

ORDINANCE #20-2025


SHORT TITLE: AN ORDINANCE AMENDING VARIOUS SECTIONS OF TITLE 11, DEVELOPMENT CODE, AND TITLE 14, SUBDIVISION REGULATIONS, CONCERNING DEVELOPMENT APPROVAL PROCESSES

PASSAGE BY THE SPRINGVILLE CITY COUNCIL
ROLL CALL

NAME	MOTION	SECOND	FOR	AGAINST	OTHER
Craig Jensen					Excused
Logan Millsap	✓		✓		
Jake Smith			✓		
Mike Snelson			✓		
Mindi Wright		✓	✓		
	TOTALS		4	—	1

This ordinance was passed by the City Council of Springville, Utah, on a roll call vote as described above on October 21, 2025.

Approved and signed by me this 21st day of October 2025



Matt Packard, Mayor

CITY RECORDER'S CERTIFICATE AND ATTESTATION

This ordinance was recorded in the office of the Springville City Recorder on the 21st day of October 2025, with a summary being posted to the Utah Public Notice Website, and according to UCA 10-3-711. I hereby certify and attest that the foregoing constitutes a true and accurate record of proceedings with respect to Ordinance 19-2025.



Signed this 21st day of October 2025



Kim Crane, City Recorder

ORDINANCE #20-2025

AN ORDINANCE AMENDING VARIOUS SECTIONS OF TITLE 11, DEVELOPMENT CODE, AND TITLE 14, SUBDIVISION REGULATIONS, CONCERNING DEVELOPMENT APPROVAL PROCESSES.

WHEREAS, the Springville City Development Code governs land use decisions within Springville City in fulfillment of the recommendations of the General Plan, as well as the future vision of the City as established by the Mayor and City Council; and

WHEREAS, Springville City may, from time to time, examine the regulatory provisions of the zones within the Code and amend such provisions; and

WHEREAS, corrections are occasionally needed to update codes to ensure consistency and compliance with the Utah State Code.

WHEREAS, the Planning Commission held a public hearing on August 26, 2025, reviewed the proposed amendments, and has recommended them favorably; and

WHEREAS, the City Council held a properly noticed public meeting on October 7, 2025, to consider amendments to the Springville Code.

Be it ordained by the City Council of Springville, Utah:

SECTION 1: Section 11-5-305, Special Provisions, Hillside Overlay Zone, of Springville City Code is hereby amended as follows:

11-5-305 Special Provisions.

All uses of land in the Hillside Overlay Zone shall conform to the following criteria:

(1) All land surface having a slope of twenty-five percent (25%) or greater shall remain in its natural state and shall not be graded or otherwise disturbed, except that the natural vegetation may be supplemented by other plants naturally occurring in the area; provided, however, roads may be constructed on slopes exceeding twenty-five percent (25%) if the following requirements are met:

(a) The road has been approved and is either an existing City street or detailed plans showing the precise location and engineering detail have been submitted and approved by the ~~City Council after recommendation of the Planning Commission~~ Land Use Authority.

(b) The ~~Land Use Authority Planning Commission and City Council~~ have determined that the proposed alignment is necessary for the proper development of the area and that there is no feasible alternate alignment which complies with the slope requirement.

(c) The plan provides adequate measures to ~~insure~~ ensure that all cut and fill slopes will be stabilized, that erosion hazards will be eliminated, that surface vegetation will be restored, and that other environmental hazards will be adequately handled.

(2) Each dwelling site shall contain a buildable area of not less than four thousand

(4,000) square feet.

(3) No cut or fill slope that shall be created as a part of the construction of any roadway, dwelling, or other structure shall exceed the critical angle of repose, except by special permission of the City Council after recommendation of the Planning Commission. Such special permission shall not be given until the developer shows that he has adopted all practical measures to reduce the slopes to less than the critical angle of repose by selecting an alternate location, or by planting the slopes with natural vegetation, or by undertaking other action which will have the effect of preventing the soil from moving under the force of gravity until vegetation becomes established.

(4) All development shall provide to the satisfaction of the [Land Use Authority Planning Commission](#) for the disposal of surface water originating as a result of any modification in the environment. Provision shall also be made to the satisfaction of the Planning Commission for the accommodation of all storm water run-off arising on or above the site so as to prevent flooding or erosion.

(5) If it determines it to be necessary in order to adequately evaluate any proposed development in the Hillside Overlay Zone, the [Land Use Authority Planning Commission](#) may require an environmental impact statement containing the information specified in Section 11-6-128 and a geologic report containing the information specified in Section 11-6-129.

(6) No grading, filling, or excavation of any kind shall be commenced without first obtaining a grading permit as required by Chapter 6 of Title 10 of this Code. In issuing any such permit, the Building Official may, as a condition of the permit, require the person doing the grading, filling, or excavation to do such work in the manner specified by the permit in order to:

- (a) Encourage only minimal grading which relates to the natural contour of the land and which will round off, in a natural manner, sharp angles at the top and ends of cuts and fill slopes;
- (b) Retain trees and other vegetation which stabilize steep hillsides, retain moisture, prevent erosion, enhance the natural scenic view, and, where necessary, install additional landscaping to enhance the scenic and safety qualities of the area;
- (c) Provide for immediate planting wherever appropriate to maintain necessary cut and fill slopes, to stabilize such areas with plant roots, to conceal raw soil from view, and to minimize erosion;
- (d) Preserve natural drainage channels;
- (e) Encourage retention of natural landmarks and prominent natural features, wildlife habitat, and open space;
- (f) Preserve and enhance the visual and environmental quality of the area through the use of natural vegetation and prohibition of excessive excavation and terracing;
- (g) Protect the public from natural hazards of run-off water and erosion by requiring drainage facilities.

(7) As a means of harmonizing development within the project with existing and planned development within the surrounding area, the [Land Use Authority Planning Commission](#) may, as a condition of its approval, specify or may require changes in the density, minimum and maximum height of buildings and structures, and type and style of architecture, the character and nature of landscaping, the pattern of circulation, the location and siting of buildings, fences, walls, utilities, lighting and sprinkling facilities, and other structures, as well as the nature and extent of drainage facilities.

(8) No dwelling or other structure used for human habitation shall be constructed on fill material, unless such material shall have been compacted as directed by the City Engineer. All fill in the Hillside Overlay Zone shall be compacted to at least ninety-five percent (95%) of American Association of State Highway Transportation Officials T180 density for those areas intended as structural foundations, including roadways.

SECTION 2: Section 11-5-401-11-5-415, Westfields Overlay Regulations, of Springville City Code is hereby adopted to read as follows:

Article 4 – WESTFIELDS ~~AND LAKESIDE~~ OVERLAY REGULATIONS

11-5-401 Purpose and Intent.

The purpose of the Westfields ~~and Lakeside~~ Overlay Zones is to carry out the adopted policies of Springville City concerning the Westfields ~~and Lakeside~~ communities. This will help create attractive, diverse neighborhoods, including a wide variety of attached and detached quality housing, along with opportunities for shopping and services, all within reasonable walking distance for the majority of area residents.

(1) This purpose can be achieved by:

- (a) Providing a network of connected streets and paths that will provide adequate circulation for both pedestrians and vehicles and encourage a less auto-dependent community;
- (b) Providing a broad range of housing, including suburban residences to urban-type apartments, and townhouses throughout the area;
- (c) Providing significant open space, consisting of formal parks located throughout the residential area and squares located in the village center, along with a network of trails adjacent to waterways and the power corridor; and
- (d) Developing streets that balance the needs of vehicles, pedestrians, and residents.

(2) Examples of architectural features and building siting specifically identified as being desirable are found in some sections of Springville's Plat A neighborhoods, which may serve as a source of concepts and ideas to emulate. Neighborhoods should be created that are long-term assets to future generations of Springville. Considerations for creating quality, functional neighborhoods include, but are not limited to:

- (a) Similar residential densities generally face each other across the street and the rear of the lots, acting as the boundaries between different densities of housing and types of uses.

- (b) Higher-density developments mixed with single-family detached housing should generally be located near park space or on the edges of the neighborhood.
- (c) Larger two (2) story houses or twin homes should generally be located on corner lots.
- (d) Front facades should run parallel to the street.
- (e) Well-defined front entries and attractive porches.
- (f) Recessed or detached garages, located behind the front setback line.
- (g) Recessed or detached garages that are not major focal points of houses when viewed from the street and are located behind the front setback line.
- (h) Use of traditional building materials, specifically brick.
- (i) Use of the same material on all facades of the building.
- (j) Use of heavier materials (e.g., brick and stone) on the bottom of the facade, with lighter materials on the top (e.g., stucco or siding).
- (k) Use of heavier materials on the primary facades with lighter materials on projections or relief features.
- (l) Darker colors on the bottom of the facade with lighter colors on the top.
- (m) Vertical orientation of primary windows.
- (n) Symmetrical placement of windows within the bay of the facade.
- (o) Use of mullions and muntins to break up large expanses of glass creates a vertical emphasis of windows.
- (p) Window treatments should either be recessed, trimmed, or project from the exterior wall to provide variation in the facade. Window sills and window heads are also encouraged.
- (q) Tree-lined streets with adequately sized park strips.
- (r) Roof pitches appropriate to the style, typically greater than five to twelve (5:12).

11-5-402 Use and Development Regulations.

Uses in the Westfields ~~and Lakeside~~ Overlays are limited to the permitted, conditional, and accessory uses in the underlying zone for those developments not participating in the density bonus program. For developments participating in the density bonus program, attached dwelling units will be allowed in accordance with the requirements of the density bonus program.

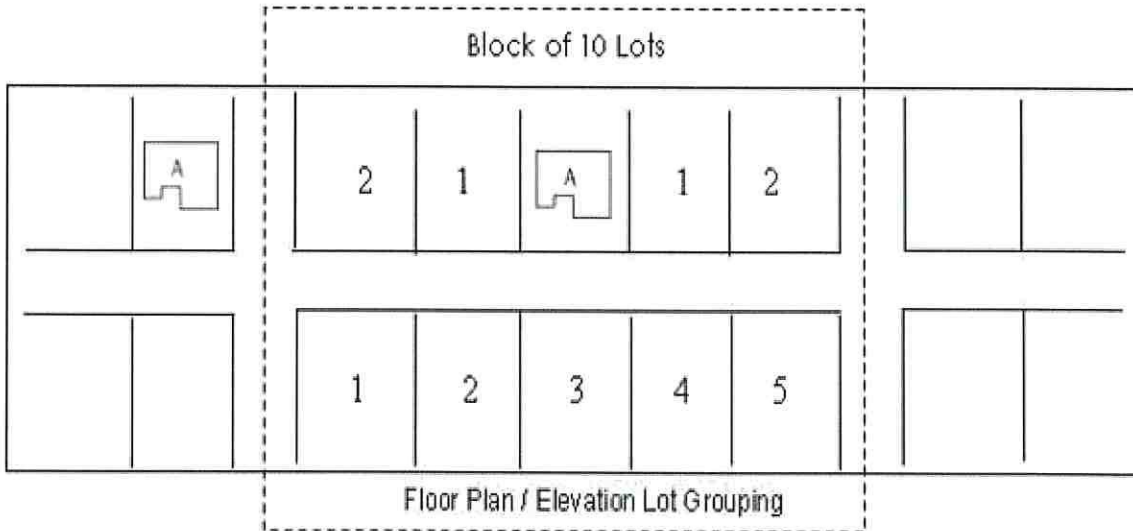
Each portion of the development must correspond to an existing zoning designation adopted by Springville City, for the purpose of meeting the residential site development standards, and that designation must be indicated on the plat or site plan submission. The indicated designations do not change the underlying zone. ~~The R1-5 zone~~

designation is only allowed in the Lakeside Overlay and shall not be allowed in the Westfields Overlay.

11-5-404 Minimum Performance Standards.

(1) The following are minimum standards for single-family detached dwellings, twin homes or duplexes developed in the Westfields and Lakeside Overlays:

(a) The same elevation may not be used on the adjacent two (2) lots on either side of the subject property or the five (5) lots across the street from the subject property on any block length, as illustrated below.



(b) No garage shall occupy more than forty percent (40%) of the total building frontage. This measurement does not apply to garages facing a carriageway, or set back at least twenty feet (20') from the front of the house, or that are side-loaded.

(c) In any lot with street frontage of sixty feet (60') or less that includes a carriageway, all required parking shall be accessed from the carriageway. The required parking shall be set back a minimum of five feet (5') from the rear property line.

(d) Front-loaded garages on lots with street frontage of sixty feet (60') or less must be set back a minimum of twenty feet (20') from the required front setback of the house.

(e) Single-family detached houses may have a roof pitch of no less than five to twelve (5:12).

(f) All walls which face a public street must contain at least twenty-five percent (25%) of the wall space in windows or doors. However, on homes that have sideloaded garages, all walls that face a public street must contain at least twenty percent (20%) of the wall space in windows or doors.

(g) Primary entrances shall face the public street and sidewalk.

(h) Windows shall not be flush with exterior walls. They shall be recessed or treated

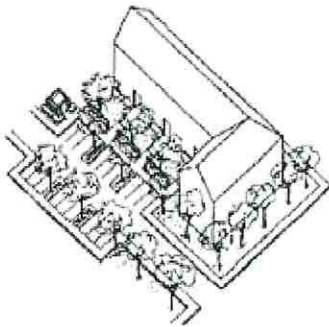
with a trim.

(i) Building materials shall be applied in consistent amounts on the front and side wall elevations of houses on interior lots and all wall elevations of the houses on corner lots. In no case shall the percentage of building materials vary greater than ten percent (10%) on those elevations where consistent amounts are required.

(2) The following are minimum standards for any multiple-unit residential buildings and lots, either for rental or ownership, developed in the Westfields and Lakeside Overlays:

(a) Parking for all multi-family dwelling units (~~excluding row houses in the Lakeside Overlay~~) shall be located behind the principal building and may be accessed from a carriageway or driveway. ~~Parking for row house units in the Lakeside Overlay may include a maximum of forty percent (40%) of the overall units within the development to include front loaded garages that are flush or recessed from the front wall.~~

(b) Primary entries shall face a public street.



Locate parking areas along non-street facing elevations with primary entries facing public street.

(c) At least fifty percent (50%) of the block length shall have building facades within thirty feet (30') of the front property line.

(d) All front facades must include twenty-five percent (25%) of the wall space in windows or doors.

(e) The use of materials must be consistent on all sides of the building.

(f) Standards Specific to Large Developments More Than Fifty (50) Units.

(i) Variation in building facades facing streets is encouraged to provide identity to buildings within multi-family projects. This may include a variety of building styles, massing, composition, and prominent architectural features, such as door and window openings, porches, and rooflines.

(ii) Building frontages greater than one hundred feet (100') shall include projections and recesses, balconies, arcades, and other distinctive features to interrupt the length of any building facade facing a street.

(g) Windows shall not be flush with exterior walls. They shall be recessed or treated with a trim.

11-5-405 Bonuses for Maximum Density.

Densities in excess of the baseline density for the underlying zone may be considered for developments that comply with the density bonus program requirements up to a maximum of forty percent (40%) for developments in the Westfields Overlay ~~and up to a maximum of fifty percent (50%) in the Lakeside Overlay~~. The amount of density bonus shall be determined by the type of density bonus requirements incorporated into the development proposal. In no case shall the density bonus exceed the overall maximum density allowed for the zone in which the development occurs.

Zoning District	Baseline Density (Units/Acre)	Maximum Density with 40% Bonus (Westfields Overlay)	Maximum Density with 50% Bonus (Lakeside Overlay)
R1-15	2.0	2.8	3
R1-10	3.0	4.2	4.5
R1-8	3.8	5.3	5.7
R2	6.0	8.4	9

11-5-406 Housing Mix Requirements.

A range of housing densities and types is an objective of Springville City for both the Westfields ~~and Lakeside~~ communities. In order to help ensure this mix occurs, developers participating in the density bonus program shall be required to meet the following requirements described below and listed in the table included below:

(1) In areas zoned R1-15 and R1-10, a minimum of twenty-five percent (25%) of the gross developable land (total land area minus land donated to the City for density bonus) shall be developed at the baseline density. Additionally, another forty-five percent (45%) of the land shall be developed as single-family detached dwellings for a total of seventy percent (70%) of the gross developable land being developed with single-family detached units. The remaining thirty percent (30%) of the gross developable land may be developed under the development standards of the RMF-1 zone. Up to a maximum of fifteen percent (15%) of the gross developable land may be developed as duplexes or twin homes.

(2) In areas zoned R1-8, a minimum of twenty-five percent (25%) of the gross developable land (total land area minus land donated to the City for density bonus) shall be developed at the baseline density. Additionally, another forty-five percent (45%) of the land shall be developed as single-family detached dwellings for a total of seventy percent (70%) of the gross developable land being developed with single-family units. The remaining thirty percent (30%) of the gross developable land may be developed under the development standards of the RMF-2 zone. Up to a maximum of fifteen percent (15%) of the gross developable land may be developed as duplexes or twin homes.

(3) In areas zoned R2, ~~in the Westfields Overlay~~, a minimum of twenty-five percent (25%) of the land shall be developed at the baseline density. The remaining seventy-five percent (75%) may be developed under the development standards of the RMF-2 zone. ~~In areas zoned R2 in the Lakeside Overlay, a minimum of fifteen percent (15%) of the land shall be developed at the baseline density. Additionally, another twenty-five percent (25%) of the land shall be developed as single-family detached dwellings. The remaining~~

sixty percent (60%) of the gross developable land may be developed under the development standards of the RMF-2 zone.

Zone	The % of land that must be developed at Base Zoning Designation	Additional % of land that must be developed as single-family detached dwellings	Maximum % of land that may be developed as duplexes or twin homes	Maximum % of land that may be developed under RMF-1 Development Standards	Maximum % of land that may be developed under RMF-2 Development Standards
R1-15	25%	45%	15%	30%	
R1-10	25%	45%	15%	30%	
R1-8	25%	45%	15%		30%
R2	25%				75%
R2/Lakeside Overlay	15%	25%			60%

11-5-407 Density Bonus.

(1) For developers requesting densities greater than the baseline density, the development must comply with two (2) or more of the bonus density requirements described in this Section, depending on the desired density increase. Participation in the density bonus program is contingent upon meeting at least one (1) of the requirements of the “Parks, Open Space and Other Public Lands” and “Building Materials” categories. A minimum of three percent (3%) shall be achieved from each category. For developments in the Village Center, a participation minimum of twelve percent (12%) in the “Open Space and Other Public Lands” and fifteen percent (15%) in the “Building Materials” categories is required. The [Land Use Authority Planning Commission and City Council](#) shall review the project at the preliminary stage and determine if the proposed design complies with the intent of the bonus density requirements before points will be granted.

(2) In order to achieve the maximum density bonus allowed in the zone, the development shall have received density bonus points from at least one (1) component in at least three (3) of the following categories: (a) Parks, Open Space and Other Public Lands; (b) Building Materials; (c) Design Features; (d) Building Mix; and (e) Recreational Vehicle Storage.

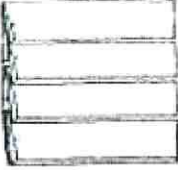
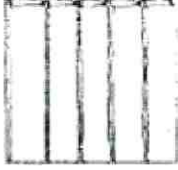
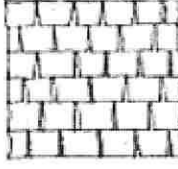
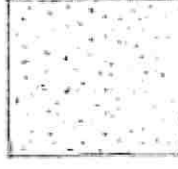
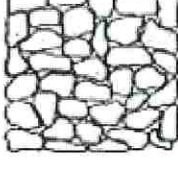
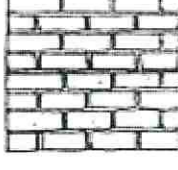
(3) The bonus density requirements are as follows:

(a) Parks, Open Space, and Other Public Lands. A primary objective of the Westfields and Lakeside Overlays is to meet the objectives of Springville City to preserve some specific locations of open space and establish certain types of parks and open space. Additionally, there are public uses that will need to be located in the area that are important to the area functioning appropriately. Springville City will have the right to accept or reject any areas proposed to meet this requirement.

PARKS, OPEN SPACE AND OTHER PUBLIC LANDS	
Density Bonus Improvement	Requirements and Bonus
Park land and improvements donated to Springville City	<p>A 1.2% density bonus for each 1% of developed park land within the development up to a 12% density bonus. The park will become the property of Springville City.</p> <p>Parks shall include a minimum of 100% of the total park boundary along a public street and be centrally located within the development. Parks adjacent to linear open space and/or public or quasi-public grounds or uses may be accepted with less than 100% of the park boundary adjacent to a public street on a case-by-case basis and may require off-street parking.</p> <p>Springville City will not accept parks of less than 5 acres. Parks shall include improvements totaling no less than the amount per acre established by resolution and approved by the City Council, and shall include grading, sprinkler system, and installation of the lawn, trees, and other planting. Other improvements may include restrooms, tennis and basketball courts, soccer fields, baseball diamonds, playgrounds, trails, benches, picnic shelters, and other types of improvements. The developer will be responsible for verifying improvement expenditures.</p>
Linear open space and trails along waterways and the power line corridor	<p>A 0.7% density bonus for each 1% of land developed for a linear trail system within the development, up to 7% density bonus. The trail system shall become the property of Springville City.</p> <p>Improvements shall include: grading improvements, a 10-foot-wide hard-surfaced trail, benches every 1/8 mile, and landscaping, including at least 3 trees per 100 linear feet. Other types of improvements may include trail heads. Parks shall include improvements totaling no less than the amount per acre established by resolution and approved by the City Council.</p>
Fees in lieu of park land and improvements	<p>For parcels that are too small for development of a park meeting the minimum City standard of 5 acres, a fee in lieu may be paid at the rate of the value of the land per acre plus improvements totaling no less than the amount per acre established by resolution and approved by the City Council and be prorated at 1.2% density bonus for the equivalent value of 1% land and development costs up to a maximum of 12% density bonus.</p>
Public property dedications	<p>A density bonus of 0.5% for each 1% of land identified by the City for a public purpose and deeded to the City.</p>

(b) Building Materials. Historically, brick was the primary exterior finish for buildings in Springville and the Intermountain West because of the abundance of clay and the limited quantities of wood. Stone was also used on a more limited basis for exterior finishes. The maintenance-free nature of these materials and the variety of types of

ways they can be used to create interest and variety make them a desired component for housing in the Westfields and Lakeside Overlays.

BUILDING MATERIALS	
Density Bonus Improvement	Requirements and Bonus
<div style="display: flex; justify-content: space-around;"> <div style="text-align: center;"> <p>Horizontal Wooden siding</p>  </div> <div style="text-align: center;"> <p>Vertical Wooden siding</p>  </div> </div> <div style="display: flex; justify-content: space-around; margin-top: 10px;"> <div style="text-align: center;"> <p>Shingle</p>  </div> <div style="text-align: center;"> <p>Stucco</p>  </div> </div> <div style="display: flex; justify-content: space-around; margin-top: 10px;"> <div style="text-align: center;"> <p>Stone</p>  </div> <div style="text-align: center;"> <p>Brick</p>  </div> </div>	<p>The following density bonuses shall apply to percentages of all facades of multi-family, two-family and single-family dwellings; however, for detached single-family and attached two-family dwellings on interior lots, it shall only apply to the front and side wall facades. Multi-family dwellings must participate at the 50% net level at a minimum. Options for less than 100% of detached single-family and two-family units meeting these requirements may be considered and shall be prorated accordingly; however, the 3% density bonus minimum must be met. For those participating at a building materials density bonus percentage greater than 8%, brickwork must include 1 element of coursing different from the major coursing on the building (i.e., the stretcher bond is the most commonly used, and a soldier, dogtooth, or other coursing must be included as part of the overall brick application).</p> <p>a. A density bonus of 5% shall be given where 25% of the gross facade elevation includes brick or stone on detached single-family and attached two-family dwellings.</p> <p>b. A density bonus of 8% shall be given where 25% of the gross facade elevation includes brick or stone and the remainder in stucco, wood, or fiber cement siding on detached single-family and attached two-family dwellings.</p> <p>c. A density bonus of 15% shall be given where 50% of the gross facade elevation includes brick or stone with 50% of the remainder in stucco, wood, or fiber cement siding on detached single-family and attached two-family dwellings.</p> <p>d. A density bonus of 15% shall be given where 50% of the net facade elevation includes brick or stone with 50% of the remainder in stucco, wood, or fiber cement siding on multi-family dwellings. All multi-family residential developments must meet the 15% standard in order to participate in the density bonus program.</p> <p>e. A density bonus of 20% shall be given where 75% of the gross facade elevation includes brick or stone with 50% of the remainder in stucco, wood, or fiber cement siding on detached single-family and attached two-family dwellings.</p> <p>f. A density bonus of 20% shall be given where 75% of the net wall elevation includes brick or stone, with the remainder in stucco, wood, or fiber cement siding on multi-family dwellings.</p>

(c) Design Features. Specific building features help to provide interest and variety to the whole array of residential facades. It is important that these design elements are appropriate to the architecture of the building and appropriately located in that architecture. These will be considerations in awarding density bonuses for this category.

DESIGN FEATURES	
Density Bonus Improvement	Requirements and Bonus
Porch improvements	<p>A density bonus of between 2% to 4% may be given for porches on the front facade of the building. Roofs above porches, which are not extensions of the roof, should generally be hipped, truncated hipped, or gabled, or a pedimented portico. Shed or flat roofs are generally discouraged. Porch roof slope should mimic the roof slope of the dwelling. A mix of porches may be used and the density bonus prorated.</p> <p>a. A density bonus of up to 2% bonus may be given for a covered porch at least 5 feet deep, which covers at least 25% of the front facade width with basic porch supports.</p> <p>b. A density bonus of up to 3% may be given for a recessed entry at least 3 feet deep and 5 feet wide with living space on either side and roofed.</p> <p>c. A density bonus of up to 3% may be given for a porch meeting all of the requirements of (a) along with architectural pillars or posts (e.g., battered porch piers, columns, brick or stone pillars).</p> <p>d. A density bonus of up to 4% may be given for a porch meeting all of the requirements of (a) and (c), along with including an enclosure of no greater than 3 feet in height which may include a balustrade or wainscoting or similar treatment.</p>
Projecting bays	A density bonus of up to 2% may be given for projecting bays of at least 2 feet deep covering at least 15% of the front facade, based on materials and appropriateness of location.
Balconies	A density bonus of up to 2% may be given for balconies covering at least 15% of a facade facing a street and which extend at least 1 foot on each side beyond the width of the doorway and which are at least 3 feet in depth.
Dormer windows	A density bonus of 2% may be given for dormer windows based on materials and appropriateness of location.
Window accents	A density bonus of up to 2% may be given for window opening accents on all front facade windows, such as a window head (e.g., pedimented or hooded) and a projecting sill (e.g., precast or brick), along with keystones, brick soldier coursing above the window, etc.
Recessed and detached garages	A prorated density bonus of 5% may be given for

DESIGN FEATURES	
Density Bonus Improvement	Requirements and Bonus
	garages located at least 20 feet behind the front setback of the house. A prorated bonus density of 8% may be given for a detached garage located at least 40 inches behind the front setback of the house. This density bonus only applies to single-family detached dwellings with greater than 60 feet of street frontage.
Underground parking garages in multi-family	A prorated density bonus of up to 75% may be given for common underground parking garages in multiple-family dwelling structures that include internal circulation.

(d) Building Mix.

BUILDING MIX	
Density Bonus Improvement	Requirements and Bonus
Row houses	A density bonus of 3% will be awarded for developments where over 50% of multi-family dwellings are row houses.
Variation in front elevations on row house developments	A density bonus of 5% will be awarded for row house developments that include 5 significant elevation variations per block length.

(e) Recreational Vehicle Storage.

RECREATIONAL VEHICLE STORAGE	
Density Bonus Improvement	Requirements and Bonus
Storage area	A density bonus of 3% will be awarded for developments that include an appropriately screened storage area for recreation vehicles in developments of over 25 lots of less than 10,000 square feet at a rate of 100 square feet per lot.

11-5-408 Submission and Approval Process.

Any development in the Westfields and Lakeside Overlay Zones shall be processed as a subdivision, as described in Title 14, if new lots or streets are being created. Any development not meeting the criteria for subdivision shall be subject to site plan review pursuant to Chapter 7, Article 4 of this Title. Development approvals of the ~~concept plan, preliminary plan, and final plats~~ shall be effective as described in Title 14. ~~Participants in the density bonus program may not submit the concept and preliminary plans simultaneously. Density bonus program developments will be subject to one (1) additional step in the subdivision review process, which shall be review of the preliminary plan by the City Council.~~ Submissions for developments proposing density bonuses will also be required to include the following information:

~~(1) Concept Plan Requirements.~~

~~(a) Basic site analysis, including waterways, existing plant materials, sensitive lands (possible wetlands) and other significant natural features of the site;~~

~~(b) Vehicular and pedestrian circulation patterns within and connecting outside of the proposed development;~~

~~(c) The general location of housing by types, along with proposed park and linear open space areas.~~

(12) Preliminary Plan Requirements.

(a) Tabulation of total acreage of the site with acreage and percentage of rights-of-way, carriageways, lots by zoning classification (i.e., R1-10, R1-8, R2, etc.), park land, linear open space, waterways, etc.;

(b) Preliminary building elevations with notation of building materials of all building types proposed within the development;

(c) A general landscape plan showing landscaping and other site improvements for multi-family developments, street trees, parks, and linear open space;

(d) The proposed location of each phase, if the project is proposed to be done in phases;

(e) The proposed circulation system, including street and path systems;

(f) Table of densities for each development phase with an overall density for the development; and

(g) Such other information as may be necessary to determine whether the proposed is in accordance with the applicable standards and meets the intent of this Article.

(23) Final Plan Requirements.

(a) All of the items required by the ~~Land Use Authority~~~~Planning Commission and City Council~~ as part of preliminary development plan approval;

(b) A complete and accurate legal description of all property proposed for development, along with accurate legal descriptions of all property to be deeded to Springville City for parks, linear open space, and rights-of-way;

(c) A detailed site plan showing the precise location of buildings and structures, the location of parks, linear open space, waterways, streets, carriageways, and trails, along with other relevant aspects of the site;

(d) Parking layout showing the location of individual stalls and all areas of ingress and egress;

(e) A detailed landscape plan showing the location, types, and sizes of all plant materials, sprinkling or irrigation system, screening, and fencing;

(f) Final elevation of all buildings proposed within the development, with notation of building materials;

(g) Final plat, along with all covenants, conditions, and restrictions which the City deems necessary to provide adequate guarantees for retention and maintenance of the development as approved; and

(h) A time schedule for completion of landscaping and amenities for parks, linear open space and multi-family dwellings.

11-5-411 Amendments to the Plan or Recorded Plat.

(1) All developments shall conform to the final plan. Minor changes in the location, siting, or character of buildings and structures that may be required by engineering or other circumstances not foreseen at the time the final development plan was approved may be authorized by the Community Development Director. The Director may not authorize any of the following changes:

(a) A change in the use or character of the development.

(b) An increase in the overall density or intensity of use.

(c) A reduction or change in the character of the approved parks or linear open space.

(d) A reduction or change in property identified for public land purposes.

(e) A reduction of required off-street parking.

(f) A detrimental alteration to pedestrian, vehicular and bicycle circulation and utility networks.

(2) Any major changes in use or rearrangement of lots, blocks, building tracts, or groupings or changes in open space shall be subject to [the Land Use Authority's Planning Commission and City Council](#) review and action. Amendments proposed after final approval may be made only if changes in conditions have occurred since the final development plan was approved. Any major changes must be recorded as amendments and ~~be~~ reviewed and approved in accordance with procedures established for final development plan review.

11-5-413 Failure to Comply.

In case of failure or neglect to comply with any and all of the provisions of this Chapter and the conditions and stipulations established for the Westfields [and Lakeside](#) Overlay Zones, the Building Official may not authorize the occupancy of any structure. Such failure or neglect shall be cause for termination of the approval of the development.

11-5-415 Violations.

Any violation of the final development plan shall be grounds for the City to order that all construction be stopped and that building permits and certificates of occupancy be withheld until the violation is removed or an adequate guarantee of such removal is provided to the City. Violation of any plan approved under the Westfields [and Lakeside](#) Overlay Zones shall be considered a violation of this Title as provided in Chapter 8 of this Title.

SECTION 3: Section 11-5-605, Submission and Approval Process, Mixed Use Overlay Regulations, of Springville City Code is hereby amended to read as follows:

11-5-605 Submission and Approval Process.

(1) The submittal and processing requirements found in the Springville City Code Westfields Overlay Regulations, Sections 11-5-408 through 11-5-415, shall be followed for all developments within the MU Mixed Use Overlay Zone. The ~~preliminary concept~~ plan shall also show the general location of all nonresidential buildings and structures.

(2) Any development in the MU Mixed Use Overlay Zone shall be processed as a subdivision, as described in Title 14, if new lots or streets are being created. Any development not meeting the criteria for subdivision shall be subject to site plan review pursuant to Title 11, Chapter 7, Article 4. Development approvals of the ~~concept plan~~, preliminary plan, and final plats shall be effective as described in Title 14. ~~Participants in the density bonus program may not submit the concept and preliminary plans simultaneously. Density bonus program developments will be subject to one (1) additional step in the subdivision review process, which shall be a review and approval of the preliminary plan by the City Council.~~

SECTION 4: Section 11-6-105, Outdoor Storage and Display, Supplementary Regulations, of Springville City Code is hereby amended to read as follows:

11-6-105 Outdoor Storage and Display.

No yard or other open space shall be used for the storage of junk, debris, or obsolete vehicles; and no land shall be used for such purposes, except as specifically permitted herein.

(1) Outside Storage.

(a) Unless otherwise indicated, no outdoor storage shall be located in a required front yard setback.

(b) Screening:

(i) All outside storage shall be screened from the view of any adjacent public street or residentially zoned property by a solid, opaque wall or fence of not less than six (6) feet in height measured at the highest finished grade, constructed in accordance with the standards prescribed by Section 11-6-213 of Springville City Code.

(ii) A chain link fence with slat inserts shall not constitute an acceptable screening device to satisfy the requirements of this subsection, unless specifically approved by the ~~Land Use Authority~~ Planning Commission.

(iii) All portions of outside storage areas shall have adequate grading and drainage and shall be continuously maintained.

(iv) Materials stored behind any screening wall or fence shall be stacked no higher than one (1) foot below the top of the fence or wall, except for integral units.

(v) Dumpsters and refuse containers for new uses in all zones shall be enclosed in a solid, opaque enclosure constructed of brick, masonry, stucco or wood of at

least six (6) feet in height measured at the highest finished grade, constructed in accordance with the standards prescribed by Section 11-6-213 of Springville City Code.

(2) Outside Storage – Covered.

(a) Outdoor storage – covered shall be located on the interior of the property and must be screened from the view of any adjacent public street or residentially zoned property by enclosed storage or other permitted buildings.

(b) Outdoor storage – covered shall only be permitted as a supplementary or accessory use to an approved vehicle sales (autos – boats – motorcycles – snowmobiles – trailers – motor homes) use.

(c) The owner of a business that operates an outdoor storage–covered use on its premises shall, at all times, hold a business license and operate as a new vehicle (auto, boat, or trailer) dealership on at least fifteen percent (15%) of the property.

(3) Outside Display.

(a) The outside display of merchandise for sale is allowed as an accessory use to the main use on the same lot or tract of land.

(b) The outside display of goods for sale incidental to a retail use, plant nursery, sales and rental of motor vehicles, mobile homes, boats or trailers, or the outside display of automobile-related merchandise for sale incidental to a gasoline filling station shall not be required to be screened in accordance with the provisions of subsection (1)(b)(i) of this section.

(c) In all districts where outside display of goods is permitted, such display shall conform to all of the following requirements.

(i) All outdoor displays shall conform to the use-specific requirements of that particular use;

(ii) No outdoor display area shall be located in a required landscaped area.

(iii) Outdoor display areas shall meet all landscaping requirements.

(iv) No portion of the right-of-way shall be used for any type of display without a valid revocable permit;

(v) No outdoor display area shall be permitted to obstruct a pedestrian walkway.

(vi) In no instance shall outside display of merchandise be located within, nor encroach upon, a fire lane, maneuvering aisle, or a parking space necessary to meet the minimum parking requirements of the other use(s) of the lot or parcel.

(vii) Outside display shall be situated so as not to create a visibility obstruction within a parking area or adjacent public street.

(viii) All portions of outside display areas shall have adequate grading and drainage and shall be continuously maintained.

SECTION 5: Section 11-6-122, Review of School Plans, Supplementary Regulations, of Springville City Code is hereby amended to read as follows:

11-6-122 Review of School Plans.

Prior to the issuance of a building permit for any school or other school facility, a site plan shall be approved by the ~~Land Use Authority~~~~Planning Commission~~. The plan shall indicate the location and proposed use of all existing and proposed buildings, all open areas, athletic areas and facilities, the location of parking spaces, driveways, and points of ingress and egress. The ~~Land Use Authority~~~~Planning Commission~~ may require adjustments in the plan and attach such conditions thereto allowed by law as it may determine are necessary to further promote health, safety, and convenience of the residents of the City, and to improve the accessibility of the school, and preserve the quality of the living environment within and surrounding the facilities.

SECTION 6: Section 11-6-128, Environmental Impact Statement, Supplementary Regulations, of Springville City Code is hereby amended to read as follows:

11-6-128 Environmental Impact Statement.

The ~~Land Use Authority~~~~Planning Commission~~ may require the inclusion of an environmental impact statement, prior to site plan, subdivision, or building permit approval. All environmental impact statements shall include the information specified below and be prepared in accordance with the standards specified in Titles 11 and 14.

- (1) Name of proposed project.
- (2) Date of preparation of the statement.
- (3) Names and addresses of the owner and developer.
- (4) A description of the project, including:
 - (a) The type of project.
 - (b) A topographic map or maps showing the features of the proposed project, including the location of existing and proposed dwellings and other structures, buildings, paths, recreational areas, roads, and open space.
 - (c) If staged development is contemplated, the sequence of such development and the approximate time of construction for each stage.
 - (d) The description of the proposed project should be sufficiently detailed to reflect all of the data necessary to enable the ~~Land Use Authority~~~~Planning Commission and City Council~~ to make a decision as to whether or not the proposed project is consistent with the City's Master Plan and otherwise complies with the provisions of this Code.
- (5) A description of the surrounding environment of the project, including the location and flows of streams, springs, seeps, and storm drainage channels, if any, in or near the proposed project, and the location of the project in relation to municipalities, urban

centers, recreational sites, farmlands, and other significant features.

(6) A narrative statement, including an analysis of the negative and positive consequences of the proposed project with respect to the following features:

- (a) Soil erosion and control of erosion within the proposed project area.
- (b) The types and extent of vegetation and wildlife, and the re-seeding of cuts and fills.
- (c) Culinary and irrigation water and systems for provision of the same.
- (d) Geologic hazards and the disposition of such hazards or soil conditions which may cause injury to life or improvements, including buildings and the utility system.
- (e) Fire hazards and the provision for control of fire and dust.
- (f) Flood hazards and the provision for the control of floods.
- (g) Underground drainage, if needed, and the disposal of the same.
- (h) Surface drainage and the disposal thereof.
- (i) An evaluation of the following socio-economic factors: probable changes in population resulting from the project; probable changes in economic structure of the area; probable amount of additional traffic on off-site access streets; impact on and demand for use of existing sewer lines, water supply lines, and other facilities; estimated costs of improving off-site facilities which may be needed to adequately serve the area, whether or not such improvements will be funded by the developer; estimated costs of constructing on-site private as well as public improvements and comparison of the anticipated tax revenues with the cost of services which will likely be imposed on the City.

SECTION 7: Section 11-6-129, Geologic Study, Supplementary Regulations, of Springville City Code is hereby amended to read as follows:

11-6-129 Geologic Study.

The ~~Land Use Authority~~[Planning Commission](#) may require the inclusion of a geologic study as part of the site plan, subdivision, or building permit approval process. Each geologic study which may be required by any provision of Title 11 or 14 of this Code shall include the following documents and information:

- (1) A map showing the site location and regional setting of the subject property.
- (2) A geologic map which illustrates actual or potential landslides, fault zones, shallow water tables, expansive or collapsible soils, debris flows, flood areas, and any other pertinent natural or artificial features that might influence the stability of the subject property or adjacent property. Actual or probable surface and subsurface conditions shall be shown with those relations and conditions that are conjectural being clearly labeled as such. The proposed grading, filling, excavation, or structure to be erected shall be shown in relation to the geologic features. All corrective or remedial action that is proposed shall

be shown and clearly identified as such.

(3) Maps shall use a scale of one inch (1") equals one hundred feet (100'), with contour lines at five-foot (5') intervals. Existing contours shall be shown by dashed lines, and proposed contours shall be shown as solid lines. Boring logs, cross-sections, test trench logs, soil sample descriptions, and test results shall be included.

(4) A description of the proposed grading, filling, excavation, or structure.

(5) An analysis of the effects of the proposed grading, filling, excavation, or erection of a structure in relation to the conditions shown in the geologic maps.

(6) With regard to a structure, an analysis of the manner in which the same, as constructed, will be made reasonably safe for human habitation.

(7) A description of any corrective or remedial action necessary to comply with applicable provisions of this Title. All such actions shall be described and analyzed in detail.

(8) A list, including title, author, and date, of all prior studies or reports that are relied upon to make the report.

(9) A certificate in substantially the following form: "I hereby certify that I am a geotechnical engineer or an engineering geologist, as those terms are commonly used and accepted in the profession. I have examined the geologic report to which this certificate is attached, and the information and conclusions contained therein are, without any reasonable reservation not stated therein, accurate and complete. All procedures and tests used in said report meet minimum applicable professional standards," signature.

SECTION 8: Title 14, Chapter 6, Condominiums, of Springville City Code is hereby amended to read as follows:

14-6-101 Application and Scope.

14-6-102 ~~Required Documents~~Submission of Application.

14-6-103 Review of Declarations.

14-6-104 ~~Notice to Tenants~~Preliminary Review and Approval of Building Inspector.

14-6-105 ~~Enforcement~~Preliminary Review by Planning Administrator.

~~14-6-106 Preliminary Approval by Planning Commission.~~

~~14-6-107 Final Review.~~

~~14-6-108 Final Approval.~~

~~14-6-109 Notice to Tenants.~~

~~14-6-110 Enforcement.~~

14-6-101 Application and Scope.

~~The procedures and requirements of this Article shall apply to and govern the processing and requirements and approval of condominium projects and of condominium record of survey maps. This Article shall supplement other provisions of this Chapter and all other zoning, site development, health, building or other ordinances which may be applicable to the particular condominium project, and shall apply to the approval of condominium projects involving new construction, as well as projects involving the conversion of~~

existing structures. In addition, condominium projects in which units are not contained in existing or proposed buildings shall also be considered subdivisions requiring compliance with applicable provisions of this Title. The purpose of this Section is to provide guidelines for the design, construction, and operation of condominium projects. Each project must comply with the applicable provisions of the Utah Code (Section 57-8 et seq.), the requirements set forth in this Chapter, and all relevant zoning, site development, health, building, and other applicable ordinances.

Because condominium projects involve divided ownership, their approval must adhere to the procedures specified in Chapter 2 of Title 14, Subdivision Regulations and Chapter 7, Article 4 of Title 11, which covers Site Plan Review and Procedure.

14-6-102 Required Documents Submission of Application.

The owner or developer of a proposed condominium desiring approval shall file an application with the Planning Administrator on a form prescribed by the City together with the following:

(1) ~~Two (2) copies of the proposed record of survey map accurately drawn to scale as required by Section 57-8-13, Utah Code Annotated 1953, as amended, which [map] shall be made by a registered land surveyor using a scale no smaller than one inch to equal 100 feet. In addition, said map or an additional site plan shall reflect the required floor plans, identifying matters of units, convertible and expandable spaces or areas, and common areas. Said map or plan shall designate the intended use of common areas, and shall indicate whether such common areas are to be open to the public, assigned to specific units or semi-private, being available only to unit owners. Said map or site plan shall also identify and describe in detail the location of existing or proposed driveways, pedestrian ways, curb cuts, walls, structures, fences, landscaping and sprinkling systems.~~

(2) ~~Two (2) copies, signed in the original, of the proposed condominium declarations and by-laws, together with a copy of the documents recorded after final approval.~~

(3) ~~For conversion of an existing building proposed as part of a condominium project, a property report required by Section 10-1-105 of this Code shall be submitted as part of the application, together with the plan for proposed improvements and repairs.~~

(4) ~~Proof of notice to tenants required by Section 14-6-109 shall be required before final approval, but may be submitted at developer's option after preliminary approval is obtained.~~

(5) ~~To assist the City to defray costs involved with review of the project, a fee shall be paid with the application in accordance with the City's current fee schedule.~~

(6) ~~Incomplete applications may be proffered and reviewed for advisory comment by the Planning Administrator, but shall not be deemed accepted or received until complete, nor shall the condominium project be scheduled for any hearings before the Planning Commission until the application is complete, excepting only item (4) above.~~ The following documents shall be prepared and submitted by the developer for each condominium project:

1. Articles of incorporation.
2. Corporation by-laws.

3. Declaration of covenants, conditions, restrictions, and management policies/declaration of condominium.

14-6-103 Review of Declarations.

Condominium declarations shall be reviewed by the Planning Administrator to assure an inclusion of provisions which, to the City's satisfaction, address and fix responsibility for the maintenance, upkeep, and repair of common areas, including common walls, electrical, mechanical, plumbing and utility systems, recreational areas, landscaping areas, and parking areas. Also, declarations shall restrict the use of any individual residential dwelling unit to single families as defined by this Title.

14-6-104 Preliminary Review and Approval of Building Inspector.

Upon receipt of an application for approval of a condominium project, the Building Inspector shall review the proposed building plans for new construction and in the case of a conversion project the property report and plan of improvement repairs, required by Section 10-1-105 of this Code, to determine if such plans comply with the applicable Building Code. In the case of a conversion, the Building Inspector shall require inspection of the property and may require supplementation, revision, and resubmission of the property report should it be determined that substantial discrepancies exist or inspections indicate report statements are not supported by facts, requirements, or sound construction practices. Upon preliminary review, the Building Inspector shall note corrections, repairs, and replacements which must be made to bring the structure into Code compliance, together with a list of renovation improvements proposed by the developer but not required by the Code. The Building Inspector may recommend denial until such time as existing violations of Code are corrected or may recommend preliminary approval of the project and building report, subject to the condition that violations be corrected prior to final approval.

14-6-105 Preliminary Review by Planning Administrator.

The Planning Administrator shall review the application and related documents to determine whether the project conforms to applicable provisions of the Condominium Ownership Act of 1975, applicable zoning ordinances of the zone in which the condominium project is located, the status or extent of non-conforming rights, applicable conditions on the use or building imposed by ordinance, Board of Adjustment variance, conditional uses, or similar restrictions. If the Planning Administrator finds there are violations of applicable zoning ordinances or other requirements, he may recommend denial of the condominium project until such violations have been corrected, or he may recommend preliminary approval subject to the condition the violations be corrected or bonded prior to final approval.

14-6-106 Preliminary Approval by Planning Commission.

(1) Upon submission of the reports and recommendations of the Building Inspector and Planning Administrator, the matter shall be presented for consideration to the Planning Commission for preliminary approval. If the Planning Commission finds that approval is recommended by the Building Inspector and Planning Administrator, and that the project is in compliance with applicable zoning, building, health and subdivision ordinances and requirements, the Planning Commission may grant preliminary approval, and it may impose appropriate conditions subsequent as part of its approval. Such conditions may include correction of violations, appropriate amendment to declarations, and the

submission of notice of intent to tenants, to be completed prior to final approval.

(2) — The effect of preliminary approval shall entitle the owner or developer to proceed with obtaining building permits, giving notice to tenants, and preparing documents for final approval, and to otherwise proceed with the project with all aspects thereof being subject and conditioned upon final approval.

14-6-107 Final Review:

(1) — After preliminary review, the Building Inspector shall cause the structure to be inspected in the normal course of inspection work being done under permit. Prior to final approval, the Building Inspector shall cause final inspections on all structures and work therein to be completed upon the request of the owner or developer to determine conformance to applicable Building Codes. If the Building Inspector finds remaining corrections, repairs, or replacements which are required to bring the buildings or units into compliance or to complete proposed renovations, the Building Inspector may require completion of such items prior to final approval. However, should the Building Inspector determine plans to correct Code violations or to complete proposed renovations after final approval and as a condition thereof are reasonable and shall not create hazards to the health or welfare of the occupant, the Building Inspector may recommend final approval of the plan; provided the developer files a faithful performance bond, complying with Chapter 6 of this Title, in an amount equal to 125% of the estimated cost of labor and materials, to guarantee corrections of violations of Building Codes or conditions imposed by ordinance. Said bond shall be filed with the final record of survey map prior to submission to and approval of the condominium project by the City Council.

(2) — After preliminary approval, the Planning Administrator shall be responsible to monitor conditions of preliminary approval to assure compliance therewith prior to presentation to the Planning Commission and City Council for final approval. All violations of existing ordinances or requirements shall be corrected prior to final approval, or shall be completed as a condition of final approval, prior to submission to the City Council, or shall be bonded as provided in paragraph (1) of this Section. The sixty day (60-day) notice to tenants required by Section 14-6-109 shall commence from the latest date of notice to any tenant and must elapse prior to submission of the condominium project to the City Council for final approval.

14-6-108 Final Approval:

Following the review provided for by Section 14-6-107, the matter shall be submitted to the Planning Commission, for final approval. Upon final approval by the Planning Commission, the Planning Administrator shall insure that all conditions of approval have been completed, all final documentation is signed and submitted, including any required bonds or agreements, and then shall submit the matter, together with the recommendation of the Planning Commission, to the City Council for final approval. If the City Council shall determine said project is in conformity with the requirements of applicable ordinances, it shall approve the record of survey map. If it should determine said project is not in conformity with requirements or ordinances, or if it rejects any offers of dedication, or if it is not satisfied with plans of a project which constitutes a subdivision, it shall disapprove said map, specifying reasons for disapproval. No final map shall have any force or effect until the same has been approved by the City Council, as reflected by the signature of the Mayor, and is recorded with the County Recorder within eighteen (18) months of the date of the Mayor's signature.

14-6-104109 Notice to Tenants.

(1) As part of the application for approval of a condominium project, when said project involves the conversion of an existing residential structure, where the structure has been occupied by residential tenants prior to application for conversion, the developer or owner shall provide notice of intended conversion to said tenants by certified mail. This notice requirement shall not apply to non-residential structures or to a residential structure that was vacant upon acquisition by the owner and remains so during the year prior to the filing of the application for conversion; nor shall it preclude the approval of a project where every tenant has executed a waiver relinquishing his or her right of notice under this Section.

(2) Such notice shall include the intention and plans for the conversion of the building to a condominium project; the estimated date of construction and termination of occupancy, which shall not be less than 60 days from the date notice is served upon occupants or expiration of individual leases, whichever is longer; the disclosure of the specific, initial, fixed, sales price for each unit, which shall be no greater than the price initially advertised and offered to the general public.

(3) No final approval of a conversion project shall be granted until the developer has provided proof of service by certified mail or subsequent proof of actual delivery by a method of service allowed under Section 78-36-6, Utah Code Annotated 1953, as amended, of such notices as is required above, and the time designated therein, a minimum of sixty (60) days, has expired.

14-6-105110 Enforcement.

(1) It shall be unlawful for a person, firm, corporation, partnership, or association to sell or lease any unit of a condominium or any other portion thereof until final plats, in full compliance with the provisions of this Chapter, have been finally approved by the City Council and duly recorded in the Office of the County Recorder.

(2) All departments, officials, and public employees of the City, vested with the duty or authority to approve or issue permits, shall conform to the provisions of this Article and shall neither accept applications nor approve any permit or license for use, construction, or any other purpose in conflict with the provisions hereof.

(3) Any developer, agent of a developer, owner, successor-in-interest of a developer or owner, tenant, purchaser, builder, contractor, or any other person who violates any of the provisions of this Article or any conditions imposed pursuant to this Article shall be deemed guilty of a misdemeanor and shall be punished as provided by this Title.

(4) This Article may also be enforced by any means available to the City as provided by Chapter 5 of this Title.

SECTION 9: Section 11-9-901, LLSDO Subdivision Review, of Springville City Code is hereby amended to read as follows:

11-9-901 LLSDO Subdivision Review

All subdivision applications for areas within all transects shall go through and obtain all required approvals [for of Lakeside Landing Special District Overlay \(LLSDO\)](#) Minor Subdivision or Subdivision Review; [pursuant to Title 14 of the Springville City Municipal Code](#), prior to building permit application.

A. Administrative Land Use Authority for Review and Approval of Subdivision

Applications Minor subdivision and subdivision processes

~~Minor subdivision (see definition at 14-1-202) shall only go through 11-9-901.C. LLSDO Preliminary Plan Review, as defined below.~~

~~Subdivision (see definition at 14-1-202) shall go through 11-9-901.B. LLSDO Preliminary Plan Review and 11-9-901.D. LLSDO Final Plat Review, as defined below.~~

The Springville Community Development Director, or their designee, shall serve as the administrative land use authority for reviewing and approving preliminary and final subdivision applications.

B. Preapplication Meeting

Before preparing a preliminary plan for a subdivision, the applicant shall schedule an appointment with the Community Development Department to discuss the procedure for approval of a subdivision plan with regard to zoning requirements. This meeting shall not commence the application process. The application process shall only commence upon receipt of a complete application for a desired approval, along with the required fees. As relevant to the proposed subdivision, adherence to the adopted regulating plan shall be reviewed, including transect zones, general layout of streets, blocks, and open spaces. Other elements, including street improvements, drainage, sewerage, fire protection, and similar matters, as well as the general availability of existing services, will also be discussed. The Director may also request other members of the Development Review Committee to be present to provide early assistance to the applicant.

C. LLSDO Preliminary Plan Review

1. Submission:

~~The applicant may begin the process for preliminary plan review and action by submitting a complete application and paying all applicable fees. The purpose of the preliminary plan is to prepare a complete and detailed set of subdivision plans that meet the requirements which follow. All information required in the application shall be provided prior to scheduling the item for the Planning Commission agenda. For an application to be determined to be complete by the staff, the applicant shall submit:~~

- ~~(a) All fees;~~
- ~~(b) The completed application form;~~
- ~~(c) Digital copy of the plans in Vector scalable format;~~
- ~~(d) One (1) eleven-inch (11") by seventeen-inch (17") digital layout of the proposed preliminary plat;~~
- ~~(e) One (1) copy of the preliminary drainage study with narrative (must be stamped and signed by a licensed engineer);~~
- ~~(f) One (1) preliminary or draft copy of any restrictive covenants (CC&Rs), bylaws, environmental studies, etc. (if applicable);~~
- ~~(g) One (1) copy of the preliminary title report issued within the last six (6) months. When all materials are submitted, the request will be scheduled for Development Review Committee (DRC).~~

(1) Submission and Determination of Completeness. The purpose of the preliminary plan is to prepare a complete and detailed set of subdivision plans that meet the requirements detailed in the Commercial and Residential Subdivision Preliminary Plan Checklists. The Community Development Department shall review the preliminary

plan to determine the completeness of the application. All information required in the application, along with applicable application fees, shall be provided before scheduling the item for the Development Review Committee (DRC).

(2) DRC Review. The DRC shall review all applications to determine conformance with all applicable City ordinances and standards. If the preliminary plan is determined to meet City ordinances and standards, the DRC will forward the application to the Administrative Land Use Authority. Otherwise, the application will be returned to the applicant for appropriate modification. The application should not proceed to the Administrative Land Use Authority if it does not meet the requirements of City ordinances and standards. However, the DRC may forward applications to the Planning Commission, subject to variances, waivers, modifications, or amendments being made by the appropriate body.

12. The Preliminary Plan submission requirements:

FORMAT AND GENERAL ITEMS

~~(a) All engineering and/or surveying documents stamped by engineer or land surveyor in accordance with the procedures of the Utah State Board for Professional Registration.~~

~~(b) A title block showing:~~

~~(i) Name of subdivision.~~

~~(ii) Type of development (residential, commercial, industrial, etc.)~~

~~(iii) Name and address of owner of record, developer and designer.~~

~~(iv) Name and address of engineer or land surveyor.~~

~~(v) Date of preparation.~~

~~(vi) Tabulation of acres, lot types, open space and units per acre.~~

~~(c) Graphic and written scale at no more than one (1) inch equals fifty (50) feet or as recommended by City Engineer.~~

~~(d) North arrow.~~

~~(e) Township and Range, section lines, and other monuments.~~

~~(f) Vicinity map at a scale of one (1) inch equals one thousand (1,000) feet with a one-quarter mile radius.~~

~~(g) Topographic contour intervals of no greater than two (2) feet, unless otherwise stipulated by City Engineer.~~

~~(h) Surveyed boundary and topography of the subdivision.~~

~~(i) Location and names of adjacent properties/property owners and platted subdivisions.~~

~~(j) Location of zoning boundary lines within and adjacent to the proposed subdivision.~~

~~(k) Location, height and type of existing fence lines within and contiguous to the subdivision.~~

~~(m) Location, use, and dimensions of all existing buildings within the proposed subdivision. Indicate which buildings are to remain and which are to be removed.~~

TRANSECT ZONES AND LOT TYPES

~~(a) Location of transect zones.~~

~~(b) Location of all proposed lots~~

~~(i) Name of the lot type assigned for each lot~~

~~(ii) Lot dimensions~~

~~(iii) Lot frontage~~

~~(iv) Lot area (square feet) (c) Lots consecutively numbered or lettered in~~

~~alphabetical order.~~

OTHER FEATURES

~~(a) Location of existing features within the proposed subdivision and within two hundred~~

(200) feet of the boundary including:

- (i) Existing public utility easements.
- (ii) Irrigation ditches.
- (iii) Drain pipes, drainage channels, and culverts.
- (iv) Railroads.
- (v) Bridges.
- (vi) Power lines.
- (vii) Water bodies, springs or water sources within two hundred (200) feet.
- (viii) Equestrian, pedestrian and bicycle trails.

(b) Location and dimensions of any common space or open space areas including property to be set aside for parks, playgrounds, trails, or other public or private uses, with a designation of the purpose of those areas, and conditions, if any, of the dedication or reservation.

(c) Location and extent of all cuts and fills exceeding two (2) feet anywhere on the project site and any associated retaining walls.

THOROUGHFARES

(a) The location and width of all existing and proposed roads, rights-of-way, alleys, and other public ways.

(b) Thoroughfare types and cross sections of all existing and proposed roads (including road dimensions and location of utilities within the road.)

(c) Proposed names of all new roads. Streets shall not be given names other than the appropriate number designation (e.g. 700 South) for the street, except in the case of streets that cannot be readily assigned numerical designations because of configuration which crosses (does not exclusively align with) east-west or north-south coordinates. (d)

Location of all existing and proposed curb, gutter and sidewalk within the subdivision including:

- (i) An indication of the grades.
- (ii) Flow arrows showing direction of storm water surface flows.

(e) Location of any necessary temporary turnaround easements for emergency access on dead-end roads.

(f) If adjacent to a state road specify UDOT access size and location (UDOT approval will be required at final plat).

WATER / SEWER

(a) Location and size of existing and proposed culinary and pressure irrigation water lines (including existing lines adjacent to and/or affected by the proposed subdivision). Show main lines only.

(b) Location of existing and proposed sewer main lines including size, depth, and slope (show any sewer lines adjacent to or affected by the proposed subdivision).

(c) Letter(s) of intent for any necessary offsite water or sewer easements across privately owned land.

DRAINAGE

(a) Preliminary Drainage System Report (calculations and an explanatory narrative) stamped and checked by a licensed engineer prepared per the outline included with the checklist.

(i) Use Springville City rainfall curves in the drainage study and calculate 24- and 100-year floods (attach Springville City rainfall curves to drainage calculations).

(ii) For detention basins, submit calculations to justify sizing based on 25-year design storm with a release rate of 0.15 cfs per acre.

(b) Detailed drainage plans showing existing and proposed storm drainage improvements

including:

- (i) Major drainage facilities, outfalls, and discharge.
- (ii) Drainage pipe locations, sizes and depths.
- (iii) Catch basin locations, types and depths.

(c) Location of detention basins designed in accordance with the Springville City Engineering Designs Standards.

(d) A written statement from the appropriate agency accepting responsibility for all surface and subsurface drainage, which is directed into channels owned, by the agency (such as irrigation companies, private land owners, etc.). (e) Letter(s) of intent for any necessary offsite drainage easements across privately owned land.

IRRIGATION DITCHES

(a) A written statement from the appropriate agency (such as irrigation companies, private land owners, etc.) regarding the effect of the proposed subdivision on any irrigation channels or ditches and any piping or other mitigation required.

(b) The location, size and grade of any required piping for irrigation ditches as per the irrigation company letter.

SENSITIVE LANDS

(a) Identification of natural features or sensitive lands including, but not limited to:
(i) Wetlands. A wetland report and letter from the Army Corp of Engineers, if potential wetlands are located on the site.

(ii) Floodplains, floodways and areas that would be covered in water in a 100 year storm event.

(iii) Areas where ground water rises periodically to within two (2) feet of the surface of the ground.

(iv) Slopes exceeding twenty five (25) percent and/or area within the Hillside Overlay Zone.

(v) Vegetation areas (including name and size of all existing trees and shrubs which could be incorporated into the subdivision).

(vi) Threatened or endangered species habitat areas.

(b) A letter from a certified wetlands specialist regarding any wetland areas within the boundaries of the proposed plat.

BUFFERING

(a) The proposed treatment of the perimeter of the development, including materials and techniques used such as:

- (i) Fences.
- (ii) Berms.
- (iii) Walls.
- (iv) Landscaping.

REQUIRED NOTES

(a) Provide a note on the preliminary plat which states that the following items will be reviewed at the time of Final Plat review (because these items will be reviewed with the final plat, please do not show them on the Preliminary Plat):

- (i) Plan and profiles/construction drawings of public improvements.
- (ii) All pipe details (bends, detector tape, etc.).
- (iii) Blow offs and Automatic Release Valves (ARV) including size, type and protection.

(iv) Manhole and box details.

(v) Water and sewer service details.

(vi) Lot line utility easements.

- (vii) Street lights/street signs/traffic signs.
- (viii) Power line extensions and dome/transformer locations.
- (ix) Lot addresses.
- (x) CBR values and road sub-base.
- (xi) Subdivision monumentation and lot corner markers.

LANDSCAPING

(a) Landscaping plan for all park, open space, and common ownership areas including:

- (i) Location, name and size of all proposed trees, shrubs, and plants.
- (ii) Indication of proposed grass areas.
- (iii) Indication of proposed irrigation facilities (underground sprinkler system).
- (iv) Location of the clear view area at all street intersections (a triangular area formed by a line connecting the property lines at appoints 35 feet in each direction from the intersection) and an indication that no landscaping or other obstruction in excess of three (3) feet above finished grade shall be allowed in the clear view area.

OTHER REQUIRED DOCUMENTS

(a) A surveyor's plat showing existing fence lines, existing deed lines, existing road rights-of-way and right-of-way widths, and proposed subdivision boundary lines shall included with each set of the preliminary subdivision plans.

(b) Phasing Schedule— If the developer is proposing phasing the development into two or more sections for purposes of recording final plats, such information must be included as a part of the preliminary plan submission.

(i) A phasing plan describing each phase, the approximate size in area of each phase, the order of phasing and the projected time for recording and development of each phase shall be submitted.

(ii) The requirements of the Concept Plan as described in 14-02-103 shall be submitted for all phases not being proposed for preliminary approval.

(iii) The Planning Commission may impose conditions upon the filing of each section proposed as may be necessary to ensure orderly development of the overall subdivision and the area in which it is located.

(iv) Application for subsequent phases must be submitted within one year of recordation of the previous phase.

(c) Written approval by the fee simple owner(s) in an affidavit which gives the subdivider the authority to act for and in behalf of the fee simple owner to make all decisions on any requirements set by the Planning Commission or City Council.

(d) Preliminary title report or policy of title insurance on the property, which identifies ownership, easements of record, liens or other encumbrances, prepared by a title company license to practice in the State of Utah. The City may require that the owner/developer resolve any boundary overlaps, gaps or other title discrepancies before approval of the preliminary plat.

(e) Evidence of water rights proposed to be tendered to Springville City.

(f) Draft copies of any proposed restrictive covenants or other private reservations.

(g) An electronic (CD or email) copy of the proposed subdivision layout in DGN or DXF format (used by the Building Official for street and lot addressing) tied to the State Plane, NAD 83 coordinate system.

(h) Relevant items required of final plans (14-2-105(2)) as determined by the Community Development Director and the City Engineer.

Any development in the Lakeside Landing Special District Overlay shall be processed as a subdivision, as described in Title 14, if new lots or streets are being created. Any development not meeting the criteria for subdivision shall be subject to site plan review pursuant to Chapter 7, Article 4 of this Title. Development approvals of the preliminary plan and final plats shall be effective as described in Title 14.

23. Determination of regulatory plan compliance

(a) The DRC shall review the application to determine conformance with the adopted regulating plan, including the following items. Thoroughfare location and type, transect zone locations, open space and parks, permitted lot types, unit density, and commercial square footage. Any substantive deviations from the regulating plan shall require legislative action by the City Council upon recommendation from the Planning Commission.

(b) Substantive deviations include the following.

(i) Elimination or addition of a thoroughfare, except for minor revisions to the location of alleys and fire alleys as approved by the Planning Administrator.

(ii) Reclassification of a thoroughfare type

(iii) Removal of a park or open space

(iv) A decrease of the size of an individual park or open space of more than 5%

(v) A change in block or half-block depths and widths that is more than 20% (measured as length).

(vi) Change in the boundaries of transect zones, excepting those changes required to maintain alignment with non-substantive changes to the alignments of thoroughfares or open spaces

(vii) Changes to the alignment of thoroughfares that

(A) result in a significant reconfiguration of adjacent blocks

(B) are greater than those changes precipitated by differences between the regulating plan alignment and the surveyed subdivision, or twenty-five (25) feet measured as perpendicular deviation from the centerline as shown on the regulating plan, whichever is less

34. Determination of Completeness

The Preliminary Plan shall be reviewed by the Community Development Department to determine the completeness of the application. An incomplete application may not be accepted. Completed applications shall be forwarded to members of the Development Review Committee.

45. Development Review Committee Review

The DRC shall review all applications to determine conformance with all applicable City ordinances and standards, ~~with the Planning Commission making the final determination. At the completion of the DRC review, the DRC will forward the application to the Planning Commission. If the preliminary plan is determined to meet City ordinances and standards, the DRC will forward the application to the Land Use Authority.~~ Otherwise, the application will be returned to the applicant for appropriate modification. The application should not proceed to the ~~Land Use Authority~~ Planning Commission if it does not meet the requirements of City ordinances and standards. However, the DRC may forward applications to the Planning Commission, subject to variances, waivers, modifications, or amendments being made by the appropriate body.

56. Administrative Land Use Authority Planning Commission meeting:

Notice of the Planning Commission meeting shall be announced during which the subdivision shall be posted no less than three (3) calendar days before the Planning Commission meeting, on the property proposed for subdivision, in a visible location to passers-by, and shall be mailed to Utah County and each municipality whose boundaries are within one mile of the subject property. The Planning Commission shall review the completed application, along with comments from the DRC and the Planning Staff report. The Commission may then recommend approval, conditional approval or denial of the application to the City Council.

(a) The Planning Commission shall recommend approval of the preliminary plan to the City Council if it complies with all applicable City ordinances and standards.

(b) The Planning Commission may recommend denial to the City Council for preliminary plan provided that reasons for the denial are stated referring to any of the following reasons:

(i) There is insufficient evidence to establish that the applicant either owns or has authority to represent the owners of all of the property included on the preliminary plan; or

(ii) Issues associated with property gaps overlaps or other property disputes which affect the property contained within the preliminary plan; or

(iii) The preliminary plat does not comply with all of the applicable City ordinances and standards.

The administrative land use authority shall review the completed application, along with comments from the DRC and the planning staff report. The authority may then approve, conditionally approve, or deny the application request.

(a) The preliminary plan shall be approved if it complies with all applicable City ordinances and standards, and there is no need to attach any conditions to the approval. The administrative land use authority may impose conditions upon its approval if it finds that such conditions are reasonably necessary to meet the requirements of this Title.

(b) The administrative land use authority may deny an application for the preliminary plan, provided that reasons for the denial are stated. Preliminary plan approval may be denied for any of the following reasons:

(i) There is insufficient evidence to establish that the applicant either owns or has the authority to represent the owners of all of the property included on the preliminary plan; or

(ii) Issues associated with property gaps, overlaps, or other property disputes which affect the property contained within the preliminary plan; or

(iii) The preliminary plat does not comply with all of the applicable City ordinances and standards.

6. City Council meeting:

The City Council shall review the completed application, along with comments from the DRC, the Planning Staff report, and the Planning Commission's recommendation. The Council may then approve, conditionally approve or deny the application request.

(a) The City Council shall approve of preliminary plan to the City Council if it complies with all applicable City ordinances and standards.

(b) The City Council may deny the preliminary plan provided that reasons for the denial

are stated referring to any of the following reasons:

(i) There is insufficient evidence to establish that the applicant either owns or has authority to represent the owners of all of the property included on the preliminary plan; or

(ii) Issues associated with property gaps overlaps or other property disputes which affect the property contained within the preliminary plan; or (iii) The preliminary plat does not comply with all of the applicable City ordinances and standards.

67. Amendments to Preliminary Plans

At any time after preliminary plan approval and before submission of a final plat, the applicant may request that an amendment be made in the approval of the preliminary plat. The Community Development Department may agree to proposed amendments that are determined to be minor. Any major change to the proposed Preliminary Plan must be approved by the Planning Commission. Consideration of amendments will be limited to the proposed amendment. The Planning Commission may approve or disapprove the proposed amendment and may make any modifications in the terms and conditions of preliminary plan approval reasonably related to the proposed amendment. If the applicant is unwilling to accept the proposed amendment under the terms and conditions required by the Planning Commission, the applicant may withdraw the proposed amendment. Consideration of amendments will be limited to the proposed amendment. The Community Development Director may approve or disapprove the proposed amendment and may make any modifications in the terms and conditions of preliminary plan approval reasonably related to the proposed amendment. If the applicant is unwilling to accept the proposed amendment under the terms and conditions required by the administrative land use authority, the applicant may withdraw the proposed amendment. No more than two (2) amended plans, whether major or minor, may be proposed for any approved preliminary plan

78. Effective Period of Preliminary Approval

(a) Non-phased Subdivisions: The approval of a Preliminary Plan shall be effective for a period of one (1) year from the time that approval is granted by the Planning Commission. The effective period of preliminary approval may be extended for more than a year when a final plat for the subdivision is submitted prior to one (1) year, but only for the amount of time that the final plat is under review. If a final plat is not approved or if the approval of the final plat expires prior to recording the subdivision, the preliminary plan also expires, unless the preliminary plan approval was less than one (1) year prior to the approval of the final plat.

(b) Phased Subdivisions: The approval of a Preliminary Plan application shall be effective for a period of one (1) year from the time that approval is granted

(c) First Phase. The effective period of preliminary approval may be extended for more than a year when a final plat for the first phase of the subdivision is submitted prior to one (1) year from the original preliminary plan approval, but only for the amount of time that the final plat is under review. If the final plat for the first phase is not approved by the City Council or if the approval of the final plat by the Council expires prior to recording the subdivision, the preliminary plat also expires, unless the preliminary plan approval was less than one (1) year prior to the approval of the final plat for the first phase.

(d) Subsequent Phases (after the first phase). The effective period of preliminary approval may further be extended when a final plat for any subsequent phase of the subdivision is

submitted prior to one (1) year of the recording of the most previous phase of the subdivision, and for the time that the final plat of the most recent phase is under consideration. If the final plat for the most recent phase is not approved or if the approval of the final plat expires prior to recording the most recent phase of the subdivision, the preliminary plan for the remainder of the unrecorded portion of the subdivision also expires, unless recording of the previous phase was less than one (1) year prior to the approval of the final plat for the most recent phase.

D. LLSDO Final Plat Review

1. Submission

Following approval of the preliminary plat, the applicant may submit an application for final plat approval. The purpose of the final plat is to prepare a complete and detailed subdivision plat that addresses the issues included in the preliminary plan review and approval and meets the requirements ~~which that~~ follow in preparation for recording the subdivision plat with the Utah County Recorder's Office.

For the application to be determined to be complete by the staff, the applicant shall submit:

- (a) All fees.
- (b) The completed application form.
- (c) All applicable items listed on the Residential or Commercial Subdivision Checklists. Digital copy of the final plat and improvement drawings plans in Vector scalable format.
- (d) ~~One (1) eleven inch (11") by seventeen inch (17") digital layout of the final plat and improvement drawings.~~
- (e) ~~One (1) copy of the final drainage report with narrative (must be stamped and signed by a licensed engineer).~~
- (f) ~~One (1) copy of any restrictive covenants (CC&Rs), bylaws, environmental studies, etc. (if applicable).~~
- (g) ~~One (1) copy of the geotechnical report.~~

When all materials and fees are submitted, the request will be scheduled for the Development Review Committee (DRC).

2. The final plat submission requirements:

FORMAT AND GENERAL ITEMS

- (a) ~~Acknowledgement/proof of preliminary plat approval provided by the owner/authorized agent.~~
- (b) ~~A title block which contains the following:~~
 - (i) ~~Name of the subdivision.~~
 - (ii) ~~Type of development (residential, commercial, etc.).~~
 - (iii) ~~Surveyor's certificate that has been signed and dated, showing the name and registration number of the surveyor responsible for making the survey.~~
 - (iv) ~~A legal description of the subdivision boundaries that includes the quarter-quarter section, section, township, range, principal median and the County of its location.~~
 - (v) ~~The owner's dedication that includes the dedication of all public ways or spaces. The owner's dedication shall be signed by every person having a security interest in the subdivision property, dated, and notarized and should include a reference to any covenants that may be declared and blanks where the County Recorder may enter the book and page number of their recording.~~
 - (vi) ~~Signature blocks prepared for the dated signatures of the City Engineer, City~~

Attorney, Mayor, Planning Commission Chair, and City Recorder.

(vii) Tabulation of acres, lot types, open space and units per acre.

(c) Written and graphic scale, not smaller than one inch (1") to fifty feet (50') or as recommended by the City Engineer.

(d) The basis of bearings used and a north point.

(e) A vicinity map at a scale of one inch (1") equals one thousand feet (1,000') with a one-quarter (1/4) mile radius.

(f) The exterior boundaries of the platted areas giving lengths and bearings of the boundary lines. All subdivisions must have proper closure.

(g) Location of existing easements of rights-of-way, including those contiguous to the platted area, their nature, width, and the book and page number of their recording in the County's records.

(h) Location of proposed easements including any required easements for water, sewer, drainage or irrigation, temporary turnaround easements and a public utility easement shown on the front of each lot and any side or rear of a lot adjacent to a road right-of-way and on the sides and back of all other lots.

(i) All lots, blocks, rights-of-way and easements (including open space) created by the subdivision with their boundary, bearings, thoroughfare type, lengths, widths, name, number, or purpose. For curved boundaries the curve radius, central angle, and length of arc and chord length and veering shall be given in a table. All lots must have proper closure

TRANSECT ZONES AND LOT TYPES

(a) Location of transect zones.

(b) Location of all proposed lots

(i) Name of the lot type assigned for each lot

(ii) Lot dimensions

(iii) Lot frontage

(iv) Lot area (square feet)

(c) Lots consecutively numbered or lettered in alphabetical order.

OTHER ITEMS ON THE PLAT

(a) Proposed addresses shown on each lot as obtained from a Springville City Planning and Zoning Official. All proposed new streets named or numbered in accordance with the street naming and numbering system of the City. Streets shall not be given names other than the appropriate number designation (e.g., 700 South) for the street, except in the case of streets that cannot be readily assigned numerical designations because of a configuration which crosses (does not exclusively align with) east-west or north-south coordinates.

(b) Location and names of adjacent properties/property owners and platted subdivisions.

(c) Location of zoning boundary lines within and adjacent to the proposed subdivision.

(d) Location of all existing homes or buildings within the proposed subdivision that are to remain.

(e) All existing monuments found during the course of the survey (including a physical description such as "brass cap").

(f) All monuments erected, corner, and other points established in the field. The monuments shall be made of brass and the legend shall indicate the diameter, length, and weight of the monuments. All exterior boundary angle points of the subdivision and lot corners shall be marked in accordance with the Springville City Standard Specifications and Drawings.

(g) Show frontage on corner lots in relation to service line locations.

REQUIRED NOTES ON THE FINAL PLAT

- (a) A notation of the distance (shown as a dimension and note on the plat) from the centerline of each existing road right-of-way (centerline of existing asphalt) to the new property line of the subdivision.
- (b) A summary of total project acreage, total acreage in lots, total acreage in roads and lane-miles of road.
- (c) A notation of any limited access restrictions on the lots that are affected.
- (d) If a detention pond is required, note the capacity of the pond on the final plat.
- (e) If there is no detention pond on the plat, provide a note explaining how detention is handled.
- (f) If surface drainage is to be directed onto a privately owned area for detention as part of the storm drainage system, show an easement around the detention/retention area on the final plat with the following note on the easement area:
Permanent detention facility to be owned and maintained by the owners of this property not to be altered without approval by Springville City Council and City Engineer.
- (g) If a temporary turnaround is required, add the following note on the final plat with a reference to the turnaround:
50' radius temporary asphalt turnaround with appropriate road base, 3 no-parking signs installed, and no above-ground utilities allowed in the turnaround area

CONSTRUCTION DRAWINGS

- (a) Final construction/plat and profile drawings of all required public improvements consistent with Springville City Design Standards Specifications and Drawings. An engineer or land surveyor must stamp all construction drawings in accordance with the procedures of the Utah State Board for Professional Registration. Construction drawing shall include:
 - (i) An overall public improvement plat or index sheet that includes a summary of all improvement and utility information (this sheet is used by City staff to prepare the bond for public improvements). A thoroughfare tree planting plan showing location, spacing and type of tree as required for each thoroughfare.
 - (ii) Location, pipe type, and size of existing and proposed culinary and pressurized irrigation lines and associated fire hydrants, valves, and blowoffs (note where bends are required on water lines and what type is to be used).
 - (iii) Location, depth, pipe type (pipe type may be noted in a legend), and slope of all drainage and sewer lines, including the location and proper spacing of all boxes, manholes and other improvements.
 - (iv) Location of water and sewer service laterals for each lot including the location of the laterals in relation to each other (water laterals must be located at the center of the lot and sewer laterals ten feet (10') downstream from the water laterals).
 - (v) The location of the lot frontage for all corner lots in relation to service line locations.
 - (vi) Details of detention basin(s) including:
 - (A) Piping and orifices.
 - (B) A note stating that the bottom of the basin will be sloped towards the outlet.
 - (C) Cross section of detention pond.
 - (D) Twenty-five (25) year water level. Note: The maximum water depth shall not exceed allowances outlined in the Springville City Engineering Designs Standards.

(E) Capacity of detention pond in cubic feet.

(F) Other details as required by the Springville City Engineering Design Standards.

(vii) If the placement of irrigation system improvements is required, show all irrigation improvements including piping, head gates, boxes, grates, etc. (in conformance with letter issued by the irrigation company) and provide a signature block for the irrigation company on all applicable construction drawing sheets.

(viii) Cross sections of all roads including pavement design, base and sub-base amounts (per Springville Standards or as directed by the geotechnical report) and location of utilities within the street right-of-way.

(ix) Location of power line extensions and relocations, streetlights, domes and transformers.

(x) Location of existing power infrastructure and ownership.

(xi) Location, type, and height of existing fencing and new fencing, berming, landscaping or other buffering to be installed as part of the development.

(xii) Street signs and traffic control signs.

(xiii) All other specifications, details, and references required by the Springville City Standard Specifications and Drawings.

(b) Construction drawings are to include the following notes:

(i) A note stating that one (1) color electronic copy of as-built drawing, formatted in accordance with Springville City Standard Specifications and Drawings, shall be submitted to the City upon completion of the public improvements; including water, sewer, storm drain and power.

(ii) A note stating that all construction is to be done as per the Springville City Standard Specifications and Drawings.

(iii) A note stating that all ADA accessible sidewalk ramps will be constructed in accordance with Springville City Standard Specifications and Drawings.

(iv) A note stating that, prior to construction, a storm water prevention pollution plan (SWPPP) will be submitted to the Public Works Director for approval.

(v) A note stating that, prior to commencement of any work, a preconstruction meeting will be held with the Public Works Director, Chief Building Official, city inspectors, the contractor and all subcontractors and the property owner.

(c) Landscaping plan for all park, open space, and common ownership areas including:

(i) Planting areas with a list of the name, number and size of plants designated for each area.

(ii) Location, name and size of all existing and proposed trees and shrubs.

(iii) Location and sizes of proposed irrigation facilities adequate to maintain the planting areas.

(iv) Indication of proposed grass areas and whether it is to be sodded or seeded.

(v) Location of the clear view area at all street intersections (a triangular area formed by a line connecting the property lines at points thirty-five feet (35') in each direction from the intersection) and an indication that no landscaping or other obstruction in excess of three feet (3') above finished grade shall be allowed in the clear view area.

OTHER REQUIRED ITEMS

(a) An engineer's estimate of costs, including quantity take-offs, for construction of all required public improvements.

(b) A final copy of any restrictive covenants (CC&Rs), reservations, or private easements.

(c) A final copy of a geotechnical study.

- (d) Evidence that all property taxes are current and that roll-back taxes have been paid, and that no other debts or obligations are outstanding and no liens or encumbrances are placed on the property.
- (e) Warranty deed/title insurance on property dedicated to the City (open space, detention, City park property, City trails, some road dedication).
- (f) Prepared easements for any necessary off-site water, sewer, or drainage easements across privately owned land, or for temporary turnarounds.
- (g) A copy of any necessary deeds or boundary line agreements necessary for recording of the final plat.
- (h) Any required UDOT approvals for access, etc.
- (i) An electronic (computer disc or email) copy of the proposed final plat and construction drawings in a format acceptable to the City Engineer (DGN or DXF) tied to the State Plane, NAD 83 coordinate system.
- (j) Prior to the preconstruction meeting, the developer will make copies of plans for the meeting from the approved and signed check set. When changes need to be made to a check set, revise the affected sheets only and return the revised sheets to the City for approval and signatures. Copies of the revised sheets will be distributed only after approval and signatures given. Copies for the preconstruction meeting must be made prior to the preconstruction meeting being scheduled. Any/all construction documents used in the field will be a copy of the approved check set with the approval stamped, signed and dated on the front cover.
- (k) Documents evidencing the ability to tender water rights, any property or easements to Springville City.
- (l) Proposed development agreement, if applicable.

23. The DRC Review

The DRC shall review all applications to determine whether corrections have been made in accordance with preliminary plan application approval and conformance with all applicable City ordinances and standards. If the final plat is determined to meet City ordinances and standards, the DRC will forward the application to the Community Development Director for approval. Otherwise, the application will be returned to the applicant for appropriate modification.

In reviewing the final plat, City staff will consider the items listed below:

- (a) The Community Development Director or the Director's designee shall determine whether the submitted plat complies with the approved preliminary plan application and conditions of approval, along with the applicable City ordinances affecting the subdivision of land.
- (b) The City Engineer shall:
 - (i) Review and approve the improvement drawings and quantity estimates for construction of the improvements. The improvements shall be approved when the City Engineer determines that the proposed improvements are in accordance with the requirements of this Title, the adopted engineering standards and specifications of Springville City, and any applicable conditions of preliminary plan approval;
 - (ii) Verify that the drawings of streets, easements, storm detention facilities, and other improvements comply with the requirements of this Title, engineering standards and specifications, and conditions of preliminary approval;
 - (iii) Verify that the boundary descriptions are correct;
 - (iv) Verify existing easements of record; and
 - (v) Verify submission and approval of any financial guarantees, deeds,

conveyances, or other agreements required for final approval and recordation.

(c) The City Attorney shall:

(i) Review the language and forms on the plat to assure compliance with the requirements of Springville City and appropriately address the requirements of the Planning Commission;

(ii) Review any financial guarantees, deeds, conveyances, or other agreements for final approval and recordation;

(iii) Review any required declaration of conditions, covenants, and restrictions to be recorded with the plat to ensure their consistency with the plat and that they are in conformance with applicable City ordinances and standards;

(iv) Verify creation of any required homeowners association;

(v) Review the current title report and verify, prior to signing and recordation of the plat by the mayor, that:

(A) The owner's dedication is properly executed by all of the owners of the subject property;

(B) Easements of record are reflected on the final plan; and

(C) The owner's dedication is free of liens or encumbrances.

34. Final Review and Action

The ~~Land Use Authority~~ ~~Planning Administrator~~ shall review the completed application, along with comments from the DRC and the Planning staff report. The Officer may then approve, conditionally approve, or deny the application request.

(a) The ~~Land Use Authority~~ ~~Planning Administrator~~ approves the final plat application if it complies with preliminary plan approval and is in conformity with all applicable City ordinances and standards, and there is no need to attach any conditions to the approval. The Administrative Hearing Officer may impose conditions upon its recommendation of approval if it finds that such conditions are reasonably necessary to meet the requirements of this Title.

(b) The Administrative Hearing Officer may recommend denial of the final plat for either of the following reasons:

(i) The final plat does not comply with the preliminary plat approval; or

(ii) The final plat does not comply with all of the applicable City ordinances and standards.

45. Minor Corrections to Final Plat Map

The City Engineer may approve minor changes to approved final plats before the plat is recorded if the Engineer finds that the proposed changes do not jeopardize the interests of the City or adjoining property owners. Examples of minor changes contemplated by this Section include legal descriptions mistakes, minor boundary changes, and items that should have been included in the original final plat.

56. Required Submissions

After making all required revisions, the subdivider shall submit the final plat, which ~~plat~~ shall be certified by a professional engineer or land surveyor, and properly executed and acknowledged by all owners of the property and any other parties required for recordation. Additionally, all required bonds, fees, water rights, and necessary documents

shall be provided prior to recording.

67. Signing and Recordation of Final Plat

The executed plat shall then be submitted for the signature of the City Engineer, followed by the City Attorney, and then forwarded to the Mayor for the final signature on the plat. The final plat, bearing all official approvals as required in this Section, shall be recorded and filed in the office of the Utah County Recorder and the office of the Springville City Recorder.

78. Effective Period of Final Approval

Submission of the executed plat and all required submissions must occur within six (6) months of approval by the Administrative Hearing Officer. The construction of all subdivision improvements shall be completed pursuant to the time period allowed pursuant to Section 14-5-101. In the event that the subdivision improvements are not installed within the time period allowed under Section 14-5-101, final approval of any unrecorded plat by the Administrative Hearing Officer expires.

89. Overall Compliance with Requirements

All property shall be developed in strict compliance with the approved final plat, plans, the approved construction drawings, the City's development standards and specifications, and all notes, restrictions, covenants, dedications, boundaries, and other commitments shown on the approved plan and/or final plat. Failure to note any improvement required by this Title on the preliminary plan, final plat, or the construction drawings shall not eliminate the developer's responsibility to complete the improvement or meet the obligation required for the subdivision.

SECTION 10: Section 14-7-101, Plat Amendments, Alterations and Vacations, of Springville City Code is hereby amended to read as follows:

14-7-101 Plat Amendments, Alterations, and Vacations.

(1) The City Council is designated and authorized, on its own motion, ~~a recommendation by the Planning Commission~~ or pursuant to a petition, to consider at a public hearing, any proposed vacation, alteration, or amendment of a public street in accordance with Utah Code 10-9a-609.5 (1953 as amended). ~~subdivision plat, or any street, lot or alley contained in a subdivision plat as provided in Utah Code 10-9-808 through 10-9-810.~~ If the City Council is satisfied that neither the public nor any person will be materially injured by the proposed vacation, alteration or amendment and there is good cause for such action, the City Council may vacate, alter, or amend the plat, any portion of the plat, or any street or lot.

(2) The ~~Land Use Authority~~ Community Development Director may, upon petition, consider and approve a subdivision plat amendment, lot line adjustment, or a lot combination, under the provisions of this chapter and in accordance with the Utah Code 10-9a-608 and 10-9a-609 (1953 as amended)., if:

~~(a) no new dwelling lot or housing unit results from the lot line adjustment;~~

~~(b) the adjoining property owners consent to the lot line adjustment in writing;~~

~~(c) the lot line adjustment does not result in remnant land that did not previously exist; and~~

~~(d) the adjustment does not result in violation of applicable zoning requirements.~~

~~(3) Final Plats approved by the Community Development Director may be recorded in the Office of the Utah County Recorder.~~

SECTION 11: This ordinance will become effective one day after publication hereof in the manner required by law.

SECTION 12: This ordinance shall become effective upon adoption by the Springville City Council and publication as required by law.

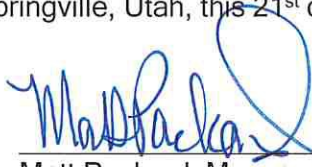
ADOPTED by the City Council of Springville, Utah, this 21st day of October, 2025.

ATTEST:



Kim Crane, City Recorder





Matt Packard, Mayor