



**NOTICE OF MEETING AND AGENDA
PLANNING COMMISSION
MAY 12, 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: April 14, 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

Legislative Session – Public Hearing

- 1) Condie Farms requests an amendment to the Official Zone Map to amend the zoning on Parcel #23:032:0096, in the area of 277 N 950 W, from the R1-10 Residential Single-Family Zone to the R1-15 Residential Single-Family Zone.
- 2) L.H. Perry Investments requests an amendment to the Official Zone Map to apply the Highway Commercial (HC) Zone to the entirety of parcel 23:024:0065, consisting of approximately 18.73 acres located at approximately 1100 N 2000 W.
- 3) Springville Community Development requests amendments to Springville Code Title 11, Chapter 4, Article 7, the Main Street South Gateway Zone.

Adjournment

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

This meeting was noticed in compliance with Utah Code 52-4-202 on May 8, 2026. Agendas and minutes are accessible through the Springville City website at www.springville.org/agendas-minutes. Planning Commission meeting agendas are available through the Utah Public Meeting Notice website at www.utah.gov/pmn/index.html. Email subscriptions to Utah Public Meeting Notices are available through their website.

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

IN ATTENDANCE

Commissioners Present: Brett Nelson, Ralph Calder, Hunter Huffman, Tyler Patching, Peter Pratt, Mariah Hurst, and BJ Smith

City Staff: Josh Yost, Community Development Director
Heather Goins, Executive Assistant

City Council: Jake Smith, Mindi Wright

CALL TO ORDER

Heather Goins, Executive Assistant, called the meeting to order at 7:04 p.m. Commissioner Nelson nominated Tyler Patching as Chair Pro Tem. Commissioner Huffman seconded. The vote to appoint Commissioner Patching as Chair Pro Tem was unanimous.

ADMINISTRATIVE SESSION

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

Chair Pro Tem Patching asked for nominations for Chair. Commissioner Smith nominated Commissioner Huffman. Commissioner Pratt seconded. The vote to appoint Commissioner Huffman as Chair was unanimous.

Chair Huffman asked for nominations for the Vice Chair. Commissioner Nelson nominated Commissioner Calder as Vice Chair. Commissioner Pratt seconded the nomination. The vote to appoint Commissioner Calder as the Vice Chair was unanimous.

APPROVAL OF THE AGENDA

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

APPROVAL OF THE MINUTES

March 10, 2026

Commissioner Hurst moved to approve the March 10, 2026, meeting minutes. Commissioner Smith seconded the motion. The vote to approve the meeting minutes was unanimous.

LEGISLATIVE SESSION:

- 3) *Springville Community Development requests an amendment to the General Plan future land use map designation from commercial to mixed-use on parcels*

50 *23:015:0050 and 23:015:0051 located at approximately 1450 and 1300 North*
51 *Main Street, respectively.*

52 Josh Yost, Community Development Director, presented. He explained the distinction
53 between the General Plan as a policy document and zoning as the regulatory
54 implementation.

55
56 The proposed amendment aligns with the City's vision for a mixed-use gateway along
57 North Main Street by supporting both residential and commercial uses. It is also
58 consistent with the recent Clyde development, and the City's goal of creating a higher-
59 intensity gateway with a mix of housing and commercial activity.

60
61 The presentation highlighted relevant general plan objectives, including creating
62 cohesive residential neighborhoods with varied housing types, including residential
63 components in commercial redevelopment areas, and providing conveniently located
64 commercial uses while considering a better citywide land use balance.

65
66 Commissioner Calder asked why the parcel east of McDonald's was excluded from the
67 plan. Director Yost explained some properties are encumbered by existing leases and
68 that holistic changes are planned during the upcoming general plan update. The current
69 proposal is being handled in phases to meet development timelines.

70
71 Most of the developable land in the area is controlled by the Clyde Company, reducing
72 concern about inconsistent development.

73
74 A follow-up question addressed access to the north parcel, with staff indicating primary
75 access is from State Street, while potential future access from 1400 North could be
76 considered if circumstances allow.

77
78 Commissioner Nelson asked about green space. Director Yost said green spaces aren't
79 discussed in Planning Commission. Open space requirements are governed by zoning
80 standards rather than negotiated at the project stage.

81
82 Commissioner Smith asked about transportation rates for commercial trips. Director
83 Yost noted that residential uses typically generate less traffic than commercial uses.

84
85 Spencer Warren, representing Clyde Companies, spoke. He indicated plans for
86 primarily residential development on the subject parcels, with limited commercial uses
87 along Main Street, and broader mixed-use and commercial development across the
88 street.

89 Commissioner Smith asked about townhomes. Mr. Warren said most of the townhomes
90 will be in Provo. In Springville, it is currently undefined. The way he envisions it will be
91 four to five unit row homes of two stories. This is all conceptual and subject to change,
92 but that's the vision for the moment.

93
94 Commissioners also discussed the importance of aligning zoning tools with the City's
95 long-term vision and the potential need for future code refinements.

97 Chair Huffman opened the Public Hearing at 7:30 p.m. Seeing no speakers,
98 Commissioner Patching moved to close the public hearing. Commissioner Nelson
99 seconded. The public hearing was closed at 7:31 p.m.

100
101 Commissioner Hurst feels it supports the General Plan. Chair Huffman agrees.

102
103 Commissioner Nelson moved to forward a recommendation of approval to the City
104 Council for the proposed amendment to the General Plan future land use map
105 designation from commercial to mixed-use for parcels 23:015:0050 and 23:015:0051,
106 located at approximately 1450 and 1300 North Main Street, based on the findings in the
107 staff report. Commissioner Calder seconded the motion. The vote to approve the
108 Legislative Session item was unanimous.

109
110 **4) *Springville Community Development requests an amendment to the Official***
111 ***Zoning Map to apply the Main Street South Gateway Zone to parcels***
112 ***23:015:0050 and 23:015:0051 located at approximately 1450 and 1300 North***
113 ***Main Street, respectively.***

114 Josh Yost, Community Development Director, presented. The current zoning is HC to
115 the south and PO to the north. This is an odd instance where the zone boundary doesn't
116 line up with the property line. The proposed zone is the MSSG zone. It is currently
117 applied to the Allen's area. The townhomes to the rear of the Jefferson school and the
118 Art City Autobody tech center have been the two properties built under this zone.

119
120 The development patterns resemble a traditional downtown form, use of high-quality
121 materials and flexibility to accommodate transitions to the surrounding development.

122
123 The MSSG zone includes height and form transition standards. The Main Street South
124 Gateway zone allows mixed residential and commercial uses, requires commercial uses
125 on ground floors facing Main Street, promotes traditional downtown form, includes
126 design standards for quality materials, and has flexibility for transitions to surrounding
127 development.

128 Director Yost explained the maximum heights in different zones and setbacks required
129 to reach the full heights.

130
131 Chair Huffman asked if the MSSG is the best zone to apply to this area. Director Yost
132 noted that this is a nuanced question. The MSSG is the best against the next best HC
133 zone.

134
135 Commissioner Smith asked about rezoning. Director Yost explained that once a
136 development application is submitted, it is vested under the regulations in place at that
137 time and cannot be subject to subsequent zoning changes. However, the Planning
138 Commission may recommend amendments to the zone map or zoning ordinances at
139 any time, though such changes would not apply to already submitted applications.

140
141 Commissioner Calder said people typically buy property with a method in mind. As a
142 body, we want things to move through consistently. Director Yost said there are a variety
143 of interests involved. Despite best efforts to plan proactively, it is when we are faced
144 with imminent development that these questions are asked.

145 Commissioner Nelson said landowners want to make Springville a better place.
146 Commissioner Smith agrees that Clyde is a good partner. He would like to see the
147 MSSG zone changed to MSG. The discussion continued emphasizing the need for
148 consistency in zoning decisions to provide predictability for property owners and
149 encourage investment. The Commissioners noted the importance of balancing public
150 interests with private property rights, engaging landowners collaboratively, and
151 considering proactive planning efforts. It was acknowledged that zoning decisions often
152 become more scrutinized when development is imminent and that outcomes may
153 ultimately involve policy and political considerations.

154
155 Commissioner Hurst asked about subdividing the highlighted piece on the south side.
156 Director Yost explained where it could be subdivided. It would have to meet the
157 minimum street frontage.

158
159 Director Yost said this is the only zone other than VC that has any design controls in it.

160
161 Chair Huffman opened the Public Hearing at 8:06 p.m. Seeing no speakers,
162 Commissioner Calder moved to close the public hearing. Commissioner Smith
163 seconded. The public hearing was closed at 8:06 p.m.

164
165 Commissioner Calder moved to recommend approval to the City Council for the
166 proposed amendment to the Official Zoning Map to apply the Main Street South
167 Gateway (MSSG) Zone to parcels 23:015:0050 and 23:015:0051, located at
168 approximately 1450 and 1300 North Main Street. Commissioner Nelson seconded the
169 motion. The vote to approve the Legislative Session item was unanimous.

170
171 Director Yost gave a short update on Buc-ee's. Their application has been submitted
172 and is under review. Winco is progressing through the application process.

173
174 Commissioner Huffman asked how to bring forward potential zoning updates or code
175 changes. Director Yost explained that items can be added to an administrative session
176 agenda for discussion, typically at the request of the chair or by coordinating with staff.
177 These discussions are informal and not for action; staff can provide background
178 information, and the commission may give direction on whether to pursue the idea
179 further. The Commissioners agreed that suggested topics—such as refining landscaping
180 requirements or ordinance language—can be added to the agenda, with staff preparing
181 context as needed.

182
183 With nothing further to discuss, Commissioner Patching moved to adjourn the meeting.
184 Commissioner Smith seconded the motion. Chair Huffman adjourned the meeting at
185 8:15 p.m.

April 30, 2026

TO: Planning Commission Members

FROM: Laura Thompson, Planner II

RE: Request to amend the Official Zone Map to apply the R1-15 Single-Family Residential Zone (R1-15) to parcel 23:032:0096 located at 277 N 950 W.

Petitioner: Ken Condie

Summary of Issues

- Is the proposed Zone Map Amendment consistent with the General Plan?
- Is the R1-15 Zone compatible with surrounding land uses?

Background

Mr. Condie owns approximately 46 acres of property located between 950 West and 1200 West, and between 250 North and 550 North. The subject parcel (23:032:0096), located at 277 N 950 W, is currently zoned R1-10 (Single-Family Residential).

The applicant is requesting a rezoning of the subject parcel to R1-15 (Single-Family Residential) to accommodate the construction of a barn and related agricultural activities.

The property and surrounding acreage have historically been used for agricultural purposes and are expected to continue in agricultural use in the near term.



Analysis

General Plan

The Future Land Use Map designates this area as Low-Density Residential. Both the existing R1-10 zone and the proposed R1-15 zone are consistent with this designation. Therefore, the proposed amendment is consistent with the General Plan.

Zoning Intent and Compatibility

The R1-15 zoning district is intended to provide for very low-density, suburban-type residential development and allows for certain agricultural uses, including farm animals and accessory agricultural structures, where adequate lot area is provided.

The proposed rezoning increases the minimum lot size from 10,000 square feet to 15,000 square feet. This reduction in allowable density is compatible with the surrounding area and supports the continued use of the property for agriculture.

Because the request results in a decrease in potential density and aligns with the character of existing and anticipated land uses, it is not expected to negatively impact adjacent properties.

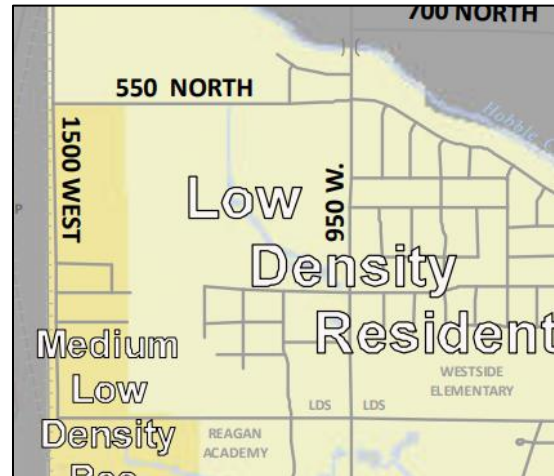


Figure 1-General Plan-Future Land Use Element

Permitted Uses

Accessory structures are permitted, secondary to the primary use, and are limited in size and height.

“Farm Buildings” are a permitted use in the R1-15 Zone because of the zone’s agricultural nature and don’t require a primary use to be constructed beforehand.

Public Interest Considerations

The proposed amendment supports the continuation of agricultural activity while remaining consistent with long-term residential land use planning. The request does not introduce more intensive uses and is not anticipated to create adverse impacts related to traffic, infrastructure, or neighborhood character.

Staff Recommendation

Staff recommends that the Planning Commission forward a positive recommendation to the City Council for approval of the proposed zoning map amendment based on the following findings:

- The request is consistent with the General Plan Land Use Map designation of Low-Density Residential.
- The proposed R1-15 zoning is compatible with surrounding land uses and reduces overall development intensity.
- The amendment supports continued agricultural use of the property without negatively impacting adjacent properties or public infrastructure.

Recommended Motion

Move to forward a recommendation of approval to the City Council for the proposed amendment to the Official Zoning Map to apply the R1-15 Single-Family Residential Zone, to parcel 23:032:0096 located at 277 N 950 W.

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.

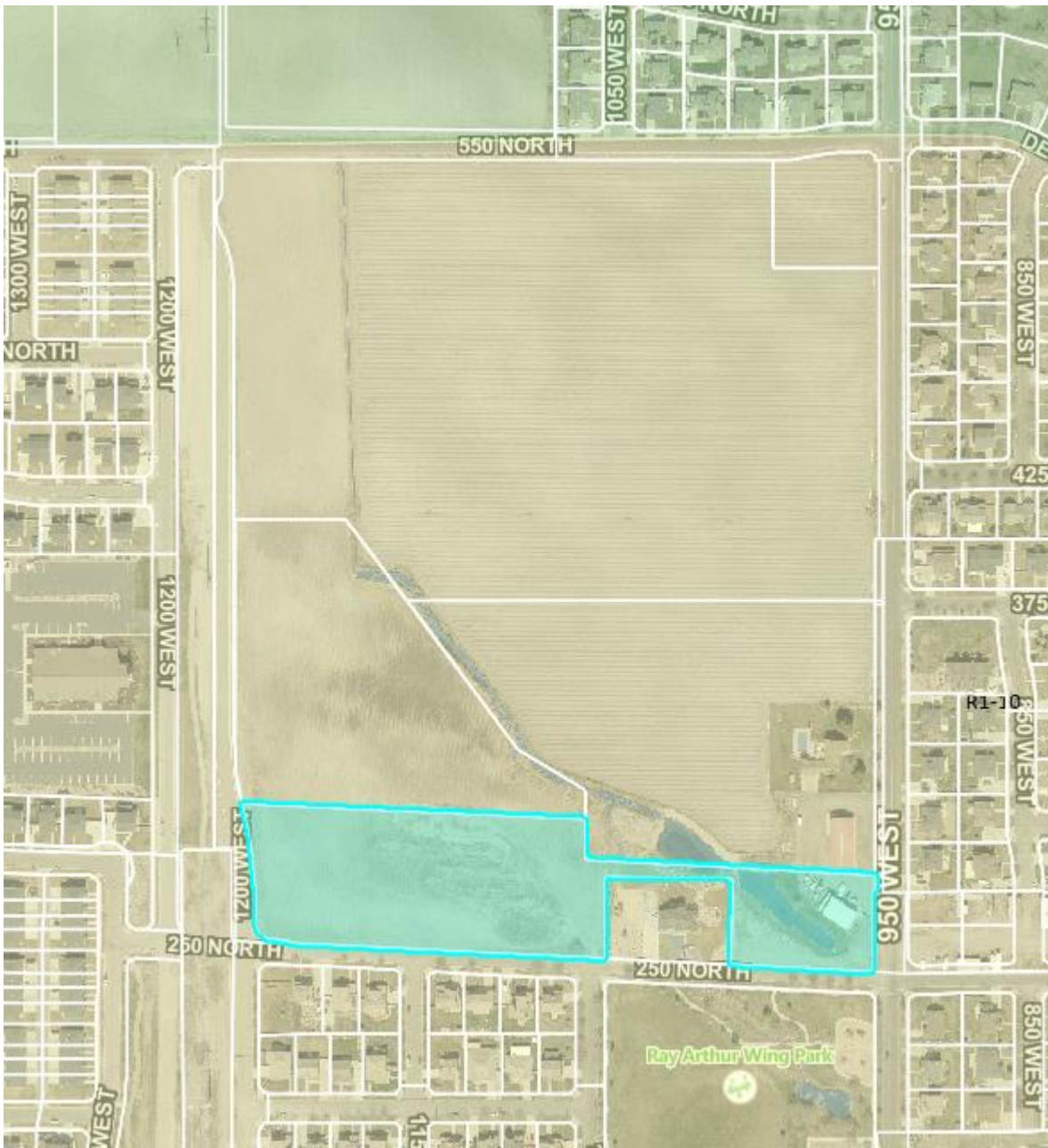


Figure 2 - Re-Zone from R1-10 to R1-15



**PLANNING COMMISSION
STAFF REPORT**

Agenda Item #2
May 12, 2026

Date May 6, 2026

TO: Planning Commission Members

FROM: Carla Wiese, Planner/Econ Dev Specialist

RE: L..H. Perry Investments requests an amendment to the Official Zone Map to apply the Highway (HC) Zone to the entirety of parcel 23:024:0065, consisting of approximately 18.73 acres located at approximately 1100 N 2000 W

Petitioner: L.H. Perry Investments

Summary of Issues

Is the proposed zone amendment consistent with the land use designation in the General Plan?

Background

The subject property was recently subdivided to sell the eastern portion of the property for development. The western parcel has two zoning designations; Regional Commercial (RC) and Highway Commercial (HC). The property owner is requesting to zone the entire property Highway Commercial to facilitate their planned development of office warehouse space which is not an allowed use in the Regional Commercial Zone. There is only a small portion of the parcel which is zoned Regional Commercial and the property owner would like to have consistency across the property. The property is located next to the future site of Buc-ee's.

Analysis

The Regional Commercial (RC) is intended to “provide an area in which a full range of commercial and service uses may locate...this district functions to heighten the intensity of uses, concentrate activities and make it a major commercial destination.”

The Highway Commercial (HC) is intended to provide an area abutting major arterial streets or interstate frontage roads for a full range of commercial and professional uses...with the primary focus on uses which require large retail display or merchandise storage area and serve a regional market.”

Approximately five years ago, the city council chose to rezone property in the northwest section of the City to Regional Commercial from Highway Commercial. This was done to limit light industrial manufacturing uses, allowed in Highway Commercial, from expanding into commercial

areas fronting I-15, with the goal of preserving the property for development that could potentially bring higher revenue and also to avoid light industrial uses that could become eyesores such as contractor yards and outdoor storage facilities.

The General Plan designates this property as commercial without a distinction in intensity, thus the rezone to Highway Commercial is consistent with the General Plan. Although the portion of the property that is zoned as Regional Commercial is small and will likely not impact the development of the property as office warehouse, it is good policy to zone the entirety of the parcel with the zoning designation that will allow the planned use to avoid any concerns for the property owner moving forward.

Staff Recommendation

Staff recommend support of the proposed amendment to the Official Zoning Map of Springville City to designate the entirety of parcel 23:024:0065, consisting of approximately 18.73 acres located at approximately 1100 N 2000 W as Highway Commercial (HC).

Recommended Motion

Move to recommend approval of proposed amendment to the Zoning Map of Springville City to designate the entirety of parcel 23:024:0065, consisting of approximately 18.73 acres located at approximately 1100 N 2000 W as Highway Commercial (HC).

Alternative Motions

Move to recommend denial of proposed amendment to the Zoning Map of Springville City to designate the entirety of parcel 23:024:0065, consisting of approximately 18.73 acres located at approximately 1100 N 2000 W as Highway Commercial (HC).

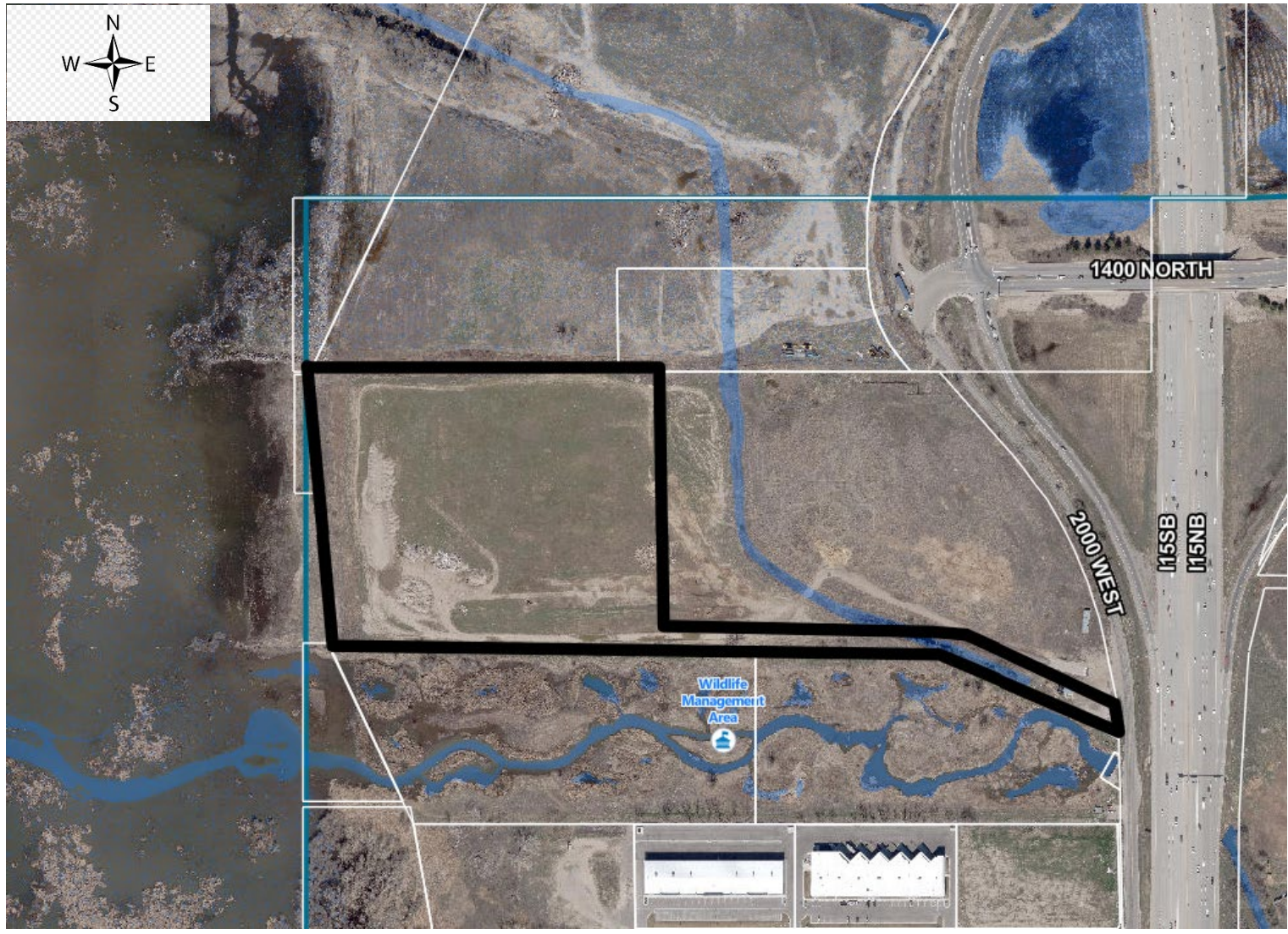
Move to continue consideration of the proposed amendment to the Zoning Map of Springville City to designate the entirety of parcel 23:024:0065, consisting of approximately 18.73 acres located at approximately 1100 N 2000 W as Highway Commercial (HC).

Attachments

Attachment 1: Aerial image of parcel 23:024:0065

Attachment 2: Aerial image of parcel 23:024:0065 with zoning.

Attachment 1: Aerial image of parcel 23:024:0065



Attachment 2: Aerial image of parcel 23:024:0065 with zoning

