot at front property line and minimum rear yard setback line/front setback ⁴	-	-	-	-	-	40'/50'	40'/50'	40'/ 50'
Minimum lot width for duplex at front property line and minimum rear yard setback line/front setback ⁴	-	-	-	-	-	80'/ 100'	80'/ 100'	80'/ 100'
Minimum lot width for a rowhouse (at front property line and front setback)/minimum rear	-	-	-	-	-	-	36'	24'

CONFIGURATIONS	A1	R1-15	R1-10	R1-8	R1-5	R2	RMF-1	RMF-2
yard setback line								
Minimum lot width per building for first unit in a multi-family development (at property line and minimum rear yard setback line/front setback)	-	-	-	-	-	-	40'/50'	40'/50'
Additional minimum lot width for accessory apartment at front property line and minimum rear yard setback line/front setback	-	-	-	-	40'/50'	-	-	-
Additional lot width for second unit per building in a multi-family development (at front property line and minimum rear yard setback line/front setback)	-	-	-	-	-	-	40' 50'	40' 50'
Additional lot width at front setback for each unit over two units in same building in multi-family development ²	-	-	-	-	-	-	25' up to 200'	25' up to 200'
Additional lot width per unit above two units in same building (at front property line) ³	-	-	-	-	-	-	20' up to 160'	20' up to 160'
Maximum lot coverage (footprints of buildings)	25%	35%	35%	35%	40%	40%	50%	60%
Minimum lot width for community uses (front setback line)	125'	125'	125'	125'	125'	125'	125'	125'
Minimum lot frontage for community uses (in feet along public right-of-way)	100'	100'	100'	100'	100'	100'	100'	100'
Minimum lot frontage for utility uses (in feet along public right-of-way)	40'	40'	40'	40'	40'	40'	40'	40'

2. Upon reaching a lot of 200', no additional lot width is required.

3. Upon reaching a lot of 160', no additional lot width is required.

4. A vacant lot in an R2 zone developed and recorded before December 31, 2003, with twin homes/duplexes adjacent to the vacant lot, may construct a twin-home/duplex on the lot if a minimum lot width of ninety-feet (90') and all currently adopted setbacks can be met.

(2) The minimum lot width at the required front setback line shall extend not less than sixty-

seven percent (67%) of the lot depth as measured from the front property line.

SECTION 2: This ordinance will become effective one day after publication hereof in the manner required by law.

SECTION 3: The City Recorder shall cause this ordinance or a short summary hereof to be published in the *Daily Herald*, a newspaper published and of general circulation in the City.

ADOPTED by the City Council of Springville, Utah, this ____ day of _____, 2019.

Richard J. Child, Mayor

ATTEST:

Kim Crane, City Recorder