



**NOTICE OF MEETING AND AGENDA
PLANNING COMMISSION
APRIL 13, 2021 AT 7:00 P.M.**
City Council Chambers
110 South Main Street
Springville, Utah 84663

The meeting will begin at **7:00 p.m.**

The agenda will be as follows:

Call to Order

- Approval of the Agenda
- Approval of Minutes: March 23, 2021

Consent Agenda

The Consent Agenda includes items that are administrative actions where no additional discussion is needed. When approved, the recommendations in the staff reports become the action of the Commission. A call for objection or comment will be made on the consent agenda items. If there is any opposition or comment, the item will be taken off the consent agenda and put on the regular administrative session meeting agenda for discussion. If there are no objections or comments, the item(s) will pass without further consideration

1. Howie Nelson seeking approval for the Nelson Summit Subdivision located at 1440 East Center Street in the R1-10 Single-Family Residential Zone.
2. Roderick Enterprises seeking site plan approval for Phase 2 of the Springville Business Park located at 2177 W 700 S in the HC-Highway Commercial Zone.
3. Marc Penrod seeking plat amendment approval for the Penrod Cove Subdivision located at 2472 E 1250 S in the R1-15 Single-Family Residential Zone.
4. Daryl Hodgson seeking preliminary approval of the Condie Corner Subdivision located at 680 West Center Street in the R1-10 Single-Family Residential and WF-1 Westfields Overlay Zones.

Legislative Session – Public Hearing

5. Kevin Larsen requesting a Zone Map Amendment to apply the Materials Processing and Storage (MPS) Overlay to the property located at 1838 South State Street, currently located in the Light Industrial Manufacturing (LIM) Zone.

Administrative Session - No items

Adjournment

THIS AGENDA SUBJECT TO CHANGE WITH A MINIMUM OF 24-HOURS NOTICE

This meeting was noticed in compliance with Utah Code 52-4-202 on April 8, 2021. Agendas and minutes are accessible through the Springville City website at www.springville.org/agendas-minutes. Planning Commission meeting agendas are available through the Utah Public Meeting Notice website at www.utah.gov/pmn/index.html. Email subscriptions to Utah Public Meeting Notices are available through their website.

In compliance with the Americans with Disabilities Act, the City will make reasonable accommodations to ensure accessibility to this meeting. If you need special assistance to participate in this meeting, please contact the Community Development department at (801) 491-7861 at least three business days prior to the meeting.



MINUTES

Planning Commission
Work Session
Tuesday, March 23, 2021

IN ATTENDANCE

Commissioners Present: Genevieve Baker, Karen Ellingson, Michael Farrer,
Rod Parker and Kay Heaps

Commissioners Excused: Brad Mertz, Frank Young

City Staff: Josh Yost, Community Development Director
John Penrod, City Attorney
Laura Thompson, City Planner
Heather Bakker, Executive Assistant

City Council: Matt Packard

CALL TO ORDER

Vice-Chair Baker called the meeting to order at 7:08 p.m.

DISCUSSION OF AGENDA

Vice-Chair Baker asked if there were any corrections to the agenda. There were no corrections to the agenda.

DISCUSSION OF MINUTES

March 9, 2021

Vice-Chair Baker asked if there were any corrections to the minutes. There were no corrections to the minutes.

CONSENT AGENDA

- 1. Trevor Sharp seeking commercial site plan approval for Spring Pointe OW, an office/warehouse project located at 2188 and 2224 W 500 N in the HC-Highway Commercial Zone.*

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LEGISLATIVE SESSION

- 1. John York seeking to amend Section 11-4-405 of Springville City Code pertaining to setbacks for detached accessory structure rear yard setbacks. (Continued from March 9, 2021)*

ADMINISTRATIVE SESSION

- 1. A presentation and discussion of the Lakeside Landing Special District Plan and Code.*

With nothing further to discuss, Commissioner Heaps moved to adjourn the briefing meeting. Commissioner Farrer seconded the motion. The vote to adjourn the briefing meeting was unanimous.

Vice-Chair Baker adjourned the briefing meeting at 7:09 p.m.

105 **IN ATTENDANCE**

106
107 **Commissioners Present:** Genevieve Baker, Karen Ellingson, Michael Farrer,
108 Rod Parker and Kay Heaps

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110 **Commissioners Excused:** Brad Mertz, Frank Young

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112 **City Staff:** Josh Yost, Community Development Director
113 John Penrod, City Attorney
114 Laura Thompson, City Planner
115 Heather Bakker, Executive Assistant

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117 **City Council:** Matt Packard
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120 **CALL TO ORDER**

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122 Vice-Chair Baker called the meeting to order at 7:09 p.m.
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125 **APPROVAL OF THE MINUTES**

126 *March 9, 2021*

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128 Commissioner Farrer moved to approve the March 9, 2021 meeting minutes
129 Commissioner Ellingson seconded the motion. The vote to approve the meeting minutes
130 was unanimous.
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133 **CONSENT AGENDA**

- 134
135 *1. Trevor Sharp seeking commercial site plan approval for Spring Pointe OW, an*
136 *office/warehouse project located at 2188 and 2224 W 500 N in the HC-*
137 *Highway Commercial Zone.*

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139 Commissioner Farrer moved to approve the Consent Agenda. Commissioner Parker
140 seconded the motion. The vote to approve the Consent Agenda was unanimous.
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143 **LEGISLATIVE SESSION:**

- 144
145 *1. John York seeking to amend Section 11-4-405 of Springville City Code*
146 *pertaining to setbacks for detached accessory structure rear yard setbacks.*
147 *(Continued from March 9, 2021)*

148 Mr. Penrod, City Attorney, presented. This item came to the Planning Commission two
149 weeks ago. The applicants and their attorney were not present at that meeting. They are
150 present here tonight. Director Yost and I were researching this today. It is a simple
151 issue, but the ordinance makes it a little bit complex. We are talking about an accessory
152 structure that is like a patio. This is not attached to the house. We are looking at the
153 distance between a house and an accessory structure. This is important because it
154 affects the accessory structure rear setbacks. There are two different areas of our
155 ordinance that this applies to. Currently, if the distance between the house and the
156 accessory structure is 6 feet, then the rear yard setback is 3 feet. One of the reasons the
157 required 6-foot distance is there because of the building code. Not the current code, but
158 the traditional building code, which was from 10-15 years ago. Historically, if two
159 buildings were within 6 feet, based on fire reasons, the two structures were separated by
160 six feet on the zoning side and the building limitations on the building code side would
161 apply. Since that time, building code has reduced any improvements to the two
162 structures down to 3 feet and even those improvements of 3 feet aren't that big of an
163 improvement in today's building code.

164
165 Mr. Penrod said what we are talking about tonight is an unwallled patio structure. The
166 current code is that if the distance between the structure is less than 6 feet, our current
167 code requires a 15-foot setback. We are talking about the appropriate distance between
168 an accessory structure and the house. The proposed ordinance shortens the gap
169 between the house and the accessory structure to allow it, even if the structure was right
170 up against the house, they would still get the 3-foot setback instead of having to the 15-
171 foot setback.

172
173 Commissioner Heaps asked if they would have to be detached. Mr. Penrod said if it is
174 attached, it has to have the 15-foot setback. But tonight, what is before the Commission,
175 is allowing the applicant and everyone else in the City to shorten that gap, as long as it
176 is a separate unit and still get the 3-foot setback instead of what is required for
177 something that is attached.

178
179 Vice-Chair Baker expressed concern about the proximity of accessory structures to
180 structures on neighboring properties. Especially those in the Historic District that has
181 several non-complying grandfathered structures. Mr. Penrod said with that situation, we
182 would have to see if the building code applied. Right now, we would still require the 6-
183 foot separation between the house and the garage. The main issue tonight is the
184 applicant wants to get rid of the 6-foot distance between an accessory building and a
185 house. Mr. Penrod said that 40 percent of the lot still has to be open space and the
186 structure cannot be more than 15 feet tall.

187
188 Vice-Chair Baker said this is unwallled, so if it was made into a sunroom, it wouldn't be
189 allowed. Mr. Penrod said it would still be allowed. Tonight we are only talking about
190 unwallled accessory structures being closer than 6 feet to the house.

191
192 Commissioner Ellingson asked if there are any fire concerns that we need to focus on.
193 Mr. Penrod said that for an unwallled structure, he doesn't see any for the same reason
194 that if there is a patio connected to your house, you still have the same issue of fire.

195
196 Commissioner Heaps said that if it were walled, you mentioned before the requirements
197 from 6 feet to maybe 3 feet. Mr. Penrod said yes. Commissioner Heaps said that you

198 are now saying this applies to both the walled structures as well. Mr. Penrod said no,
199 only the unwalled structures. Commissioner Heaps pointed out that is what Vice-Chair
200 Baker was asking earlier. She agreed. Commissioner Heaps confirmed that just the
201 unwalled structures would go all the way up to the primary structure. And walled would
202 still be at the 6 feet. Mr. Penrod said yes. Vice-Chair Baker said to go into 3 feet. Mr.
203 Penrod showed a portion of setbacks for accessory buildings on a property. He showed
204 the distance between an accessory building and a principal building on the same lot. It is
205 6 feet. The proposed amendment is shown in red and the City may issue permits for
206 rear yard unwalled patio coverings that are closer than 6 feet from the principal
207 structure. Where the rear yard is properly enclosed by a properly permitted privacy
208 fence and the patio covering is professionally designed, constructed by a licensed
209 contractor and will not intrude onto neighboring properties. That is the exception for the
210 unwalled structure to be within that 6 feet. It would still require that a walled accessory
211 structure has to be 6 feet away, which our Building Official would agree that needs to be
212 the case.

213
214 Commissioner Heaps asked if the fire department has looked at this and are they OK
215 with them doing it unwalled that close to a building. Mr. Penrod said we haven't talked to
216 the fire department, but we have spoken with our Building Official who is at the
217 beginning of all of these projects and he doesn't see the purpose of the 6-foot
218 requirement, in the communications that we've had. Director Yost added that the
219 difference is you could be constructing a patio roof or a deck connected to your house
220 as long as it stays 15 feet off the property line. We can already have the structures
221 attached to the house. Commissioner Heaps said or if we approve this, you could attach
222 it to the house. Director Yost said you can do that right now, but you have to stay 15 feet
223 away. Commissioner Heaps said that we are asking now to approve this so it would go
224 down to 3 feet setback. Director Yost said that is correct. Mr. Penrod said if it is not
225 connected to the house. Commissioner Heaps said that you could go an inch away from
226 the house and then go 3 feet, or connect to the house and go 15 feet. Vice-Chair Baker
227 said it is not that it is connected to the house and can go to 3 feet. Mr. Penrod said no,
228 that is not what we are doing tonight. We are only dealing with one portion of our
229 ordinance tonight because that is what the applicants brought. There are other portions
230 of our ordinance that we could change to allow for someone to connect to their house
231 and then take it to 3 feet from the back property line. But right now our ordinance does
232 not allow for that.

233
234 Commissioner Ellingson asked why we add the part of the privacy fencing as a
235 necessary element. Mr. Penrod said he didn't know why they added that. That is
236 something that the applicant is asking for. Commissioner Parker said it is to allow
237 properties around them to maintain their privacy as well. Commissioner Heaps said one
238 of the purposes of the setback is to maintain some privacy. Maybe the applicant could
239 address that. Mr. Penrod said right now, without having a fence, you could put a patio
240 that was as big as the applicant has already installed as long as it is 6 feet back and not
241 be required to have a privacy fence. Almost the whole backyard if you want, as long as
242 there is 40% of open space in a patio.

243
244 Vice-Chair Baker said going back to the fire code, the idea is to have 3 feet difference in
245 between structures. Mr. Penrod said there are different requirements once you get
246 within 3 feet of two residential structures. On the commercial side, there is still a 6-foot
247 requirement. But when it comes to residential structures, they have lowered that from 6

248 feet to 3 feet. He doesn't know of any requirements in talking with Director Yost or the
249 Building Official that would be of too much issue if the building were unwallled. It is the
250 same thing as an attached patio. Vice-Chair Baker reiterated that an attached patio
251 would have to be set back 15 feet. Mr. Penrod said yes. Vice-Chair Baker is asking
252 because that would mean essentially that there wouldn't be a fire break of 3 feet
253 between a house and a patio and then it would be 3 feet from the neighbor's property.
254 There are many places where they are nonconforming, where a detached garage goes
255 right up to a property line on two sides. They could be within 3 feet of another property
256 structure. Mr. Penrod said that again, we are talking about an unwallled accessory
257 building. An accessory garage to the house, would not have any bearing on it
258 whatsoever. Vice-Chair Baker said if someone were to build this and go to 3 feet on their
259 property line, and then the neighbor has a structure right up to the property line, it would
260 be 3 feet. Mr. Penrod said they could.

261
262 Mr. Penrod said that staff recommendation is we cannot find a compelling reason to
263 permit accessory patio covers to be located less than six feet from the principal structure
264 but as the discussion has gone tonight, we are trying to figure out what the difference is
265 between having it 6 feet off or within the 6 feet when you can still do a sizeable structure
266 in the whole backyard. Or have something attached to your house and still have a pretty
267 sizeable unwallled patio in the backyard.

268
269 If the Planning Commission desires to recommend the applicant's amendment, we
270 recommend that we change the ordinance to the City Council by changing footnote
271 number 10 to allow the 6 foot required distance from a principal structure shall not apply
272 to rear yard unwallled patio covering that is not connected to the principal structure. All
273 other accessory use structure requirements shall apply to the unwallled patio coverings
274 that are not connected to the principal structure. The reason is, if it is going to be
275 allowed, we think it should just be allowed. In the applicant's suggested language, it
276 says that the City may issue a permit. We think it should just be allowed if that is the
277 direction we are going.

278
279 Commissioner Heaps did some research on other Cities for this, and Alpine requires
280 detached to have at least 15 feet. These are all going to be walled structures too. The
281 difference he is learning tonight is the unwallled feature. Spanish Fork requires 5 feet,
282 Orem requires 6, Provo requires 6, Utah County website for building codes says that
283 most residential zones are to be placed within 3 feet of the rear side property lines as
284 long as you have 6 feet between the structures. So that seems to be the standard. He
285 thinks what we are doing seems right in line with what is happening around us.

286
287 Mr. Penrod said we would argue more forcefully if we were talking about walled
288 structures. Because there are combustibles inside walled structures, vehicles, furniture,
289 other things that if they catch fire, it is going to be a pretty good fire that could transfer to
290 the house. Where we are talking about unwallled, we are not as worried about it.

291
292 Commissioner Heaps wasn't able to see anything about this kind of exception, so we
293 would be on the front edge of this. He is not opposed to this but asked if are we OK
294 setting the code for perhaps one applicant. He asked how many times this would come
295 up. Commissioner Parker said that if we approve the code, it won't come up again. We
296 are talking strictly about a patio vs a walled structure, so he thinks we should listen to
297 the applicant and then make our determination. Mr. Penrod responded to Commissioner

298 Heaps and said in this situation, the applicant did go out and build a structure before
299 they came in for a building permit. If they would have come to get the building permit,
300 they could have adjusted the structure to meet the 6-foot setback. He thinks they would
301 still have pretty much the same structure, it would just be 3 feet further away from the
302 house.

303
304 Paxton Guymon, the applicant's attorney, addressed the Planning Commissioners. He
305 feels that we are talking about a very narrow circumstance: unwallied patio coverings.
306 When you look at the unintended consequences we might deal with, we are narrowing
307 the requested amendment to only apply to unwallied covered patios. When you look at
308 the rationale to the other city's codes, it seems to me that all of those contemplated wall
309 structures, and that is a very different scenario. When you are dealing with walled
310 structures that have no airflow, potentially combustible items within the structure, that
311 makes sense to be 6 feet away from the residence. Today we are talking about a
312 resident that wants a shade cover on their patio. We will show some photos because it
313 is important to know the situation we are talking about. It is unusual. Typically, he is here
314 asking to construct something in the future. And we got the cart before the horse
315 because this patio cover has already been built. We are saying that we are in a situation
316 where we are not compliant with the City ordinance, but maybe there is a reason to
317 revisit this city ordinance and ask if it makes sense. There is not a fire hazard whether
318 the unwallied patio covering is 6 inches from the home or 6 feet from the home. We
319 would be comfortable having any Fire Marshall look and this and he thinks you would
320 see that they would agree with him on that. We are talking about a very unique situation
321 and are not dealing with unintended consequences. Once this is approved, he doubts
322 you will see this issue come up again. People will say that we go through the process of
323 building unwallied patio covers that comply with the code and it will never come before
324 you again.

325
326 The York's installed a swimming spa in their backyard last year. The patio cover design
327 was to accommodate that. They wanted privacy. It is open air. If the code enforcement
328 officer came in and said they would have to come into compliance with the code today,
329 they would have to remove 3 or 4 feet of this patio covering to give greater separation.
330 He asked what purpose that serves. He submits none. On the contrary in the winter
331 months, it would allow snow to fall between the home and the patio covering and create
332 slippery conditions out there. The patio covering extends 3 feet to the home at the
333 closest point. Commissioner Heaps asked if it was 3 feet at the closest distance. Mr.
334 Guymon said that it was 2 to 3 feet. Mr. York said it is taller. Commissioner Heaps asked
335 how tall it is. Mr. York said that it was about 12 feet. Mr. Guymon said it was at the
336 highest point. Vice-Chair Baker said it was 3 feet from the fence. Mr. York said the back
337 3 feet measures from the property line to the post. They don't allow any overhang into
338 the 6 feet area. Mr. Guymon said part of the patio cover is higher than the roof of the
339 house. Mr. York said the designers told him too it is not uncommon for them to design
340 roofs that overlap to keep leaves and things from falling into the rain gutter. Mr. York
341 asked to show pictures where it is not common for these structures to be closer than 6
342 feet. When we first built there, they said everything was going to be one story. Now they
343 are going two stories. Privacy has become an issue, much more than the view. He
344 doesn't dislike his neighbors, it just feels like you are in your own private backyard. Mr.
345 Guymon said that when you are looking at the power of the City to enforce ordinances,
346 you have to ask yourself is there a rational basis, something health, safety or welfare
347 concern that is being addressed. It is addressed when we have walled structures, that

348 we don't want closer than 6 feet to the house. But with an unwallled patio covering, he
349 doesn't see any legitimate health, safety or welfare reason to require 6 feet of
350 separation. We are here tonight to forward a positive recommendation to the City
351 Council to amend the City ordinance. And he likes Mr. Penrod's alternative language, as
352 it makes more sense. Mr. Guymon is comfortable substituting our proposed language
353 for the City Attorney's proposed language on the text amendment. It is easier to interpret
354 and apply.

355
356 Vice-Chair Baker opened the Public Hearing at 7:46 p.m.

357
358 Colt Christensen
359 587 S 2000 E

360 Mr. Christensen is the neighbor to the North of the York's and they are the envy of the
361 neighborhood with this patio cover. It is a beautiful structure, the neighborhood around
362 us loves it, we are jealous. Privacy in that area of Springville is becoming a high
363 commodity. Whatever we can do to afford people a little more privacy in their backyard
364 is awesome. He thanked the Commissioners for their time.

365
366 Chad Rigtrup
367 2036 E 600 S

368 The York's live just North of us. He agrees with Colt, we are envious of their structure, it
369 is beautiful. He can see why they built it. The home right behind them has almost no
370 backyard and their deck looks right into the back of their house. They had no privacy in
371 their backyard. When they built it, he and his wife said that would be so awesome to
372 have some privacy in your backyard and not feel that people are right on top of you. He
373 thinks it is beautifully designed and well done. He would have an issue if Mr. York was
374 out there by himself putting it together, but this is beautifully done and designed.
375 Hopefully, they will receive permission to keep it up.

376
377 Commissioner Heaps motioned to close the Public Hearing. Commissioner Farrer
378 seconded. The vote to close the Public Hearing was unanimous. Vice-Chair Baker
379 closed the Public Hearing at 7:48 p.m.

380
381 Commissioner Ellingson doesn't see much difference between this particular type of
382 structure being close to a fence versus a line of trees which you can use to screen. Vice-
383 Chair Baker said that there is a fire difference between a live tree and wood, but
384 essentially, yes. Commissioner Parker said in regards to the fire concern, we are talking
385 about a walled structure vs. an open structure, the fire issue set by the City Attorney is
386 null and void when it comes to an open structure. He asked Mr. Penrod if that is correct.
387 Mr. Penrod said you could still have a fire. Commissioner Parker agreed. Mr. Penrod
388 also said if you have a patio connected to your house, it could catch fire and that is more
389 of a fire hazard than having something (inaudible). Vice-Chair Baker said she is not as
390 concerned about having it as close to the house. Her concern is when reducing the
391 setback, is it effectively increasing the fire risk, because many parts of Springville have
392 non-conforming structures. And especially knowing that the eve can come into that 3-
393 foot area, not to say that it should not be allowed, but Commissioner Heaps had
394 mentioned something in an ordinance that it has to be 6 feet from another structure.
395 Commissioner Heaps said he was talking about the accessory building and the home.
396 He said in response to Vice-Chair Baker's comment, if it is a detached structure and it is
397 6 feet or more now, it could go up to 3 feet anyway. Vice-Chair Baker said that you have

398 to have a break between a house and the structure. Commissioner Heaps said the initial
399 concern was on the back side rather than the house side. Vice-Chair Baker agreed. She
400 is not saying there is no concern, she is just not concerned about the fire going from the
401 house to a patio. Her concern is a fire going from a house to a patio to her garage. Her
402 garage is right up next to the property line. Essentially extending a house all the way to
403 3 feet from the property line, then an eve going into that 3 feet, then that puts it very
404 close to many non-conforming structures. She wonders if there is a way to say they can
405 do that unless there another structure within 6 feet of it. Commissioner Parker said that
406 he doesn't think the 6 foot is an issue on an open structure, as far as a fire situation. He
407 is not concerned about it. If you are 6 feet away, the ember can jump and set fire to the
408 home anyway. So that 6 feet barrier isn't a magical number that is going to suppress any
409 kind of a fire. To Vice-Chair Baker's point of non-compliance, he has a neighbor that has
410 a garage that sits right on the property line. It is a walled structure. If you want to control
411 this, the ordinance is written so that we can as long as it's submitted by a licensed
412 contractor and permitted and properly done, you can control what it looks like and give
413 us privacy. Homes are very close together now. We need to develop an ordinance so
414 people can gain some privacy in their own backyard while being safe and smart about
415 what we are trying to do.

416
417 Vice-Chair Baker's concern is that living in the Historic District, there are many non-
418 conforming structures that have been there 70 plus years. Having something that comes
419 right up to the property line and next to her garage, which is on the property line, is
420 essentially making the property continuous property. Commissioner Parker said it isn't
421 coming right up to the property line. It in no way looks as if it is a continuation of another
422 building. Commissioner Heaps asked how far the overhang can go into the setback.
423 Director Yost said he had to look at the code. He wasn't aware that there were permitted
424 encroachments into that 3-foot setback for the accessory structure. Commissioner
425 Heaps asked Director Yost to look that up right now.

426
427 Commissioner Ellingson said another question she had is with the new proposed
428 language, under what circumstances would that apply that you need to have a general
429 contractor and you have to have a privacy fence. She asked if it is just when it goes up
430 to that 3-foot line, or is it all patio covers. Mr. Penrod said that with the proposed
431 language from the applicant, it can only be when they are within the 6 feet, under that
432 footnote and exception. Right now, you can have an unwallled patio that is farther than 6
433 feet from your home. Footnote 10 says that if we come closer than 6 feet, we have to
434 have a fence around the yard. Commissioner Ellingson asked if any person who builds a
435 patio cover or pergola that is attached to the home would now have to follow this. Mr.
436 Penrod said it isn't attached. The ordinance says if it is attached it has to be 15 feet from
437 the rear property line. Vice-Chair Baker said that anyone in that 6-foot range would have
438 to. Mr. Penrod said yes and in that 6-foot range, they would have to have a fence before
439 putting up the unwallled structure. Commissioner Heaps said the way it is written, the
440 fence is not in there anymore. Mr. Penrod said with what we are proposing, but we put
441 the applicants' suggestion in there as well. Vice-Chair Baker is for not having a fence
442 requirement. Commissioner Heaps agrees and feels that what the City is proposing is
443 good.

444
445 Commissioner Heaps asked Director Yost if he had found the ordinance. Director Yost
446 said that it is found in 11-6-106.

447

448 Vice-Chair Baker said that in this specific case, it is not an issue because the
449 neighboring home didn't have structures that were within the area. This would apply to
450 all the areas in the City. Those that are newer that would be compliant and those that
451 are non-compliant.

452
453 Director Yost said that this section is a lot of projections into yard areas. If we interpret it
454 to mean that an accessory structure requires a 3-foot rear yard, then roofs, eaves,
455 overhangs, cornices, may project up to 2 feet into any required yard space.

456 Commissioner Heaps said that it could still go 2 feet in which would still give a 1-foot
457 separation between the non-conforming garage. If the fire department is OK with being
458 an inch away from the house, would we not assume it would be OK to be a foot away
459 from the non-conforming garage on the other side. Mr. Penrod said he could ask the fire
460 department that same question. Commissioner Farrer said that what the fire department
461 is worried about is access to the property. In Murray, you can have a dwelling, with a
462 wall, 1 foot from their back property line. But there has to be access from both sides so
463 the fire department can get in and access both structures. He doesn't feel that the fire
464 department is going to be concerned about this. Commissioner Heaps added that it is
465 unwalled. Commissioner Farrer agreed and is in favor of allowing this motion and thinks
466 that we should vote on this.

467
468 Commissioner Ellingson said that if we were to move to accept it, we could have a
469 contingency that the fire department signs off on the recommendation to address any
470 concerns.

471
472 Vice-Chair Baker said that this would apply to carports too. Mr. Penrod said that is
473 correct noting that a carport that is not attached to the house. She asked about front
474 yard patios and if there is a different setback. Mr. Penrod said that there is. The
475 language only applies to rear-yard patio covers. This is a narrow situation. Vice-Chair
476 Baker said it wouldn't apply to carports on side yards. Commissioner Heaps said that if it
477 needs to be contingent on the fire, but just with the recommendation to have the fire
478 department review it and report back through staff or them through City Council.

479
480 Mr. Penrod said we used the same language when it came to a rear-yard unwalled patio
481 covering that is not connected to a principal structure. The 6-foot distance requirement
482 on a rear yard, unwalled patio covering that is not connected to the principal structure.
483 Commissioner Parker said it is straightforward.

484
485 Director Yost asked for a clarification on what attached means and if it is defined. Do we
486 mean that detached is structurally independent? Mr. Penrod said we haven't gotten that
487 far in thinking through it, but he thinks if it isn't physically attached to the house then we
488 consider it not being attached. Vice-Chair Baker said it could be touching the house. Mr.
489 Penrod said it could be, but if we look at the building code requirements, a structure like
490 a patio that is not attached to the house still needs to go through the building permit
491 process, so the building code would still apply to the structure itself.

492
493 Commissioner Farrer said the building inspector would go out and look at it and also do
494 a fire inspection, so there is no need for the fire language. Commissioner Heaps agreed.
495 Mr. Penrod said that is why they thought to talk to the Building Official and see what is
496 acceptable under the building code. Commissioner Parker said it would all be wrapped
497 together. Mr. Penrod said yes.

498 Commissioner Heaps recommended approval of the proposed amendment as outlined
499 by City Staff in Section 11-4-405 of Springville City Code pertaining to setbacks for
500 detached accessory structure rear yard setbacks. Commissioner Parker seconded.
501 The vote to approve the Legislative Item was 4 aye and 1 nay. The motion passes.

502
503 Commissioner Parker was excused at 8:06 p.m.

504
505 **ADMINISTRATIVE SESSION**

506
507 ***1. A presentation and discussion of the Lakeside Landing Special District Plan***
508 ***and Code.***

509
510 Director Yost introduced the applicants. He said tonight we have a presentation from the
511 proponents of a development and planning process that has been underway for more
512 than a year in the Lakeside area, everything West of I-15. This planning process
513 encompasses the area to the North of 400 South and generally everything to the West
514 of the existing development along the frontage road or the Flying J. It includes property
515 currently under the ownership of the Central Utah Valley Waste District, the Transfer
516 Station, and to the North and West of that. The proposal encompasses a new to us
517 zoning method that will supersede the zoning in the area and the other requirements in
518 our zoning essentially stand alone as a special zoning district. And would be applied to
519 this area and facilitate this development. If this were to move forward, it would come
520 back to you as a zone text ordinance amendment and a zone map amendment. One, to
521 adopt this new ordinance and its plan and second, to apply it to the property on our
522 zoning map. You would make a recommendation to the City Council on both of those
523 items and then the City Council would legislatively adopt and apply this plan.

524
525 Ed Axley, Davies Design Build President, presented. He is a long-time land
526 development company and contracting firm that has done 18 Parade of Homes, making
527 them the number one Parade builder in the valley and have won 16 People's Choice
528 awards. This is the kind of development we put out into the community. We have
529 teamed up with Alpine Development. Glen Lent introduced himself. They are a company
530 from Orem and he has a background in Engineering and specifically land development.
531 He is excited about his opportunity and thinks they will be as well. A lot of this land was
532 zoned agriculture a lot was HC and some industrial. There was a section for residential
533 and there was a Lakeside Overlay Zone that had been codified but never applied. In
534 December 2019, we made application to apply that overlay on 70 acres that we had
535 under contract. Nothing happened for the first 6 months, then we started talking to the
536 Council and working with Staff more and we got feedback that the area needed an
537 overhaul and maybe City was envisioning something else.

538
539 Mr. Axley said that he came into looking at this, the initial thought was because it was
540 HC, we would just put a bunch of industrial boxes out there because it is hot on the
541 market now. But then they talked with Mr. Lent and got the concept to do something
542 quite beautiful and spectacular that could be a crowning jewel for the entire valley. We
543 don't have time to get into all the details tonight. It is 200 acres that represents
544 everything from affordable housing to high-end housing with 27 different residential
545 products in a nice mix throughout the community.

546

547 We have a chance to show what a community can be in a creative way. The diversity of
548 housing goes from the availability of affordability up to the high end. There is a major
549 housing issue in Utah now. We are trying to do something that will allow for healthy
550 neighborhoods and a healthy lifestyle from the beginning of life to the end of life. We
551 worked with Staff to subcontract some of this out to a third party and we found a superb
552 group. Korkut Onaran is the main Director and planner on this. He is out of Colorado
553 and has a lot of experience in Western community design. He has done this with form-
554 based code. He showed examples of single-family homes, cottages, townhomes,
555 condos and apartments. The products mix and work together. Trails connect things,
556 parks, tree-lined streets with shade and natural growth. The parks have amphitheaters
557 and other community gathering assets in them. There is an area for a new school.
558

559 Commissioner Heaps asked how many acres this is. Mr. Axley said it is 212 acres on
560 the left and another 2-300 acres on the West side. We are talking about a monumentally
561 large project. Commissioner Heaps asked how many units will be in there. Mr. Axley
562 doesn't know the total number of units, but Staff has described the complexity of this
563 project could increase the population of Springville by 20%. This is a long build-out. It
564 will take some time for this. It will be well thought out. Commissioner Ellingson said it
565 would probably be phased out. Mr. Axley said yes. Mr. Lent said that that it would be
566 best to include the rest of the property that we don't control. That is where the City has
567 the benefit. We don't own it all, but we are going to master plan the entire area. We look
568 at it as a public/private partnership. We are helping facilitate what the City would have
569 done otherwise. The biggest difference in a community like this is like Daybreak, with
570 alley-loaded garages, you see the fronts of the houses, porches, front doors, as
571 opposed to garages. It's the wave of the future. Millennials want it. They are not
572 concerned about the number of acres they have. Another guiding principle is a road that
573 acts like a Main Street that will allow a live/work product.
574

575 Commissioner Heaps said they have been looking at a true mixed-use with not only
576 residential but also commercial. Mr. Axley said absolutely, we have it focused on the
577 South side, closer to the main off-ramp. We have proposed about 30-40,000 feet of just
578 office space and other types of commercial space.
579

580 Commissioner Farrer asked how far North this presentation goes. Mr. Axley said 500
581 North. Mr. Lent said in general, on product type, we have mixed it together. On Main
582 Street, we need to come up with a different name, but that is where the live/work area is,
583 then as you fan out you get lower density and up in the Northwest corner, you can see a
584 single-family type. Vice-Chair Baker said that with that, it looks like on the East if it fairly
585 high density. Mr. Lent said that the lower things are what the City needs and wants, then
586 up here is industrial, so it is tricky on how you put the product in to buffer the industrial.
587 Mr. Axley said the developers are working together to put together this massive project
588 and get the architecture to work together. All the neighboring properties out there are in
589 support of this and they like how it is developing out. We are overlaying their property
590 with a master plan, they are not upset by it and have been part of the discussions. Mr.
591 Axley said this is a very neat opportunity.
592

593 Commissioner Ellingson asked how far North the project goes. Mr. Lent said that the top
594 road is 500 North. The section right above that is the Industrial section. Eventually, the
595 City is going to go West. We have talked to the Crandall's and they are in support of

596 starting development in this area. This would become Title 9 in the code that would
597 govern this development. It would be a text amendment and a map amendment.

598
599 Mr. Axley said that another interesting point is that in Springville, there were only 13
600 available apartments on Rentler. Many people want to live here and there isn't anything
601 available. There are 6 houses available for sale. We have seen a 60% increase in the
602 last 24 months in Utah County. That is a major problem. As developers and
603 municipalities, we need to be part of a planned reaction as opposed to a knee-jerk
604 reaction.

605
606 Mr. Lent said that they wanted to get acquainted with the Planning Commission and to
607 get feedback on the project. Commissioner Farrer said that he is excited.

608
609 Commissioner Heaps said that they are pocketing the 27 different product types. He
610 sees that they are not mixed in together like in the Simpson property. That is why he
611 asked how many units. Mr. Lent said there are about 1500. Commissioner Heaps
612 calculated that with 4 people in a household that is 6000 people. It is a lot of people and
613 you talk about intermingling. We like the multiple types and that is a suggestion to
614 dovetail them together. Mr. Axley said that there are products in there that will attract
615 people. Mr. Lent said they are going through the requirements with Josh to get the
616 diversity. We want the streetscape to look unique. We may have townhomes mixed in
617 here, then a duplex and then 3-4 single-family homes. Commissioner Heaps said that is
618 what they like to see. We just want to give you that feedback.

619
620 Vice-Chair Baker said that there is that chunk that looks like it is all single-family homes.
621 Mr. Axley said that is outside of their development right now. That is a zoning overlay
622 and we populated it with some boxes. That will have to come back to the City. Director
623 Yost said no, that everything shown on the illustrative plan map as part of the Lakeside
624 Landing plan is currently controlled by the applicant.

625
626 Mr. Lent said that what we do in areas of the single-family, we required different
627 elevations. You can't have the same elevation at the two homes next to you or the 3
628 homes across the street. They may have the same floor plan, but they have a different
629 color of the house and elevation. That is how you mix a single-family development.
630 Commissioner Ellingson said she sees developers that get around that. There are
631 homes in her neighborhood where you look at 5 in a row and say those are all the same
632 thing. Mr. Axley said that in this the architectural details have to be changed up. Mr. Lent
633 said that Josh and Troy won't let us. They push back on all of the issues you are
634 concerned about.

635
636 With nothing further to discuss, Commissioner Farrer moved to adjourn the meeting.
637 Commissioner Heaps seconded the motion. The vote to close the meeting was
638 unanimous.

639
640 Vice-Chair Baker adjourned the meeting at 8:47 p.m.

April 6, 2021

TO: Planning Commission Members

FROM: Laura Thompson, City Planner II

RE: **Approval for the Nelson Summit Subdivision located at 1440 East Center Street in the R1-10 Single-Family Residential Zone.**

Petitioner: Howie Nelson
1949 W 1600 N
Provo, Utah 84604

Summary of Issues

Does the proposed minor subdivision meet the requirements of Springville City Code?

Background

The proposed minor subdivision is located on the northwest corner of 1440 East and Center Streets. There is an existing home on the northern portion of the parcel which will remain.



Analysis

DEVELOPMENT
REVIEW COMMITTEE
(DRC)

The Development Review Committee reviewed the preliminary plan on January 7, 2021 and provided the applicant with a copy of redlined comments on the submitted plans and checklist. Any items not addressed or any additional revisions needed are listed below in the "POST DRC COMMENTS" section.

POST DRC COMMENTS

All items have been addressed.

Staff Recommendation

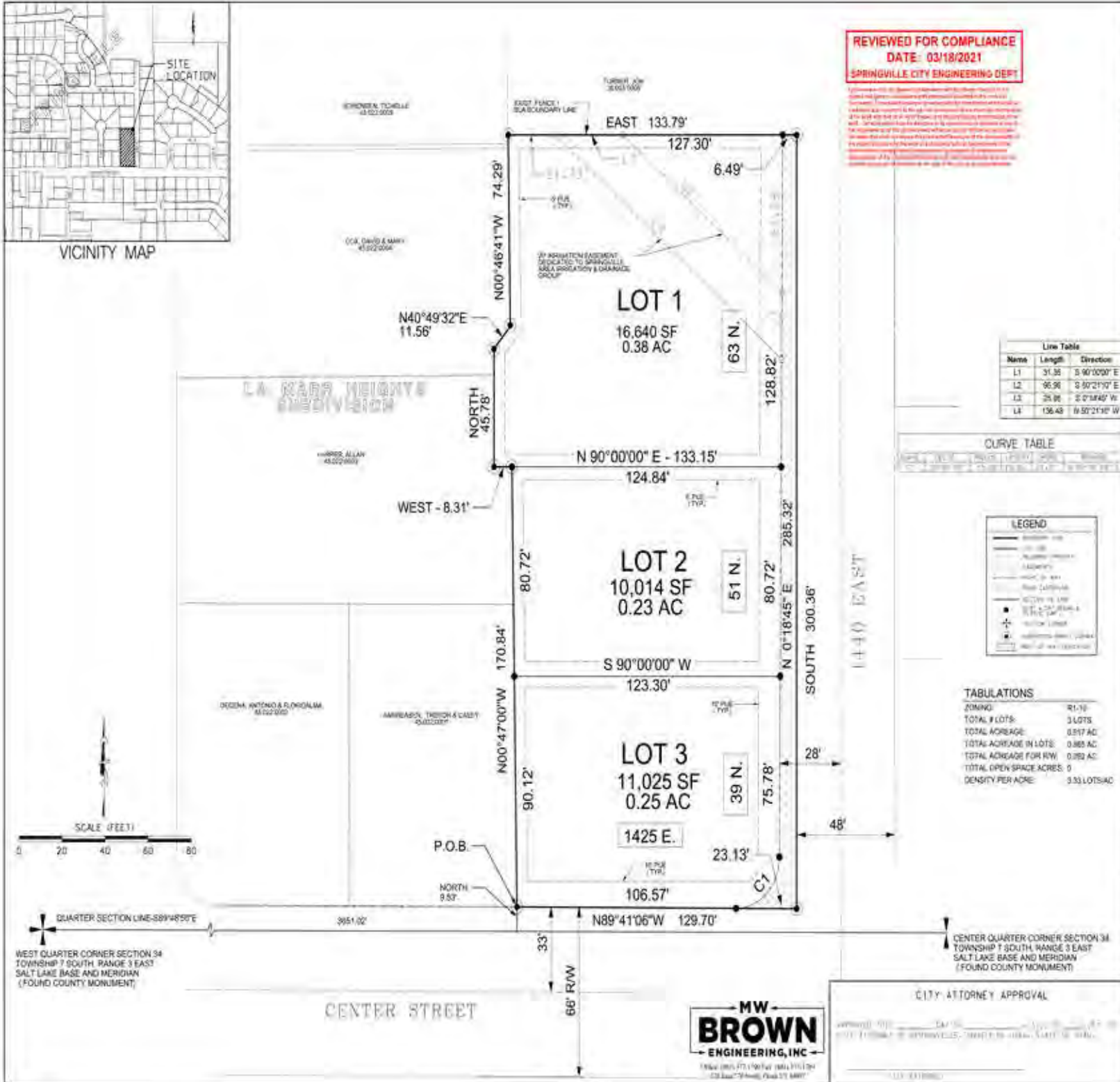
Staff finds the proposed subdivision meets the requirements of Springville City Code and recommends granting approval.

Recommended Motion

Move to approve the Nelson Summit Subdivision located at 1440 East Center Street in the R1-10 Single-Family Residential Zone.



VICINITY MAP



REVIEWED FOR COMPLIANCE
DATE: 03/18/2021
SPRINGVILLE CITY ENGINEERING DEPT

1. This plan is submitted for approval to the City of Springville, Utah, for the purpose of recording the same. It is the responsibility of the applicant to provide all necessary information and to ensure that the same is in compliance with all applicable laws, ordinances, rules, regulations, and standards. The City of Springville, Utah, is not responsible for the accuracy or completeness of the information provided by the applicant. The City of Springville, Utah, is not responsible for the accuracy or completeness of the information provided by the applicant. The City of Springville, Utah, is not responsible for the accuracy or completeness of the information provided by the applicant.

Line Table

Line	Length	Direction
L1	31.35	S 90°00'00" E
L2	95.96	S 90°21'07" E
L3	25.96	S 0°34'40" W
L4	136.43	S 90°21'30" W

CURVE TABLE

Curve	Length	Direction
C1	23.13'	144° EAST



TABLATIONS

ZONING	R1-10
TOTAL # LOTS	3 LOTS
TOTAL ACREAGE	0.87 AC
TOTAL ACREAGE IN LOTS	0.85 AC
TOTAL ACREAGE FOR R/W	0.89 AC
TOTAL OPEN SPACE ACRES	0
DENSITY PER ACRE	3.33 LOTS/AC

SURVEYOR'S CERTIFICATE

STATE OF UTAH }
COUNTY OF UTAH } S.S.
I, _____, Surveyor, do hereby certify that the foregoing plat is a true and correct copy of the original plat on file in my office, and that the same is in compliance with all applicable laws, ordinances, rules, regulations, and standards. The City of Springville, Utah, is not responsible for the accuracy or completeness of the information provided by the applicant. The City of Springville, Utah, is not responsible for the accuracy or completeness of the information provided by the applicant. The City of Springville, Utah, is not responsible for the accuracy or completeness of the information provided by the applicant.

BOUNDARY DESCRIPTION

Beginning at a point on the northerly right of way line of Center Street, Springville, Utah, which point is South 89°48'50" East along the Quarter Section line 3651.02 feet and North 9.53 feet from the West Quarter Corner of Section 34, Township 7 South Range 3 East, Salt Lake Base and Meridian; thence North 00°47'00" West along the east line of the La Mar Heights Subdivision of official records 170.84 feet; thence West 8.31 feet; thence North 45.78 feet; thence North 40°48'32" East 11.56 feet; thence North 00°48'41" West 74.29 feet; thence East along the south line of the Camel Back Subdivision, Plat "B" of official records 133.79 feet to the westerly right of way line of 1440 East Street in Springville, Utah, according to said Camel Back Plat; thence South along said right of way line 300.36 feet to the northerly right of way line of said Center Street; thence North 90°41'06" West along said right of way line 129.70 feet to the point of beginning.

Area = 0.817 Acres (28,923.54 Sq. Ft.)

OWNER'S DEDICATION

I, _____, do hereby dedicate to the City of Springville, Utah, the area described herein for the purpose of providing for the use of the same as a public street, and I hereby agree to pay for the same the same amount as if the same were a private street. The City of Springville, Utah, is not responsible for the accuracy or completeness of the information provided by the applicant. The City of Springville, Utah, is not responsible for the accuracy or completeness of the information provided by the applicant. The City of Springville, Utah, is not responsible for the accuracy or completeness of the information provided by the applicant.

ACKNOWLEDGEMENT

I, _____, do hereby acknowledge that I am the owner of the property described herein, and that I am dedicating the same to the City of Springville, Utah, for the purpose of providing for the use of the same as a public street. The City of Springville, Utah, is not responsible for the accuracy or completeness of the information provided by the applicant. The City of Springville, Utah, is not responsible for the accuracy or completeness of the information provided by the applicant. The City of Springville, Utah, is not responsible for the accuracy or completeness of the information provided by the applicant.

ACCEPTANCE BY LEGISLATIVE BODY

I, _____, do hereby certify that the foregoing plat is a true and correct copy of the original plat on file in my office, and that the same is in compliance with all applicable laws, ordinances, rules, regulations, and standards. The City of Springville, Utah, is not responsible for the accuracy or completeness of the information provided by the applicant. The City of Springville, Utah, is not responsible for the accuracy or completeness of the information provided by the applicant. The City of Springville, Utah, is not responsible for the accuracy or completeness of the information provided by the applicant.

PLANNING COMMISSION APPROVAL

APPROVED BY: _____
DATE: _____

PLAT "A"

NELSON SUMMIT

A RESIDENTIAL SUBDIVISION

SPRINGVILLE CITY

MW BROWN ENGINEERING, INC.
1100 South 775 West, Suite 100, Springville, UT 84403
801-431-1888

CITY ATTORNEY APPROVAL

APPROVED BY: _____
DATE: _____

TABULATIONS

ZONING	R1-10
TOTAL # LOTS	3 LOTS
TOTAL ACREAGE	0.900 AC
TOTAL ACREAGE IN LOTS	0.900 AC
TOTAL ACREAGE FOR R/W	0
TOTAL OPEN SPACE ACRES	0
DENSITY PER ACRE	3.33 LOTS/AC

NELSON SUMMIT

A RESIDENTIAL SUBDIVISION
FEB. 19, 2021

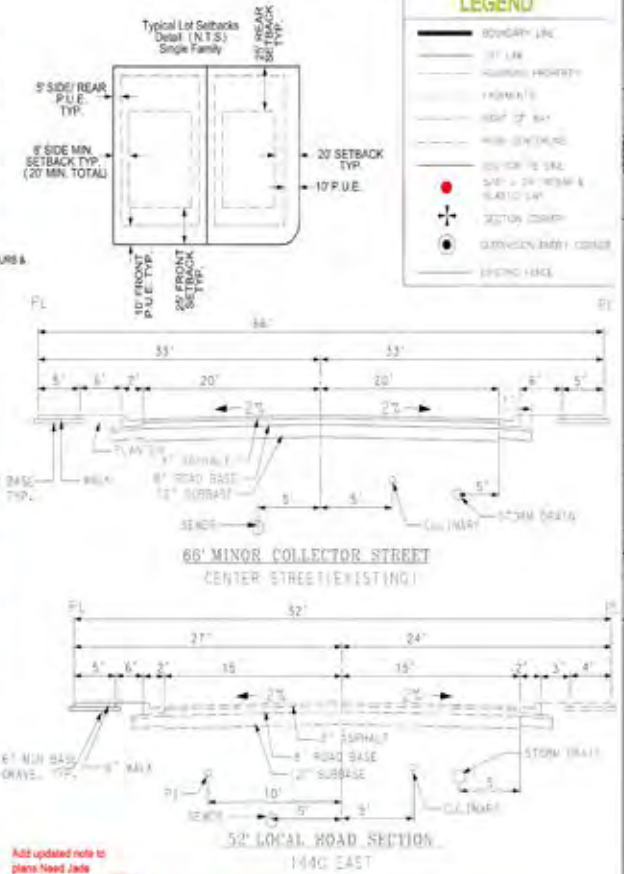
BOUNDARY DESCRIPTION
Beginning at a point on the northerly right of way line of Center Street, Springville, Utah which point is South 89°48'50" East along the Quarter Section line 3651.02 feet and North 0.53 feet from the West Quarter Corner of Section 34, Township 7 South, Range 3 East, Salt Lake Base and Meridian; thence North 00°47'30" West along the east line of the La Marr Heights Subdivision of official records 170.84 feet; thence West 8.31 feet; thence North 45.76 feet; thence North 42°48'32" East 11.56 feet; thence North 00°46'41" West 74.28 feet; thence East along the south line of the Corner Back Subdivision, Plat "3" of official records 133.70 feet to the westerly right of way line of 1440 East Street in Springville, Utah according to said Corner Back Plat; thence South along said right of way line 300.36 feet to the northerly right of way line of said Center Street; thence North 89°41'08" West along said right of way line 129.70 feet to the point of beginning.

Area = 0.917 Acres (26,923 Sq. Ft.)



VICINITY MAP

- SWPPP NOTES**
- SUBMIT SWPPP DOCUMENT USING THE LATEST VERSION OF UTAH STATE TEMPLATE
 - OBTAIN NOI
 - OBTAIN SPRINGVILLE CITY LAND DISTURBANCE PERMIT (LDP)
 - CONTACT BRENT DANLEY FOR LDP PRE-APPLICATION MEETING, 801-685-4355



Springville Power - Subdivision Comments

- Developer shall contact with owner (springville.org) by calling 801-488-1210 to discuss Street Plan since the final plans are approved by the City prior to construction. Comments: No Street & Sidewalk Plan will be required with submission to Street and Power Street Plan is needed by Springville City.
- Developer shall provide all necessary permits and necessary connection requirements.
- Developer is responsible for all electrical apparatus due to installation of proposed street.
- All existing (1988) Easement (P&U) and existing electrical facilities will be provided by the Developer.
- Developer shall install lighting system as per Springville City Street Light Specification Manual (After Street construction is complete).
- Developer shall provide (P&U) at site of project.



NELSON SUMMIT
SPRINGVILLE, UTAH
NELSON PRELIMINARY PLAN

ENGINEER/SURVEYOR:
M.W. BROWN ENGINEERING
MATT BROWN (PE)
578 E. 770 N.
OREM, UT. 84058

DEVELOPER/ OWNER:
SUPERIOR REAL ESTATE
& RENOVATIONS LLC
1949 W. 1600 N.
PROVO, UTAH 84604



April 8, 2021

TO: Planning Commission Members

FROM: Laura Thompson, City Planner II

RE: **Site plan approval for Phase 2 of the Springville Business Park located at 2177 W 700 S in the HC-Highway Commercial Zone.**

Petitioner: Roderick Enterprises
P.O. Box 186
Midvale, Utah 84047

Summary of Issues

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

Background

The first phase (east of proposed site) of the Springville Business Park was approved by the Planning Commission in 2015. On May 22, 2018, the Planning Commission approved Phase 2, which expired due to the applicant not obtaining a building permit.

The 40,807 square feet building is designed for flexible multi-tenant uses in an office/warehouse setting and will be the same architecture and layout of the previous phase.



Analysis

DEVELOPMENT REVIEW COMMITTEE (DRC)

The Development Review Committee reviewed the preliminary plan on April 1, 2021 and provided the applicant with a copy of redlined comments on the submitted plans and checklist. Any items not addressed or any additional revisions needed are listed below in the "POST DRC COMMENTS" section.

POST DRC COMMENTS

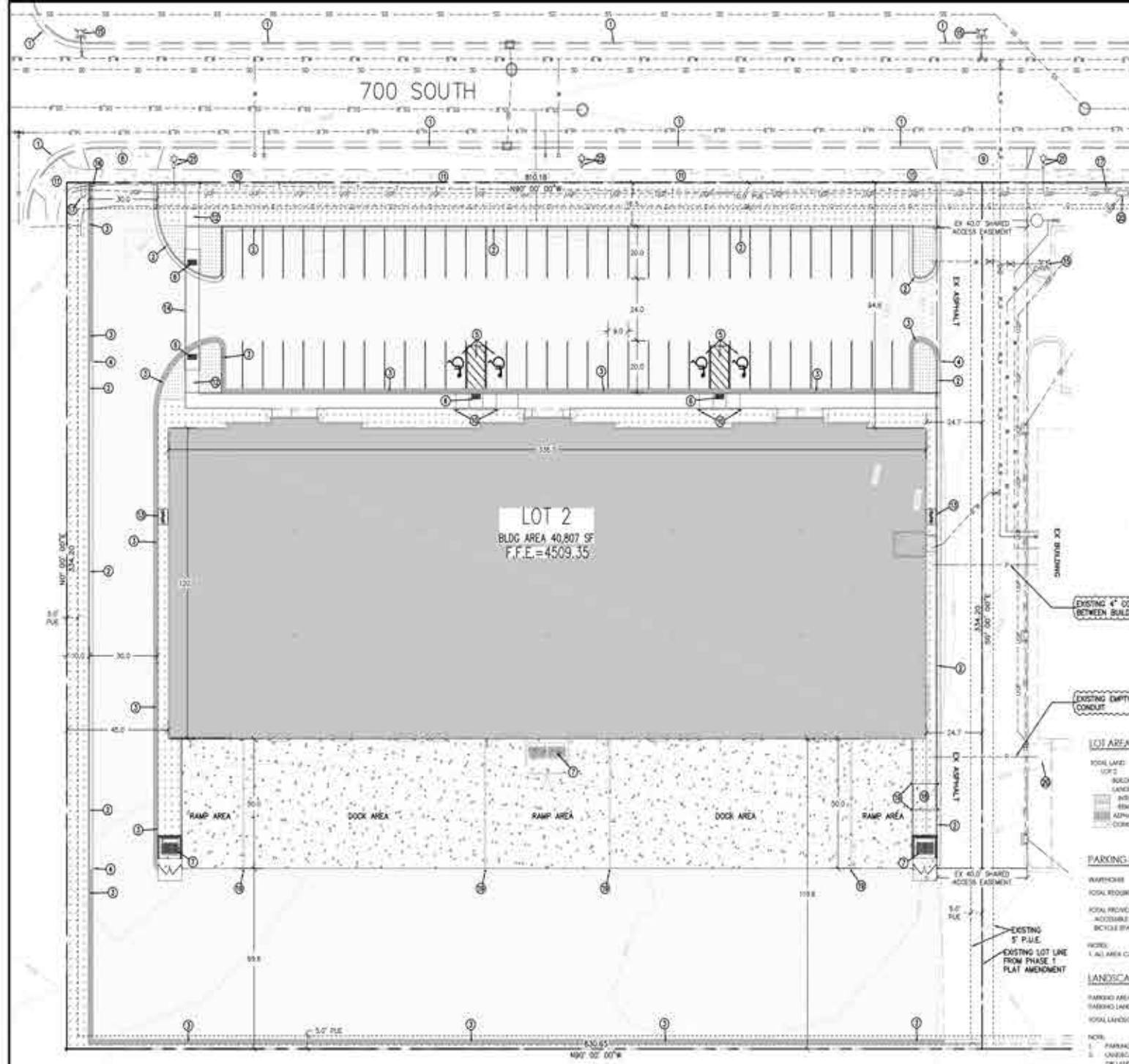
All items have been addressed.

Staff Recommendation

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

Recommended Motion

Move to grant seeking site plan approval for Phase 2 of the Springville Business Park located at 2177 West 700 South in the HC-Highway Commercial Zone.



SITE PLAN NOTES:

- 1 EXISTING CURB & GUTTER.
- 2 PROPOSED 24" CURB & GUTTER. SEE DETAIL 1/CA.
- 3 PROPOSED 24" REV PAN CURB & GUTTER. SEE DETAIL 3/CA.
- 4 PROVIDE SMOOTH TRANSITION FROM CURB & GUTTER TO REV. PAN CURB & GUTTER.
- 5 ALL HANDICAP STALLS SHALL HAVE SLOPES OF LESS THAN 2% IN ALL DIRECTIONS. SEE DETAIL 14/CA.
- 6 ADA RAMP ARE TO BE INSTALLED PER CITY AND ADA STANDARDS AND SPECIFICATIONS. SEE DETAIL 4/CA AND 5/CA.
- 7 PROPOSED TRASH ENCLOSURE. SEE ARCHITECTURAL DRAWINGS FOR DETAILS.
- 8 INSTALL DRIVE APPROACH PER PLAN SPRINGVILLE CITY PLAN RD-08.
- 9 EXISTING DRIVE APPROACH.
- 10 PROPOSED ADA SIGN. SEE DETAIL 15/CA.
- 11 EXISTING 5' SIDEWALK.
- 12 INSTALL 6" SIDEWALK PER SPRINGVILLE CITY STANDARD PLAN RD-08. SEE DETAIL SHEET CS.
- 13 PROPOSED BICYCLE PARK. SEE DETAIL 10/CA.
- 14 PROVIDE PAINTED PEDESTRIAN WALKING PATH.
- 15 EXISTING FIRE HYDRANT.
- 16 EXISTING TELECOMMUNICATIONS BOX TO BE RELOCATED OUT OF PROPOSED DRIVE APPROACH. CONTRACTOR TO COORDINATE WITH UTILITY COMPANY ON RELOCATION, PRIOR TO ANY CONSTRUCTION.
- 17 EXISTING POWER JUNCTION BOX.
- 18 PROPOSED 10'x10' TRANSFORMER PAD.
- 19 PROPOSED BOLLARD (TYP.). SEE DETAIL 16/CA.
- 20 EXISTING TRANSFORMER & ELECTRICAL GEAR LOCATION.
- 21 EXISTING LIGHT POLE W/FEEDER JUNCTION BOX.
- 22 INSTALL 80'-PACK LED STREET LIGHT W/JUNCTION BOX PER SPRINGVILLE CITY POWER DEPARTMENT SPECIFICATION MANUAL.

LOT 2
 BLDG AREA 40,807 SF
 F.F.E. = 4509.35

EXISTING 4" CONDUIT BETWEEN BUILDINGS

EXISTING EMPTY 4" CONDUIT

LOT AREAS:

TOTAL LOTS	18,900 SQ. FT. / 0.43 ACRES
LOT 1	18,900 SQ. FT. / 0.43 ACRES
BIKE/MOTORCYCLE/SCOOTER	40,807 SQ. FT. / 0.93 ACRES
LANDSCAPING	13,744 SQ. FT. / 0.31 ACRES
BIKEWAY PARKING	144 SQ. FT. / 0.003 ACRES
REMAINING	13,220 SQ. FT. / 0.30 ACRES
ASPHALT	51,889 SQ. FT. / 1.19 ACRES
CONCRETE	21,129 SQ. FT. / 0.48 ACRES

PARKING REQUIREMENTS:

WAREHOUSE	24,487 SQ. FT.	24,487	1,000 (MIN)	1,000 (MIN)
TOTAL REQUIRED				(1) (MIN)
TOTAL PROVIDED				
ACCESSIBLE SPACES		4 (1) (MIN)	4 (1) (MIN)	
BICYCLE SPACES		1 (1) (MIN)	1 (1) (MIN)	

NOTES:

1. ALL AREA CALCULATIONS ARE APPROXIMATE AND CAN CHANGE DUE TO CONSTRUCTION VARIANCES.

LANDSCAPING AREAS:

TOTAL AREA	56,171	1,280 (MIN)
LANDSCAPED AREA	21,129 SQ. FT.	464,000 (MIN)
TOTAL LANDSCAPED AREA	13,744 SQ. FT.	1,000 (MIN)

NOTES:

1. PARKING AREA DOES NOT INCLUDE TRUCK UNLOADING AREA OR LANDSCAPED BUFFER AS Delineated.
2. UNDEVELOPED AREAS DO NOT INCLUDE HARD SURFACE AREAS OR DRIVEWAYS, BIKES, CURB & GUTTERS OR LANDSCAPED AREAS OUTSIDE OF THE PARKING AREAS (SEE PLAN FOR SPECIFIC DIMENSIONS FOR LANDSCAPED BUFFER).
3. ALL AREA CALCULATIONS ARE APPROXIMATE AND CAN CHANGE DUE TO CONSTRUCTION VARIANCES.

CIR ENGINEERING, L.L.C.
 3032 SOUTH 1030 WEST, SUITE 202
 S.C. JAY BLDG - 801-948-6598

RODERICK FLEX BUILDING - LOT 2
 2177 WEST 700 SOUTH, SPRINGVILLE, UTAH

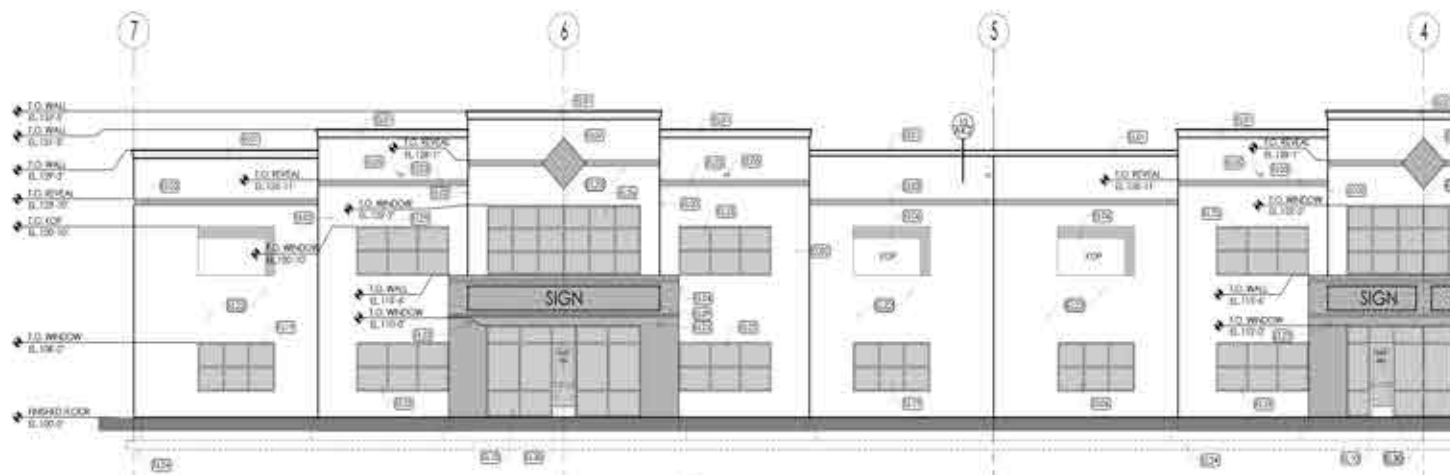
SITE PLAN

PROJECT NO. DATE: A1078 04/02/18
 FILE NAME: LOCAL: PRJ-RD

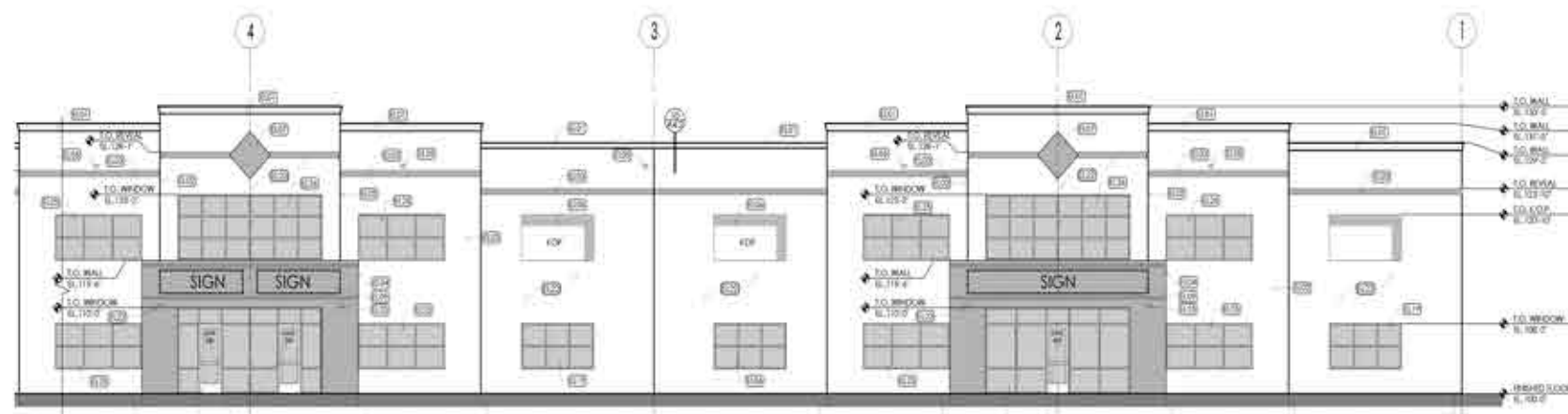
SHEET NO. DATE: C1



1 OVERALL NORTH ELEVATION
SCALE (INCH) 1/8"=1'-0"



2 PARTIAL NORTH ELEVATION
SCALE (INCH) 1/8"=1'-0"



3 PARTIAL NORTH ELEVATION
SCALE (INCH) 1/8"=1'-0"

- KEY NOTES :**
- E.01 BODY CAP FLASHING, FIBRE FINISHED DARK BROWN
 - E.02 PANEL JOINTS, SEE DETAIL S.014
 - E.03 E-CONCRETE PANEL REVEAL, PAINTED (W/PAV) ANCHORAGE, SEE DETAIL "A" S.014
 - E.04 REINFORCE CONCRETE, SEE DETAIL S.014
 - E.05 WALL FINISH, SEE ELECTRICAL
 - E.06 REVEAL PATTERNS, PAINTED (W/PAV) ANCHORAGE, SEE DETAIL "C" S.014
 - E.07 BUILDING DOOR, SEE DETAIL S.014
 - E.08 MAIN DOOR, SEE DOOR SCHEDULE SHEET A7.1
 - E.09 SIGNAGE, NOT REQUIRED WITH THIS SUBMITTAL, MUST BE SUBMITTED AS SEPARATE ITEM
 - E.10 GLASS & SIGNS/FINISH DOOR, SEE DETAIL A7.1
 - E.11 METAL OVERHEAD DOOR, SEE DOOR SCHEDULE ON A7.1
 - E.12 DOOR HANDLE PROVIDED AND INSTALLED BY CONTRACTOR
 - E.13 GARAGE, SEE DETAIL S.013
 - E.14 FIBRE INSULATION, SEE DETAIL S.013
 - E.15 TRASH ENCLOSURE, SEE DETAIL S.013
 - E.16 NOT USED
 - E.17 NOT USED
 - E.18 ROOF OVERFLOW DRAIN, SEE PLUMBING
 - E.19 10" x 3" x 4" ALUMINUM WINDOW, SEE SHEET A7.2
 - E.20 4" x 8" END WINDOW PANEL, SEE STRUCTURAL
 - E.21 4" x 10" AND OPTION 12 x 14 END WINDOW PANEL, CONCRETE, 93-GP PANEL, PAINTED (W/PAV) - VERIFY GYP. FINISH SUBMITTALS FOR APPROVAL
 - E.22 WALL SCHEDULE, SEE OWNER FOR DETAILS
 - E.23 CONCRETE FOUNDATION, SEE STRUCTURAL
 - E.24 20" x 4" ALUMINUM WINDOW, SEE SHEET A7.2
 - E.25 20" x 7" ALUMINUM WINDOW, SEE SHEET A7.2
 - E.26 I.C.D., PROVIDE AND INSTALLED BY CONTRACTOR
 - E.27 PVC LANDING DOOR FOR OVERFLOW DRAIN - SEE PLUMBING
 - E.28 CONCRETE WALL AT RAMP, SEE DETAIL S.013
 - E.29 ADDRESS NUMBER DECAL, 12" TALL, 7" WIDE (SEE SHEET)

ae urbia
architects and engineers
2010 SOUTH JORDAN PARKWAY SUITE 8-8002
SPRINGVILLE, UT 84606
PHONE: 435-766-4224 WEB: PEGGY@AURBIA.COM

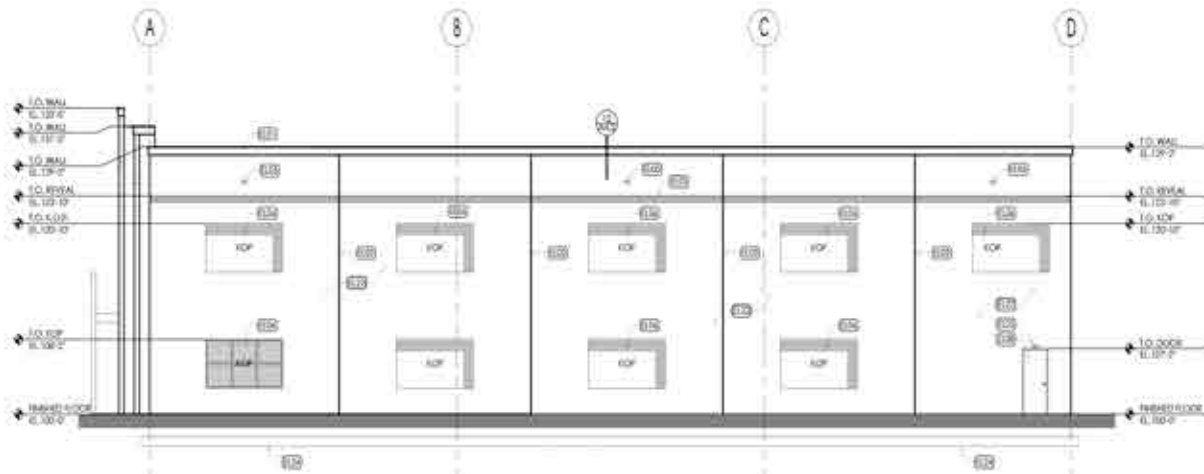


FLEX BUILDING - LOT 2
2177 WEST 700 SOUTH
SPRINGVILLE, UT 84663

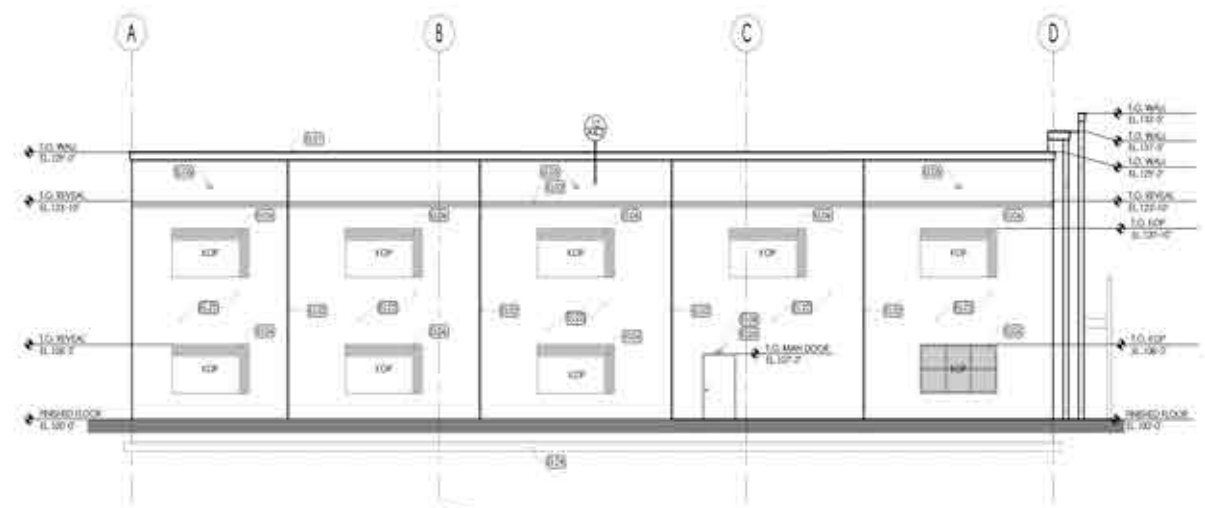
BID/PERMIT SET
SCALE: AS SHOWN
DATE: 04/23/2018

AE2018.012
FRONT ELEVATIONS
REVISION:
REV #1 04/26/2018
DATE: April 23, 2018
SHEET NO.

A3.1



1 WEST SIDE ELEVATION
SCALE (BAY): 1/8" = 1'-0"



2 EAST SIDE ELEVATION
SCALE (BAY): 1/8" = 1'-0"

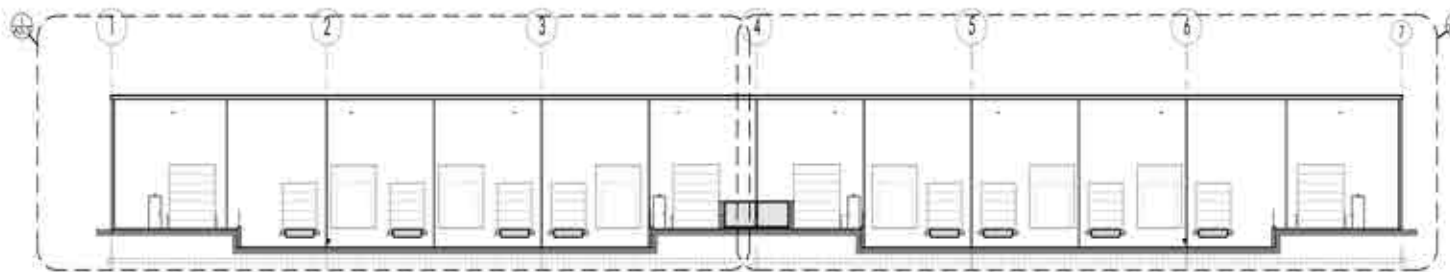
- KEY NOTES:**
- 001 ROOF COPING SHALL BE FINISHED OVER BRICK
 - 002 PANEL JOINTS SEE DETAIL 3A3.4
 - 003 8" CONCRETE PANEL REVEAL, FINISHED BRICK AND FINISHED SEE DETAIL 3A3.4
 - 004 SURFACE FINISH SEE DETAIL 3A3.5
 - 005 WALL PANELS SEE DETAIL 3A3.6
 - 006 REVEAL PATTERN FINISH BRICK AND FINISHED SEE DETAIL 3A3.6
 - 007 BRICKING GOOD SEE DETAIL 3A3.4
 - 008 MAIN FLOOR SEE DOOR SCHEDULE SHEET A1.1
 - 009 SCHEDULE NOT INCLUDED WITH THIS SUBMITTAL MUST BE SUBMITTED AS SEPARATE PERMITS
 - 010 GLASS & STOREFRONT DOOR SEE SHEET A1.1
 - 011 METAL OVERHEAD DOOR SEE DOOR SCHEDULE ON A1.1
 - 012 DOOR SWAPLE PROVIDED AND INSTALLED BY CONTRACTOR
 - 013 GUARDRAIL SEE DETAIL 3A3.2
 - 014 FRIEZE CLADDING SEE DETAIL 3A3.3
 - 015 TRIM FINISHES SEE DETAIL 3A3.2
 - 016 NOT USED
 - 017 NOT USED
 - 018 ROOF OVERFLOW DRAIN SEE PLUMBING
 - 019 12" x 2" x 4" ALUMINUM WINDOW SEE SHEET A1.2
 - 020 8" x 12" WINDOW PANEL SEE STRUCTURAL
 - 021 8" x 12" WINDOW PANEL SEE STRUCTURAL
 - 022 CONCRETE TIE-UP PANEL, FINISHED WOOD WOULD GRAY, PROVIDE STAMPS FOR APPROVAL
 - 023 WALL FINISH SEE OVERFLOW DRAIN
 - 024 CONCRETE FOUNDATION SEE STRUCTURAL
 - 025 12" x 2" x 4" ALUMINUM WINDOW SEE SHEET A1.2
 - 026 20" x 7" x 4" ALUMINUM WINDOW SEE SHEET A1.2
 - 027 2" O.D. PROVIDE AND INSTALLED BY CONTRACTOR
 - 028 PVC URBAN STAKE FOR OVERFLOW DRAIN SEE PLUMBING
 - 029 CONCRETE WALL AS SHOWN SEE DETAIL 3A3.3
 - 030 ADDRESS NUMBER DECALS 17" TALL, 1" MIN. STROKE WIDTH



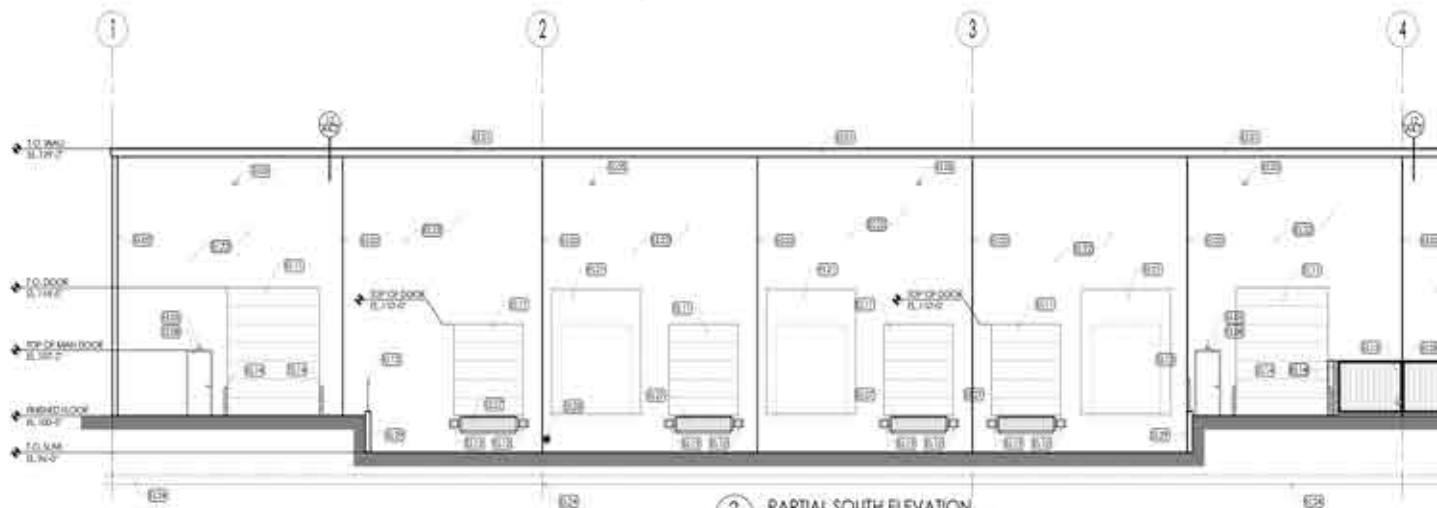
FLEX BUILDING - LOT 2
2177 WEST 700 SOUTH
SPRINGVILLE, UT 84663

BID/PERMIT SET
SCALE: AS SHOWN
DATE: 04/23/18

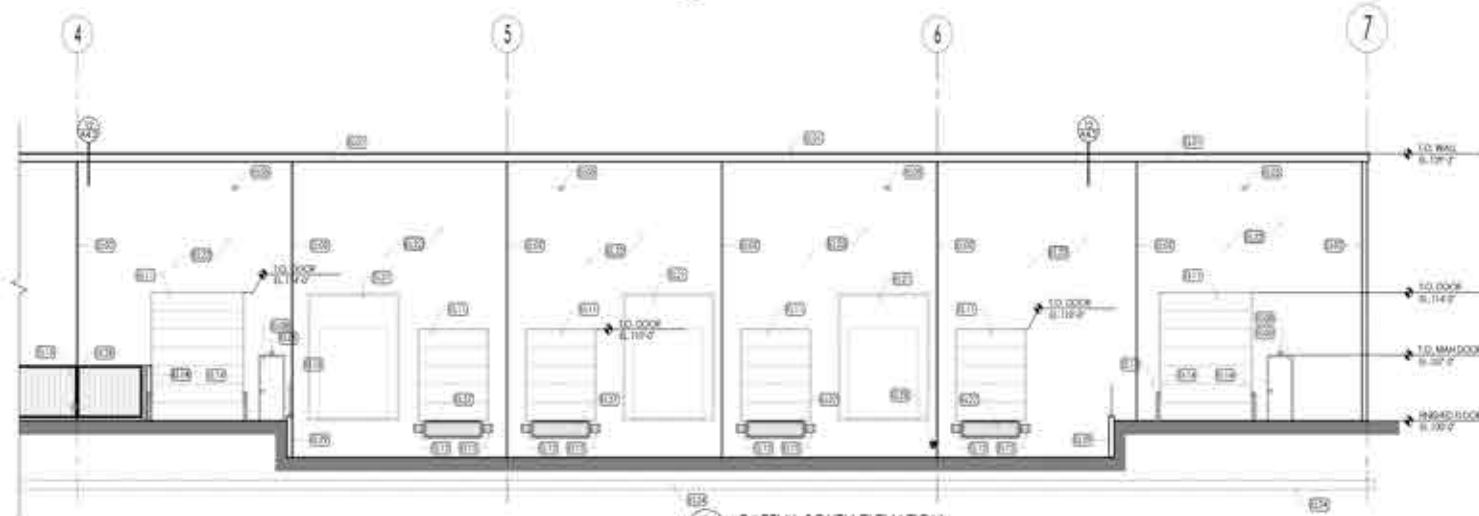
AE2018.012
SIDE ELEVATIONS
REVISION:
DATE: April 23, 2018
SHEET NO.
A3.2



1 OVERALL SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



2 PARTIAL SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



3 PARTIAL SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

- KEY NOTES:**
- E1.01: ROOF CURT FURNISH, PROVIDE DARK SIKER
 - E1.02: PANEL JOIN, SEE DETAIL S1A.1
 - E1.03: 1" CONCRETE PANEL REVEAL, FINISH INTERIOR ANCHORMOUS, SEE DETAIL S1A.1
 - E1.04: SUBSTRATE CANSY, SEE DETAIL S1A.1
 - E1.05: WALL FINISH, SEE ELECTRICAL
 - E1.06: REVEAL FINISH, FINISH INTERIOR ANCHORMOUS, SEE DETAIL S1A.1
 - E1.07: MULLION LOGS, SEE DETAIL S1A.1
 - E1.08: MASH DOOR, SEE DETAIL S1A.1
 - E1.09: STORAGE, NOT TO BE INCLUDED WITH THE SUBMITTAL, MUST BE SUBMITTED AS SEPARATE TRADE.
 - E1.10: GLASS & STOREFRONT DOOR, SEE SHEET A7.1
 - E1.11: METAL STOREFRONT DOOR, SEE DETAIL S1A.1
 - E1.12: DOOR BATTERY PROVIDED AND INSTALLED BY CONTRACTOR
 - E1.13: GENERAL, SEE DETAIL S1A.1
 - E1.14: FIRE SQUARES, SEE DETAIL S1A.1
 - E1.15: TRASH ENCLOSURE, SEE DETAIL S1A.1
 - E1.16: NOT USED
 - E1.17: NOT USED
 - E1.18: ROOF DRAINAGE, SEE PLUMBING
 - E1.19: 30" x 4" ALUMINUM WINDOW, SEE SHEET A7.2
 - E1.20: 4" x 16" WINDOW, SEE DETAIL S1A.1
 - E1.21: 4" x 16" WINDOW, SEE DETAIL S1A.1
 - E1.22: CONCRETE INSULATED PANEL, FINISH INTERIOR, 1/2" GYPSUM BOARD SUBMITTAL FOR APPROVAL
 - E1.23: WALL SCONES, SEE GENERAL NOTES
 - E1.24: CONCRETE FOUNDATION, SEE STRUCTURAL
 - E1.25: 18" x 4" x 4" ALUMINUM WINDOW, SEE SHEET A7.2
 - E1.26: 20" x 4" x 4" ALUMINUM WINDOW, SEE SHEET A7.2
 - E1.27: U.S.G. FINISH, FINISH INTERIOR BY CONTRACTOR
 - E1.28: PVC LAMBS FOR ROOF DRAINAGE, SEE PLUMBING
 - E1.29: CONCRETE WALL AT RAMP, SEE DETAIL S1A.1
 - E1.30: ACCESS WALKWAY DETAILS, 18" TALL, 1" METAL STRIKE, WOOD

ae urbia
architects and engineers
201 W. South Jordan Parkway, Unit 8-8018
Springville, UT 84606
www.aeurbia.com



FLEX BUILDING - LOT 2
2177 WEST 700 SOUTH
SPRINGVILLE, UT 84663

BID/PERMIT SET
SCALE: AS SHOWN
DATE: 04/21/2018

AE2018.012
REAR ELEVATION
REVISION:
DATE: April 21, 2018
SHEET NO:
A3.3

April 8, 2021

TO: Planning Commission Members

FROM: Laura Thompson, City Planner II

RE: **Plat amendment approval for the Penrod Cove
Subdivision located at 2472 E 1250 S in the R1-15
Single-Family Residential Zone.**

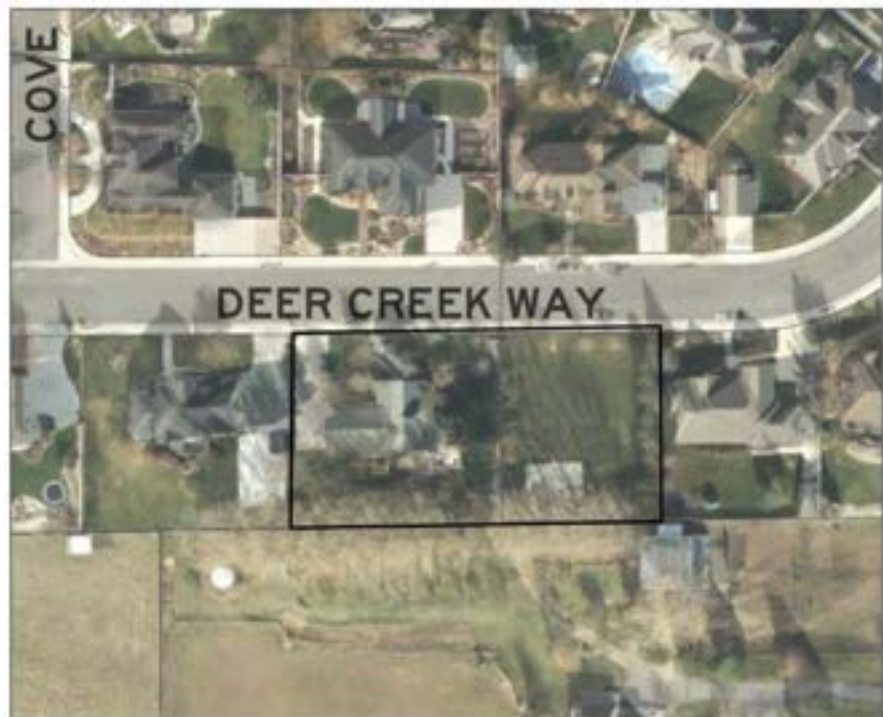
Petitioner: Marc Penrod
2472 Deer Creek Way
Springville, Utah 84663

Summary of Issues

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

Background

The proposed plat amendment consists of combining two lots in the Hobble Creek Cove Subdivision, both owned by Marc and Heather Penrod.



Analysis

DEVELOPMENT REVIEW COMMITTEE (DRC)

The Development Review Committee reviewed the preliminary plan on April 1, 2021 and provided the applicant with a copy of redlined comments on the submitted plans and checklist.

Any items not addressed or any additional revisions needed are listed below in the "POST DRC COMMENTS" section.

POST DRC COMMENTS

All items have been addressed.

Staff Recommendation

Staff finds the plat amendment meet the requirements of Springville City Code.

Recommended Motion

Move to grant plat amendment approval for the Penrod Cove Subdivision located at 2472 E 1250 S in the R1-15 Single-Family Residential Zone.

WEST QUARTER CORNER, SECTION 2,
TOWNSHIP 8 SOUTH, RANGE 3 EAST,
SALT LAKE BASE AND MERIDIAN



SURVEYOR'S CERTIFICATE
I, DAVE J. HILL, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 887066, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT.

DATE: _____ SURVEYOR: DAVE J. HILL
(See Seal Back)

BOUNDARY DESCRIPTION

BEGINNING AT A POINT ON THE SOUTH RIGHT OF WAY LINE OF DEER CREEK WAY LOCATED 5012.57'E ALONG THE SECTION LINE 1122.50 FEET AND EAST 3603.94 FEET FROM THE WEST QUARTER CORNER OF SECTION 2, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; SAID POINT IS ALSO THE NORTHWEST CORNER OF LOT 8, HOBBLE CREEK COVE, PLAT C, AS ON FILE AT THE UTAH COUNTY RECORDER'S OFFICE; THENCE 4894.48'E ALONG SAID RIGHT OF WAY AND SAID LOT 8, 148.25 FEET TO THE NORTHWEST CORNER OF LOT 6, COTTONWOOD COVE PLAT A, AS ON FILE AT THE UTAH COUNTY RECORDER'S OFFICE; THENCE ALONG SAID LOT 8 THE FOLLOWING 3 COURSES; THENCE 148.25'00"E ALONG THE SOUTH LINE OF DEER CREEK WAY 111.46 FEET; THENCE 5007.01'E ALONG AN EXISTING FENCE 132.12 FEET; THENCE 5897.42'W 111.87 FEET; THENCE 5007.01'E 1.21 FEET; THENCE 5895.07'W 150.30 FEET; THENCE 1004.00'E 130.60 FEET TO THE POINT OF BEGINNING.
AREA: 54349 SQUARE FEET OR 1252 ACRES.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR THE PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS DAY OF _____, A.D. 2021.

MARC A. PENROD _____ HEATHER W. PENROD _____

ACKNOWLEDGMENT

STATE OF UTAH _____
COUNTY OF UTAH _____

ON THE _____ DAY OF _____, A.D. 2021 PERSONALLY APPEARED BEFORE ME _____ THE SIGNORS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY OF SPRINGVILLE, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____, A.D. 2021.

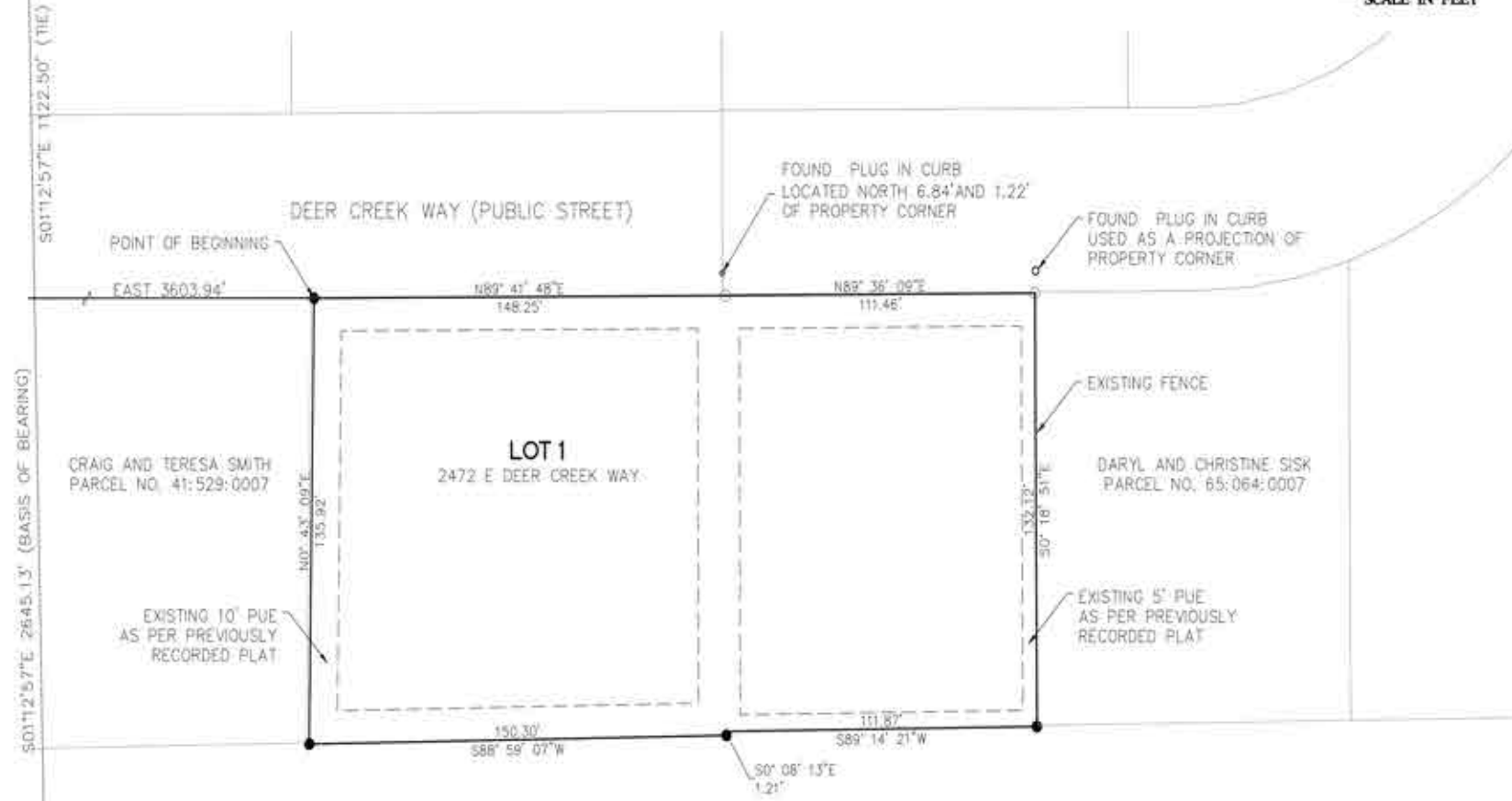
APPROVED: _____ CITY MANAGER
APPROVED: _____ CITY ENGINEER
APPROVED: _____ CITY ATTORNEY
APPROVED: _____ COMMUNITY DEVELOPMENT DIRECTOR
ATTEST: _____ CLERK-RECORDER

PLAT "A"
PENROD COVE
SUBDIVISION

INCLUDING A VACATION OF LOT 8, HOBBLE CREEK COVE, PLAT C AND LOT 6, COTTONWOOD COVE, PLAT A

SPRINGVILLE _____ UTAH COUNTY, UTAH
SCALE: 1" = 20 FEET

	SURVEYOR'S SEAL DAVE J. HILL #887066 STATE OF UTAH	DEVELOPER'S SEAL MARC A. PENROD #1057685 STATE OF UTAH	CITY ENGINEER'S SEAL CITY ENGINEER SEAL STATE OF UTAH	CLERK-RECORDER'S SEAL CLERK-RECORDER SEAL STATE OF UTAH
--	---	---	---	---



50112.57"E 2645.13' (BASIS OF BEARING)

50112.57"E 1122.50' (TIE)

POINT OF BEGINNING

DEER CREEK WAY (PUBLIC STREET)

FOUND PLUG IN CURB LOCATED NORTH 6.84' AND 1.22' OF PROPERTY CORNER

FOUND PLUG IN CURB USED AS A PROJECTION OF PROPERTY CORNER

CRAIG AND TERESA SMITH PARCEL NO. 41:529:0007

LOT 1
2472 E DEER CREEK WAY

EXISTING FENCE

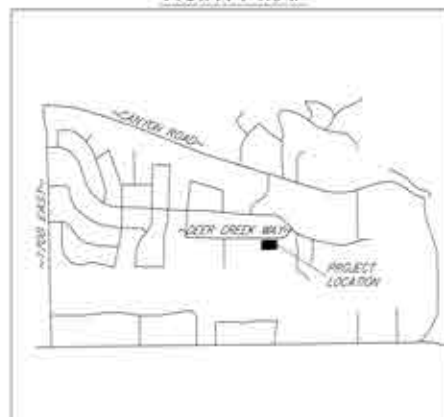
DARYL AND CHRISTINE SISK PARCEL NO. 65:064:0007

EXISTING 10' PUE AS PER PREVIOUSLY RECORDED PLAT

EXISTING 5' PUE AS PER PREVIOUSLY RECORDED PLAT

SOUTHWEST QUARTER CORNER, SECTION 2,
TOWNSHIP 8 SOUTH, RANGE 3 EAST,
SALT LAKE BASE AND MERIDIAN

VICINITY MAP



DEVELOPER-PROPERTY OWNER
MARC PENROD
2472 E 1250 SOUTH
SPRINGVILLE, UT 84663

April 6, 2021

TO: Planning Commission Members

FROM: Laura Thompson, Planner II

RE: **Preliminary approval of the Condie Corner Subdivision located at 680 West Center Street in the R1-10 Single-Family Residential and WF-1 Westfields Overlay Zones.**

Petitioner: Utah Land Solutions, LLC
Daryl Hodgson
645 W 2100 N
Lehi, Utah 84043

Summary of Issues

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

Background

The proposed 17-lot single-family subdivision is located just east of the Westside Elementary School on a 4.2-acre parcel containing an existing single-family home that will remain.

The property falls within the R1-10 and Westfield Overlay Zones. The overlay allows a development to participate in the density bonus program, which includes a mix of lot types, with a percentage meeting the underlying zone.



Analysis

Densities in excess of the baseline density for the underlying zone may be considered for developments which comply with the density bonus program requirements up to a maximum of

forty percent (40%) for developments in the Westfields Overlay. The applicant is requesting a 25% density bonus equating to an additional four (4) units.

For developers requesting densities greater than the baseline density, the development must comply with two (2) or more of the bonus density requirements. Participation in the density bonus program is contingent upon meeting at least one (1) of the requirements of the “Parks, Open Space and Other Public Lands” and “Building Materials” categories. A minimum of three percent (3%) shall be achieved from each category. For developments in the Village Center a participation minimum of twelve percent (12%) in the “Open Space and Other Public Lands” and fifteen percent (15%) in the “Building Materials” categories is required.

The applicant is still configuring the density bonuses they will be participating in. For the “Parks Open Space and Other Public Lands” category, they will be doing the fees in lieu of park land and improvements.

DEVELOPMENT REVIEW COMMITTEE (DRC)

The Development Review Committee reviewed the preliminary plan on November 25, 2020 and provided the applicant with a copy of redlined comments on the submitted plans and checklist. Any items not addressed, or any additional revisions needed are listed below in the “POST DRC COMMENTS” section.

POST DRC COMMENTS

1. Addressing the engineering comments from the revised plans provided to the applicant on March 25, 2021.
2. Provide what building materials and design feature upgrades the applicant will be participating in to obtain the 25% density bonus prior to City Council consideration of the preliminary plan.

Staff Recommendation

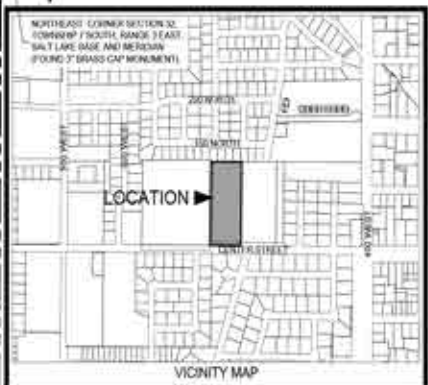
Staff finds the proposed subdivision meets the requirements of Springville City Code and recommends granting approval.

Recommended Motion

Move to grant preliminary approval of the Condie Corner Subdivision located at 680 West Center Street in the R1-10 Single-Family Residential and WF-1 Westfields Overlay Zones, contingent upon addressing the Post DRC Comments in the staff report.

CONDIE CORNER SUBDIVISION (PRELIMINARY PLAT)

LOCATED IN A PORTION OF THE NE QUARTER OF SECTION 32, TOWNSHIP 7 SOUTH, RANGE 3 EAST, S.L.B.M.
SPRINGVILLE CITY, UTAH COUNTY, UTAH.



PARCEL CURVE TABLE					
CURVE #	LENGTH (FT)	RADIUS (FT)	DELTA (°)	DIRECTION	CHORD (FT)
C1	23.64	66.00	80°17'30"	S84°23'04"W	21.27
C2	8.46	270.00	7°59'38"	S01°55'59"W	8.46
C3	19.50	270.00	4°39'58"	S84°28'59"W	19.50
C4	26.20	329.00	3°57'54"	S03°02'54"W	24.20
C5	33.00	66.00	89°59'30"	S42°45'58"W	31.21
C6	14.71	66.00	88°52'13"	S01°58'04"E	14.13
C7	42.89	66.00	87°43'38"	S01°16'17"E	42.10
C8	47.43	66.00	88°52'12"	S01°52'59"E	46.54
C9	60.00	66.00	123°32'21"	N01°29'21"E	12.80
C10	68.00	66.00	102°28'38"	N02°12'37"W	51.48
C11	14.71	66.00	88°52'13"	S01°58'04"E	14.13

PARCEL CURVE TABLE					
CURVE #	LENGTH (FT)	RADIUS (FT)	DELTA (°)	DIRECTION	CHORD (FT)
C12	8.15	270.00	7°59'37"	N01°42'06"E	8.15
C13	18.01	270.00	4°39'57"	N04°42'52"E	18.01
C14	9.99	329.00	3°57'51"	N06°28'16"E	9.16
C15	31.12	329.00	3°24'43"	N03°37'19"E	31.16
C16	33.49	66.00	89°42'58"	N42°39'23"E	21.18
C17	15.23	329.00	3°57'51"	N03°02'54"E	15.22
C18	15.23	329.00	3°57'51"	N03°02'54"E	15.22
C19	329.42	66.00	302°24'22"	S00°42'58"W	127.02
C20	34.21	329.00	3°57'51"	N03°02'54"E	34.21
C21	28.18	279.00	3°57'51"	S02°42'47"W	28.18
C22	28.18	279.00	3°57'51"	N03°02'54"E	28.18

LEGEND

- STREET MONUMENT
- BENCHMARK
- CONTROL POINT
- PROPERTY CORNER FOUND
- PROPERTY CORNER PLACED (MARKED) (GENERIC COGNOME)
- PROPERTY CORNER FOUND
- SECTION CORNER FOUND
- SECTION CORNER CALCULATED
- SECTION LINE
- STREET
- CENTERLINE
- TE LINE
- BOUNDARY LINE
- BOUNDARY LINE ADJUSTMENT
- BOUNDARY LINE
- EASEMENT LINE
- LAND DRAIN EASEMENT
- STORM DRAIN EASEMENT

SURVEYOR'S CERTIFICATE
I, DAVID B. JOHNSON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND I HOLD LICENSE NO. 433888 IN ACCORDANCE WITH TITLE 36, CHAPTER 23, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE CONDUCTED A SURVEY OF THE PROPERTY DESCRIBED ON THIS SUBDIVISION PLAT IN ACCORDANCE WITH SECTION 12-2-17 AND I HAVE VERIFIED ALL MEASUREMENTS, AND I HAVE SUPERVISED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS AND EASEMENTS AS SHOWN ON THIS PLAT. HEREAFTER TO BE KNOWN AS **CONDIE CORNER SUBDIVISION**. I FURTHER CERTIFY THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.

BOUNDARY DESCRIPTION
AN ENTIRE TRACT OF LAND LOCATED IN THE NORTHEAST CORNER OF SECTION 32, TOWNSHIP 7 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS NORTH 89°07'12" WEST A DISTANCE OF 80.00 FEET ALONG THE EAST BOUNDARY OF SAID SECTION 32 TO A POINT ON THE NORTH RIGHT OF WAY LINE OF CENTER STREET; THENCE LEAVING SAID SECTION LINE TO AND ALONG SAID NORTH RIGHT OF WAY LINE NORTH 89°07'12" WEST A DISTANCE OF 1,340.45 FEET FROM SAID EAST SECTION CORNER, CONTINUING THENCE ALONG SAID NORTH RIGHT OF WAY LINE NORTH 89°07'12" WEST A DISTANCE OF 283.68 FEET TO A POINT EAST OF AN ESTABLISHED SURVEY LINE, THENCE LEAVING SAID NORTH RIGHT OF WAY LINE ALONG THE EAST SIDE OF SAID FENCE NORTH 89°07'12" EAST A DISTANCE OF 283.68 FEET TO THE NORTHEAST CORNER OF PARCELS 23-800-0000 RECORDED AS ENTRY NO. 11883, 2008, MAY 18, 2010 WITH THE UTAH COUNTY RECORDER'S OFFICE, THENCE TO AND ALONG SAID SOUTH BOUNDARY LINE WHICH IS ALSO THE BOUNDARY LINE ADJURED UPON AND RECORDED AS ENTRY NO. 0080-2000 THE FOLLOWING 2 COORDINATES: (1) NORTH 1°15'18" EAST A DISTANCE OF 10.88 FEET; (2) NORTH 89°07'12" EAST A DISTANCE OF 283.68 FEET TO THE NORTHEAST CORNER OF PARCELS 23-800-0000 RECORDED AS ENTRY NO. 11883, 2008, MAY 18, 2010 WITH THE UTAH COUNTY RECORDER'S OFFICE, THENCE TO AND ALONG THE WEST BOUNDARY OF SAID PARCELS, 23-800-0000 SOUTH 89°07'12" WEST A DISTANCE OF 80.41 FEET TO A POINT ON THE SAID NORTH RIGHT OF WAY LINE AND THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 17 LOTS AND 4.279 ACRES (108,395 SQUARE FEET) MORE OR LESS.



OWNER'S DEDICATION
I, DAVID B. JOHNSON, LICENSE NO. 433888
HEREBY CERTIFY THAT THE UNDERSIGNED AND THE OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, AND HEREBY CAUSE THE SAME TO BE SUBDIVIDED INTO LOTS, PARCELS AND STREETS, TOGETHER WITH EASEMENTS AS SET FORTH TO BE HEREAFTER KNOWN AS:

CONDIE CORNER SUBDIVISION
DO HEREBY DEDICATE FOR PUBLIC USE, OF THE PUBLIC ALL WAYS AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY ANY OTHER EASEMENTS AS SHOWN ON THIS PLAT TO THE PARTIES INDICATED AND FOR THE PURPOSES SHOWN HEREON.

CORPORATE ACKNOWLEDGEMENT

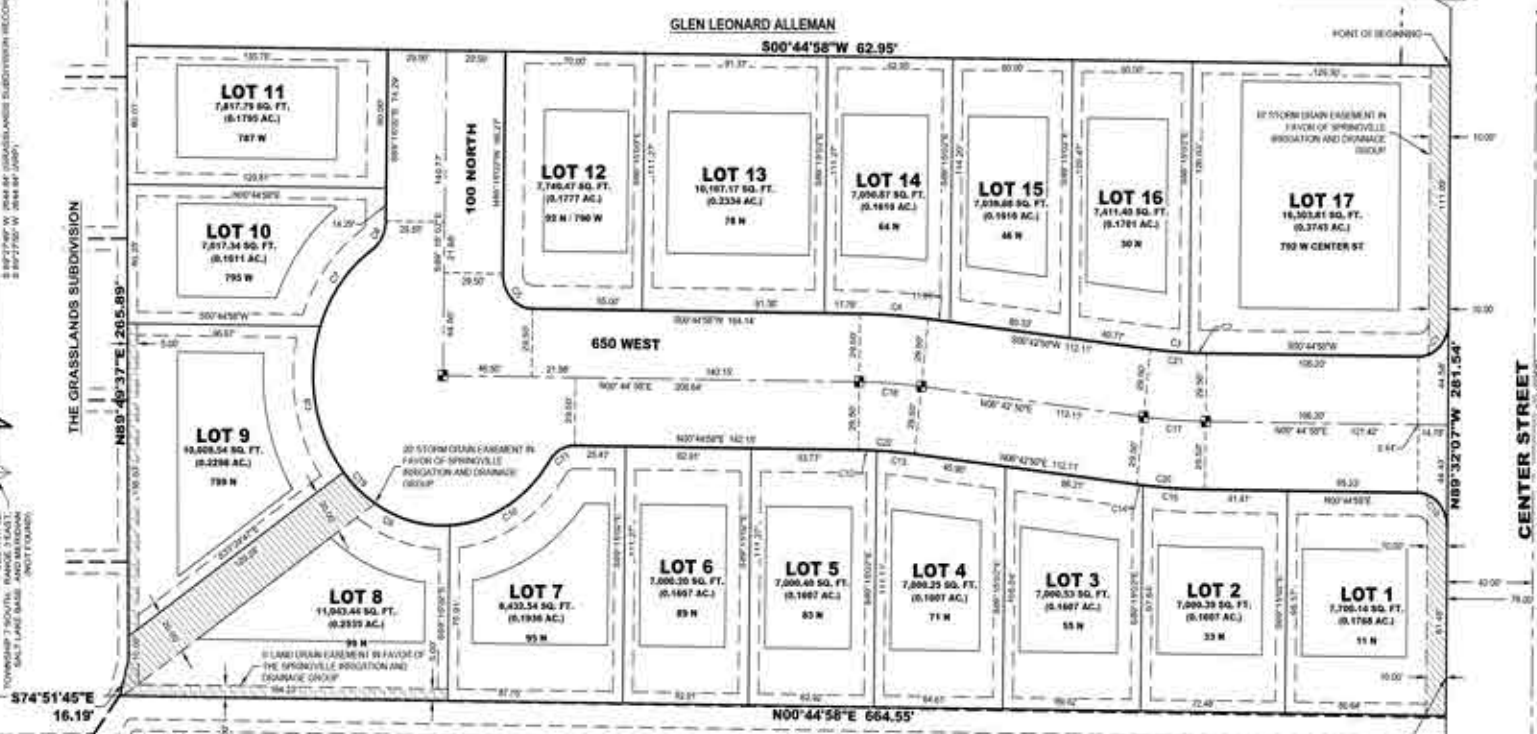
STATE OF UTAH: _____
COUNTY OF UTAH COUNTY: _____

THE FOREGOING INSTRUMENT HAS BEEN ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2006.

OWNER: _____
NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH

RESIDING IN _____ COUNTY

DRAWN BY: SDD | CHECKED BY: DBJ | APPROVED BY: DBJ | SHEET: VP-101 01 OF 01
PROJECT NO: 20-006
DATE: 03/15/2021 | 06 SUBMITTAL 05 03/15/21
SCALE: 1"=30' | 05 SUBMITTAL 04 03/09/21



NOTES:
1. TYPICAL EASEMENTS, FRONT AND CORNER YARD EASEMENTS + 10' SIDEYARD YARD EASEMENTS + 5' NO TREES, SHRUBS, TELEPHONE Wires OR POWER Lines ARE ALLOWED IN IRRIGATION COMPANY OR SPRINGVILLE DRAINAGE DISTRICT EASEMENTS.
2. TYPICAL SETBACKS: FRONTYARD + 20' SIDE YARD, 30' BOTH SIDES.

BOARD OF EDUCATION OF NEBO SCHOOL DISTRICT

10' STORM DRAIN EASEMENT IN FAVOR OF SPRINGVILLE IRRIGATION AND DRAINAGE GROUP

SIGNATURES

SPRINGVILLE CITY MAYOR PRESENTED TO THE SPRINGVILLE CITY BOARD THIS DAY OF _____ A.D. 20____ AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED. BY: _____	CITY ENGINEER APPROVED AS TO FORM ON THIS DAY OF _____ A.D. 20____ SPRINGVILLE CITY ENGINEER	CITY ATTORNEY APPROVED AS TO FORM ON THIS DAY OF _____ A.D. 20____ SPRINGVILLE CITY ATTORNEY	CITY RECORDER APPROVED AS TO FORM ON THIS DAY OF _____ A.D. 20____ SPRINGVILLE CITY CLERK
PLANNING COMMISSION APPROVED AS TO FORM ON THIS DAY OF _____ A.D. 20____ SPRINGVILLE CITY PLANNING COMMISSION	RECORD OF SURVEY BY: _____ UTAH LAND SOLUTIONS	CLIENT / OWNER INFORMATION: UTAH LAND SOLUTIONS DARYL HODGSON 680 WEST CENTER STREET SPRINGVILLE UTAH, 84663 (801)691-2845	

ENGINEER / SURVEYOR INFORMATION:

JOHNSON ENGINEERING
4436 SOUTH 1025 EAST • SALT LAKE CITY, UTAH 84124
www.johnsonengineeringinc.com Phone: 801-787-4599

SHEET INFORMATION:
CONDIE CORNER SUBDIVISION
LOCATED IN A PORTION OF THE NE QUARTER OF SECTION 32, TOWNSHIP 7 SOUTH, RANGE 3 EAST, S.L.B.M.
SPRINGVILLE CITY, UTAH COUNTY, UTAH.

COUNTY RECORDER

RECORDED IN STATE OF UTAH, COUNTY OF SALT LAKE, RECORD NO. _____ FEET BY THE REQUEST OF
DATE: _____
BOOK: _____
FILE # SALT LAKE COUNTY RECORDS

RE: Kevin Larsen requesting a Zone Map Amendment to apply the Materials Processing and Storage (MPS) Overlay to the property located at 1838 South State Street, currently located in the Light Industrial Manufacturing (LIM) Zone.

Petitioner: Kevin Larsen

Summary of Issues

Does the proposed zone map amendment adhere to the General Plan and further the orderly development of the city?

Background

Mr. Larsen has received approval to construct a 25,200 square foot warehouse building on the subject property, adjacent to State Street. Three additional warehouse buildings are proposed, proceeding westward from the first building. In April 2020, Mr. Larsen applied for the requested zone map amendment. In April and May, the applicant was permitted to bring equipment to the site to process existing demolition debris as part of an approved land disturbance permit. On January 11, 2021, Mr. Larsen informed the Community Development Department that a crusher would again be brought to the site for five to ten days to crush existing asphalt on the site. On January 26, Mr. Larsen provided notice that the asphalt crushing had been completed and the equipment moved from the site.

Through a series of miscommunications and failures to follow up on the process, Mr. Yost did not move the application for zone map amendment forward through the approval process. Recent discussion with Mr. Larsen has clarified that no permanent crushing operations are proposed to be conducted on the site, and that the only materials processing on site would be to provide material for the on-site construction. The majority of Mr. Larsen's desired materials processing activities should be able to be accommodated as part of site preparation and construction.

Analysis

The current General Plan designation for the site and adjacent properties is Industrial Manufacturing. With the advancement of the planned 1600 South I-15 interchange, the character of this area is poised to shift. Due to these factors and others, the City Council has directed staff to undertake a comprehensive planning process for the area. The subject property is located within the boundary of this area. A consultant is currently being selected to advance this planning process. The subject property is the largest parcel within the eastern part of this area. While the property currently generally meets the criteria for the application of the Materials Processing and Storage Overlay Zone, the anticipated changes to the area and the imminent planning effort may suggest a

substantially different future. Additionally, as the applicant has clarified that no permanent crushing operation is proposed to be conducted on the site beyond that needed as part of approved site work, a zone map amendment is neither warranted or necessary.



Site Map

Staff Recommendation

Based this direction and on recent discussion with the council about the risk of incompatible land uses being established in this area prior to the completion of the plan, staff asserts that applying the MPS Overlay to the subject property would hinder the orderly development of the city. No zone changes that would permit a more intensive industrial use in the area should be approved in order to preserve all future land use options that may arise out of the planning process for the subject property and surrounding planning area. As this item requires legislative approval, staff recommends that the Planning Commission forward to the City Council a recommendation of denial and that the City Council exercise its legislative discretion to deny this application.

Recommended Motion

Move to recommend denial of the Zone Map Amendment to apply the Materials Processing and Storage (MPS) Overlay to the property located at 1838 South State Street.