



**NOTICE OF MEETING AND AGENDA
PLANNING COMMISSION
MAY 11, 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: April 27, 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. Kristian Kallaker seeking site plan amendment approval for a storage shed located on the Lemon & Sage property located at 151 South Main in the TC-Town Center Zone.
2. Eduardo Arevalo seeking approval of the Arevalo minor subdivision located at 165 N 400 E in the R1-5 Single-Family Residential Zone.
3. Terra Springs, LLC seeing plat amendment approval for Springville Marketplace, Plat C located at 510 S 950 W in the CC-Community Commercial Zone.
4. St. John Properties seeking Conditional Use Permit approval for Quick Fresh a food and packaging business to be located at 2388 W 500 N in the HC-Highway Commercial Zone.

Legislative Session – Public Hearing - No items

Administrative Session -

5. Appointment of Chair and Vice Chair

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 May 7, 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
Regular Session
Tuesday, April 27, 2021

IN ATTENDANCE

Commissioners Present: Chair Brad Mertz, Genevieve Baker, Frank Young, Karen Ellingson, Michael Farrer, Rod Parker and Kay Heaps

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

CALL TO ORDER

Chair Mertz called the meeting to order at 7:00 p.m.

APPROVAL OF THE AGENDA

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

APPROVAL OF THE MINUTES

April 13, 2021

Commissioner Baker moved to approve the April 13, 2021 meeting minutes. Commissioner Heaps seconded the motion. The vote to approve the meeting minutes was unanimous.

CONSENT AGENDA

- 1. Jerry Andersen seeking site plan/conditional use permit approval for Phase 2 of the Foxridge Plaza mixed-use development located at 560 South Main in the CC-Community Commercial Zone.*
- 2. Mike Camberlango seeking a recommendation of final approval for the Saddlebrook Estates Subdivision located in the area of 1162 West Center Street in the R1-10 Single-Family Residential Zone.*

Commissioner Ellingson moved to approve the Consent Agenda. Commissioner Baker seconded the motion. The vote to approve the Consent Agenda was unanimous.

50 LEGISLATIVE SESSION:

- 51
- 52 **1. Kevin Larsen requesting a Zone Map Amendment to apply the Materials**
53 **Processing and Storage (MPS) Overlay to the property located at 1838 South**
54 **State Street, currently located in the Light Industrial Manufacturing (LIM)**
55 **Zone.**

56

57 Director Yost presented. In January 2020, the MPS overlay zone was adopted. The site
58 is owned by Western Paving. The zone was adopted in response to an initiative from the
59 Council. We now have a better idea of the desires of the applicant. The General Plan for
60 the area says it is Industrial Manufacturing. The current zone is LIM. Commissioner
61 Heaps asked what the zoning is in the surrounding area. Director Yost said it is low
62 peninsula residential zoning on the opposite side of Highway 51. There is also A-1, R1-
63 10, R1-8, R1-15 and HC zoning surrounding the property currently. We anticipate a
64 land-use shift due to the new interchange. The interchange project is moving forward
65 due to the State allocating money to fund the complete project with a fully constructed
66 interchange, an overpass over the main rail line and widening of 1600 South. We should
67 see a completed first phase of the project in the next 5 years. Two finalist firms will be
68 interviewed next week for a comprehensive small area plan that is 1200 acres that we
69 are calling the 1600 South area plan. In the next two weeks, we will make a selection.
70 We will wait to make zoning recommendations until those plans are made.

71

72 The applicant does not want to establish a commercial Materials Processing or Storage
73 operation on the site. They are primarily looking to have the ability to process materials
74 for their own use on the site for the development of their project as their phase of
75 construction is ongoing. Staff feels that some of this can be accommodated through a
76 land disturbance and SWPPP permits and plans. They are looking for more flexibility
77 and for a longer term to bring unprocessed material from offsite onto the site to process
78 it for their use. Commissioner Young asked what kind of material they would be
79 crushing. Director Yost said asphalt and concrete. Some of the work they want to do
80 falls under the normal course of construction activity and preparation of the site, we feel
81 that we could make a compromise. Their primary purpose is the asphalt and crushing.
82 With the imminent planning process for that area, we want to make sure the direction we
83 go doesn't compromise our ability to make decisions or limit our options in the future.
84 For those reasons, staff recommends the Planning Commission makes a
85 recommendation of denial to the City Council.

86

87 Chair Mertz invited the petitioner to speak. Terry Larsen is the owner of the site in
88 question now. He is not looking to open a commercial crushing operation there. Their
89 property has a significant amount of concrete and debris that has been dumped there for
90 years and years. We have to clean it up to make it usable property. We don't want to
91 change the zoning on all of the property, because it may not be the best use for the
92 property. We may crush one or two times a year. We got the stockpiling and stormwater
93 permits and the other permits and the best way to comply with the City was to do the
94 overlay.

95

96 Commissioner Parker said you are not bringing in additional materials. Mr. Larsen said
97 yes, we would bring more in and crush what is there and what is brought in, to make it
98 more cost-effective. Ten thousand tons of stockpile is all they would ever have on site.
99 Commissioner Parker asked if the material leaves your site. Mr. Larsen said no, just

100 right there on our site. We will use it to make road base and structural fill. Our soils
101 report calls for a substantial amount of structural fill. We will bring some material in and
102 use what is on site. It's almost a 10-acre site we are looking to do off the road.

103
104 Commissioner Parker asked how long he anticipates the process to take. Mr. Larsen
105 said if the economy stays good, we'll keep going. For right now, we will start on the first
106 building and see how it goes. It will require 30-50,000 tons of product to do that building.
107 That is a substantial amount of cleanup and a substantial amount of material being
108 brought in. We do it all the time. We do a lot for Staker and Geneva. We do a lot of
109 landfill cleanup.

110
111 Commissioner Heaps said that Mr. Larsen mentioned it may take a couple of times for
112 4-5 days. Mr. Larsen said it depends on how much is in the stockpile. The last time we
113 were there for a week. That took the whole summer to stockpile. Commissioner Heaps
114 said in terms of the actual crushing, maybe 4-5 days or a week or two. Mr. Larsen said a
115 couple of weeks at the most. Commissioner Heaps asked where the crushing is taking
116 place, is that anywhere that is within 1000 feet of a residence. Mr. Larsen said no. It
117 would be down off the hill on the bottom. We have all of the permits with our crushers
118 and have Air Quality Control permits. We are governed by MSHA and Air Quality
119 Control. Commissioner Heaps asked about the dust and vapors. Mr. Larsen said if you
120 don't do it right, it can get nasty. If you are complying with Air Quality Control, then it
121 doesn't get out of control. We comply. If the wind is blowing that day, we don't crush that
122 day. We have been doing it for a long time in a lot of different cities.

123
124 Commissioner Heaps asked what the material is going to be used for. Mr. Larsen said
125 mostly for structural fill. Commissioner Heaps asked if they have determined with the
126 structural engineers how much fill you would need. Mr. Larsen said no, not exactly. It is
127 a guess from an excavator's standpoint. We estimate about 30-50,000 tons in the first
128 phase, with 3 or 4 phases. Commissioner Heaps said you don't believe there is enough
129 material on site to make that happen. Mr. Larsen said no. We would have to bring some
130 in. We are not looking to make a mess and create a lot of traffic. We need to get the
131 trash off the site. It is a process we will go through. We will provide resumes and
132 recommendations from other areas we work on. We are good people.

133
134 Commissioner Farrer said that you mentioned you have done this type of use all over
135 the area. He asked if you have to bring material in, why can't that be done outside of
136 Springville and then bring the materials in. Mr. Larsen said that we go where the pile is.
137 They are working on a pile of debris now in Ogden. There is a pile of debris here that
138 needs to be taken care of. We will bring more selective material in. It won't become a
139 garbage dump. We turn it into a good useable product. We do it all the time.

140 Commissioner Parker said the question is why not crush it where it is at and then haul it
141 in. Mr. Larsen said it is too expensive. You have to have a good area.

142
143 Commissioner Parker asked if noise pollution is a problem. Mr. Larsen said no. There
144 are hours of operation that we can work in that we follow. Commissioner Parker asked if
145 they have an environmental engineer that comes and checks on this. Mr. Larsen said
146 yes and we have a SWPPP inspector. We want to have a good reputation. It follows us.

147
148 Chair Mertz said he mentioned a Conditional Use Permit, but the overlay was a better fit.
149 Mr. Larson said we weren't advised. We were looking to see how we could be legal in

150 the City and felt this was the best way. This came down when COVID hit and
151 communication was hard to get, so we went that direction because it seemed the best
152 way to go. Commissioner Heaps asked what the smallest amount of material needed to
153 set up the plant and make it work. Mr. Larsen said about 10,000 yards. Commissioner
154 Heaps asked how many yards they have on-site currently. Mr. Larsen said he didn't
155 know. There is not a lot stockpiled now. Recently, they crushed and it took a week to
156 crush 7500 yards. He didn't think there were 2000 yards on the site now. They were
157 working with someone else, but that is not going to work anymore. They want to work
158 with the City. Mr. Yost is welcome to come and see the site. We can provide permitting
159 from MSHA and Air Quality Control. We'll come in and crush for a couple of weeks and
160 then we will be done. If it's windy, we don't run that day. Our Air Quality Control permits
161 are too important to us to lose.

162
163 Commissioner Heaps asked what the difference in cost would be taking 1000 yards or
164 less and taking it to another site and letting him crush it for you, vs bringing in the
165 material. Mr. Larsen said that bringing in a crusher and doing it on-site would be about
166 \$3.50-4.00 per ton to do, vs \$8.00 a ton from Jamie Evans. Mr. Larsen's partner said
167 that we don't haul it. Commissioner Heaps asked how long the stockpile would have to
168 sit there before it is crushed. Mr. Larsen said that it depends on how fast we are doing
169 the project. We are going to be selective on what comes in. Commissioner Heaps said
170 you are only going to do it until you get enough to do your buildings and you are done.
171 Mr. Larsen said yes. Commissioner Heaps asked if they are going to haul any off-site.
172 Mr. Larsen said no. Commissioner Heaps asked if they were going to sell it to anyone.
173 Mr. Larsen said no, they need it all. Director Yost said if there is any additional
174 clarification you need on our position on the operation of the temporary nature, we can
175 clarify if that helps.

176
177 Chair Mertz invited Director Yost to the stand. He asked why the MSP overlay was
178 created in the first place. Director Yost said because there was an operation occurring in
179 the City that was not permitted and the City Council expressed to staff that they would
180 like to find a way to create a zone to apply to that property to allow that use to continue.
181 Chair Mertz said it was a zone for that particular area. Director Yost said correct. Chair
182 Mertz said that in Director Yost's presentation, there is an avenue that we could find that
183 would help this situation. Director Yost said to some degree. The reason the applicant is
184 still here tonight asking for the overlay instead of withdrawing the application is because
185 we are not able to commit to a carte blanche approval to continue crushing for years off
186 and on while the buildings get built out. We are comfortable saying that while the site is
187 being worked on, the material is already on-site needs to be processed it makes as
188 much sense to us to bring in the equipment to do that if they can operate according to
189 their permits instead of hauling it off-site. We don't feel that falls within the construction
190 process to bring in a stockpile of material on-site and process it from off-site. We
191 understand that it does create economies for the applicant in the construction process,
192 but it is not something that we feel generally falls within the normal construction process.
193 Director Yost communicated to them that we will not be able to commit to the more
194 open-ended ability they were looking at. They were seeking to process material on the
195 site. And if they want to continue to do that, they would need to get the MPS overlay
196 applied so they would have the right to be able to do that. There is an overlap on what
197 they want to do and what we can permit them to do. It doesn't get them everything they
198 want, so they are here with the ask. Chair Mertz said that Director Yost's point is that
199 applying this overlay, it extends that ability to do this for years. Director Yost said right,

200 and he doesn't want to impede the area by having this type of operation on the site. At
201 this point the applicant doesn't intend to have a commercial business, but there is no
202 guarantee that they wouldn't change their operational objectives or sell to another owner
203 where the zone would give them the property right to do that operation as long as they
204 met the requirements of the code and obtain a business license. It is not a door we want
205 to push all the way open. Chair Mertz asked if they have crushed in the past. Director
206 Yost said that is correct. That was done as represented to him with material that was
207 taken from their site from excavation cleanup efforts and was done with notice to us and
208 with clearance through their land disturbance permit and with supervision from the
209 SWPPP officer. Chair Mertz asked if a permit was required for that or any type of
210 conditional use. Director Yost said no, they have their land disturbance permit and these
211 activities were conducted as part of that construction project.

212
213 Commissioner Baker asked in LIM, are they able to stockpile. Director Yost said no.
214 Either the storage or processing of materials are both things that are provided for only
215 by applying the overlay. Which is why we have continued compliance issues with other
216 properties in the area for one or either of those activities. Commissioner Ellingson asked
217 if we can we meet their needs through a permitting process. Director Yost said the
218 question has been asked if other cities have temporary crushing permits and he hasn't
219 done that research. So, he can't answer but could explore if directed to do so.
220 Commissioner Young asked if an MOU would be better. Director Yost said the question
221 is what is our ability to permit them to do under our code and is it something we can
222 legally permit them to do. Attorney Penrod would be more suited to answer.
223 Commissioner Ellingson asked that if we don't have a permit process in place, that
224 meets their needs, the process would be a policy and code change. Director Yost
225 answered that it would require some amendment to the code that would codify that
226 process and that permit. At the moment, we feel that crushing material that is taken from
227 the site itself as part of demolition or cleanup activities is part of the construction activity
228 on the site. Anything beyond that, we can't make any commitments to. Commissioner
229 Parker said your stance is that it is OK to crush anything that is in the ponds but you are
230 not in agreement with bringing in additional material. Director Yost said that at this point,
231 he can't commit to allowing that.

232
233 Chair Mertz asked John Penrod, City Attorney to the podium. Chair Mertz said that in
234 the staff report, it says the property currently generally meets the criteria for the
235 application of this overlay zone. Attorney Penrod said yes. Chair Mertz asked if it is a
236 problem. Attorney Penrod said no. We are looking to rezone with this a different zone.
237 The overlay is a zone. This body's job is to recommend to the City Council if it should be
238 rezoned or not with the overlay. This property has not yet been zoned with the overlay.
239 Commissioner Young said that we would like to wait for the 1600 South corridor study to
240 come back. Attorney Penrod said that is something that Director Yost has said in his
241 presentation. Commissioner Young asked if an MOU would work in this situation.
242 Attorney Penrod said that in his opinion, Director Yost has gone as far as he can go with
243 allowing someone to crush on their property. To bring materials in is beyond the ability
244 to say that is just construction on the property. Director Yost has done all he can to work
245 with the property owners with the ordinance as written.

246
247 Chair Mertz opened the Public Hearing at 7:43 p.m.

248

249 Tim Parker, lives within the current overlay, South of Mr. Larsen's property. He brought
250 pictures to show the Commissioners and Staff. The overlay was done poorly in the first
251 place. It was done for one person only. After they admitted they have done this for 12
252 years. As Mr. Larsen says, experience counts. As you look at the pictures, tell me how
253 much experience 12 years made. Those pictures are of the excavator well within 1000
254 feet and the dust within 1000 feet of my property and that is what you will see with any
255 crushing operation. The 1600 South overpass was talked about in the same work study
256 as the overlay, so it was well known at the time that this was going to happen. It's nice to
257 know this operation has been approved, but not enforced. He doesn't know if Mr.
258 Larsen's would be enforced if it was granted. It has only been a year a half. My
259 properties were included in the overlay against his wishes. Last time, he brought
260 signatures of 60 people that didn't want the overlay in the first place. He asked if there
261 were any questions. Chair Mertz said that we got your email.

262
263 Burl Shelley 2035 S State Street. Across the road from Mr. Larsen's operation. We have
264 lived there 15 years and have redone our home. They have new windows, so it's pretty
265 tight. But when they are crushing, it is so dusty that his wife has to dust every day. We
266 had property in Littlefield, AZ and there was a rock-crushing plant across the river. We
267 had to sell the property because the dust was so bad we couldn't live there. The ground
268 would pound and vibrate. They did it 16 hours a day 6 days a week. So, we moved here
269 and it is going to be just as close and the dust is going to be just as bad. He is opposed
270 to it because of noise and dust. His neighbor Joann Whiting, who was unable to attend
271 tonight, was going to voice her opposition as well.

272
273 Suzanne Mertlich 412 N 600 E. She wonders if people have considered the traffic
274 impact. We have a traffic problem here without the infrastructure and hope that is being
275 looked at as well.

276
277 Burl Shelley added his concerns about traffic. Coming down State Street, will it create
278 more traffic on the road.

279
280 Chair Mertz Commissioner Young moved to close the Public Hearing. Commissioner
281 Parker seconded. The Public Hearing was closed at 7:49 p.m.

282
283 Mr. Larsen said he can appreciate what the residents are concerned about. We won't
284 add additional traffic. As far as dust, there is dust when you are not doing it properly. We
285 stopped when it was windy. He can't speak for the other operations that are crushing.
286 Chair Mertz said you crushed on the property for a week in January 2021. He asked so
287 did you crush all that was on the property then. Mr. Larsen said we did all the asphalt
288 that was there. Chair Mertz said that there is material there that you chose not to crush
289 at that time. Mr. Larsen said that we were on a different site and were going to
290 participate with another property owner. We have never crushed on our site. We
291 crushed on another property. Chair Mertz said he is talking about his site. Mr. Larsen
292 said they have never crushed on their site. They crushed what they had on another
293 property. Mr. Larsen said we understand the public and appreciate the concern. We are
294 residents as well. We don't want a crushing manufacturing operation. Chair Mertz said
295 the permits obtained in January were not for you. Mr. Larsen's partner said they were for
296 us. They govern our stockpiling. It adds no more trucks than buying from a local pit and
297 hauling it in.

298

299 Chair Mertz asked for discussion. Commissioner Young said he is in line with Staff. We
300 let them crush what they have and then let the 1600 South report come in before we
301 rezone. Commissioner Heaps agrees. Commissioner Baker says that zoning for a
302 specific project is against our practices. Commissioner Young said when you do it right,
303 there isn't a problem. Previously he has done a lot of this at the Geneva site and it
304 wasn't a problem. Commission Baker said her concern is if we are going to apply an
305 overlay, we want to make it best for the area and the city and future planning.
306 Commissioner Ellingson said she doesn't want to do it for a temporary need. A
307 permitting process for a temporary use would be worth looking at. Commissioner Farrer
308 said he voted against the Materials Processing Overlay previously and his position
309 hasn't changed.

310
311 Commissioner Baker moved to recommend denial of the zone map amendment to apply
312 the Material Processing and Storage Overlay to the property located at 1838 S State
313 Street. Commissioner Heaps seconded.

314 Chair Mertz called for a roll call vote:

315 Farrer - aye

316 Young - aye

317 Parker - aye

318 Mertz - aye

319 Baker - aye

320 Heaps - aye

321 Ellingson - aye

322

323 The vote for the motion of denial passed unanimously.

324

325 ***2. Springville City seeking to amend Springville City Code Section 11-4-301***
326 ***Land Use Matrix pertaining to Tobacco Specialty Businesses.***

327

328 Laura Thompson, City Planner, presented. This is a text amendment to our Land Use
329 Matrix pertaining to Tobacco Specialty Businesses. Springville City currently has two.
330 The City Council has had some citizen outcry and we wanted staff to look at where they
331 are going, that could be more suitable for this type of use, specifically in gateway areas.
332 Currently, they are listed in our general retail use, so they can go anywhere where
333 general retail is allowed. State laws require distance requirements of 1000 feet from a
334 community location, 600 feet from another retail tobacco specialty business, 600 feet for
335 property used for or zoned for agricultural or residential use. It does limit a lot of areas in
336 our commercial zoning. But there are areas where they can potentially go. We currently
337 have one near Wal-Mart and in the former Stouffers Thrift Store. We are proposing they
338 are allowed only in LIM zones. They would still have to follow those laws for the State
339 distance requirements. Chair Mertz asked if those in place are grandfathered. Ms.
340 Thompson said yes.

341

342 Commissioner Young asked if those distances are State law. Planner Thompson said
343 yes, but we can make it more restrictive. Commissioner Heaps asked what is
344 considered a community building. Planner Thompson said like a park, a public gathering
345 area, school, etc. Commissioner Farrer asked if it would be conditional in the LIM.
346 Planner Thompson said it would be permitted. The conditions are outlined by State law.
347 Commissioner Heaps asked to see the map of zoning throughout the city.
348 Commissioner Baker asked if there are sufficient areas that are undeveloped that they

349 could have a shop in LIM. That we are not limiting them to a place where they can go.
350 Planner Thompson showed the zoning in the City and all the LIM available.
351 Commissioner Baker said it is a lot. Commissioner Ellingson said the General Plan calls
352 for the area just North of the creek to be residential. Planner Thompson said that is BP
353 and HIM zoning. She doesn't think that is correct because of the floodplain in that area.

354
355 Chair Mertz opened the Public Hearing at 8:00 p.m.

356
357 Commissioner Farrer moved to close the Public Hearing. Commissioner Baker
358 seconded. Chair Mertz closed the Public Hearing at 8:00 p.m.

359
360 Commissioner Young wants to increase the distance between stores to 1000 feet.
361 Planner Thompson said anything down Main Street would be based on the State laws in
362 place. Chair Mertz says 1000 feet across the board.

363
364 Commissioner Young moved to recommend approval to amend Springville City code
365 Section 11-4-301 Land Use Matrix allowing retail tobacco specialty businesses in the L-
366 IM Light Industrial Manufacturing zone changing the distances between retail shops to
367 1000 feet and changing the distance from property used or zoned for agricultural use or
368 residential use to 1000 feet. Commissioner Parker seconded. The vote to approve the
369 legislative item was unanimous.

370
371 **ADMINISTRATIVE SESSION**

372 *No Items*

373
374 Chair Mertz said there is a meeting on the trails tonight and asked Director Yost for an
375 update. Director Yost said he is not directly involved with this. This is the second of their
376 public process meetings. They will move forward to develop a program,
377 recommendations, facility recommendations and Impact Fee Study that goes along with
378 it. It is planned for presentation in September. Chair Mertz asked if that will come to
379 Planning Commission. Director Yost said that he will ask Bradley Neel to come before
380 the Planning Commission.

381
382 Commissioner Baker asked if we wanted to have the permitting process looked at to be
383 adjusted to accommodate changes in building and construction, specifically related to
384 that, would we look at that or the City Council. Director Yost said that you could ask us
385 to look at the issue and bring something back to you. If you can clarify exactly what you
386 are looking for. As the applicant mentioned, with their land disturbance permit they are
387 allowed to do construction on the property. There is essentially an allowance to store
388 material and process that material to some degree. Commissioner Baker asked if it was
389 because of an indeterminant amount of time. Director Yost said yes and bringing
390 unprocessed materials from off-site onto the site and stockpiling them prior to
391 processing. We couldn't permit anything beyond processing the material that is taken
392 from the site for reuse on the site. Chair Mertz said we have been through this agenda
393 item so we don't want to open it back up. Commissioner Baker responded this is not as
394 a rezoning, but as a permitting issue. Chair Mertz said that the City is equipped for that.

395
396 With nothing further to discuss, Commissioner Farrer moved to adjourn the meeting.
397 Commissioner Young seconded the motion. Chair Mertz adjourned the meeting at 8:09
398 p.m.

May 3, 2021

TO: Planning Commission Members

FROM: Laura Thompson, Planner II

RE: **Site plan amendment approval for a storage shed located on the Lemon & Sage property located at 151 South Main in the TC-Town Center Zone.**

Petitioner: Kristian Kallaker
151 South Main
Springville, Utah 84663

Summary of Issues

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

Background

The applicant is requesting approval to construct a small storage shed in a landscaped area behind the main building. Normally, a site plan would not be required for a structure of this size, but because the location is in the transitional landscape buffer area, only the Planning Commission can waive any buffer requirements where the intent of the ordinance is still met.

Analysis

Currently, there is a 15-foot-wide landscaped buffer along the property's northern boundary and the adjacent multi-family development. The proposed shed will take up 13-feet of that area.

DEVELOPMENT REVIEW
COMMITTEE (DRC)



The Development Review Committee reviewed the preliminary plan on April 29, 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

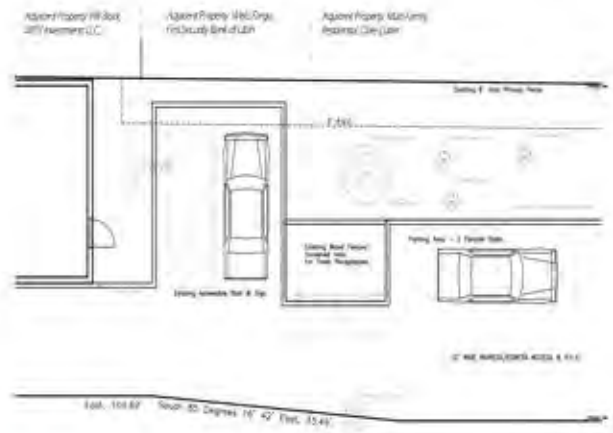
Staff finds the shed additional will add an additional buffer between the residential property and recommends approval.

Recommended Motion

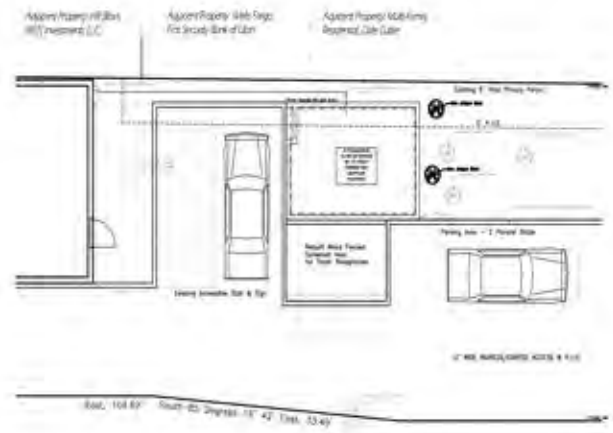
Move to grant site plan amendment approval for a storage shed located on the Lemon & Sage property located at 151 South Main in the TC-Town Center Zone.

Existing Site Area: 8,275 Sq. Ft. (0.19 Acres)
 Buildings: 2,169 Sq. Ft. (26%)
 Driveway, Parking, Hardscape: 4,660 Sq. Ft. (56%)
 Landscaping: 1,446 Sq. Ft. (18%)

Proposed Site Area: 8,275 Sq. Ft. (0.19 Acres)
 Buildings: 2,399 Sq. Ft. (29%) = +230 Sq. Ft.
 Driveway, Parking, Hardscape: 4,660 Sq. Ft. (56%)
 Landscaping: 1,216 Sq. Ft. (15%) = -230 Sq. Ft.



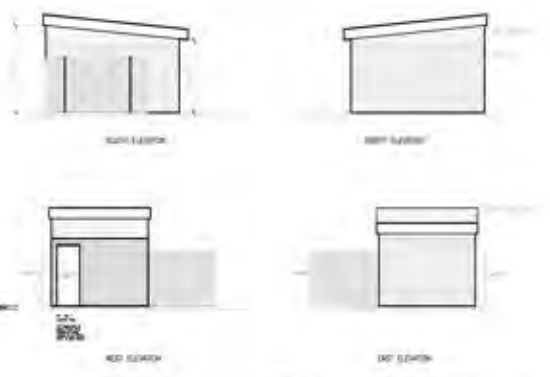
EXISTING SITE PLAN
 SCALE: 1/8" = 1' 0"
 1 A1.1



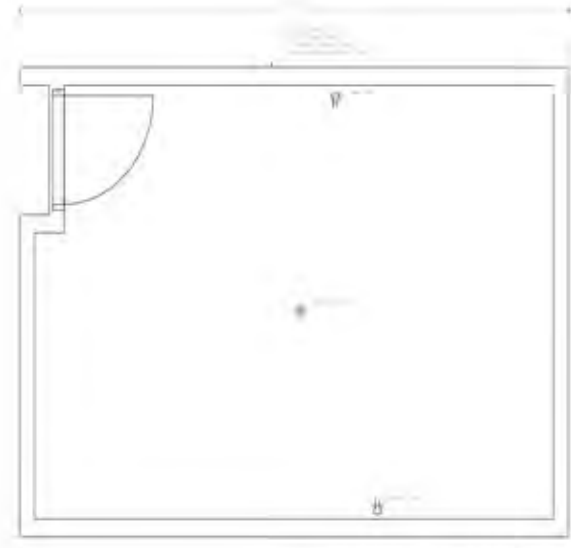
PROPOSED SITE PLAN
 SCALE: 1/8" = 1' 0"
 1 A1.1

Springville-Power - Commercial Comments

- Review all final plans for compliance with applicable codes and regulations.
- Check for proper setbacks and easements.
- Check for proper drainage and stormwater management.
- Check for proper utility locations and depths.
- Check for proper fire safety and life safety measures.
- Check for proper signage and branding.
- Check for proper parking and circulation.
- Check for proper landscaping and site amenities.
- Check for proper materials and finishes.
- Check for proper construction methods and details.
- Check for proper site access and parking.



PROPOSED ELEVATIONS
 SCALE: 1/8" = 1' 0"
 1 A1.1



PROPOSED FLOOR PLAN
 SCALE: 1/2" = 1' 0"
 1 A1.1

SHEET NO. **A1.2**

CLIENT **Lemon & Sage LLC**

DRAWN BY **K.K.**

CHECKED BY **N/A**

SHEET **Storage Shed**

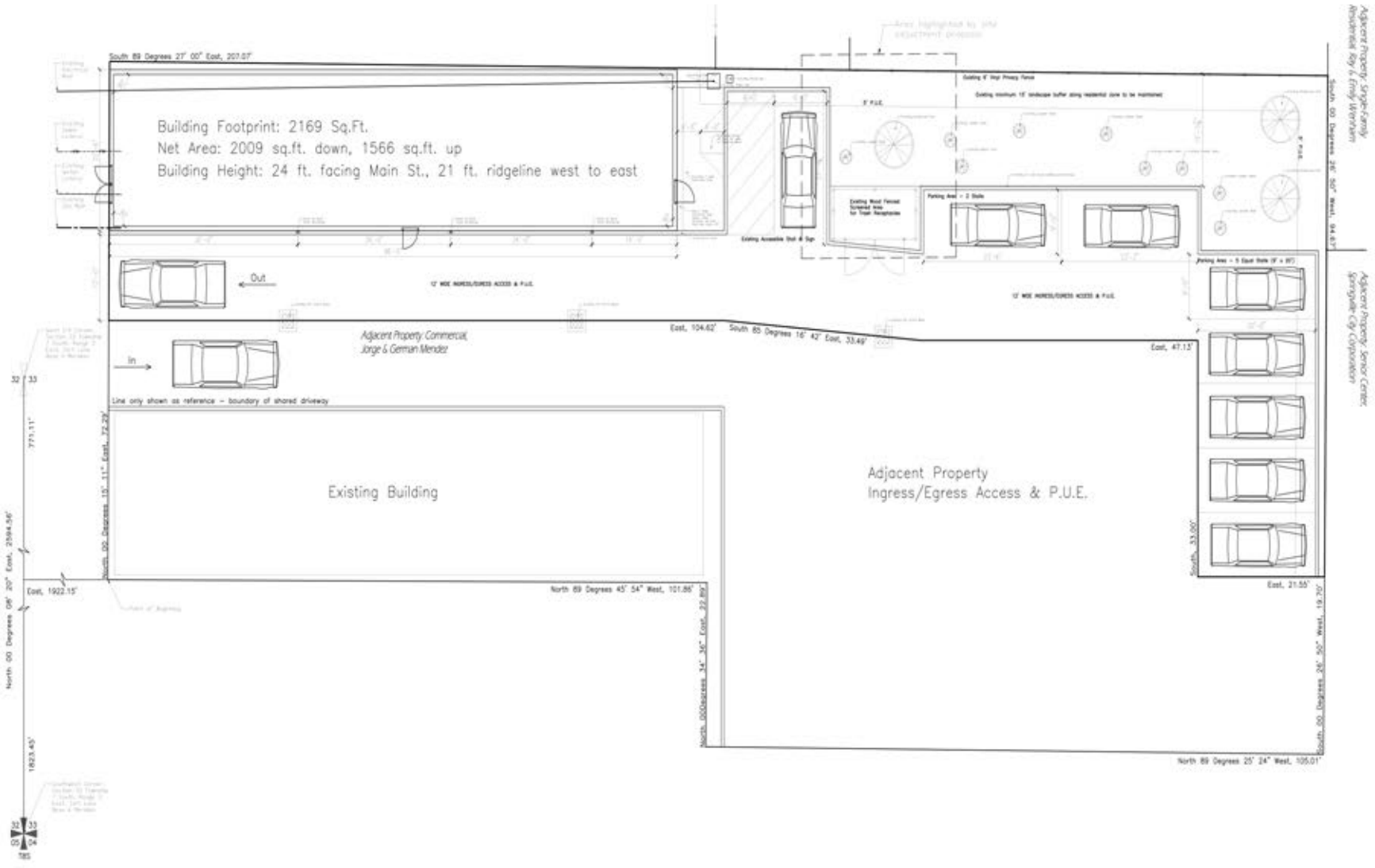
PROJECT NO. **151 South Main Street**

ISSUE **Permit Set**

DATE **April 2021**

Approved:

- Total Site Area: 8275 Sq. Ft. (0.19 Acres)
- Building: 2169 Sq. Ft. (26%)
- Driveway, Parking, Hardscape: 4660 Sq. Ft. (56%)
- Landscaping: 1446 Sq. Ft. (18%)



SITE PLAN
SCALE: 1/8" = 1' 0"

8	SHEET NO.	A1.1
	CLIENT	Lemon & Sage LLC.
7	DRAWN BY	K.K.
6		CHECKED BY
5	SHEET	SITE PLAN
4	PROJECT NO.	151 South Main Street
3	ISSUE	As Built
2	DATE	April 2021
1	Approved:	

May 3, 2021

TO: Planning Commission Members

FROM: Laura Thompson, Planner II

RE: **Minor subdivision approval of the Arevalo subdivision located at 165 N 400 E in the R1-5 Single-Family Residential Zone.**

Petitioner: Eduardo Arevalo
165 N 400 E
Springville, Utah 84663

Summary of Issues

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

Background

The proposed two-lot subdivision is located within Plat A in the R1-5 Zone and is within the Historic District Overlay. Any new construction will be subject to the adopted Historic District Design Standards.

There is an existing home on the parcel, which will remain. The minimum lot size in the R1-5 Zone is 5,000 square feet with a minimum lot width of 50'.

Analysis

DEVELOPMENT REVIEW COMMITTEE (DRC)

The Development Review Committee reviewed the minor subdivision plan on April 29, 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 minor subdivision meets the requirements of Springville City Code and recommends approval.

Recommended Motion

Move to grant approval of the Arevalo subdivision located at 165 N 400 E in the R1-5 Single-Family Residential Zone.



VICINITY MAP

DOMINION ENERGY APPROVAL

DOMINION ENERGY APPROVES THE PLAT SOLELY FOR THE PURPOSE OF APPROPRIATING THE LOCATION, SCOPE, COURSE AND DIMENSIONS OF ITS RIGHT-OF-WAY AND EASEMENTS AND ITS EXISTING FACILITIES. THIS APPROVAL SHALL NOT BE CONSIDERED A GUARANTEE OF THE PRECISE LOCATION OF SUCH UTILITIES, THE RIGHT-OF-WAY AND EASEMENTS AND IS SUBJECT TO NUMEROUS MODIFICATIONS APPEARING ON THE RECORDS RIGHT-OF-WAY AND EASEMENT GRANTS OR BY PRESCRIPTION. DOMINION ENERGY MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THE DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE AN ASSURANCE OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES INCLUDING PRESCRIPTION RIGHTS AND OTHER RIGHTS, OBLIGATIONS OR LIABILITIES. APPROVAL OR NON-APPROVAL OF ANY ITEMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNER'S DECLARATION OF THE NOTES, ARE NOT CONCLUSIVE GUARANTEES OF FUTURE USE OR CONDITIONS OF FEDERAL GAS SERVICE. FOR FURTHER INFORMATION, INCLUDING INFORMATION RELATED TO ALLOWED SERVICES, PLEASE CONTACT DOMINION ENERGY'S RIGHT-OF-WAY DEPARTMENT AT 1-800-368-6633.

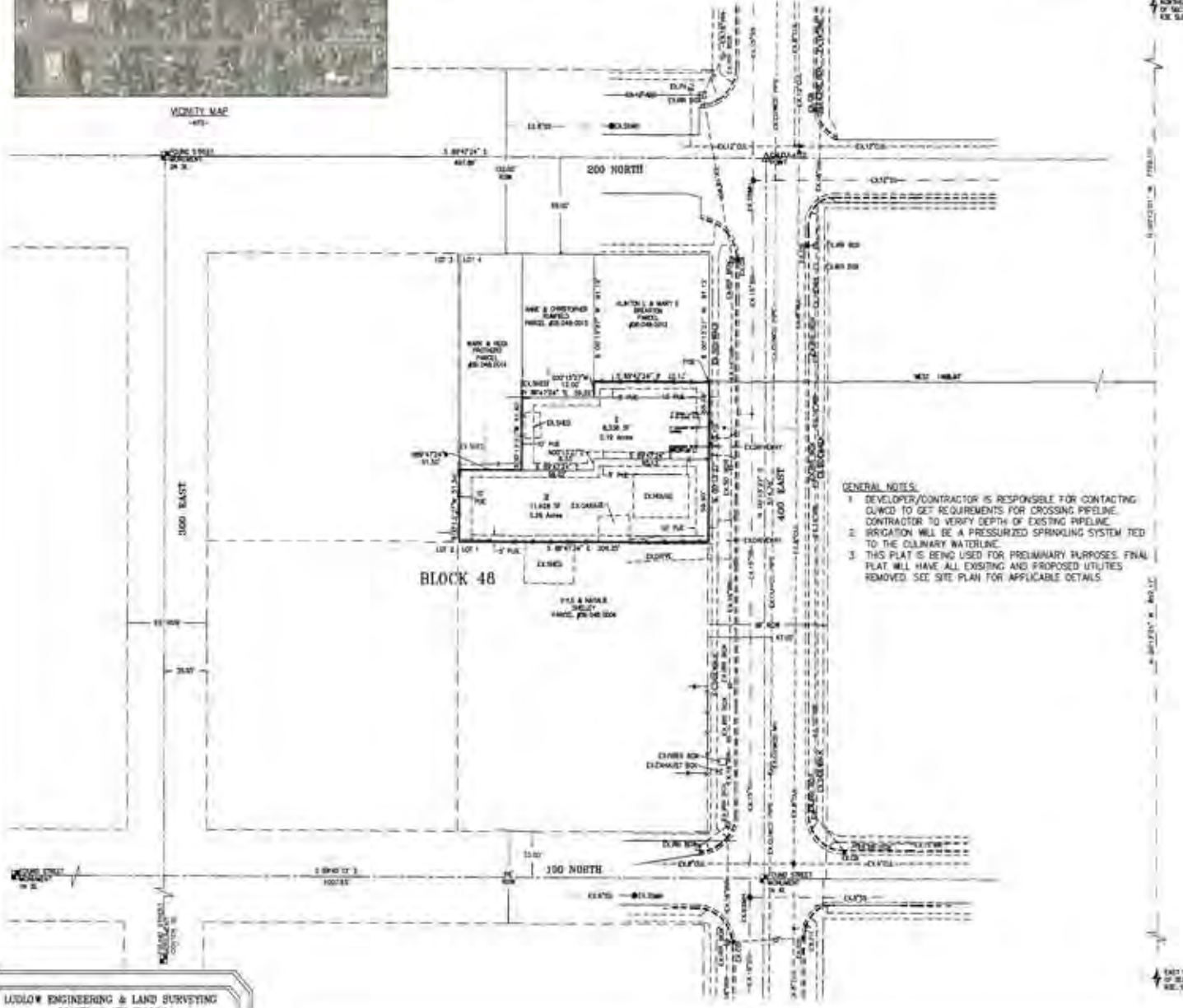
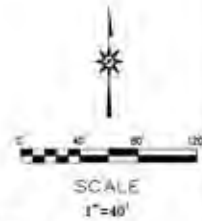
APPROVED THIS _____ DAY OF _____ 20____

 TITLE _____

SETBACKS:
 FRONT YARD=25'
 REAR YARD=25'
 SIDE YARD (MINIMUM TOTAL)=5'/5'

LEGEND

- ▲ = CALCULATED POINT
- = SET 3/8" REBAR @ CAP
- ⊙ = FOUND EXISTING REBAR @ CAP
- ⊠ = FOUND STREET MONUMENT
- = SURVEYED BOUNDARY
- = NEIGHBORING DEED LINE
- - - = 3-DIGIT LINE
- - - = SECTION LINE
- ⚡ = SECTION CORNER



GENERAL NOTES:

1. DEVELOPER/CONTRACTOR IS RESPONSIBLE FOR CONTACTING CULWED TO GET REQUIREMENTS FOR CROSSING PIPELINE. CONTRACTOR TO VERIFY DEPTH OF EXISTING PIPELINE.
2. IRRIGATION WILL BE A PRESSURIZED SPRINKLING SYSTEM TIED TO THE CULINARY WATERLINE.
3. THIS PLAT IS BEING USED FOR PRELIMINARY PURPOSES. FINAL PLAT WILL HAVE ALL EXISTING AND PROPOSED UTILITIES REMOVED. SEE SITE PLAN FOR APPLICABLE DETAILS.

SURVEYOR'S CERTIFICATE

I, Gary H. Arevalo, do hereby certify that I am a registered land surveyor, and that I had a license in accordance with Title 36, Chapter 320, Professional Engineers and Land Surveyors Licensing Act, Utah Code Annotated, 1953 as amended, specifically §§ 320-327. I further certify that by the authority of the aforesaid, I have made a survey of the tract of land shown on this plat and described herein, have established said tract of land into lots and easements, have compared a survey of the property described on this plat with an association with Section 17-25-11 Utah Code Annotated, 1953 as amended, have verified all measurements, and have placed monuments as represented on the plat.

DATE & TIME: _____ DATE: _____

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH BEARS N05°12'00" W 821.17 FEET ALONG THE SECTION LINE AND WEST 116.61 FEET FROM THE EAST S CORNER OF SECTION 21, TOWNSHIP 8 NORTH, RANGE 3 EAST, SALT LAKE BASIN & MERRIAM SAID POINT ALSO BEING S00°12'00" E 13.13 FEET FROM THE NORTHWEST CORNER OF LOT 4, BLOCK 48, PLAT "A" SPRINGWELL SUBDIVISION, BEARING NORTH, AND BEARING THENCE N05°12'00" W 85.13 FEET THENCE S00°12'00" E 12.80 FEET THENCE S05°12'00" W 85.13 FEET THENCE S00°12'00" E 12.80 FEET THENCE N05°12'00" W 85.13 FEET THENCE S00°12'00" E 12.80 FEET THENCE S05°12'00" W 85.13 FEET TO THE POINT OF BEGINNING CONTAIN SAID ACRES OF LAND.

OWNER'S DECLARATION

I, the undersigned, do hereby declare that we, all of the undersigned owners of all the property described in the Surveyor's Certificate herein and shown on this plat, have caused the same to be surveyed and lots, blocks, streets and easements and do hereby dedicate the streets and other public areas so depicted herein for the beneficial use of the public, and public utility easements to all utility providers, public or private, and the irrigation easements to all lot owners, and their successors and assigns in perpetuity.

Landowner Signature _____

OWNER'S WITNESS: _____

ACKNOWLEDGMENT

STATE OF _____ D. S. R.

ON THE _____ DAY OF _____ A.D. 20____, PERSONALLY APPEARED before me, Gary H. Arevalo, a Justice of the Peace, the names of the persons appearing hereon, who do hereby acknowledge to me that they do execute the said:

OWNER: _____ BY _____

BY _____

ACCEPTANCE BY LEGISLATIVE BODY

THE BOARD OF SPRINGWELL CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE LOCATION OF ALL UTILITIES, EASEMENTS AND OTHER PARCELS OF LAND SHOWN FOR PUBLIC PURPOSES FOR THE BENEFICIAL USE OF THE PUBLIC, THE DAY OF _____ 20____.

BY _____ BY _____

BY _____ BY _____

AREVALO

SUBDIVISION

SECTION 14, TOWNSHIP 8 NORTH, RANGE 3 EAST, SALT LAKE & MERRIAM, SALT LAKE COUNTY, UTAH

SCALE 1" = 40 FEET

SURVEYOR: GARY H. AREVALO
 CITY ENGINEER: _____
 COUNTY CLERK: _____
 COUNTY PUBLIC: _____

COUNTY RECORDER'S CERTIFICATE

Springville, Utah 84603

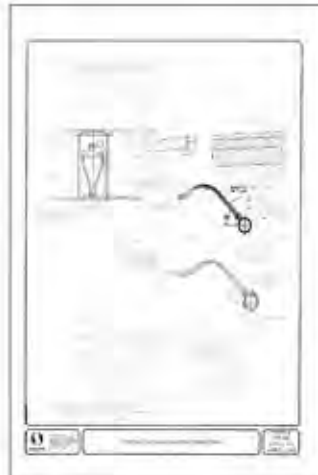
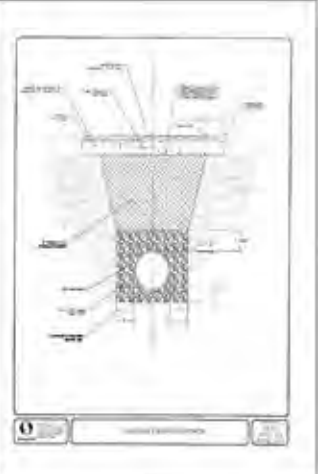
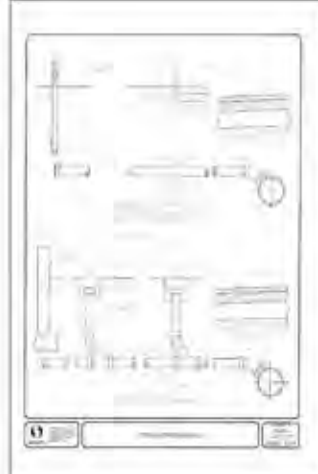
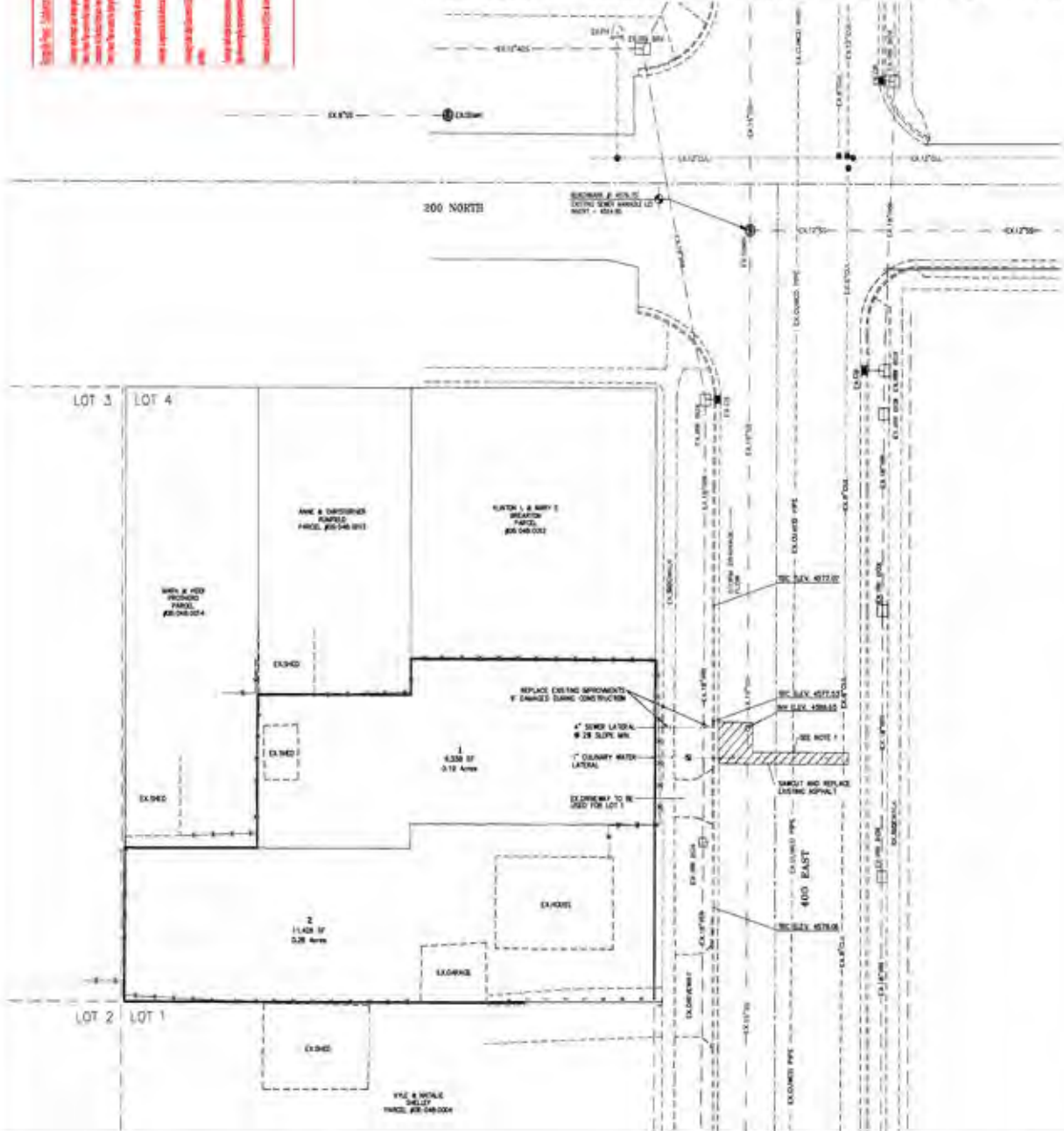
Any change in the project or any other information should be communicated to the City Engineer, Springville, Utah, at the address above. The City Engineer will be responsible for reviewing and approving any changes to the project. The City Engineer will also be responsible for reviewing and approving any other information that may be required for the project.

Any change in the project or any other information should be communicated to the City Engineer, Springville, Utah, at the address above. The City Engineer will be responsible for reviewing and approving any changes to the project. The City Engineer will also be responsible for reviewing and approving any other information that may be required for the project.

SITEPLAN

SPRINGVILLE, UTAH COUNTY, UTAH

- GENERAL NOTES:**
1. DEVELOPER/CONTRACTOR IS RESPONSIBLE FOR CONTACTING CUICD TO GET REQUIREMENTS FOR CROSSING PIPELINE. CONTRACTOR TO VERIFY DEPTH OF EXISTING PIPELINE.
 2. IRRIGATION WILL BE A PRESSURIZED SPRINKLING SYSTEM TIED TO THE CULINARY WATERLINE.



REVISIONS	
1.	4.
2.	5.
3.	6.

PROJECT NO. 22-2897 DRAWN BY DIANE J. BROWN
 DATE MARCH 2021 CHECKED BY KEVIN M. JACOBSON
 SCALE 1" = 20' OWNER E. AREVALO
 REVISION DIANE J. BROWN

LUDLOW ENGINEERING & ASSOCIATES

Subdivisions • Boundary Surveys • City Lot Surveys • ALR Surveys
 Close Surveys • Control Networks • Construction Surveys • Topography
 Civil • Sewer & Water Design • Residential & Commercial Structure
 Subdivision Design • Site Plans • Road Design

1401 South Main, Park, Utah 84042 (435) 623-0897 FAX (435) 623-2267

SITE PLAN

SURVEY FOR
EDUARDO AREVALO
 BLOCK 44, PHASE 3
 SPRINGVILLE CITY, UTAH COUNTY, UTAH
 MARCH 2021

SHEET	1
1	1

SHEETS

May 3, 2021

TO: Planning Commission Members

FROM: Laura Thompson, Planner II

RE: Plat amendment approval for Springville Marketplace, Plat C located at 510 S 950 W in the CC-Community Commercial Zone.

Petitioner: Terra Springs, LLC
475 N 300 W, Ste #204
Kaysville, Utah 84037

Summary of Issues

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

Background

The proposed plat amendment will create a new lot on the northeast corner of the existing parcel.

The minimum lot size in the CC Zone is 20,000 square feet with a minimum lot width of 50-feet.

Analysis

DEVELOPMENT REVIEW COMMITTEE (DRC)

The Development Review Committee reviewed the plat amendment on April 29, 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 plat amendment meets the requirements of Springville City Code and recommends approval.

Recommended Motion

Move to grant plat amendment approval for Springville Marketplace, Plat C located at 510 S 950 W in the CC-Community Commercial Zone.

Springville Marketplace Plat C

Amending Lot 6 of Springville Marketplace

A Part of the Southwest Quarter of Section 32, Township 7 South, Range 3 East, SLB&M and A Part of the Northwest Quarter of Section 5, Township 8 South, Range 3 East, SLB&M, U.S. Survey
Springville City, Utah County, Utah
April 2021

Legend

- Property Line
 - Easement Line
 - Adjoining Line
 - Section Corner
- Set 3/8" notes with pencil
Set 1/4" notes with Blue Ink
Stamp "SEA"



Scale: 1" = 50'



Vicinity Map
Not to Scale

Existing Agreements

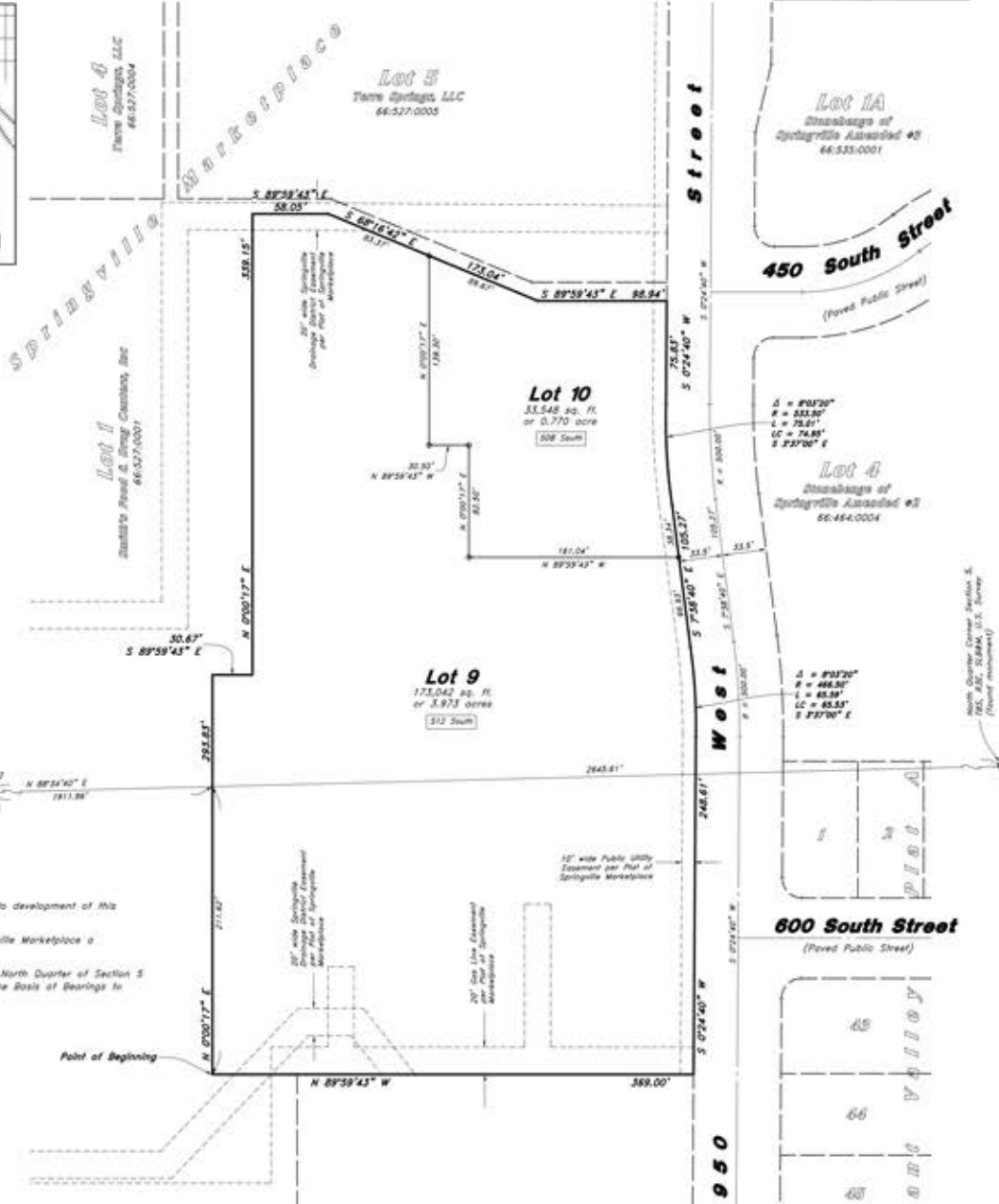
This Subdivision is located in an existing property development subject to existing Cross-Access, Maintenance, underground utilities and other relevant agreements contained in the following recorded documents, records of Utah County, Utah:

Patent recorded November 15, 1877 in Book 1 of Page 112 of Official Records.

Restrictive Covenant Agreement recorded January 14, 2016 as Entry No. 3747-2016 and Corrective Affidavit recorded June 29, 2016 as Entry No. 58216-16 of Official Records.

Declaration of Restrictions recorded as Entry No. 58811-2016 of Official Records.

United Sign Agreement recorded August 2, 2016 as Entry No. 71733-2016 of Official Records.



Narrative

This Subdivision was requested by Terra Basin, LLC prerequisite to development of this property.

This Subdivision retraces and honors the underlying 2015 Springville Marketplace a Commercial Subdivision.

A line between monuments found for Northwest Corner and the North Quarter of Section 5 was assigned the Utah County bearing of South 89°11'49" West as the Basis of Bearings to retrace the underlying plat.



ANDERSON WAHLEN & ASSOCIATES
2015 North Parkwood Road, Salt Lake City, Utah 84116
801-521-9028 • andersonwahlen.com

Consent of the Presiding Elders of the Church of Jesus Christ of Latter-Day Saints
20-041-0052

Surveyor's Certificate

I, Bruce D. Pinger, do hereby certify that I am a Licensed Professional Land Surveyor in the State of Utah and that I hold Certificate No. 362256 in accordance with Title 56, Chapter 22, of the Professional Engineers and Land Surveyors Act; I further certify for, and on behalf of Anderson Wahlen & Associates that by authority of the owners I have completed a survey of the property described in this Subdivision Plat in accordance with Section 17-13-12 and have verified all measurements; that the reference monuments shown on this plat are located as indicated and are sufficient to retrace or reestablish this plat; and that the information shown herein is sufficient to accurately establish the lateral boundaries of the herein described tract of real property, hereafter known as Springville Marketplace Plat C.

Boundary Description

All of Lot 6, Springville Marketplace, recorded as Entry No. 47132-2016 and as Map No. 15067, Official Records of Utah County, Utah, located in the Southwest Quarter of Section 32, Township 7 South, Range 3 East, Salt Lake Base and Meridian, U.S. Survey, and the Northwest Quarter of Section 5, Township 8 South, Range 3 East, Salt Lake Base and Meridian, U.S. Survey, in Springville City, Utah County, Utah.

Beginning at a Southeastern Corner of Lot 1 of said Subdivision, located 1811.96 feet North 89°34'40" East along the North Line of said Section 5; and 211.62 feet South 0°00'11" West along the Eastern Line of said Lot 1 from a Brass Cap Monument found marking the Northwest Corner of said Section 5; and running thence along the Eastern and Southern Lines of said Lot 1 the following six courses: North 0°00'11" East 293.83 feet; South 89°59'43" East 30.67 feet; North 0°00'11" East 339.15 feet; South 89°59'43" East 56.05 feet; South 89°16'42" East 173.04 feet; and South 89°59'43" East 88.94 feet to the Western Line of 950 West Street as it exists at 53.50 foot half-width; thence along said Western Line the following five courses: South 0°24'40" West 75.83 feet to a point of curvature; Southerly along the arc of a 533.50 foot radius curve to the left a distance of 75.01 feet (Central Angle equals 8°03'20" and Long Chord bears South 75°00" East 74.95 feet) to a point of tangency; South 7°48'40" East 103.27 feet to a point of curvature; Southerly along the arc of a 466.50 foot radius curve to the right a distance of 65.59 feet (Central Angle equals 8°03'20" and Long Chord bears South 5°37'00" East 65.53 feet) to a point of tangency; and South 0°24'40" West 248.61 feet; thence North 89°59'43" West 368.00 feet to and along a Northern Line of said Lot 1 to said Southeastern Corner thereof and the point of beginning.

Contains 206,590 sq. ft. or 4.743 acres
2 Lots

Date: _____
Bruce D. Pinger
Utah PLS No. 362256

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 and do hereby dedicate the streets and other public areas as indicated hereon for perpetual use of the public:

In witness whereof we have hereunto set our hands this _____ day of _____, A.D. 20____.

Terra Basin, LLC

By: J. Stuart Adams
Its Manager

Acknowledgment

On the _____ day of _____, 20____, personally appeared before me, the undersigned Notary Public, Steven M. Sorenson, who being by me duly sworn did say that he is the vice President Corporate Development of Smith's Food and Drug Centers, Inc. and that said instrument was signed in behalf of said institution by a resolution of its Members and he acknowledged to me that said institution executed the same.

Notary Public Full Name: _____
Commission Number: _____
My Commission Expires: _____
A Notary Public Commissioned in Utah
(If above information is provided, no stamp required per Utah Code, Title 46, Chapter 1, Section 16)

Acceptance by the City of Springville

The City of Springville, County of Utah, Accepts this Subdivision of Springville Marketplace Plat C

This _____ Day of _____, A.D. 20____.

Approved: _____ City Attorney
Approved: _____ Mayor
Approved: _____ Planning Commission Chair

Approved: _____ City Engineer (See Seal Below) Attest: _____ CITY RECORDER (See Seal Below)

Springville Marketplace Plat C Amending Lot 6 of Springville Marketplace

A Part of the Southwest Quarter of Section 32, Township 7 South, Range 3 East, SLB&M and A Part of the Northwest Quarter of Section 5, Township 8 South, Range 3 East, SLB&M, U.S. Survey
Springville City, Utah County, Utah

Surveyor's Seal Notary Public Seal City Engineer Seal Clerk-Recorder Seal



May 6, 2021

TO: Planning Commission Members

FROM: Laura Thompson, Planner II

RE: **Conditional Use Permit approval for Quick Fresh a food and packaging business to be located at 2388 W 500 N in the HC-Highway Commercial Zone.**

Petitioner: St. John Properties
1982 W Pleasant Grove Blvd.
Pleasant Grove, Utah 84062

Summary of Issues

Does the proposed food and packaging business meet the General Criteria for considering a conditional use?

Background

Light Industrial Manufacturing is a conditional use in the HC Zone. Food processing and packaging is included in the definition of the use.

Quick Fresh is looking to locate within the office/warehouse flex space located in the Spring Pointe Exchange development for their ready-made meal preparation and distribution business.



There will be no changes to the approved site plan or building exterior.

Analysis

The following are the criteria items when considering a conditional use permit that doesn't have specific conditions.

11-7-204 General Criteria for Consideration of a Conditional Use Permit.

(1) Conditional use applications shall be reviewed in accordance with the following general criteria:

(a) Detrimental to Persons or Property - The proposed use will not, under the circumstances of the particular case and the conditions imposed, be detrimental to the health, safety and general welfare of persons, nor injurious to property and improvements in the community, existing surrounding uses, buildings and structures. In determining the effects to persons or property, the Commission may impose the following conditions:

- (i) Regulation of nuisance factors such as noise, vibrations, smoke, dust, dirt, odors, gases, noxious matter, heat, glare, electromagnetic disturbances and radiation;
- (ii) Water supply and fire protection;
- (iii) Impact on surrounding areas resulting from an unusual volume or character of traffic.

(b) Use Compatibility - The proposed use at the particular location is compatible with the character of the site, adjacent properties, surrounding neighborhoods and other existing development. In determining the compatibility of the use with the surrounding area, the Planning Commission may impose the following:

- (i) Regulation of operating hours for activities affecting normal neighborhood schedules and functions.
- (ii) Provisions for adequate public services to meet the needs caused by the use, e.g., child care services, social services, etc.
- (iii) Parking facilities, including vehicular ingress and egress and the surfacing of parking areas and driveways to specified standards.
- (iv) Regulation of light and noise.

(c) Design Compatibility - The proposed site and building plan at the particular location is compatible with the character of the site, adjacent properties, surrounding neighborhoods

and other existing development. In determining the compatibility of the site and building plan with the surrounding area, the Planning Commission may consider, among other things, landscaping, screening, parking location, and building design (e.g., mass, height, site work needed to place the building on the lot, building materials, color and site design in relation to emission of odors, light and noise).

(d) General Compatibility - The proposed use at the particular location is compatible with the intent, function and policies established in the general plan, this Title and the particular zoning district in which the use is proposed.

Staff Recommendation

Staff finds the proposed business meets the general criteria for considering a conditional use permit and recommends approval.

Recommended Motion

Move to grant Conditional Use Permit approval for Quick Fresh a food and packaging business to be located at 2388 W 500 N in the HC-Highway Commercial Zone.



May 3, 2021

To Whom it Concerns,

On behalf of St. John Properties and QuickFresh, we are excited about bringing QuickFresh to Springville. QuickFresh and St. John Properties have entered into a long-term lease for 42,600 square feet at Spring Pointe Exchange. QuickFresh selected Spring Pointe Exchange because of its proximity to the interstate, the building architecture, proximity to an associated workforce and because of the existing infrastructure in and around the building. It is our desire to enhance Springville by bringing QuickFresh.

QuickFresh is a ready-made meal preparation and distribution company. The intended use of the premises is i) general office, ii) warehousing – storage & distribution and iii) light industrial (for the purpose of food preparation for ready-made meals).

QuickFresh's use will not be detrimental to persons or property and in no case be detrimental to the health, safety, and general welfare of persons, nor injurious to property and improvements in the community, existing surrounding uses, buildings and structures.

QuickFresh's use will not have any nuisance factors such as noise, vibrations, dust, dirt, odors, gases, noxious matter, heat, glare, electromagnetic disturbances, or radiation.

The building as designed will have adequate water supply and fire protection and will not have an unusual volume or character of traffic.

QuickFresh's use is compatible with the character of the site, adjacent properties, surrounding neighborhoods and other existing developments. The proposed use will comply with the regulations and conditions specified in this Title for such use.

There will be no changes to the site plan or building exterior.

St. John Properties hereby requests approval for light industrial as a conditional use. We are available to answer any questions you may have.

A handwritten signature in blue ink, appearing to read 'Daniel Thomas'.

Daniel Thomas
Regional Partner
801.380.0337

dthomas@sjpiutah.com