



**NOTICE OF MEETING AND AGENDA  
PLANNING COMMISSION  
APRIL 14, 2026 AT 7:00 P.M.**  
City Council Chambers  
110 South Main Street  
Springville, Utah 84663

The agenda will be as follows:

**Call to Order**

- Approval of the Agenda
- Approval of Minutes: March 10, 2026

**Consent Agenda**

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

**Administrative Session**

- 1) Welcome New Commissioners
- 2) Elect a Chair and Vice Chair

**Legislative Session – Public Hearing**

- 3) Springville Community Development requests an amendment to the General Plan future land use map designation from commercial to mixed-use on parcels 23:015:0050 and 23:015:0051 located at approximately 1450 and 1300 North Main Street, respectively.
- 4) Springville Community Development requests an amendment to the Official Zoning Map to apply the Main Street South Gateway Zone to parcels 23:015:0050 and 23:015:0051 located at approximately 1450 and 1300 North Main Street, respectively.

**Adjournment**

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

This meeting was noticed in compliance with Utah Code 52-4-202 on April 9, 2026. Agendas and minutes are accessible through the Springville City website at [www.springville.org/agendas-minutes](http://www.springville.org/agendas-minutes). Planning Commission meeting agendas are available through the Utah Public Meeting Notice website at [www.utah.gov/pmn/index.html](http://www.utah.gov/pmn/index.html). Email subscriptions to Utah Public Meeting Notices are available through their website.

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

**IN ATTENDANCE**

**Commissioners Present:** Genevieve Baker, Brett Nelson, Hunter Huffman,  
Peter Pratt, and Tyler Patching

**Commissioners Excused:** Ann Anderson, Ralph Calder

**City Staff:** Josh Yost, Community Development Director  
Carla Wiese, Planner II

**City Council:** Heather Goins, Executive Assistant  
Jake Smith and Mindi Wright

**CALL TO ORDER**

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

**APPROVAL OF THE AGENDA**

Commissioner Nelson moved to approve the agenda as written. Commissioner Patching seconded the motion. The vote to approve the agenda was unanimous.

**APPROVAL OF THE MINUTES**

*February 24, 2026*

Commissioner Pratt moved to approve the February 24, 2026 meeting minutes.

Commissioner Nelson seconded the motion. The vote to approve the meeting minutes was unanimous.

**LEGISLATIVE SESSION:**

*Springville City requests a repeal of Title 11 Chapter 5 Article 7 Materials Processing and Storage Overlay Regulations.*

Carla Wiese, City Planner, presented.

Chair Baker arrived at 7:02 p.m.

The overlay was adopted in December 2019 to regulate an existing materials processing operation that had been operating without clear standards. The overlay has only ever been applied to a single parcel. Staff noted that the proposed repeal is consistent with the 2024 Dry Creek Corridor Plan, which envisions different types of development in the area and does not support materials processing uses.

It was clarified that repealing the overlay would not terminate the existing operation, which would continue as a legal nonconforming use. The operation could continue as it currently exists but would not be allowed to expand under local regulations, though

47 recent state law may allow expansion onto contiguous properties under certain  
48 conditions.

49 Chair Baker opened the Public Hearing at 7:17 p.m.

50

51 Tim Parker

52 He lives closest to the Western Paving operation. He has stated prior opposition to the  
53 overlay, including a petition signed by approximately 60-70 residents. He expressed  
54 strong concern about ongoing dust impacts, noting visible plumes and a lack of  
55 consistent enforcement. He is opposed to any expansion or additional concrete crushing  
56 operations in the area. He asked for clarification on how legal nonconforming status  
57 applies, particularly whether the use would continue if ownership changes. He also  
58 raised concerns about when the setback reductions went from 1,000 feet to 600 feet  
59 from residences. The operation is close enough and impacts his property. He  
60 acknowledged recent mitigation efforts but indicated they were previously lacking. He  
61 expressed support for the Dry Creek Corridor Plan and its vision for the area.

62

63 Phil Hansen

64 Mr. Hansen is business owner in the area. He expressed concern about the materials  
65 processing operations. He noted that prior opposition included health and contamination  
66 concerns and questioned whether sufficient research has been conducted on dust and  
67 air quality impacts. He raised concerns about potential negative effects on property  
68 values and referenced past presentations highlighting impacts from similar operations.  
69 Mr. Hansen questioned the consistency of the City's authority, stating that previous  
70 discussions indicated local control, while recent comments suggest state law may allow  
71 expansion beyond City jurisdiction. He referenced past instances where operations  
72 expanded beyond approved areas and were later brought back into compliance. He  
73 expressed concern about fairness and potential legal implications if similar uses are  
74 allowed for one property but denied for others. He requested that the Commission take  
75 additional time to review the full history, applicable state law, and potential health  
76 impacts before making a decision.

77

78 Commissioner Nelson moved to close the Public Hearing. Commissioner Pratt  
79 seconded. The public hearing was closed at 7:27 p.m.

80

81 The Planning Commission discussed whether a nonconforming use would continue  
82 after a property transfer and confirmed that such uses run with the land, not the owner.  
83 The use can only be terminated if abandoned, typically defined as discontinued for over  
84 one year, though interpretations vary. Amortization was noted as a rare and complex  
85 method to phase out a use. The Commissioners also acknowledged that state law may  
86 limit local control, particularly allowing expansion onto contiguous or nearby properties  
87 under certain conditions tied to ownership dates.

88

89 The discussion continued about whether any air quality or contamination testing had  
90 been conducted; staff was unaware of any city-led or state-led off-site monitoring,  
91 though prior presentations included general, non-site-specific studies. The  
92 Commissioners noted that any future testing or health-related analysis would likely  
93 occur if an expansion were proposed and would involve state agencies and legal  
94 guidance.

95

96 The primary purpose of repealing the overlay zone was clarified as preventing new  
97 concrete processing operations from being established elsewhere in the area, rather  
98 than restricting the existing operation, which is largely governed by state law. The  
99 Commissioners emphasized that the decision should align with the City's General Plan,  
100 particularly the 2024 Dry Creek Corridor Plan, which envisions residential, commercial,  
101 and mixed-use development incompatible with concrete processing. It was noted that  
102 heavy industrial uses are already accommodated in designated HIM-zoned areas  
103 elsewhere in the city.  
104

105 Clarification was also made regarding state law timelines, indicating that expansion onto  
106 newly acquired land is limited to property obtained by January 1, 2026. The  
107 Commissioners concluded that their role was to determine whether to recommend  
108 retaining or repealing the overlay based on consistency with long-term planning goals,  
109 rather than addressing the existing operation or potential expansions governed by state  
110 law.  
111

112 Commissioner Nelson moved to recommend the repeal of Title 11, Chapter 5, Article 7,  
113 Materials Processing and Storage Overlay regulations. Commissioner Huffman  
114 seconded the motion.  
115

116 Roll Call Vote:  
117

118 Pratt - aye  
119 Huffman - aye  
120 Nelson - aye  
121 Patching - aye  
122 Baker - aye  
123

124 The vote to approve the Legislative Session item was unanimous.  
125

126 **7:45 pm**

127 **Springville Community Development requests an amendment to the Springville Code**  
128 **Title 11 Development Code to adjust commercial site development and landscaping**  
129 **standards.**  
130

131 Josh Yost, Community Development Director, presented a proposed amendment to the  
132 Highway Commercial (HC) zone to allow reduced front and street side setbacks from 25  
133 and 20 feet to 5 feet when specific design criteria are met. This includes ground-floor  
134 transparency, a street-facing primary entrance, and at least 50% of the building façade  
135 located within the reduced setback area. The intent is to encourage buildings to engage  
136 the street, rather than being set back behind parking, while maintaining flexibility and not  
137 imposing new requirements.  
138

139 Staff explained that the five-foot setback still maintains adequate distance from the curb  
140 due to existing park strip and sidewalk standards and does not alter other zoning  
141 regulations such as building size or height. The amendment is optional and allows  
142 property owners to choose these reduced setbacks if desired.  
143

144 The Commissioners discussed how the change could improve walkability and  
145 pedestrian comfort by bringing buildings closer to the street, while still allowing space for

146 features like outdoor seating if buildings are set back further. It was noted that similar  
147 pedestrian-oriented environments often result from design features such as bulb-outs  
148 and plazas.

149  
150 Chair Baker opened the public hearing at 7:57 p.m. Seeing no speakers, Commissioner  
151 Huffman moved to close the public hearing. Commissioner Nelson seconded. The vote  
152 to close the public hearing was unanimous.

153  
154 The Planning Commissioners expressed support for the amendment, citing increased  
155 flexibility and alignment with pedestrian-oriented development goals.

156  
157 Commissioner Huffman moved to forward recommendation of approval to the City  
158 Council for the proposed text amendment to the Highway Commercial zone.  
159 Commissioner Pratt seconded. The vote to approve the legislative item was unanimous.

160  
161 With nothing further to discuss, Commissioner Nelson moved to adjourn the meeting.  
162 Commissioner Huffman seconded the motion. Chair Baker adjourned the meeting at  
163 8:00 p.m.



**PLANNING COMMISSION  
STAFF REPORT**

Agenda Item #1  
April 14, 2026

April 9, 2026

TO: Planning Commission Members

FROM: Josh Yost

RE: **Springville Community Development requests an amendment to the General Plan future land use map designation from commercial to mixed-use on parcels 23:015:0050 and 23:015:0051 located at approximately 1450 and 1300 North Main Street, respectively.**

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**Petitioner:** Springville Community Development

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**Summary of Issues**

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Is the proposed General Plan Future Land Use Map Amendment consistent with adopted policy and planning for the Main Street North Gateway Area.

Existing land use designation:

- 1300 North Main Street: 4.92 Acres, Commercial
- 1450 North Main Street: 3.33 Acres, Commercial

The Mixed-Use land use is intended to facilitate high-quality, mixed-use development with strong urban design standards. The request is associated with a planned redevelopment by Clyde Companies.

**Background**

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A general plan land use designation is a policy-level vision for how an area of a city should develop over time. Such as whether it should be residential, commercial, mixed-use, or open space, and at roughly what intensity.

In Utah, the general plan itself is not regulatory, meaning it does not directly control what a property owner can build or do on their land. Instead, it serves as a guide for decision-making. Zoning, by contrast, is the regulatory tool that actually governs land use. Zoning ordinances specify what uses are allowed, along with standards like setbacks, height limits, and density.

How they relate:

- The general plan sets the long-term direction and policy intent.
- Zoning implements that vision through enforceable regulations.
- Cities are expected to keep zoning reasonably consistent with the general plan, but changing zoning requires a formal legislative process.

In simple terms the general plan says what the community wants to happen; zoning is what legally makes it happen. The next item on the agenda is a proposed change to the zoning for

these properties, but first we have to consider changing the policy-level vision for these properties from purely commercial to mixed-use.

The subject properties are located along the north Main Street corridor, a key entry into Springville. This area has been identified by the General Plan, Economic Development Plan, and Draft Springville North Gateway Plan, for transformation into a more cohesive and visually distinctive gateway.

The subject parcels have not developed since Millpond Road was extended to Main Street in approximately 2000. The gas station and McDonalds that were developed at that time made it harder to develop the rest of the vacant property on the North side of 1400 North by limiting access and otherwise hampering the property. Additionally, significant grade changes and limited street frontage on the north parcel make conventional commercial development more difficult. South of 1400 North, the 2019 construction of the 7-11 resulted in the subdivision of the corner parcel from the rest of the property, again making it harder to develop the whole parcel cohesively. Springville Rising LLC, a development entity of the Clyde Companies has purchased these two parcels and other parcels surrounding the intersection of 1400 N Main Street. Springville Rising plans to construct a mix of retail/commercial and townhomes on these properties, necessitating a change in the General Plan Land Use Designation from Commercial to Mixed-Use.

## **Analysis**

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The key issue to analyze is stated at the beginning of this report. Is the proposed General Plan Future Land Use Map Amendment consistent with adopted policy and planning for the Main Street North Gateway Area? We will start by analyzing the applicable policies of the General Plan.

The General Plan focuses on Land Use in Chapter 2. On page 2-11 the plan reads

“The commercial corridors currently include North and South Main, the Museum Corridor, and the Westfields 400 South Corridor. The two Main Street Corridors are very auto-oriented and include some of the older, auto-oriented development that occurred from the 1950s through the 1980s such as car sales lots, motels, fast food restaurants, and auto repair, along with some newer commercial developments. These two sections of Main are similar to the types of uses found on south State Street in Salt Lake County and will probably face similar challenges as those areas in the next few decades, in terms of the need for redevelopment and consideration of mixed use development to better utilize the properties located there.”

In the 15 years since this statement, this area has continued to experience the struggles common to auto-oriented highway strip development. As mentioned the construction of the highway type commercial uses on the north east and south east corners of the intersection of 1400 N Main, have made it harder to “better utilize the properties.” Further on page 2-12 the plan states “Other options for mixed use development should be anticipated at the intersection of major streets, ideally in connection with transit nodes.” 1400 North Main Street fits this criteria as a major intersection with frequent transit service.

The General Plan provides Goals, Objectives, and Strategies section in the Land Use chapter that are applicable to these properties. The general land use goal is “To create a safe, functional, and attractive community that preserves the best of our past and shapes our future

development in a way that benefits all people of our community.” In the following paragraphs we will analyze the relevant objectives and strategies.

**OBJECTIVE 2 Provide and maintain cohesive residential neighborhoods with a wide variety of housing types and densities which include the services and amenities that contribute to desirable, stable neighborhoods.**

The proposed amendment will allow the introduction of new housing types at the perimeter of the neighborhood and also provide an appropriate transition between the existing homes and the commercial character of Main Street. Instead of the back of commercial buildings, loading and storage areas, the back yards of existing homes will border townhomes with appropriate transition space. This will contribute to the desirability and stability of the existing neighborhood.

**Strategy 2C Utilize rear property lines or natural edges such as creeks, hillsides, and open space corridors to transition between land uses rather than local streets.**

These properties are perfect examples of using both natural elevations and rear properties lines to transition between land uses.

**OBJECTIVE 3 Include a variety of appropriately located multi-family housing units to help ensure a variety of housing types within the City.**

The mixed use designation accommodates zoning that may permit multi-family homes. The projected development on these two parcels is not anticipated to include multi-family homes, but will still introduce townhomes to provide an increased variety of housing

**Strategy 3E Consider inclusion of a residential component in commercial property redevelopment for areas adjacent existing neighborhoods.**

This property is a prime opportunity to include residential in commercial development adjacent to an existing neighborhood.

**OBJECTIVE 4 Provide conveniently-located commercial and professional office uses to serve the residents of Springville and surrounding areas.**

The Mixed-Use designation will facilitate the property owner’s planned mixed of commercial, and office space conveniently located adjacent to a neighborhood with limited commercial services, and along a major transportation corridor.

**Strategy 4A Establish design and material standards for new commercial development.**  
**4D Amend ordinances to allow for mixed-use commercial areas at appropriate locations.**

The existing Highway Commercial and Professional Office zones do not include any design and material standards. The Main Street South Gateway Zone that is proposed to be applied under the Mixed Use designation, provides rigorous design and materials standards for commercial and residential development.

**Strategy 4G Consider decreasing commercially zoned property and increasing residentially zoned property to help ensure a better city wide land-use balance.**

Taken together with the Clyde Companies plans for additional commercial development at this intersection, allowing mixed use on these two properties accomplishes this strategy, and will

facilitate the development of property that has proven highly difficult to develop under the existing commercial designation.

The proposed mixed-use land use designation amendment aligns with multiple goals, objectives, and strategies stated in the general plan and will facilitate the application of the Main Street South Gateway Zone to the property. This new zone will result in high-quality development befitting a key Springville gateway, and provide for appropriate transitions to existing development, while providing enhanced commercial services and housing options to the existing neighborhood.

### **Staff Recommendation**

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Staff recommends that the Planning Commission forward a positive recommendation to the City Council for approval of the proposed General Plan Land Use Map amendment.

The request is consistent with the City's planning objectives, is a first step to implement the intended vision for the Main Street corridor, and allows the application of appropriate zoning for high-quality development.

### **Recommended Motion**

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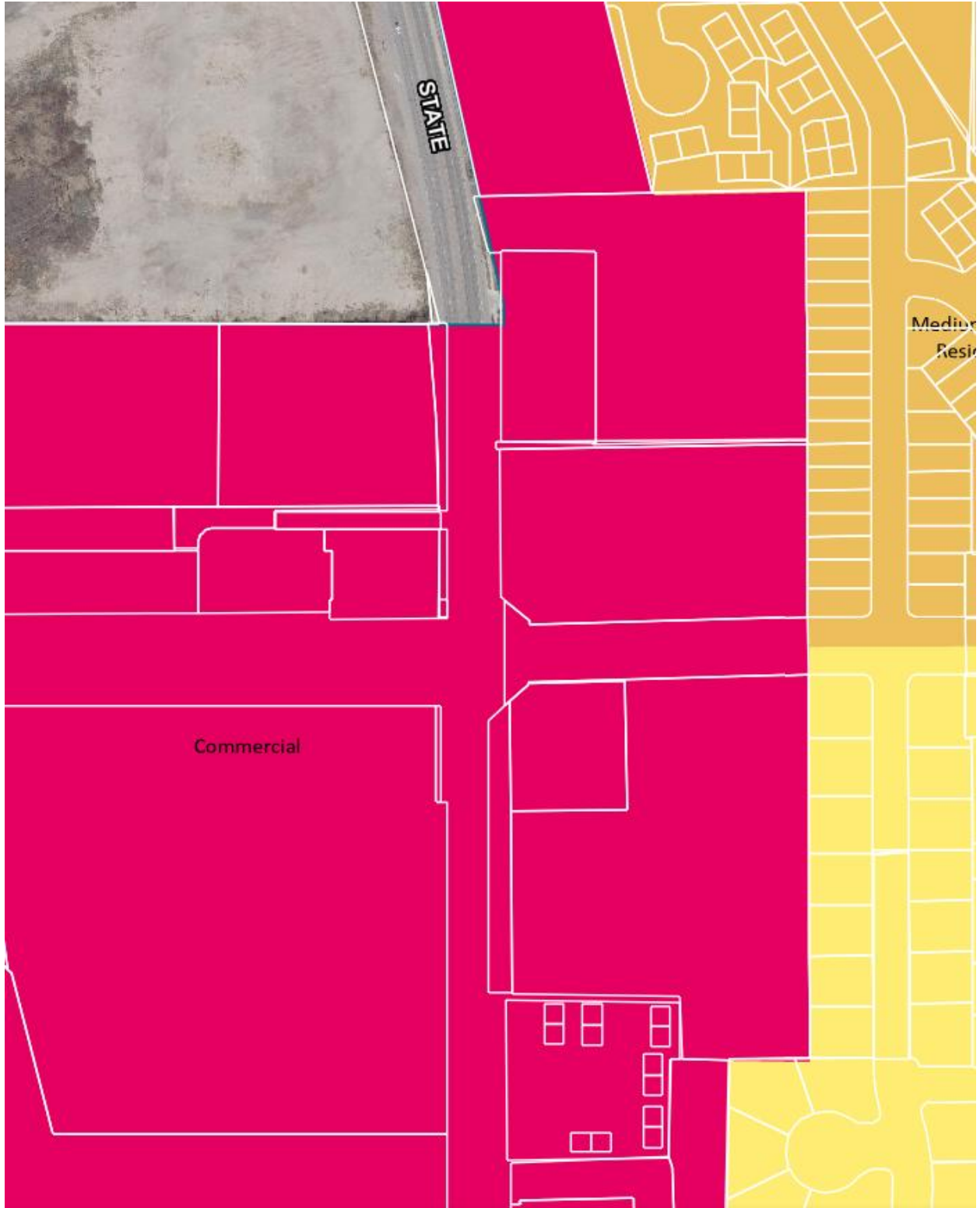
Move to forward a recommendation of approval to the City Council for the proposed amendment to the General Plan future land use map designation from commercial to mixed-use for parcels 23:015:0050 and 23:015:0051, located at approximately 1450 and 1300 North Main Street, based on the findings in the staff report.

### **Alternate Motions**

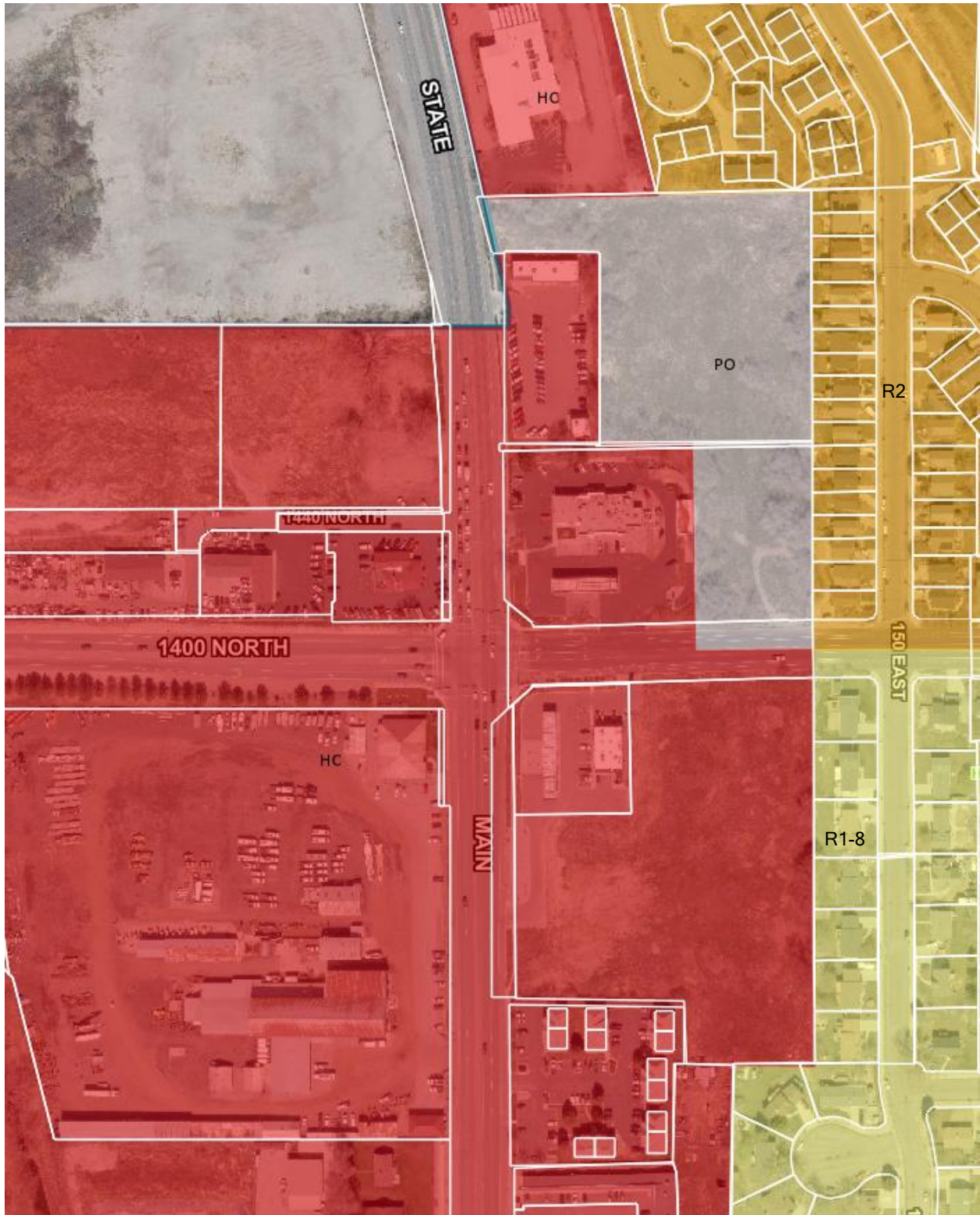
1. Continuance. Continue the item to a future Planning Commission meeting for additional information or analysis.
2. Denial. Forward a recommendation of denial to the City Council for the proposed general plan future land use map amendment, stating the reasons for denial.



1450 and 1300 North Main Street - Location Map



1450 and 1300 North Main Street - General Plan Land Use Map



1450 and 1300 North Main Street - Zoning Map



**PLANNING COMMISSION  
STAFF REPORT**

Agenda Item #2  
April 14, 2026

April 9, 2026

TO: Planning Commission Members

FROM: Josh Yost

RE: **Springville Community Development requests an amendment to the Official Zoning Map to apply the Main Street South Gateway Zone (MSSG) to parcels 23:015:0050 and 23:015:0051 located at approximately 1450 and 1300 North Main Street, respectively.**

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**Petitioner:** Springville Community Development

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**Summary of Issues**

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Is the proposed Zone Map Amendment consistent with adopted policy and planning for the Main Street North Gateway Area.

Existing zoning:

- 1300 North Main Street: 4.92 Acres, Highway Commercial (HC)
- 1450 North Main Street: 3.33 Acres, Professional Office (PO)

The MSSG Zone is intended to facilitate high-quality, mixed-use development with strong urban design standards. The request is associated with a planned redevelopment by Clyde Companies.

**Background**

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The subject properties are located along the north Main Street corridor, a key entry into Springville. This area has been identified by the City for transformation into a more cohesive and visually distinctive gateway.

Clyde Companies has acquired both parcels and is proposing:

- Mixed-use development (townhomes and commercial) on the southern parcel
- Townhome development on the northern parcel

The proposal aligns with the vision and concepts outlined in the draft Main Street North Gateway Plan, which emphasizes enhanced streetscape character, higher-intensity, mixed-use development, and improved transitions to adjacent residential neighborhoods

The MSSG Zone was established to implement this type of development pattern and design outcome.

**Analysis**

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The proposed rezone directly advances the City's goals for the Main Street corridor by supporting gateway-oriented design and placemaking, encouraging vertical and horizontal mixed-use development, and reinforcing a more urban, pedestrian-oriented environment. The request is also consistent with the emerging framework of the Main Street North Gateway Plan, which anticipates redevelopment of this corridor with higher intensity and improved design quality. The northern parcel abuts R2 zoning to the east and north which permits attached residential homes and duplexes and the southern parcel abuts R1-8 zoning to the east and south. The MSSG zone with its 35' maximum height when next to existing residential, will create a smooth compatible transition from Main Street to the surrounding neighborhoods. Along Main Street, the MSSG zone would permit a maximum height of 45 feet at a minimum of 75 feet away from the surrounding residential property lines. The maximum heights in the existing zone are 35 feet in the PO, and 75 feet in the HC.

### Zoning Framework and Development Outcomes

The MSSG Zone allows:

- A broad mix of residential and commercial uses
- Development patterns that resemble a traditional downtown form
- Use of high-quality, durable materials
- Flexibility to accommodate transitions to surrounding existing development

This zoning is better aligned with the proposed development than the existing HC and PO designations, which tend to produce:

- Auto-oriented site design
- Less vibrant single-use development
- Weaker street presence

### Transition to Adjacent Uses

The MSSG Zone includes height and form transition standards intended to:

- Protect nearby residential areas
- Step down building scale where appropriate
- Mitigate impacts related to massing and intensity

### Implementation Efficiency

Applying the MSSG Zone provides a direct regulatory pathway to achieve:

- The City's long-term planning objectives
- The development vision proposed by Clyde Companies

Applying the MSSG Zone to this property eliminates the need for writing a new zone, making piecemeal changes to the existing zones, and instead relies on an established, purpose-built zoning framework.

### **Staff Recommendation**

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Staff recommends that the Planning Commission forward a positive recommendation to the City Council for approval of the proposed zoning map amendment.

The request is consistent with the City's planning objectives, implements the intended vision for the Main Street corridor, and provides an appropriate regulatory framework for high-quality redevelopment.

### **Recommended Motion**

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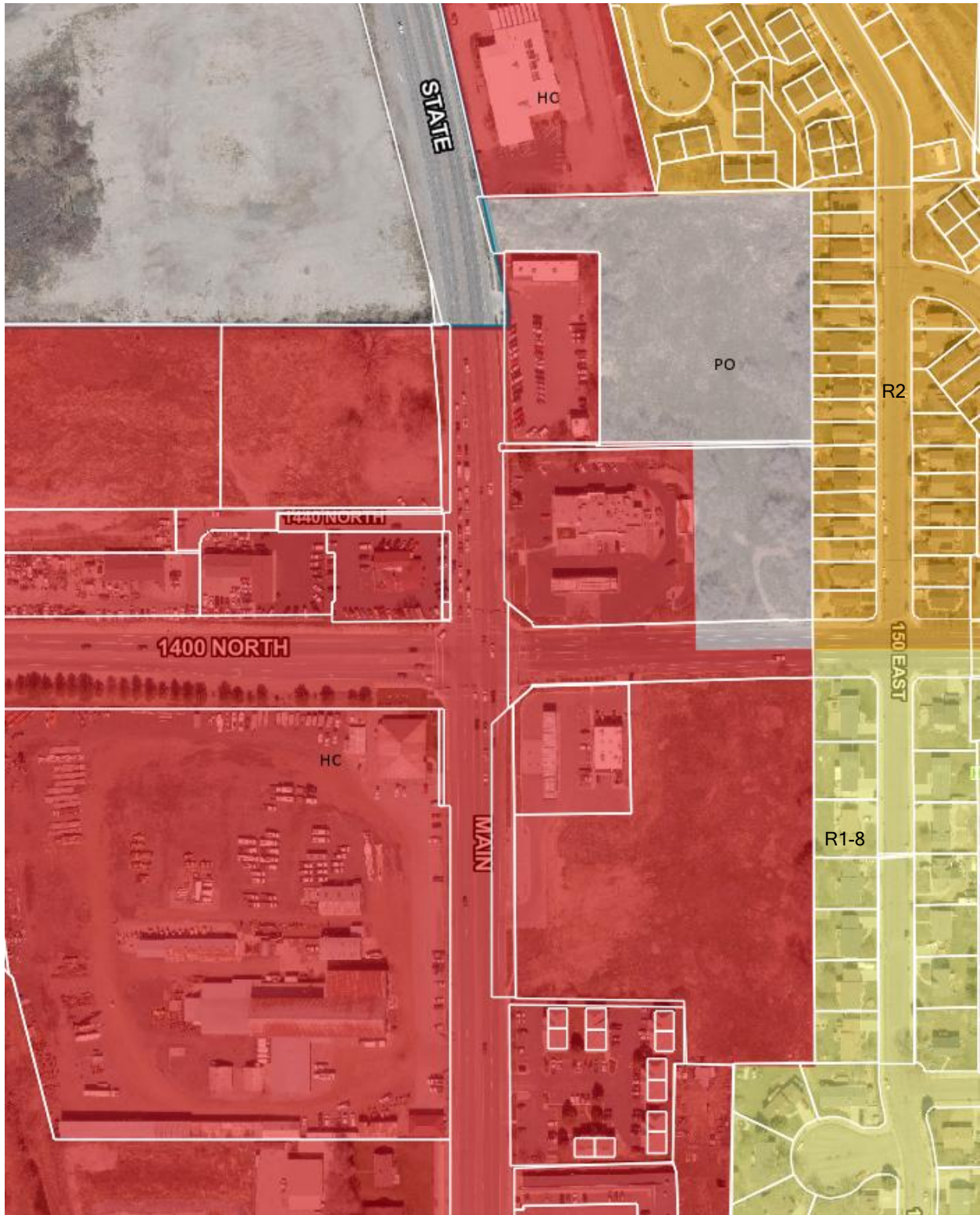
Move to forward a recommendation of approval to the City Council for the proposed amendment to the Official Zoning Map to apply the Main Street South Gateway (MSSG) Zone to parcels 23:015:0050 and 23:015:0051, located at approximately 1450 and 1300 North Main Street, based on the findings in the staff report.

### **Alternate Motions**

1. Continuance. Continue the item to a future Planning Commission meeting for additional information or analysis.
2. Denial. Forward a recommendation of denial to the City Council for the proposed zoning map amendment, stating the reasons for denial.



1450 and 1300 North Main Street - Location Map



1450 and 1300 North Main Street - Zoning Map