



**NOTICE OF MEETING AND AGENDA
PLANNING COMMISSION
AUGUST 10, 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: July 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. Western Reining Retail, LLC seeking minor subdivision and commercial site plan approval for Speedway, a convenience store with fuel sales, located at 353 S 2200 W in the RC-Regional Commercial Zone.

Legislative Session – Public Hearing

2. Springville Community Development requests amendments to Springville Code Title 11 Development Code, to adopt the Westfields Central Traditional Neighborhood Development Zone
3. Springville Community Development requests a zone map amendment for Parcel 26:041:0068 located at approximately 700 South and 950 West from the R1-10 Zone to the Westfields Central Traditional Neighborhood Development Zone.

Administrative Session

4. Presentation and discussion of a concept for a Holdaway Park South subdivision.

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 August 6, 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, July 27, 2021

IN ATTENDANCE

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

Commissioners Excused: Kay Heaps

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

City Council: Craig Jensen

CALL TO ORDER

Chair Ellingson called the meeting to order at 7:01 p.m.

APPROVAL OF THE AGENDA

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

APPROVAL OF THE MINUTES

July 13, 2021

Commissioner Mertz moved to approve the July 13, 2021 meeting minutes. Commissioner Parker seconded the motion. The vote to approve the meeting minutes was unanimous.

CONSENT AGENDA

No items

LEGISLATIVE SESSION:

- 1) *Lakeside Land Partners and Davies Design Build request a zone text amendment to adopt the Lakeside Landing Special District as Springville Code*

Title 11, Chapter 9. Lakeside Land Partners and Davies Design Build request a zone map amendment to apply the Lakeside Landing Special District to the following parcels: 21:096:0005, 21:096:0015, 21:096:0016, 23:028:0003, 23:028:0004, 23:028:0037, 23:028:0038, 23:028:0039, 21:096:0002, 23:027:0008, 23:027:0030, 21:097:0054, 21:097:0048, 21:097:0023, 23:027:0084, 23:027:0083, 23:027:0082, 21:096:0011, 21:096:0004, 23:028:0035, 23:028:0052 generally located north of 400 South and west of 2000 West, in the Lakeside Community Area.

Josh Yost, Community Development Director, presented the Lakeside Landing Special District packet. This included a discussion with the Planning Commissioners about trails, dark sky, alleys, building heights and setbacks, landscaping, including waterwise usage, sustainability and conservation.

Commissioner Baker moved to continue this item to August 10, 2021. Commissioner Young seconded. The vote to approve the motion was unanimous.

ADMINISTRATIVE SESSION

No Items

With nothing further to discuss, Commissioner Young moved to adjourn the meeting. Commissioner Parker seconded the motion.

Chair Ellingson adjourned the meeting at 9:42 p.m.

August 6, 2021

TO: Planning Commission Members

FROM: Laura Thompson, Planner II

RE: **Minor subdivision and commercial site plan approval for Speedway, a convenience store with fuel sales, located at 353 S 2200 W in the RC-Regional Commercial Zone.**

Petitioner: Western Refining Retail, LLC
1250 W Washington St., Ste 420
Tempe, AZ 85281

Summary of Issues

Does the proposed development meet the requirements of Springville City Code?

Background

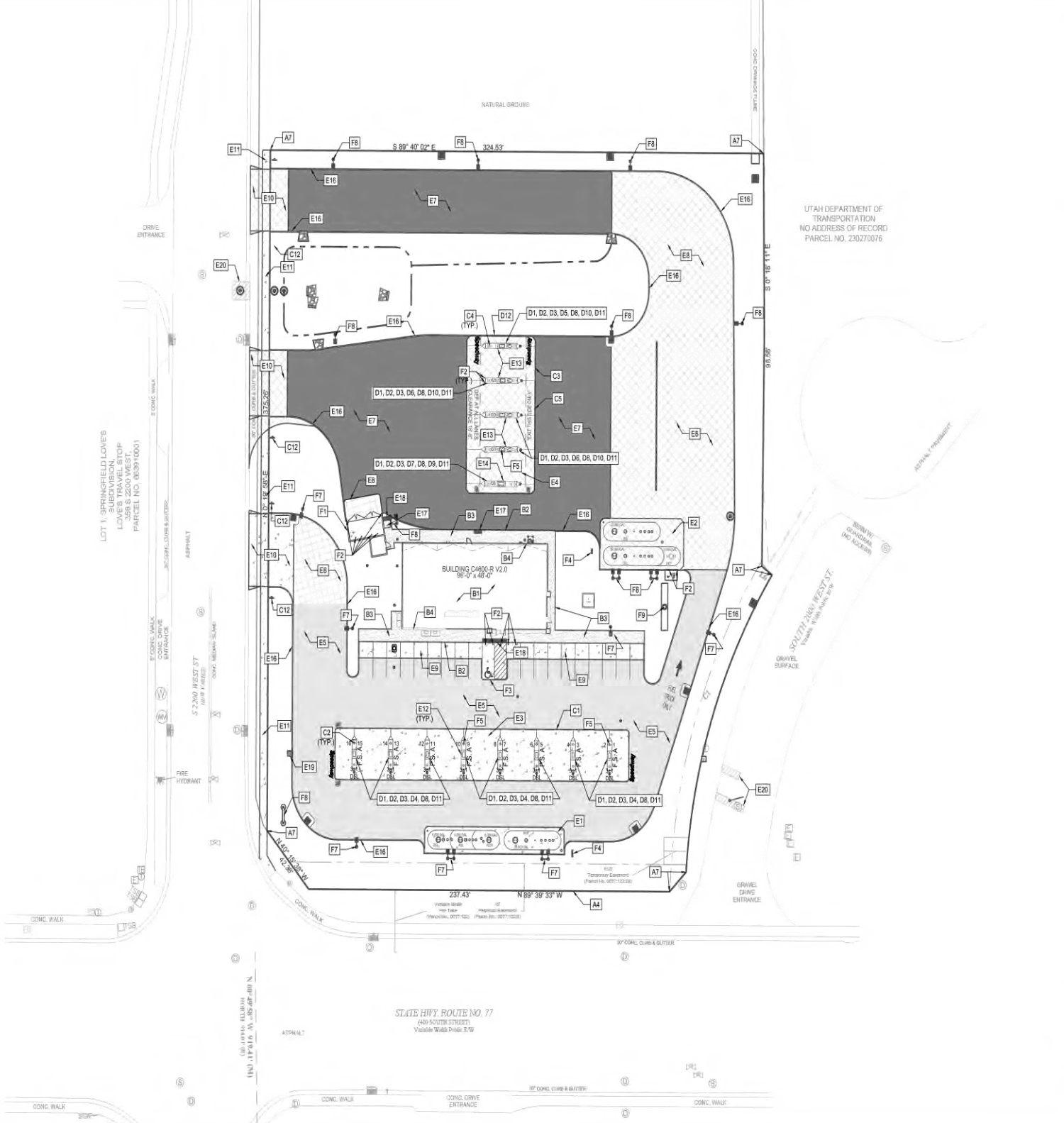
The proposed project is for a two-lot commercial subdivision and site plan approval for Speedway, a convenience store and gas station on the property east of the Loves Travel Center.



Analysis

DEVELOPMENT REVIEW COMMITTEE (DRC)

The Development Review Committee reviewed the preliminary plan on May 27, 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.



PROPOSED LEGEND

PROPOSED CURB	DESCRIPTION
[Symbol: Dotted pattern]	NORMAL STRENGTH CONCRETE PER SPEEDWAY STANDARDS
[Symbol: Solid grey]	HEAVY DUTY ASPHALT PAVEMENT PER SPEEDWAY STANDARDS
[Symbol: Diagonal lines]	HIGH STRENGTH CONCRETE PER SPEEDWAY STANDARDS
[Symbol: Horizontal lines]	CONCRETE SIDEWALK PER SPEEDWAY STANDARDS
[Symbol: Vertical lines]	NORMAL STRENGTH ASPHALT PAVEMENT PER SPEEDWAY STANDARDS

EXISTING LEGEND
SEE ALTA SURVEY FOR EXISTING LEGEND

SITE AREAS

	ACREAGE	% OF TOTAL SITE
STRUCTURES	0.29	10%
PARKING	1.61	54%
LANDSCAPING	1.01	36%
TOTAL SITE AREA	2.91	

CODING NOTES DESCRIPTIONS
SEE SHEET CS2



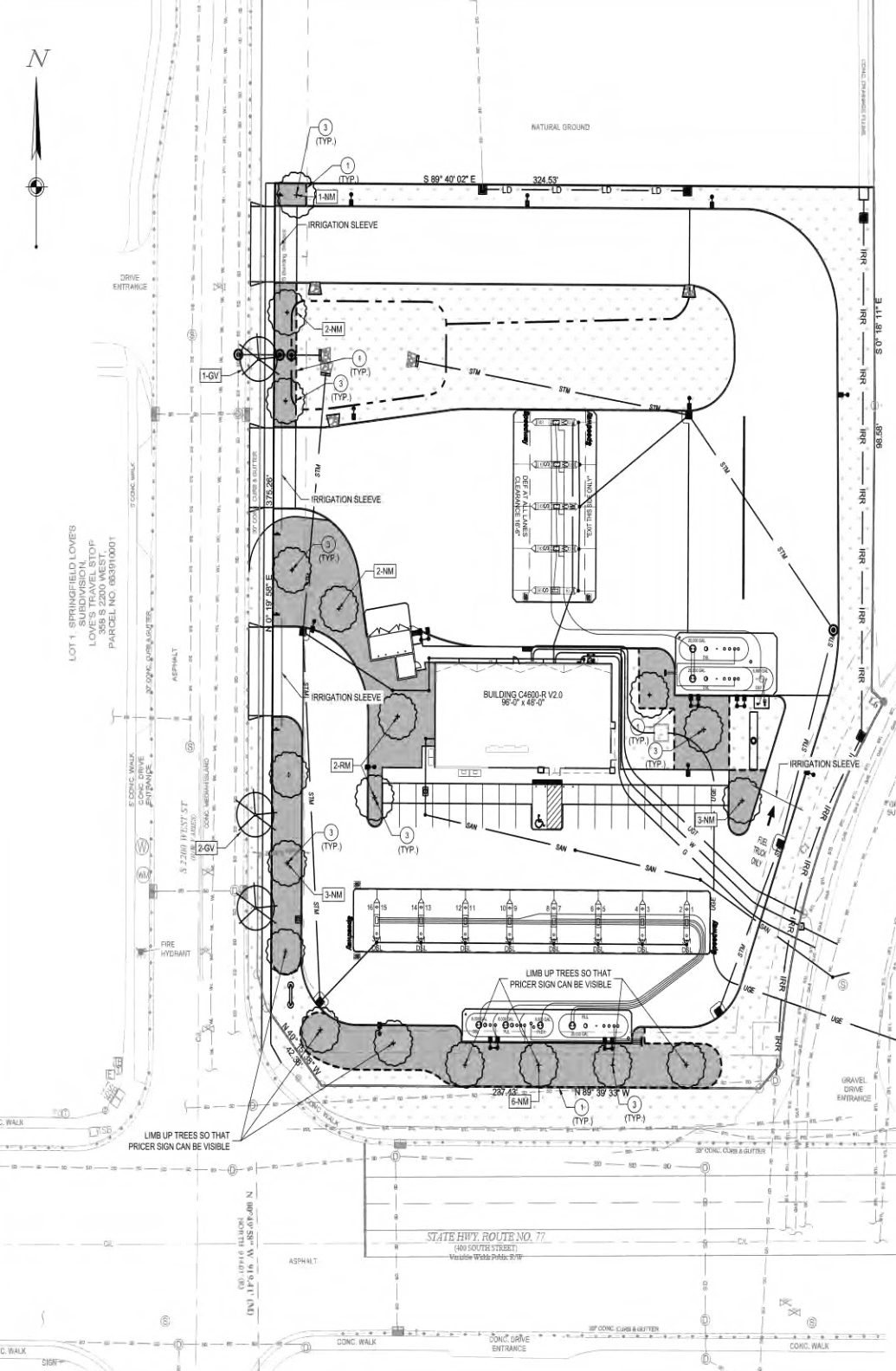
CONTRACTOR SHALL REVIEW THE COMPLETE DRAWING SET AND NOTIFY THE DESIGN PROFESSIONAL IN WRITING PRIOR TO CONSTRUCTION. IF ANY DISCREPANCIES ARE FOUND WITHIN THE DRAWINGS OR WITH ACTUAL FIELD CONDITIONS.

NO.	REVISION	DATE
1	ISSUED FOR PERMIT AND RECORD	08/20/24

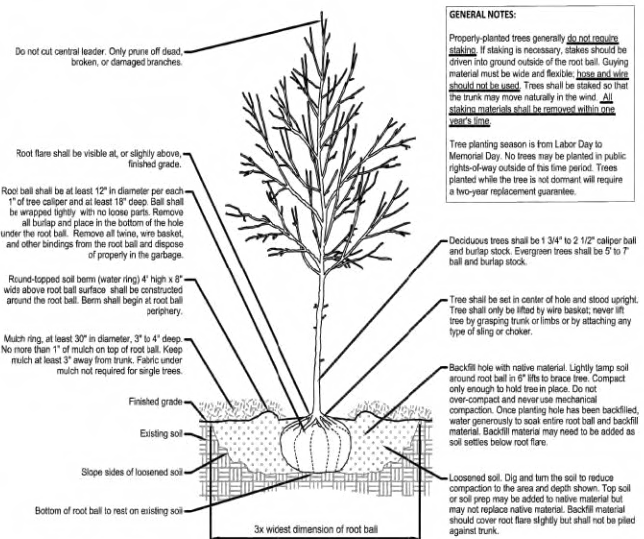
PLOT PLAN
NEW BUILD #101395
353 SOUTH 2200 WEST
UTAH COUNTY
SPRINGVILLE, UT

DESIGN TEAM	DATE
DNR: J. STEIGERWALD	12/22/2023
PMGR: E. NICHOLAS	12/22/2023
RVR: R. PAPPOTO	12/22/2023
DRWG NO.	

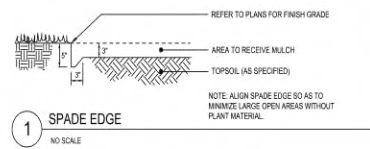
CS



UTAH DEPARTMENT OF TRANSPORTATION
NO ADDRESS OF RECORD
PARCEL NO. Z30270076



3 TREE PLANTING DETAIL



1 SPADE EDGE

GENERAL NOTES:
Properly-planted trees generally do not require staking. If staking is necessary, stakes should be driven into ground outside of the root ball. Guying material must be wide and flexible. Logs and wire should not be used. Trees shall be staked so that the trunk may move naturally in the wind. All staking materials shall be removed within one year's time.
Tree planting season is from Labor Day to Memorial Day. No trees may be planted in public rights-of-way outside of this time period. Trees planted while the tree is not dormant will require a two-year replacement guarantee.
Deciduous trees shall be 1 3/4" to 2 1/2" caliper ball and burlap stock. Evergreen trees shall be 5" to 7" ball and burlap stock.
Tree shall be set in center of hole and stood upright. Tree shall only be filled by wire basket; never fill tree by grasping trunk or limbs or by attaching any type of sling or choker.
Backfill hole with native material. Lightly tamp soil around root ball in 6" lifts to brace tree. Compact only enough to hold tree in place. Do not over-compact and never use mechanical compaction. Once planting hole has been backfilled, water generously to soak entire root ball and backfill material. Backfill material may need to be added as soil settles below root flare.
Loosen soil. Dig and turn the soil to reduce compaction to the area and depth shown. Top soil or soil prep may be added to native material but may not replace native material. Backfill material should cover root flare slightly but shall not be placed against trunk.

LEGEND

- MULCHED AREA
- SEEDED AREA
- SPADE EDGE
- IRRIGATION SLEEVE

CONTRACTOR SHALL REVIEW THE COMPLETE DRAWING SET AND NOTIFY THE DESIGN PROFESSIONAL IN WRITING PRIOR TO CONSTRUCTION, IF ANY DISCREPANCIES ARE FOUND WITHIN THE DRAWINGS OR WITH ACTUAL FIELD CONDITIONS.

PLANT SCHEDULE					
SYM.	QTY.	PLANT NAME	INSTALLATION SIZE	MATURE HT/SPD	SPACING
CLASS I (SHADE TREE)					
NM	19	NORWEGIAN SUNSET MAPLE ACER NORWEGIAN SUNSET	2' CAL. B/B	35/30	40' O.C.
GV	3	VALKOVA SERRATA GREEN VASE ZELKOVA	2' CAL. B/B	60/35	40' O.C.

LANDSCAPING CALCULATIONS					
TYPE	REQUIRED	PROPOSED			
STREET FRONTAGE	400 SOUTH ST.	(1) ONE DECIDUOUS TREE PER EVERY 40' LINEAR FEET	237 LF / 40 LF = 5.9	6 TREES	
STREET FRONTAGE	S 2200 WEST ST.		388 LF / 40 LF = 9.7	10 TREES	

* PER REQUIREMENT, 10% OF OVERALL SITE TO BE LANDSCAPED
* PER REQUIREMENT, 4% INTERIOR PARKING

NO. 1	LANDSCAPING PLAN	DATE: 04/14/2021
NO. 2	NEW BUILD #101395	DATE: 04/14/2021
NO. 3	353 SOUTH 2200 WEST	DATE: 04/14/2021
NO. 4	UTAH COUNTY	DATE: 04/14/2021
NO. 5	SPRINGVILLE, UT	DATE: 04/14/2021



Speedway Minor Commercial Subdivision

Basis of Bearing

GRID NORTH PER UTAH STATE PLANE, CENTRAL ZONE, NAD 83 AS MEASURED ALONG THE SOUTH LINE OF SECTION 31 WHICH BEARS S 89°33'00" W

LATITUDE: N40°09'43.49"
 LONGITUDE: W111°39'01.16"
 CONVERGENCE ANGLE: N00°05'47.0554"W

DISTANCES SHOWN HEREON ARE GRID DISTANCES. COMBINED SCALE FACTOR (GRID TO GROUND): 1.000084933213

Surveyor's Narrative

THE PURPOSE OF THIS MINOR SUBDIVISION SURVEY IS TO SUBDIVIDE THE PROPERTY OF JANET W MCKELL, ALSO REFERRED TO AS APN NUMBER 230270046. THE SUBJECT TRACT LEGAL DESCRIPTION WAS RECORDED IN WARRANTY DEED BOOK 4468 PAGE 635, UTAH COUNTY RECORDS, UTAH.

THE SOUTH LINE OF SECTION 31, TOWNSHIP 7 SOUTH, RANGE 3 EAST, S.L.B.M., ALONG WITH VARIOUS MONUMENTS HELD AS SUBJECT PROPERTY MONUMENTS WERE RECOVERED DURING THE FIELD WORK OF THIS PROJECT.

BY USING THE BEARINGS AND DISTANCES PORTRAYED IN SAID WARRANTY DEED, THE UNMONUMENTED CORNER POSITIONS WERE CALCULATED AND SET.

LINES EXTENDING FROM ALL FOUND AND/OR CALCULATED CORNER POSITIONS ESTABLISH THE BOUNDS OF THE SUBJECT TRACT, WITH NO GAPS OR OVERLAPS IN EVIDENCE.

Legal Description

A PART OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 7 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 31, THENCE N89°33'17"E 1188.34', THENCE N00°49'58"W 919.41', THENCE N00°19'58"E 85.09', THENCE S18°21'12"E 15.86', THENCE S40°15'38"E 3.72', TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION, SAID POINT BEING A SET IRON PIN LYING ON THE PROPOSED EAST RIGHT OF WAY OF SOUTH 2200 WEST STREET AND RUNNING THENCE ALONG SAID PROPOSED RIGHT OF WAY N00°19'58"E 572.49' TO A SET IRON PIN, THENCE DEPARTING SAID PROPOSED RIGHT OF WAY, AND ALONG THE SOUTH LINE OF LAND BELONGING NOW OR FORMERLY TO RCS PROPERTIES LLC S88°45'00"E 321.72' TO A FOUND 5/8" REBAR, THENCE DEPARTING SAID RCS PROPERTIES LLC LAND, AND ALONG THE WEST LINE OF LAND BELONGING NOW OR FORMERLY TO THE UTAH DEPARTMENT OF TRANSPORTATION, THE FOLLOWING THREE (3) COURSES AND DISTANCES: S00°56'25"E 64.31' TO A SET IRON PIN, THENCE S00°04'31"W 355.49' TO A SET IRON PIN, THENCE S54°54'44"E 8.19' TO FOUND 5/8" REBAR ON THE WESTERLY RIGHT OF WAY OF SOUTH 2000 WEST STREET, THENCE ALONG SAID RIGHT OF WAY, ALONG A CURVE TO THE LEFT, WITH A RADIUS OF 330.50', AN ARC LENGTH OF 175.44', AND A CHORD BEARING AND DISTANCE OF S19°01'40"W 173.39' TO A SET IRON PIN ON THE NORTH RIGHT OF WAY OF STATE HIGHWAY ROUTE 77, THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING THREE (3) COURSES AND DISTANCES: S45°16'00"W 15.35' TO A SET IRON PIN, THENCE N89°39'33"W 237.43' TO A SET IRON PIN, THENCE N40°15'38"W 42.38' BACK TO THE POINT OF BEGINNING. CONTAINING 4.345 ACRES MORE OR LESS.

CERTIFICATE OF OWNERSHIP & DEDICATION:

WE, THE UNDERSIGNED OWNERS, REPRESENTING ONE HUNDRED PERCENT (100%) OWNERSHIP OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY DEDICATE FOR PUBLIC OWNERSHIP, ALL STREETS AND ALLEYS AS SHOWN ON THIS PLAT FOR PUBLIC BENEFIT AS PRESCRIBED BY LAW. THE OWNERS ALSO DEDICATE THE PUBLIC UTILITY COMPANIES THE EASEMENTS AS SHOWN ON THIS PLAT FOR THE PURPOSE OF INSTALLATION OF NEW FACILITIES AND THE REPAIR OF EXISTING FACILITIES. ALSO ESTABLISHED HEREBY IS THE RIGHT OF INGRESS AND EGRESS TO SAID EASEMENTS, THE RIGHT TO PROHIBIT THE ERECTION OF BUILDINGS, STRUCTURES, OR FENCES WITHIN SAID EASEMENTS, AND THE RIGHT TO REMOVE OR TRIM TREES WITHIN SAID EASEMENTS.

DATE _____ OWNER _____

DATE _____ OWNER _____

NOTARY BLOCK

STATE OF _____
 COUNTY OF _____

SUBSCRIBED AND SWORN BEFORE ME THIS ____ DAY OF _____, 20__.

 NOTARY PUBLIC

MY COMMISSION EXPIRES _____

DEVELOPMENT REVIEW COMMITTEE ACCEPTANCE:

THIS PLAT IS HEREBY ACCEPTED THIS ____ DAY OF _____, 20__ BY THE DEVELOPMENT REVIEW COMMITTEE OF THE CITY OF SPRINGVILL, UT.

 CITY ENGINEER

 CITY ATTORNEY

 MAYOR

 PLANNING COMMISSION CHAIR

 CITY RECORDER

I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE ____ DAY OF _____, 20__.

Preliminary

IF THE SIGNATURE ON THIS SEAL IS NOT AN ORIGINAL AND NOT BLUE IN COLOR THEN IT SHOULD BE ASSUMED THAT THIS PLAT MAY HAVE BEEN ALTERED. THE ABOVE CERTIFICATION SHALL NOT APPLY TO ANY COPY THAT DOES NOT BEAR AN ORIGINAL SEAL AND SIGNATURE.

Vicinity Map



FIRM:
BLEW & ASSOCIATES, PA
 CIVIL ENGINEERS & LAND SURVEYORS
 3825 N. SHILOH DRIVE
 FAYETTEVILLE, ARKANSAS 72703
 OFFICE: 479.443.4506
 FAX: 479.582.1883
 www.BLEWINC.com

DRAWN BY & DATE: KB 04/26/2021	REVIEWED BY: B.D.B. P.R.S./G.C.	SURVEYED BY: W.D.D.
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COUNTY & STATE: UTAH COUNTY, UT	JOB NUMBER: 20-5531.02
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LOCATION:
 2200 W 400 SOUTH ST., SPRINGVILLE, UTAH

FOR THE USE AND BENEFIT OF:
SPEEDWAY LLC
 STORE NO.: 101395

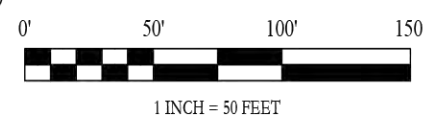
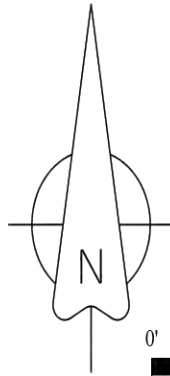
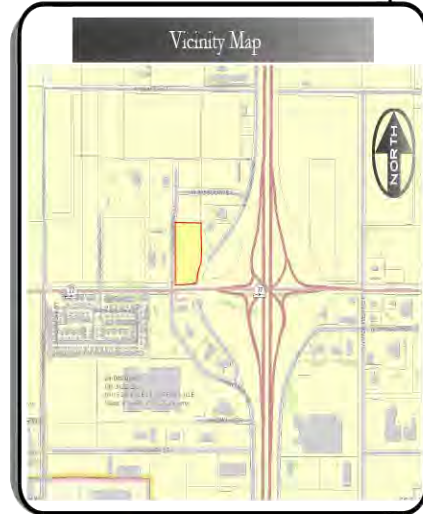
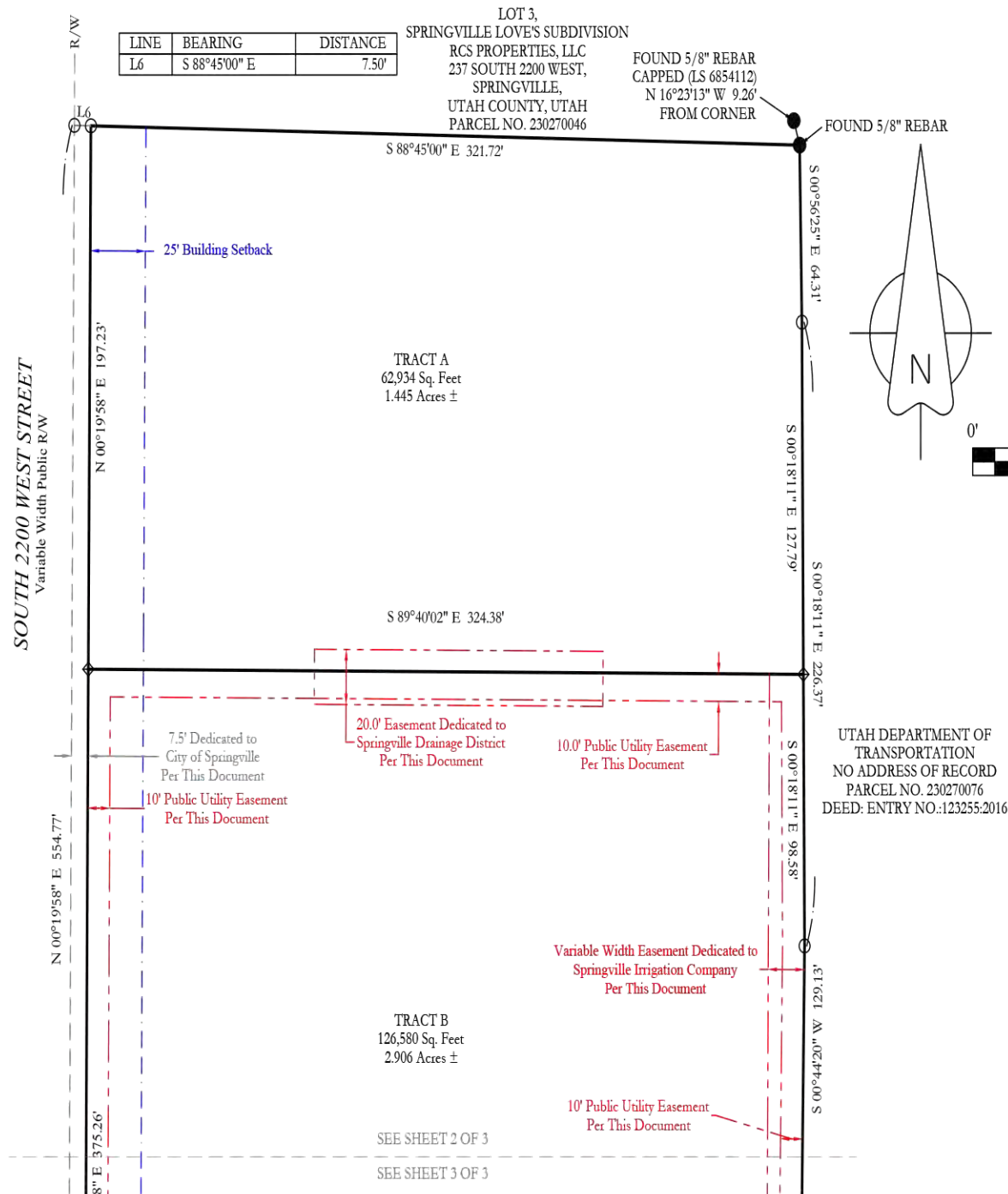
Speedway Minor Commercial Subdivision

Miscellaneous Notes

1. COMPLETED FIELD WORK WAS SEPTEMBER 30, 2020.
2. DISTANCES SHOWN ON PLAT ARE GRID.
3. SOME FEATURES ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY.
4. ANY SERVITUDE'S AND RESTRICTIONS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION FURNISHED TO THE SURVEYOR, AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDE'S AND RESTRICTIONS ARE SHOWN HEREON.
5. EASEMENTS DEDICATED TO SPRINGVILLE IRRIGATION COMPANY ARE 20-FOOT WIDE MINIMUM CENTERED OVER THE DRAINAGE FACILITIES, EXCEPT WHERE EASEMENT EXTENDS INTO ROAD RIGHT-OF-WAY.
6. NO TREES, SHRUBS, TELEPHONE BOXES, OR POWER BOXES ARE ALLOWED IN SPRINGVILLE IRRIGATION COMPANY OR SPRINGVILLE DRAINAGE DISTRICT EASEMENTS.
7. ONSITE DETENTION TO BE MANAGED WITH STORM STRUCTURES CENTERED ON THE EASEMENTS DEDICATED HEREIN.

Legend of Symbols & Abbreviations

- BOUNDARY LINE
- - - FORTY LINE / TIE LINE
- - - MATCHLINE
- - - RIGHT-OF-WAY (R/W)
- - - BUILDING SET BACK (B.S.B.)
- - - UTILITY EASEMENT (U.E.)
- FOUND 5/8" REBAR (OR AS NOTED)
- SET 1/2" REBAR
- ⊕ COMPUTED POINT
- (M) MEASURED DIMENSION
- (R) RECORD DIMENSION



FIRM:

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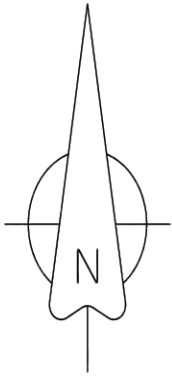
UTAH DEPARTMENT OF
TRANSPORTATION
NO ADDRESS OF RECORD
PARCEL NO. 230270076
DEED: ENTRY NO.:123255:2016

DRAWN BY & DATE: KB 04/26/2021	REVIEWED BY: B.D.B. P.R.S./G.C.	SURVEYED BY: W.D.D.
COUNTY & STATE: UTAH COUNTY, UT	JOB NUMBER: 20-5531.02	

LOCATION:
2200 W 400 SOUTH ST., SPRINGVILLE, UTAH

FOR THE USE AND BENEFIT OF:
SPEEDWAY LLC
STORE NO.: 101395

Speedway Minor Commercial Subdivision



Flood Note

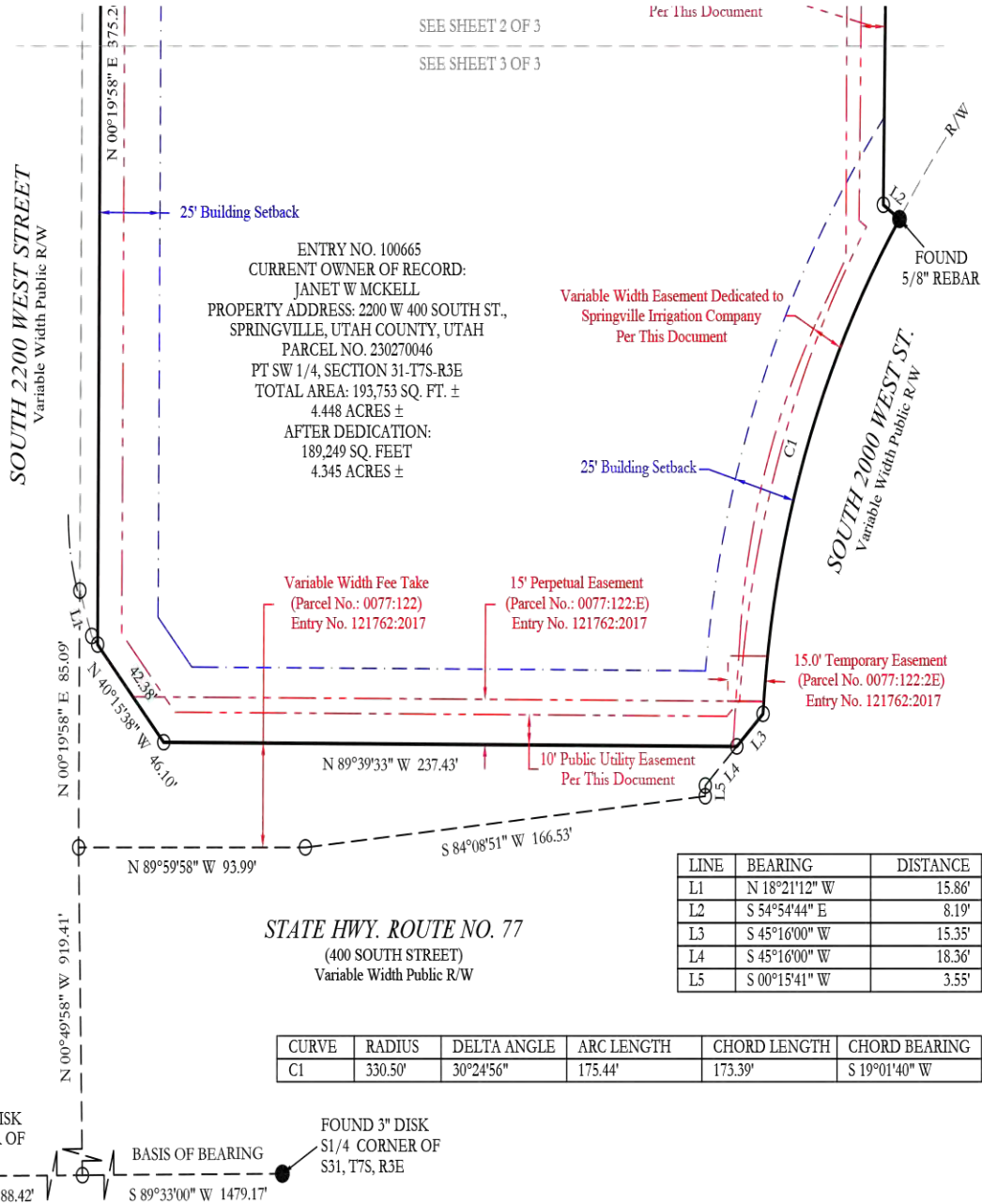
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X-UNSHADED" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 49049C0542F, WHICH BEARS AN EFFECTIVE DATE OF 06/19/2020 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

ZONE DEFINITION ACCORDING TO THE FEMA WEBSITE:

ZONE "X-UNSHADED" - AREA OF MINIMAL FLOOD HAZARD, USUALLY DEPICTED ON FIRMS AS ABOVE THE 500-YEAR FLOOD LEVEL. ZONE X IS THE AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD AND PROTECTED BY LEVEE FROM 100-YEAR FLOOD.

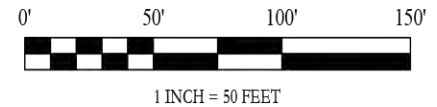
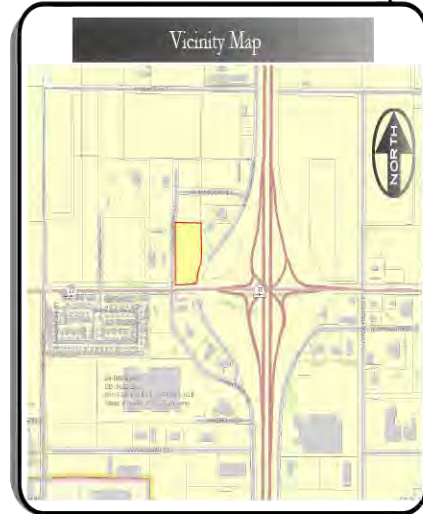
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- FOUND 5/8" REBAR (OR AS NOTED)
- SET 1/2" REBAR
- ⊕ COMPUTED POINT
- (M) MEASURED DIMENSION
- (R) RECORD DIMENSION



LINE	BEARING	DISTANCE
L1	N 18°21'12" W	15.86'
L2	S 54°54'44" E	8.19'
L3	S 45°16'00" W	15.35'
L4	S 45°16'00" W	18.36'
L5	S 00°15'41" W	3.55'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	330.50'	30°24'56"	175.44'	173.39'	S 19°01'40" W



FIRM:

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LOCATION:
2200 W 400 SOUTH ST., SPRINGVILLE, UTAH

FOR THE USE AND BENEFIT OF:
SPEEDWAY LLC
 STORE NO.: 101395



**PLANNING COMMISSION
STAFF REPORT**

Agenda Item 2
August 10, 2021

August 6, 2021

TO: Planning Commission Members

FROM: Josh Yost

RE: **Traditional Neighborhood Development Zone**

Petitioner: Springville Community Development

Summary of Issues

Is the proposed amendment in accordance with the General Plan of the City?

Do changed or changing conditions make the proposed amendment necessary to the promotion of the purposes of the Development Code of Springville, Utah?

Background

Springville City has been collaborating with David Simpson for over a year and a half to create a plan and code to enable the development of a traditional neighborhood project called Westfields Central, on 20 vacant acres adjacent to Meadow Brook Elementary School at 700 S and 950 West. This proposed Traditional Neighborhood Development Zone code establishes a framework for the creation of individual new neighborhood plans for areas where traditional neighborhood development is desired, such as the proposed Westfields Central New Neighborhood Plan.

Analysis

The proposed code provided a simple method for adopting specific new neighborhood plans that differ from the general city zoning code. The code requires the creation of a neighborhood plan for the area to which the zone is applied. This neighborhood plan is adopted through the legislative process by the City Council upon recommendation from the Planning Commission. The code provides flexibility to design the best plan for a specific site or area without the constraints of the standard zoning code, but retains legislative authority to approve each plan on an individual basis. From the code,

“Upon adoption of a new neighborhood plan by the City Council, the parcel shall become a special planning area and shall be marked as such on the zoning map. Within the special planning area, this Code shall govern all development and shall supersede any other conflicting provisions of the Springville Municipal Code.”

The zone may only be applied to properties of at least 10 acres in size. The new neighborhood plan proposed for each zone area include the following elements as listed in the code.

- (a) Transect zone descriptions;
- (b) A regulating plan consisting of one or more maps showing and regulating at least the following, in compliance with the standards described in this Article:
 - (i) Transect zones,
 - (ii) Civic zones,
 - (iii) Thoroughfare network,
 - (iv) Special Requirements, if any, and
 - (v) Calculation of permitted density.
- (c) Standards for each lot type, including at least:
 - (i) Type description,
 - (ii) Lot dimension,
 - (iii) Dimensional standards keyed to graphic diagram,
 - (iv) Height, and
 - (v) Form-based graphic diagram.
- (d) A table of permitted lot types within each Transect Zone
- (e) One set of preliminary site plans for each Transect Zone.

(2) New neighborhood plans may include the following:

- (a) Thoroughfare standards,
- (b) Civic space standards,
- (c) Storm water management standards,
- (d) Architectural standards, or
- (e) Landscape standards.

The code itself establishes no development entitlements. Subsection 11-5-803 (3) of the proposed code states that

No development entitlement exists under the TND Overlay Zone until the adoption of a new neighborhood plan that meets the requirements of this Article 8. The new neighborhood plan shall include those regulations for the development that supplement Springville City's land use regulations for the special planning area. All of Springville City's land use regulations that are not revised the by the new neighborhood plan shall remain in effect for the special planning area.

The proposed amendment advances the purposes of the General Plan and the Westfields Plan to provide diverse housing types within high quality, well connected neighborhoods.

The changing conditions of the housing market, the shrinking amount of developable land, and evolution of planning practice make the proposed amendment necessary, especially in order to accommodate creative implementation of best planning practices in individual developments.

Staff Recommendation

Staff finds that the proposed amendment advances the purposes of the General Plan and is a justifiable addition to the Springville City Code.

Recommended Motion

Move to recommend adoption of the Traditional Neighborhood Development Zone.

Attachments:

Proposed Traditional Neighborhood Development Zone

Title 11, Chapter 5, Article 8

Traditional Neighborhood Development (TND) Zone

Article 8 - Traditional Neighborhood Development (TND) Overlay Zone

11-5-801 Purpose and Intent.

The purpose of this zone is to accommodate the development of traditional neighborhoods through the adoption of form-based code regulating plans, lot types and other associated regulations.

11-5-802 Definitions.

In addition to those definitions found in Section 11-3-402, the following words shall have the definitions in this Article 8

“Active Transportation Plan” means the current Springville Active Transportation Plan as adopted and amended by the City Council from time to time.

“Lot Type” means a specific set of requirements establishing the parameters of development for each lot.

“Civic Building Zone” means a site dedicated for buildings generally operated by government entities or not-for-profit organizations with a dedicated use for culture, education, religion, government, transit and municipal parking, or for a use approved by the City Council.

“Civic Space” or “Civic Zone” means either a civic building zone or a civic space zone.

“Civic Space Zone” means a public site permanently dedicated to open space for use by the general public.

“Development Area” means the total area of each traditional neighborhood development zone.

“New Neighborhood Plan” means the sum of regulations adopted to implement each Traditional Neighborhood Zone area.

“Neighborhood Unit” means a regulatory category defining the physical form, Density, and extent of a settlement.

“Net Site Area” means cumulative of all areas of the new neighborhood plan that are not part of the T1 and T2 zones and exclusive of thoroughfares and land assigned to civic zones.

“Public Frontage” means that space along a thoroughfare or civic space that includes sidewalks, curbs, planters, bicycle facilities and street trees. The public frontage contributes to the character of the transect zone.

“Special Planning Area” means an area of land to which the TND zone has been applied and for which a new neighborhood plan has been adopted.

“Thoroughfare” means a way for use by vehicular and pedestrian traffic and to provide access to Lots and Open Spaces, consisting of Vehicular Lanes and the Public Frontage.

“Transect Zone” or “T-Zone” means one of several sub-zones within an area regulated by the Traditional Neighborhood Development. Transect Zones are administratively similar to the land use zones in conventional codes, except that in addition to the usual building use, Density, height, and Setback requirements, other elements of the intended habitat are integrated, including those of the private Lot and building and Public Frontage.

“Vehicle Lane Dimensions” means. the standards for vehicular lane width as shown in Vehicular Lane Dimensions in each Thoroughfare standard.

11-5-803 TND Overlay Zone Application.

- (1) **Development Agreement.** When a property is zoned with the TND Overlay Zone, the TND Overlay Zone shall not change the underlying zone and become effective until the property owner and City have entered into a development agreement that outlines how the requirements of the TND Overlay Zone apply within the special planning area. The development agreement must include, without limitation, the following:
 - (a) An adopted new neighborhood plan;
 - (b) A term that does not exceed five years or the minimum number of years allowed by the Utah Municipal Land Use, Development and Management Act, whichever number is lower;
 - (c) An agreement by the developer to abide by all design standards, as required by Section 10-9a-534 of the Utah Code and any other Utah Code Sections;
- (2) **Minimum area of Zone.** The TND Overlay Zone shall be applied to development areas of no less than 10 acres.
- (3) **New Neighborhood Plan.** No development entitlement exists under the TND Overlay Zone until the adoption of a new neighborhood plan that meets the requirements of this Article 8. The new neighborhood plan shall include those regulations for the development that supplement Springville City’s land use regulations for the special planning area. All of Springville City’s land use regulations that are not revised the by the new neighborhood plan shall remain in effect for the special planning area.

11-5-804 New Neighborhood Plans.

- (1) **Preparation and adoption of new neighborhood plans.**

- (a) A new neighborhood plan may be prepared by the planning department, property owner, and/or consultant. New neighborhood plans may contain more than one T-Zone and/or shall contain more than one Lot Type.
- (b) A new neighborhood plan must be adopted through legislative action of the City Council upon recommendation from the Planning Commission. The City Council maintains all of its legislative rights and authorities in considering a new neighborhood plan and is not required to adopt a new neighborhood plan.
- (c) Upon adoption of a new neighborhood plan by the City Council, the parcel shall become a special planning area and shall be marked as such on the zoning map. Within the special planning area, this Code shall govern all development and shall supersede any other conflicting provisions of the Springville Municipal Code.

(2) New neighborhood plans shall include the following:

- (a) Transect zone descriptions;
- (b) A regulating plan consisting of one or more maps showing and regulating at least the following, in compliance with the standards described in this Article:
 - (i) Transect zones,
 - (ii) Civic zones,
 - (iii) Thoroughfare network,
 - (iv) Special Requirements, if any, and
 - (v) Calculation of permitted density.
- (c) Standards for each lot type, including at least:
 - (i) Type description,
 - (ii) Lot dimension,
 - (iii) Dimensional standards keyed to graphic diagram,
 - (iv) Height, and
 - (v) Form-based graphic diagram.
- (d) A table of permitted lot types within each Transect Zone
- (e) One set of preliminary site plans for each Transect Zone.

(3) New neighborhood plans may include the following:

- (a) Thoroughfare standards,
- (b) Civic space standards,
- (c) Storm water management standards,
- (d) Architectural standards, or
- (e) Landscape standards.

Section 11-5-805 Requirements for New Neighborhood Plan Elements

(1) Transect Zones.

- (a) Transect zones shall be assigned and mapped on each new neighborhood plan.
- (b) A transect zone may include any of the elements indicated for its T-zone number throughout this Code, in accordance with the transect zone descriptions.

(4) Civic Space.

- (a) Civic space dedicated for public use shall be required for each neighborhood unit and designated on the new neighborhood plan as a civic space zone and/or civic building zone.
- (b) The City has to approve all civic space as part of the neighborhood plan.

(5) Thoroughfare Standards.

- (a) If no specific thoroughfare standards are adopted with the new neighborhood plan, the existing City land use regulations for thoroughfare standards shall apply.
- (b) If specific thoroughfare standards are adopted, they shall adhere to the following standards and shall superseded the otherwise adopted City standards.

(i) General:

- (A) Thoroughfares are intended for use by vehicular and pedestrian traffic and to provide access to lots and open spaces.
- (B) Thoroughfares shall generally consist of vehicular lanes and public frontages.
- (C) Thoroughfares shall be designed in context with the urban form and desired design speed of the transect zones through which they pass.
- (D) Frontages of thoroughfares that pass from one transect zone to another shall be adjusted accordingly or, alternatively, the transect zone may follow the alignment of the thoroughfare to the depth of one Lot, retaining a single public frontage throughout its trajectory.
- (E) Within the most rural zones (typically named the T1 and T2 zones within a neighborhood development plan) pedestrian comfort shall be a secondary consideration of the thoroughfare. Design conflict between vehicular and pedestrian generally shall be decided in favor of the vehicle.
- (F) Within the more urban transect zones (typically named T3 through T6 zones) pedestrian comfort shall be a primary consideration of the thoroughfare. Design conflict between vehicular and pedestrian movement generally shall be decided in favor of the pedestrian.
- (G) The thoroughfare network shall be designed to define blocks. A block shall not exceed 300'x600'. The perimeter shall be

measured as the length of the right-of-way line at the perimeter of the block.

- (H) All thoroughfares shall terminate at other thoroughfares, forming a network. Internal thoroughfares shall connect wherever possible to those on adjacent sites.
- (I) Each lot shall front on a vehicular thoroughfare or a path or trail in a civic space zone. In the event that a lot fronts on a path or trail, the new neighborhood plan must demonstrate how the lots will be easily accessed by both lot owners and people visiting the lot. Front doors of homes need to have available public parking within 150 feet of the door, and lots need to be easily accessed by owners by either a public street or private alley.
- (J) Standards for paths and bicycle trails shall conform to the Active Transportation Plan.

(ii) Vehicular Lanes.

- (A) Thoroughfares may include vehicular lanes in a variety of widths for parked and for moving vehicles, including bicycles. The standards for vehicular lanes shall be as shown in vehicular lane dimensions.
- (B) A bicycle network consisting of bicycle trails, bicycle routes and bicycle lanes should be provided throughout the special planning area as defined in the Active Transportation Plan. The community bicycle network shall be connected to existing or proposed regional networks as defined in the Active Transportation Plan.

(iii) Public Frontages

- (A) The introduced landscape shall consist primarily of native species requiring minimal irrigation, fertilization and maintenance and tolerant of soil compaction.
- (B) The public frontage shall include trees planted in a regularly-spaced alee pattern of single or alternated species with shade canopies of a height that, at maturity, clears at least 10 feet.
- (C) At retail public frontages, the spacing of the trees may be irregular, to avoid visually obscuring the shopfronts.

(c) **Density Calculations.**

- (i) The net site area shall be allocated to the various transect zones as defined by the new neighborhood plan.
- (ii) Density shall be expressed in terms of housing units per acre as specified for the area of each transect zone. For purposes of density calculation, the transect zones do not include the thoroughfares or land assigned to civic zones.

- (iii) The City is not required to approve and adopt a new neighborhood plan that allows for higher densities than the underlying zone within the TND Overlay Zone.
- (d) **Special Requirements.** A new neighborhood plan may designate any of the following special requirements:
 - (i) Designations for mandatory and/or recommended retail frontage requiring or advising that a building provide a shopfront at sidewalk level along the entire length of its private frontage. The shopfront shall be no less than 70% glazed in clear glass and shaded by an awning overlapping the sidewalk. The first floor shall be confined to retail use for the first 40’.
 - (ii) Designations for mandatory and/or recommended gallery frontage, requiring or advising that a building provide a permanent cover over the sidewalk, either cantilevered or supported by columns. The gallery frontage designation may be combined with a retail frontage designation.
 - (iii) Designations for mandatory and/or recommended arcade frontage, requiring or advising that a building overlap the sidewalk such that the first-floor facade is a colonnade. The arcade frontage designation may be combined with a retail frontage designation.
 - (iv) A designation for coordinated frontage, requiring that the public frontage and private frontage be coordinated as a single, coherent landscape and paving design.
 - (v) Designations for mandatory and/or recommended terminated vista locations, requiring or advising that the building be provided with architectural articulation of a type and character that responds visually to the location.
 - (vi) A designation for cross block passages, requiring that a minimum 8-foot-wide pedestrian access be reserved between buildings.



**PLANNING COMMISSION
STAFF REPORT**

Agenda Item 3
August 10, 2021

August 9, 2021

TO: Planning Commission Members

FROM: Josh Yost

RE: Springville Community Development requests a zone map amendment for Parcel 26:041:0068 located at approximately 700 South and 950 West from the R1-10 Zone to the Traditional Neighborhood Development Overlay Zone.

Petitioner: Springville Community Development

Summary of Issues

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

Background

This zone map amendment application is the first application of the Traditional Neighborhood Development Overlay Zone. The Westfields Central project is a traditional neighborhood development of 20 acres at 700 South and 950 West that as described in the Zone Text Amendment staff report, has been in design development for over 18 months.

Analysis

The proposed zone map amendment adheres to the General Plan and the Westfields Community Plan as it provides for the flexibility for a new neighborhood plan to be proposed that addresses the specific goals and objectives of those plans.

Although the approval of this application would apply the TND overlay to the subject property, it does not entitle any development. The new neighborhood plan still must be approved through the legislative process for a land use application. The Planning Commission will review the plan and make a recommendation to the City Council.

Staff Recommendation

Staff finds that the proposed zone map amendment adheres to the General Plan and retains legislative discretion in the adoption of the ultimate new neighborhood plan for the subject property.

Recommended Motion

Move to recommend approval of the zone map amendment for Parcel 26:041:0068 located at approximately 700 South and 950 West from the R1-10 Zone to the Traditional Neighborhood Development Overlay Zone.

Subject Property Map

