



Community Development
110 South Main Street
Springville, UT 84663

801.491.7861
www.springvilleutah.gov

COMMERCIAL SITE PLAN & CONDITIONAL USE PERMIT REVIEW PROCESS & CHECKLIST

Prior to the issuance of a building permit, approval of the Commercial Site Plan and/or Conditional Use Permit is required by the Land Use Authority. The detailed submission requirements can be found in Titles 11 and 14 of Springville City Code at <https://ecode360.com/48617021>.

Commercial Site Plan Review is required for the following:

- a. All new development;
- b. All new additions to existing sites which increase the floor area of the premises by more than twenty percent (20%) or increase the original floor area of the premises by over twenty percent (20%) when combined with one (1) or more previous expansions that have occurred over a period of time;
- c. Any *significant change* proposed after site plan approval has been granted by the approving body; and
- d. Any conditional use (in addition to any other specific requirements listed in Section 11-7-2 of Springville City Code).

A *significant change* is defined as changes or modifications that:

- a. Change the use or character of the development, which results in an increase in the overall density or intensity of the use.
- b. Reduce previously approved open space, amenities, or landscaping.
- c. Change the number of parking spaces below the minimum required.
- d. Modify on-site traffic circulation or affect driveways; or
- e. Increase the impervious area of the site, which increases storm drainage requirements.

Pre-Application Meeting: The purpose of the Pre-Application Conference is to provide the applicant with an opportunity to present a basic sketch of the proposed site prior to the formal application. The applicant is to schedule the meeting with the Planning Division. During this meeting, a planning staff member will determine if the use is permitted, conditional, or not permitted in the zone. This meeting also provides a chance to discuss the process, site development standards (setbacks, landscaping, parking, fencing, etc.), and other aspects of the project in a less formal setting, and to identify major concerns prior to a formal application. This meeting will also generally include a representative from the City's Engineering Division. No vesting occurs with the pre-application meeting. Please be advised that if code or land-use changes occur before a formal application is submitted, the regulations in effect at the time of the formal application will apply.

- **Information Requested:** The applicant should provide a sketch design of the proposed development that includes basic location and size of buildings and structures, landscaping, street frontages, and other significant features of the property, such as easements.
- **Staff Review and Recommendation:** Based upon the information submitted for review, the Planning and Engineering staff will make a recommendation to the applicant as to the adequacy of the proposal and the process necessary for formal review.

Formal Application: The applicant shall prepare and submit a proposed site plan, along with all forms, fees, and other supporting materials required by the City to the Planning Division. Application can be made at the following link below, or by going to www.springvilleutah.gov and following the "Forms and Applications" link within the Community Development Department page:

<https://app.civicreview.com/application/60a6d1731ba801001b8bbef8>

Completeness Review: Upon receipt of the application, the Planning and Engineering staff will determine whether it is complete and ready for review in accordance with the submittal requirements. No application is eligible for the DRC (Development Review Committee) agenda until it is deemed complete. Once the submittal is determined complete, you will be notified by email to make the application fee payment. Once the fee is paid, the project will be scheduled for review by the DRC. Checklists are available to the applicant when preparing plans to ensure completeness.

DRC Review: The Development Review Committee shall review all applications to determine conformance with all applicable City ordinances and standards. If the site plan is determined to meet City ordinances and standards, the DRC will forward the completed submission to the Land Use Authority for approval consideration. If portions of the application are deemed incomplete, it may be returned to the applicant for appropriate modification. The application shall not be forwarded to the Land Use Authority if it does not meet the requirements of the City Code and other applicable standards, as well as those of other reviewing agencies. The DRC may forward applications to the Planning Commission, subject to variances, waivers, modifications, or amendments being proposed by the applicant. During the meeting, the applicant will be given the opportunity to make presentations, ask questions, and propose alternative conditions for consideration.

Land Use Authority Review and Action: The Land Use Authority will review relevant portions of the completed application, along with the comments from the DRC and the Planning Staff report. After review of the item, the Land Use Authority may approve, conditionally approve, or deny the proposed site plan application after providing an opportunity for a public hearing.

Pre-Construction Meeting: Prior to the issuance of a building permit on an approved site plan, the applicant shall prepare:

- (1) A revised final site plan, which shall include the changes to the site plan and conditions of approval required by the Planning Staff, DRC, or Land Use Authority;
- (2) Final landscape plan;
- (3) Dedication of property for streets and PUEs, as required;
- (4) Final building construction plans;
- (5) Completed engineering plans, including final construction drawings for streets, utilities, grading, and drainage; and
- (6) Satisfactory arrangements concerning bonding as required by the Springville City Codes.

For site plans subject to obtaining a Conditional Use Permit, all conditions required by the Planning Commission shall also be met, along with the items required for a permitted use, prior to issuance of a building permit.

Validity of Approval: A building permit for an approved site plan must be applied for within 6 months of the Land Use Authority's approval. One extension of up to six months may be requested in writing for the Land Use Authority's consideration and action, provided that the request is received prior to expiration of the original approval. Approval of an extension may be granted upon finding that special circumstances prevented the applicant from obtaining a building permit and that no changes in the ordinance have occurred that would significantly alter the previous site plan approval.

SUBMISSION REQUIREMENTS CHECKLIST

✓	Requirement	Comments
	Application can be made at the following link below, or by going to www.springvilleutah.gov and following the “Forms and Applications” link within the Community Development Department page: https://app.civicreview.com/application/60a6d1731ba801001b8bbef8	
	If the property owner is different from the applicant, a Property Owner’s Consent form must be signed and notarized, granting the applicant permission to act for and on behalf of the fee simple owner.	
Development Plans shall include the following		
	Title block stating the name of the project and the common address of the proposed site, and the developer’s name, address, and phone number.	
	Vicinity map with a one-quarter-mile radius and placed on the site plan.	
	North arrow, scale of site plan (of no less than 1” = 30’) and the date the site plan was prepared.	
	A description of the proposed project that includes any special features and outlines the intended use of the site.	
	Names of all property owners, surrounding land uses, and zoning on all abutting sides and within 200 feet, including those lands separated from the parcel by a street or other roadway.	
	Property dimensions including radii of curves.	
	Dimensions, setback, and heights of all proposed buildings and the location of existing buildings.	
	Table indicating total site area and an acreage and percentage breakdown of structures, parking, landscaping, parking lot landscaping, and open space.	
	Existing and proposed streets’ rights-of-way.	
	Parking lot design and dimensions, including required landscaping and ADA requirements.	
	All curb cuts and intersections within a minimum distance of 150 feet of the subject property, along with cross-access between this and adjacent sites, including those lands separated from the parcel by a street or other roadway.	

✓	Requirement	Comments
	If roadway dedication is required, a notation of the distance (shown as a dimension and note on the plan) from the centerline of each existing road right-of-way (centerline of existing asphalt) to the new property line of the Site Plan.	
	All proposed signage, both freestanding and attached to the building. (§11-6-3)	
	Exterior lighting of any structures, walkways, and parking areas, including shields and other means of ensuring that lighting is directed away from adjacent properties.	
	Pedestrian access between all public rights-of-way and structures and between structures within the development, including raised curbing and landscaped islands, which serve to separate vehicular and pedestrian traffic whenever possible. When raised walkways are not possible, all pedestrian accesses shall be clearly marked.	
	Clear view areas noted and shown on plan as per Section 11-6-108 of Springville City Code.	
	Proposed phasing, if applicable, in such a manner that each phase can function independently or in connection with the previous phase.	
	All existing and proposed fencing, including height, materials and location. (§11-6-213)	
	Proposed location of water and sewer lines in accordance with Springville City Engineering standards.	
	Existing and proposed easement (utility, solar, etc.) on and within 50' of the subject property. If public utility easements do not exist, the owner is required to provide utility easements as required by the City, and said easements shall be deeded and recorded in the Office of the Utah County Recorder.	
	Screened trash receptacles and loading areas. (§11-6-105)	
	Location and screening plan for mechanical equipment.	
	Off-site improvements designed in conformance with Springville City requirements.	
	Proposed street layout designed in conformance with the required block standards, as set forth in Section 14-5-102 of Springville City Code.	
	Location of fire access and turnarounds for emergency vehicles. (§3-4-123)	

✓	Requirement	Comments
	Location of existing or proposed fire hydrants.	
	Extension of any stub streets adjacent to the property of other streets necessary to meet the City Street standards.	
	Scale drawings of major exterior building elevations (including all building wall signs) facing public rights-of-way or areas zoned for residential uses, and indicate building materials to be used. Architectural drawings shall be drawn to a scale of no smaller than 1/8" = one foot.	
Grading and Drainage Plans (Springville Standard Specifications and Drawings Manual Chapter 3, Section 5)		
	Drainage system report, including calculations and an explanatory narrative, stamped and checked by a professional engineer, which includes: <ol style="list-style-type: none"> a. Use of Springville City rainfall curves to calculate 25 and 100-year floods (attach Springville City rainfall curves to this report); and b. For detention basins, submit calculations to justify sizing based on a 25-year design storm with a release rate of 0/15 cfs per acre. 	
	Detailed drainage plans showing existing and proposed storm drainage improvements, including: <ol style="list-style-type: none"> a. Major drainage facilities, outfalls, and discharge; b. Drainage pipe locations, sizes, and depths; and c. Catch basin locations, types, and depths. 	
	Location of detention basins with the following improvements being included: <ol style="list-style-type: none"> a. A maximum water depth of three-feet with a minimum one-foot freeboard; b. 3:1 slopes or flatter; c. Grass covering and underground sprinkler system; and d. Catch basin locations, types, and depths. 	
	A written statement from the appropriate agency (i.e. irrigation companies, private land owners, etc.) accepting responsibility for all surface and subsurface drainage which is directed into channels owned by such agencies;	
	Letter(s) of intent for any necessary off-site drainage easement across privately-owned land;	
	Existing and proposed contours at two-foot intervals, unless a variation has been approved by the City.	

✓	Requirement	Comments
	Delineation of all areas subject to potential 100-year flood events as designated by FEMA.	
Springville Power		
	Please fill out a "New Service Request" form https://www.springvilleutah.gov/power/wp-content/uploads/sites/13/2022/12/12-13-2022-NEW-SERVICE-REQUEST-FORM_FINAL.pdf and return it to electricdistribution@springvilleutah.gov	
	Developer shall contact Jade Jensen at jjensen@springvilleutah.gov or by calling 801-489-2750 ext. 2751 for Primary Power Plan. No Electrical Extension Fees will be made available until the development is finalized and Primary Power Plan is created by Springville City Power.	
	Provide electrical drawings for the site plan, along with a one-line diagram, electrical load calculations, and a CAD file with World File(s).	
	Developer shall show meter base and desired transformer locations	
	Developer shall protect all existing electrical facilities and operating clearance requirements	
	All existing Public Utility Easements (PUE) and existing electrical facilities shall be preserved by the developer.	
	The developer shall install the electrical system in accordance with the Springville City Power Dept Specification Manual https://www.springvilleutah.gov/power/wp-content/uploads/sites/13/2022/12/2013-Electric-Standards-ManualWithout-Net-Metering.pdf	
Landscaping Plans (Landscaping Requirements found in §11-6-2)		
	Landscape plans, which shall include plant location, type, size, and quantities.	
	Irrigation plans.	
	Planting details. The city's approved tree planting detail can be found at: https://www.springvilleutah.gov/parks-recreation/forestry/	
	Street tree planting details. (§4-11-1)	

✓	Requirement	Comments
Storm Water Pollution Prevention Plan		
	Provide an erosion and sediment control plan	
	Submit the SWPPP document using the latest version of the Utah State Template.	
	Obtain NOI	
	Obtain Springville City Land Disturbance Permit (LDP)	
	Contact Brent Dunkley for a Land Disturbance Permit pre-application meeting at 801-885-4016	
Irrigation/Drainage District		
	<p>If any of the following Irrigation and/or Drainage Companies are affected by the proposed development, an application for Modification to the canal, ditch, or drain must be submitted to Franson Civil Engineers.</p> <ol style="list-style-type: none"> 1. <i>Springville Drainage District</i> 2. <i>Springville Irrigation Company</i> 3. <i>Wood Springville Irrigation Company</i> 4. <i>Coffman Springs Irrigation Company</i> 5. <i>Madson Springs Irrigation Company</i> 6. <i>Big Hollow Irrigation Company</i> 7. <i>Mill Pond Irrigation Company</i> 8. <i>Wash Creek Irrigation Company</i> <p>No comments can be provided until the application and the plans are submitted. Please contact Eric Adams at (801) 756-0309 or visit www.fransoncivil.com for application forms and process.</p>	
Other Information Required		
	ALTA Survey, along with a preliminary title report or policy of title insurance on the property, which identifies ownership, easements of record, liens, or other encumbrances.	
	Any required UDOT approval for access or other improvements along a State road.	
	An engineer's estimate of costs for the construction of all required public site improvements.	
	Conveyance of water rights, unless water rights have been tendered and evidence provided. (§11-6-124)	
	A traffic study for may be required at the discretion of the City Engineer.	
	A geotechnical report shall be required for all areas designated for off-site improvements and may be required for other portions of the site at the City Engineer's discretion.	

✓	Requirement	Comments
	A wetlands delineation or clearance letter, if required by the City Engineer.	
	Base Floor Elevation for All Areas West of 400 West Street. For areas west of 400 West Street, or where the alignment of 400 West Street would occur as determined by the City Engineer or designee if no street exists, the base floor elevation, whether for slab on grade construction or the crawl space floor, shall be no lower than the top back of curb elevation. (§10-1-105)	