



**NOTICE OF MEETING AND AGENDA
PLANNING COMMISSION
JUNE 23, 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: May 12, 2026

Administrative Session

No Items

Legislative Session – Public Hearing

- 1) Springville City Community Development requests Zone Text amendments to Springville Development Code Title 11 and Springville Subdivision Regulations Title 14 to reflect recodification of Utah State Code Land Use Development and Management Act Title 10 Chapter 20 UCA.
- 2) Canyon Stone Capital requests a Zone Map Amendment for property located at the northwest corner of W 800 N and 2500 W in Springville, Utah, Parcel No. 21:074:0016 from Agricultural A-1 to Highway Commercial.
- 3) Springville Community Development requests an amendment to Springville Code 11-6-120(2), to remove the performance guarantee fee amount from the code.

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 June 18, 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: Ralph Calder, Hunter Huffman, Tyler Patching,
Mariah Hurst and BJ Smith

Commissioners Excused: Brett Nelson and Peter Pratt

City Staff: Josh Yost, Community Development Director
Laura Thompson, City Planner
Carla Wiese, Planner II
Heather Goins, Executive Assistant

City Council: Jake Smith, Mindi Wright

CALL TO ORDER

Vice Chair Calder called the meeting to order at 7:13 p.m.

APPROVAL OF THE AGENDA

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

APPROVAL OF THE MINUTES

April 14, 2026

Commissioner Smith moved to approve the April 14, 2026, meeting minutes.

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

ADMINISTRATIVE SESSION

No Items

LEGISLATIVE SESSION:

- 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.**

Laura Thompson, City Planner, presented a request to rezone approximately five acres of a larger 46-acre parcel from R1-10 to R1-15 to allow agricultural uses, including construction of a farm building without a primary residence. The request is consistent with the General Plan's low-density residential designation and does not require a General Plan amendment.

Ken Condie, applicant, explained he has lived in this area of Springville for 40 years. His children want to live on the family farm. They need this building to store equipment, hay and things they produce.

Vice Chair Calder opened the public hearing at 7:19 p.m. Seeing no speakers, Commissioner Patching moved to close the public hearing. Commissioner Smith seconded. The public hearing was closed at 7:19 p.m.

The Commissioners discussed building height limitations, with staff noting accessory structures are limited to 25 feet.

Commissioner Smith moved 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. Commissioner Hurst seconded the motion. The vote to approve the Legislative Session item was unanimous.

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.

Carla Wiese, Planner II, presented a rezone request for the remaining parcel adjacent to the future Buc-ee's development, changing the entire property from mixed Regional Commercial and Highway Commercial zoning to Highway Commercial to allow a proposed flex office/warehouse use. The rezone was described as a cleanup to create consistent zoning across the parcel and avoid development constraints if building placement changes during the review process.

The Commissioners raised questions about floodplain, drainage, and elevation concerns. Staff clarified these issues are addressed through the Development Review Committee and Public Works review, not through zoning.

The applicant, Jake Finlinson with Perry Commercial, presented a conceptual plan for flex space, office, retail, and small-bay industrial uses, noting the rezone primarily affects a small portion of the site planned for landscaping, parking, and road right-of-way.

The Commissioners mentioned that approval of the rezone would allow any permitted use within the HC zone regardless of the conceptual plan shown. Staff confirmed zoning controls allowed uses, not the applicant's presentation.

Vice Chair Calder opened the public hearing at 7:30 p.m. Seeing no speakers, Commissioner Smith moved to close the public hearing. Commissioner Hurst seconded. The public hearing was closed at 7:31 p.m.

Commissioner Huffman arrived at 7:34 p.m.

Commissioner Patching moved 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). Commissioner Hurst seconded the motion. The vote to approve the Legislative Session item was unanimous.

99 **3) Springville Community Development requests amendments to Springville**
100 **Code Title 11, Chapter 4, Article 7, the Main Street South Gateway Zone.**

101 Josh Yost, Community Development Director, informed the Commission that a
102 previously anticipated amendment to the Main Street South Gateway Zone was not
103 ready for presentation and no action is requested. The proposed amendment would
104 address provisions in the zone that currently codify a prior site plan, architectural
105 elevations, and related approvals into code, requiring a zone amendment for any
106 future changes to the block. Staff determined it was premature to move forward
107 without additional information on future plans for the property.
108

109 Commissioners briefly discussed how the existing code ties development
110 requirements to the previously approved project, including associated parking
111 reductions.
112

113 With nothing further to discuss, Commissioner Calder moved to adjourn the meeting.
114 Commissioner Patching seconded the motion. Chair Huffman adjourned the meeting at
115 7:40 p.m.



To: Planning Commission

From: Carla Wiese, Planner/Econ Dev

Date: June 18, 2026

Re: Springville City Community Development requests Zone Text amendments to Springville Development Code Title 11 and Springville Subdivision Regulations Title 14 to reflect recodification of Utah State Code Land Use Development and Management Act Title 10 Chapter 20 UCA.

Planning Commission Members,

During the 2025 Legislative Session, the state legislature recodified the Municipal Land Use Development and Management Act (LUDMA). Prior to this, the Act was found in Title 10, Chapter 9a. With the recodification, LUDMA is now in Title 10, Chapter 20.

Springville City Development Code (Title 11) and Subdivision Regulations (Title 14) have numerous references to LUDMA, and with the recodification, those references need to be updated.

Utah State Code states that a proposed land use ordinance is **ministerial** in nature if;

- the proposed ordinance brings the municipality's land use ordinance into compliance with state or federal law;
- adopts a land use update that affects an entire zoning district or multiple zoning districts;
- Adopts non-substantive, clerical text amendment to an existing land use ordinance;
- Recodifies the municipality's existing land use ordinances; or
- Designates or defines an affected area for the purpose of boundary adjustment or annexation.

Ministerial actions still need to go through the legislative process to amend a land use, which is why this item is before you. The difference in how ministerial actions are treated lies only in the notice requirements for public hearings and meetings. Noticing requirements are complicated and are beyond the scope of the Planning Commission.



COMMUNITY
DEV



Recommended Motion:

Motion to recommend approval of Zone Text amendments to Springville Development Code Title 11 and Springville Subdivision Regulations Title 14 to reflect recodification of Utah State Code Land Use Development and Management Act Title 10 Chapter 20, UCA.

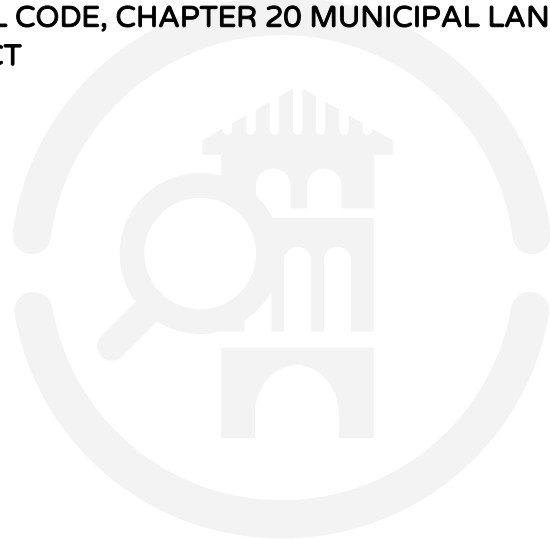
Alternative Motions:

Motion to recommend denial of Zone Text amendments to Springville Development Code Title 11 and Springville Subdivision Regulations Title 14 to reflect recodification of Utah State Code Land Use Development and Management Act Title 10 Chapter 20, UCA.

Motion to continue discussion of Zone Text amendments to Springville Development Code Title 11 and Springville Subdivision Regulations Title 14 to reflect recodification of Utah State Code Land Use Development and Management Act Title 10 Chapter 20, UCA.

Attachments:

Attachment 1: AMENDED SECTIONS OF SPRINGVILLE CITY CODE TITLES 11 AND 14 TO COMPLY WITH TITLE 10 UTAH MUNICIPAL CODE, CHAPTER 20 MUNICIPAL LAND USE DEVELOPMENT, AND MANAGEMENT ACT



ATTACHMENT A

AMENDED SECTIONS OF SPRINGVILLE CITY CODE TITLES 11 AND 14 TO COMPLY WITH TITLE 10 UTAH MUNICIPAL CODE, CHAPTER 20 MUNICIPAL LAND USE DEVELOPMENT, AND MANAGEMENT ACT

Title 11 Development Code	Title 14 Subdivision Regulations
11-2-101 General Plan	14-1-105 Authority
11-2-305(2) Appeals to the Board	14-1-106(1) Jurisdiction
11-5-803(1)(f)TND Overlay Zone Application.	14-2-108(7)(a) Specific Review Cycle Process for Review of Preliminary and Final Applications.
11-6-131(2) Residential Facilities for Persons with a Disability	14-7-101(1) Plat Amendments, Alterations and Vacation
11-6-314(4) Nonconforming Signs.	14-7-101(2) Plat Amendments, Alterations and Vacation
11-6-625(3)(c)(i) Appeals and Variances.	
11-6-625(3)(c)(ii)(A) Appeals and Variances.	
11-6-625(5) Appeals and Variances.	
11-7-102(3)(a) Procedure for Amendments.	
11-7-102(4) Procedure for Amendments.	



PLANNING COMMISSION STAFF REPORT

Agenda Item #2
June 23, 2026

June 16, 2026

TO: Planning Commission Members

FROM: Carla Wiese, Planner II/Econ Dev Spec.

RE: Canyon Stone Capital requests a Zone Map Amendment for property located at the northwest corner of W 800 N and 2500 W in Springville, Utah, Parcel No. 21:074:0016 from Agricultural A-1 to Highway Commercial

Petitioner: Canyon Stone Capital

Summary of Issues

- Is the requested zone map amendment consistent with the current General Plan?
- Is the requested zone map amendment consistent with the Lakeside Community Plan?
- Is the requested zone map amendment consistent with previous rezoning and policy direction?

Background

The parcel in question consists of 105.75 acres zoned as A-1, which is intended to “allow for the continued agricultural uses in those areas of the City which have been historically used for the growing of crops and the raising of livestock.” Petitioner is requesting to rezone to Highway Commercial (HC), which is intended to “provide an area abutting major arterial streets or interstate frontage roads for a full range of commercial and professional uses” with primary focus on “large retail display or merchandise storage area” and service to a regional market.

Analysis

The current General Plan includes three future land use maps. Option 1 identifies the subject parcel as agricultural with commercial uses adjacent to I-15. Options 2 and 3 identify the area as commercial but provide no guidance on use intensity. The 2016 Lakeside Community Plan proposes low-density residential or agricultural uses west of 2600, with commercial uses being limited to east of 2600. Development, in general, will present challenges, including the significant presence of wetlands in the area. The parcel in question has limited development potential due to the 1985 Utah Lake Compromise Line, which affects a substantial portion of the subject property and is not under Springville City's purview. Staff contends that the city should avoid zoning property for development that lies within the compromise line.

In 2021, the City Council undertook a wide-reaching rezoning that affected 82 parcels, reclassifying them from Highway Commercial to Regional Commercial. At that time, the City Council was concerned with the proliferation of certain permitted uses in the Highway Commercial Zone, particularly office/warehouse and light industrial manufacturing.

The 2026 update of the General Plan is ongoing, and the draft Future Land Use Map identifies the portion of the property west of the Compromise Line undevelopable/open space, the portion between the Compromise Line and the alignment of 2600 West as an emerging neighborhood, defined as “opportunities for growth... with a thoughtful mix of community-serving commercial areas, such as shops and services”, and the portion of the property to the east of 2600 West as Employment Hub. This language is consistent with the policy direction from elected officials.

Staff believe it is prudent to wait for the area to continue to develop, including the construction of 2600 West through the site, and for current planning projects to conclude before rezoning the property. Current planning and policy do not support commercial zoning west of 2600 West. The eastern portion of the site is suitable for future commercial development, as described above. Therefore, staff does not recommend rezoning the entire 105-acre parcel to commercial use, and would only recommend rezoning any portion of the site after the alignment of 2600 West is finalized and new zoning is in place.

Staff Recommendation

The City Council has been clear in voicing concerns about increasing the area zoned as Highway Commercial. This direction, combined with policies identified in existing planning documents, ongoing planning efforts, and adopted code, governs the decision by planning staff to not support the request to rezone the subject parcel to Highway Commercial,

Recommended Motion

Move to recommend denial of proposed amendment to the Zoning Map of Springville City to designate property located at the northwest corner of W 800 N and 2500 W in Springville, Utah, Parcel No. 21:074:0016 from Agricultural A-1 to Highway Commercial.

Alternative Motions

Move to recommend approval of proposed amendment to the Zoning Map of Springville City to designate the property located at the northwest corner of W 800 N and 2500 W in Springville, Utah, Parcel No. 21:074:0016 from Agricultural A-1 to Highway Commercial.

Move to continue consideration of the proposed amendment to the Zoning Map of Springville City to designate the property located at the northwest corner of W 800 N and 2500 W in Springville, Utah, Parcel No. 21:074:0016 from Agricultural A-1 to Highway Commercial.

Attachments

Attachment 1: Aerial image of parcel 21:074:0016

Attachment 2: Aerial image of parcel 21:074:0016 Aerial image of parcel 21:074:0016 with Compromise Line of 1989

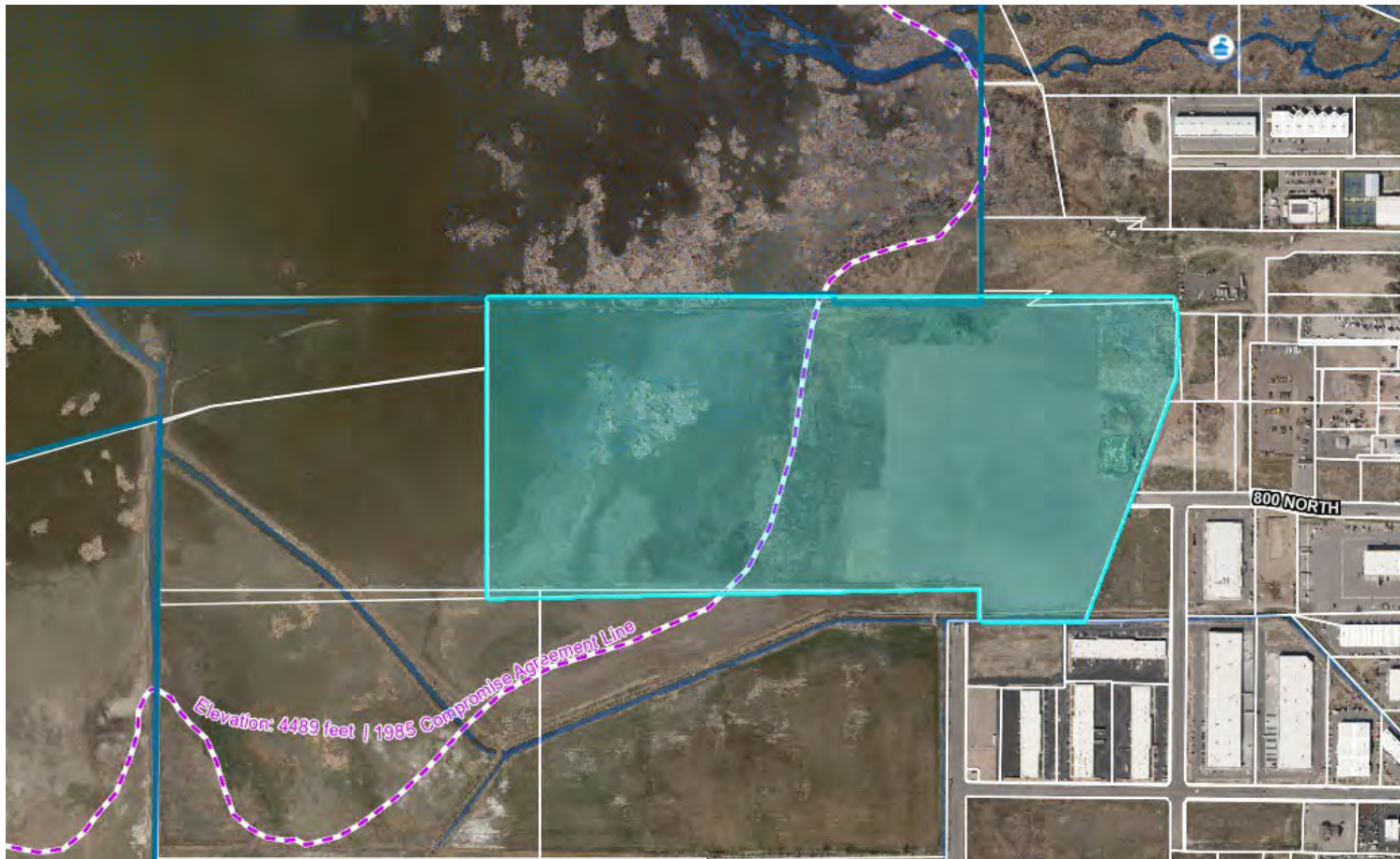
Attachment 3: Aerial image of parcel 21:074:0016 with surrounding zoning

Attachment 4: General Plan Future Land Use Maps-Options 1-3

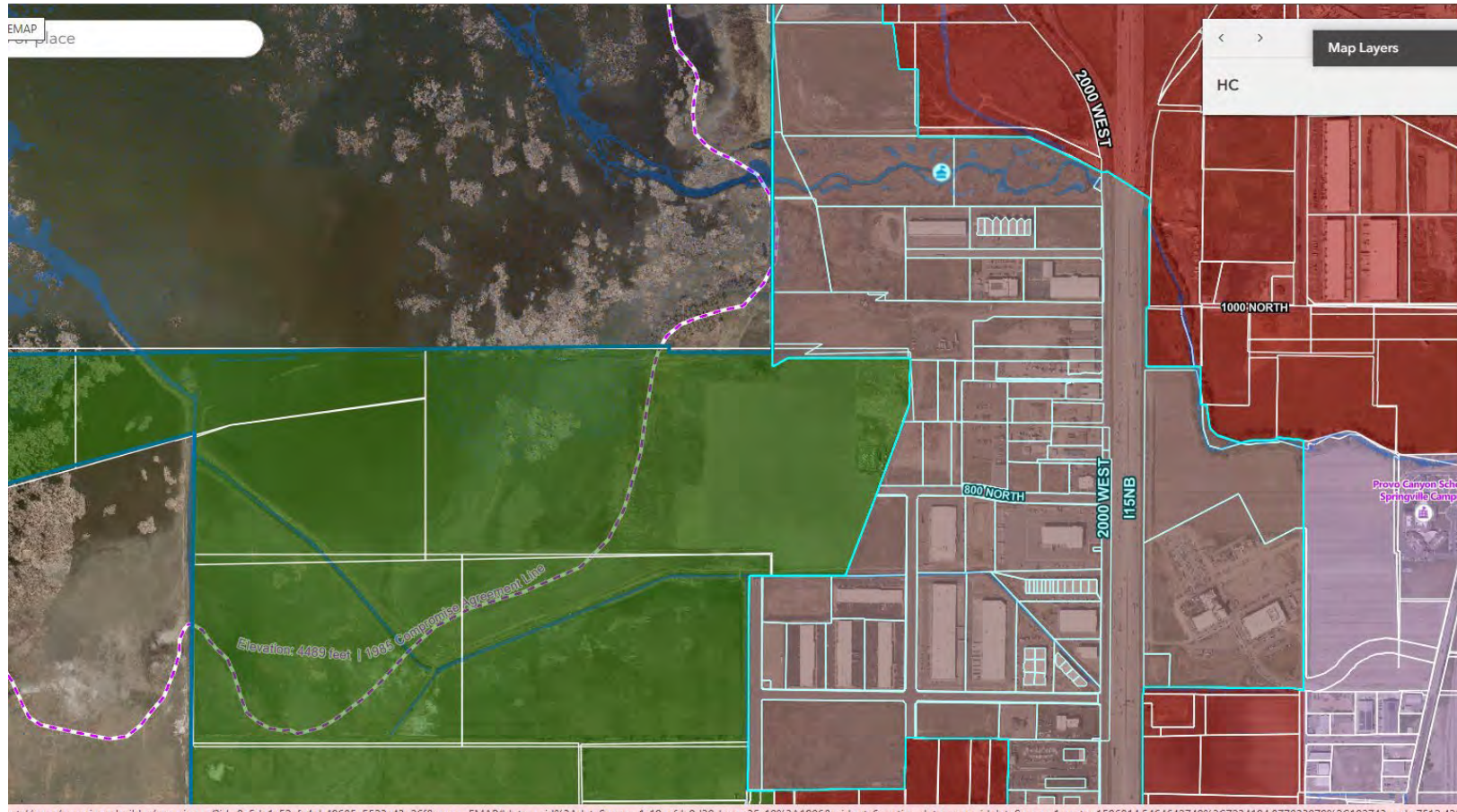
Attachment 5: Draft Future Land Use Map-Painting Tomorrow, Springville 2045 General Plan

Attachment 6: Draft Future Land Use Plan

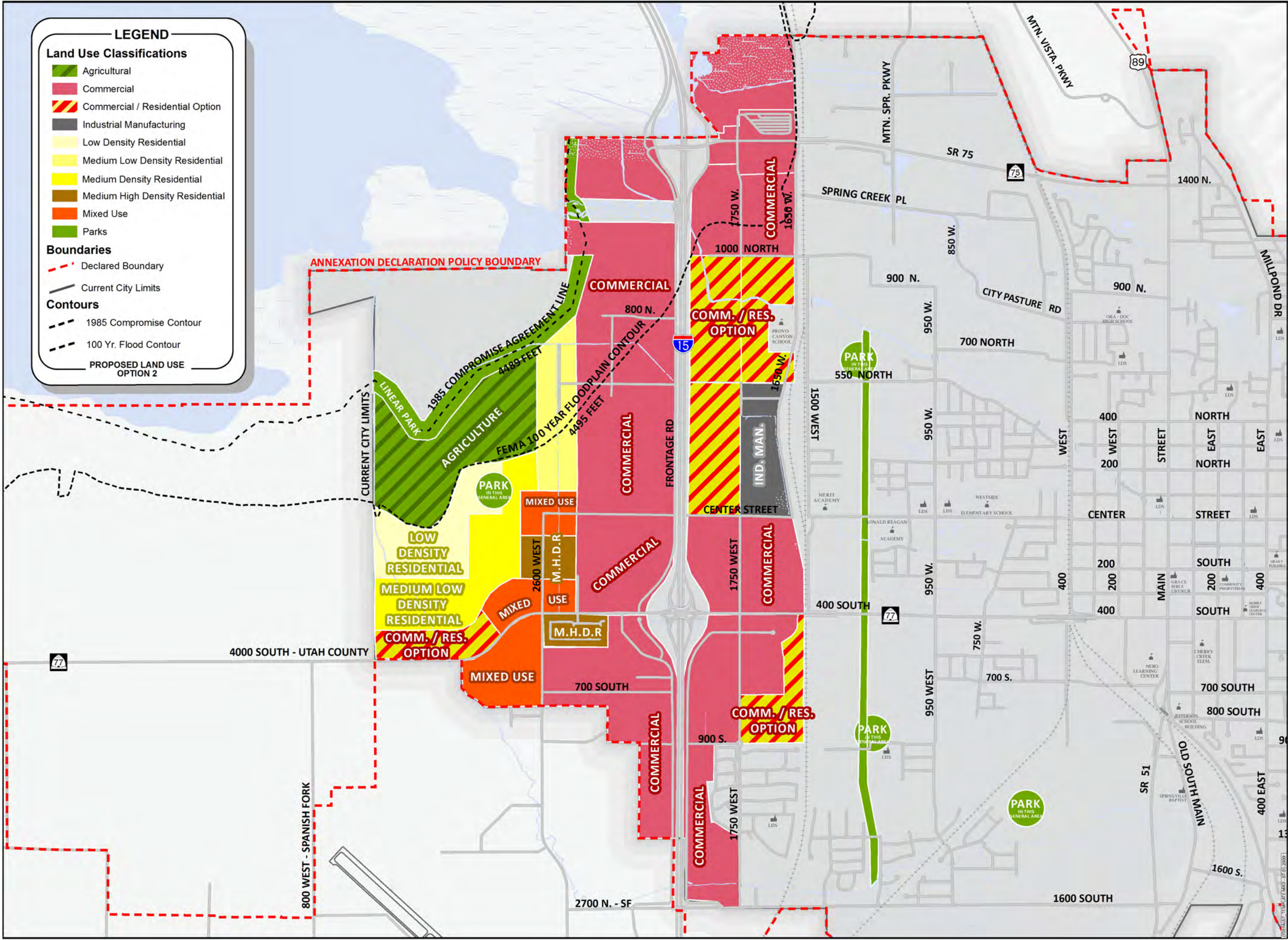
Attachment 1:
Aerial image of parcel 21:074:0016 with Compromise Line of 1989



Attachment 2:
Aerial image of parcel 21:074:0016 with surrounding zoning



Attachment 3:
General Plan Future Land Use Maps-Options 1-3



LEGEND

Land Use Classifications

Agricultural

Commercial

Commercial / Residential Option

Industrial Manufacturing

Low Density Residential

Medium Low Density Residential

Medium Density Residential

Medium High Density Residential

Mixed Use

Parks

Boundaries

Declared Boundary

Current City Limits

Contours

1985 Compromise Contour

100 Yr. Flood Contour

PROPOSED LAND USE OPTION 2



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MAP 2-3

PROPOSED LAND USE

OPTION 2

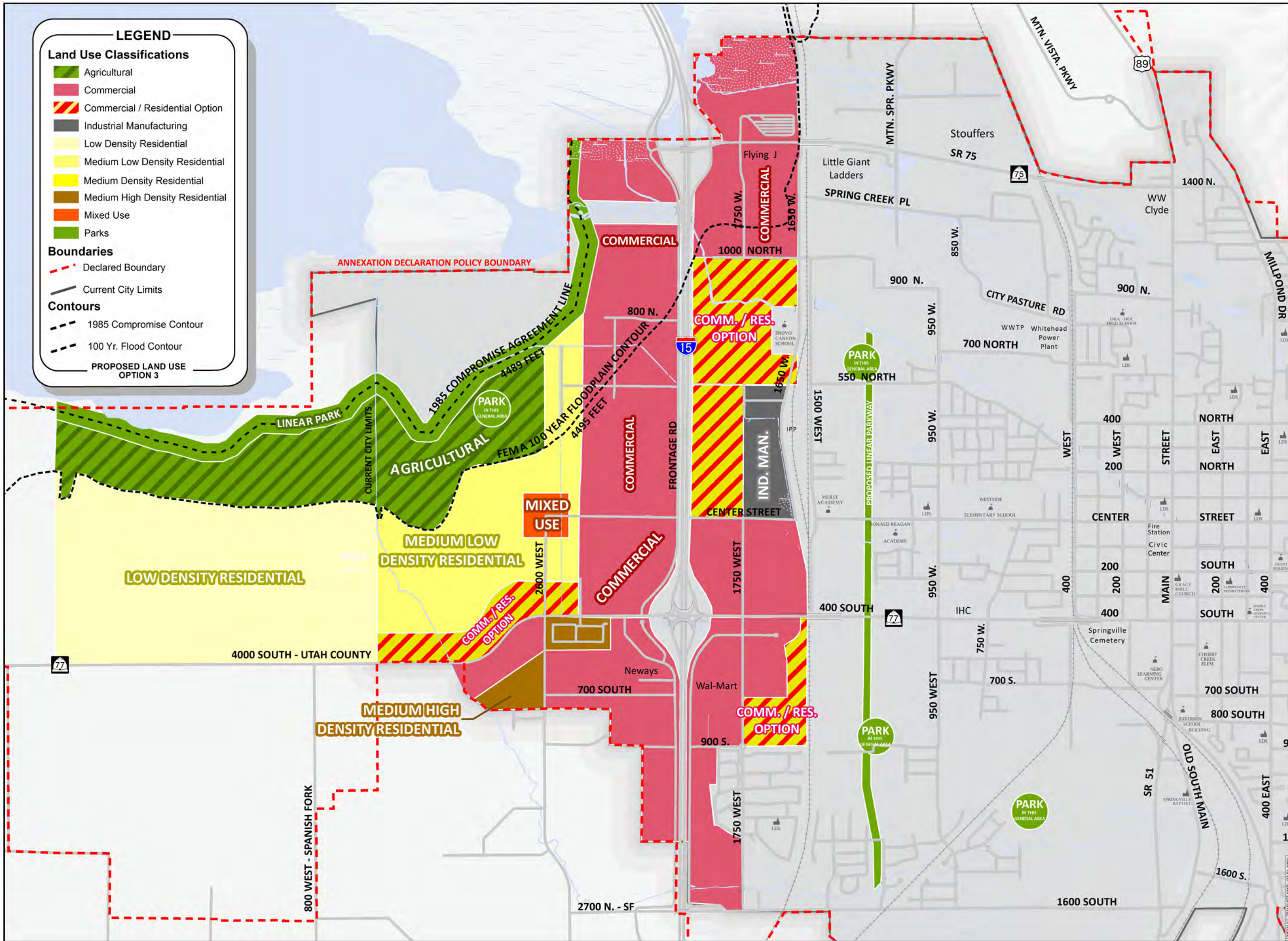


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1 IN = 0.35 MILES
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LEGEND

Land Use Classifications

Agricultural

Commercial

Commercial / Residential Option

Industrial Manufacturing

Low Density Residential

Medium Low Density Residential

Medium Density Residential

Medium High Density Residential

Mixed Use

Parks

Boundaries

Declared Boundary

Current City Limits

Contours

1985 Compromise Contour

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PROPOSED LAND USE OPTION 3



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MAP 2-3

PROPOSED LAND USE

OPTION 3

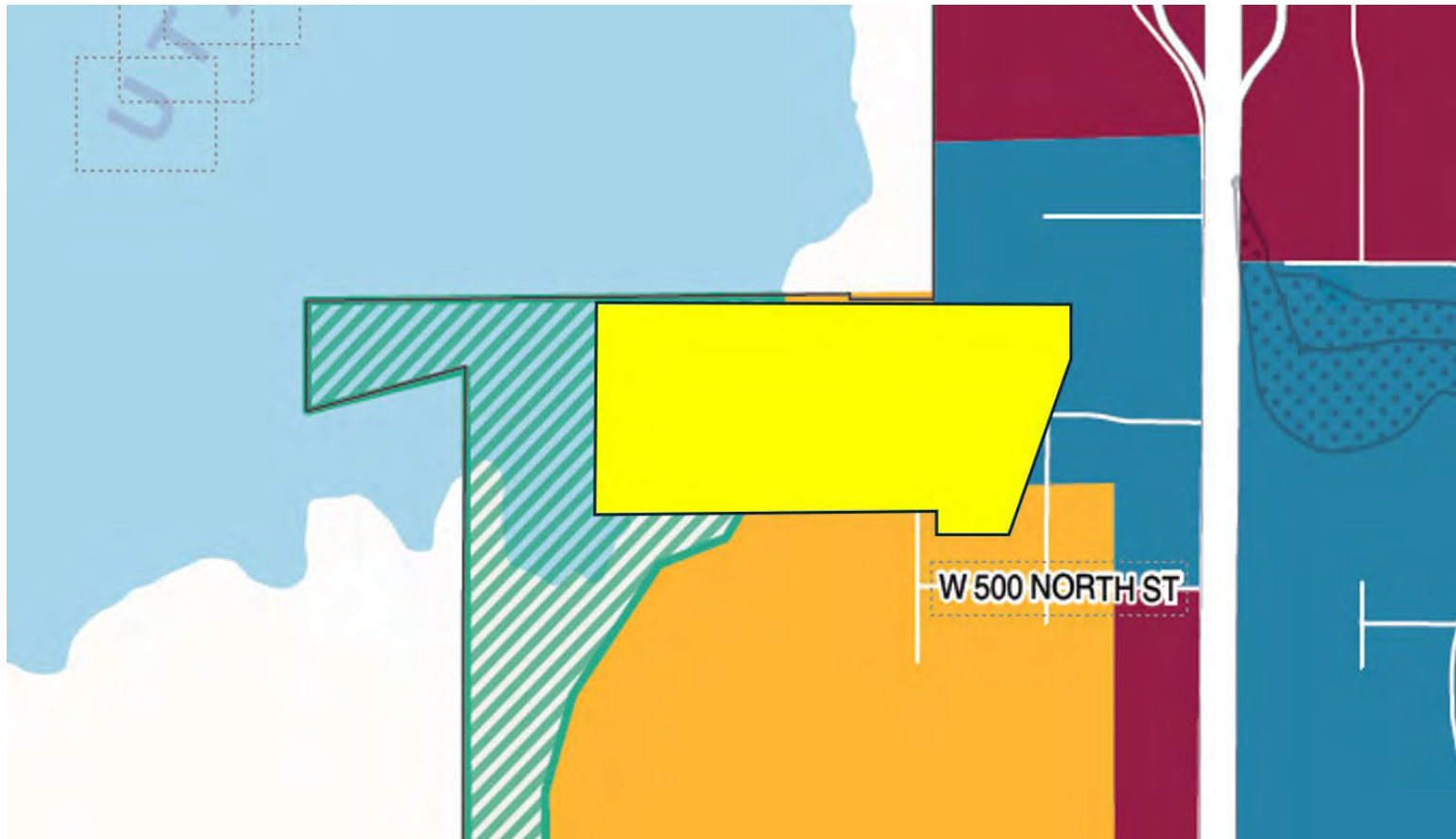


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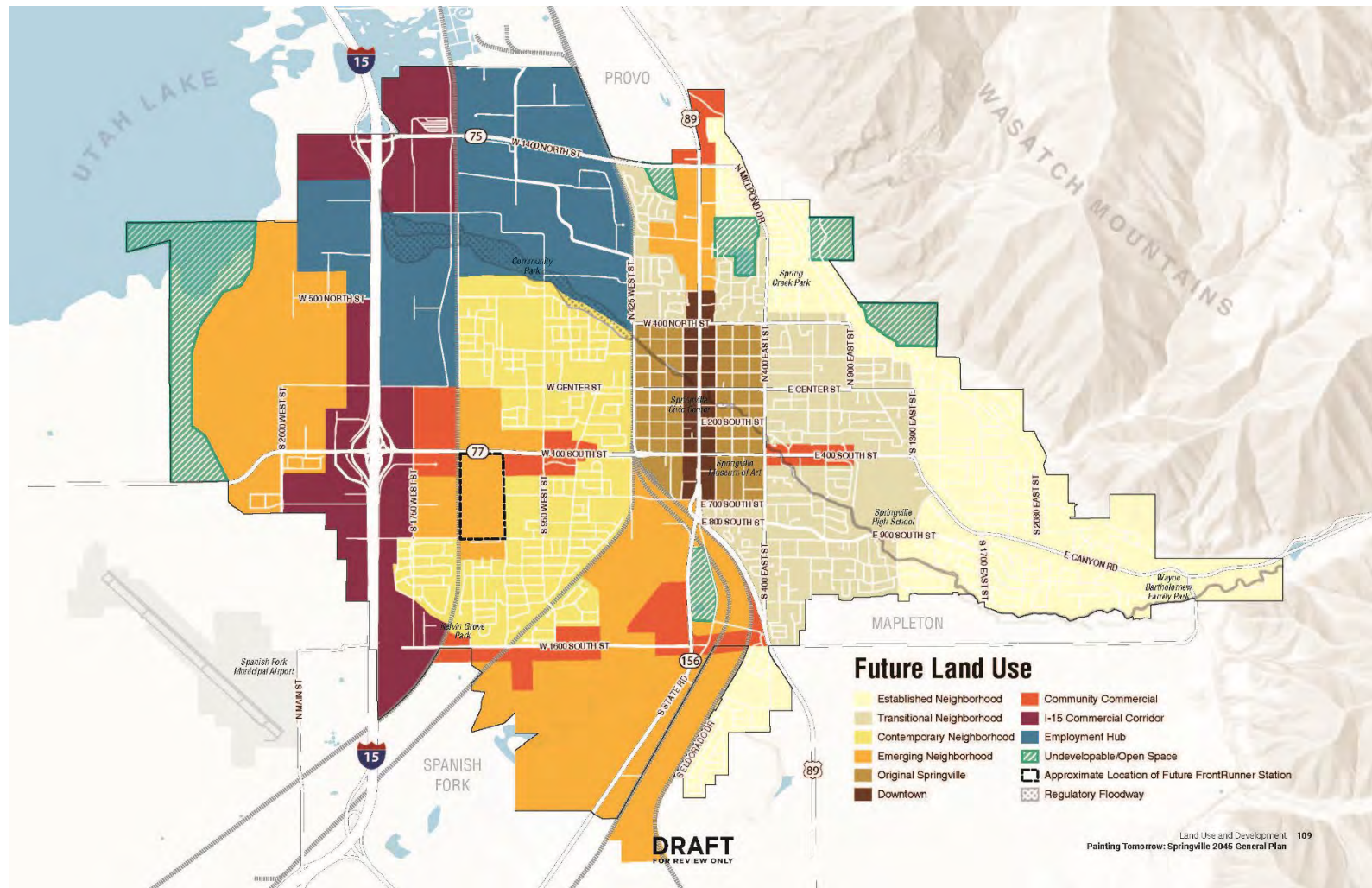
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Attachment 4:
Draft Future Land Use Map-Painting Tomorrow, Springville 2045 General Plan



Attachment 4: Draft Future Land Use Map





**PLANNING COMMISSION
STAFF REPORT**

Agenda Item #3
June 23, 2026

June 17, 2026

TO: Planning Commission Members
FROM: Jed Neilsen, Builder Inspector II
RE: Request to remove Performance Bond fee from City code 11-6-120 (2)

Petitioner: Springville Building Department

Summary of Issues

- Remove performance bond fees from City code.
- Fees should be found in the fee schedule.

Background

In the review of Springville City impact fee schedule to update fee to current standards, it was noticed that the Performance Bond fee was listed within City code. This bond is intended to cover the cost of any damage to city property (i.e. public street, curb and gutter, sidewalk, etc....) during the improvement of any lot, if the applicant for the building permit fails to fix the damage.

Staff Recommendation

Staff recommends that the Planning Commission forward a positive recommendation to the City Council for approval, to strike the wording in City Code section 11-6-120 (2) that lists the Performance bond fee and add wording referencing the fees will be found in the adopted fee schedule.

Recommended Motion

Move to forward a recommendation of approval to the City Council for the proposed amendment to City Code section 11-6-120 (2).

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 city code alterations, stating the reasons for denial.

§ 11-6-120. All Lots Shall be Improved Prior to Issuance of Building Permit.

- (1) No building permit shall be issued for the construction of a dwelling or commercial or industrial structure which is to be located on a lot or parcel outside of an approved subdivision, unless said lot or parcel shall be fully improved. Said full improvements shall consist of municipal water, secondary water, and sewer to the property, paved street, curb, gutter and sidewalk. If the lot or parcel abuts on either side with a lot or parcel for which curb, gutter, or sidewalk has not been installed, an applicant for a building permit may, in lieu of installing the improvements required by this paragraph prior to obtaining a building permit, include such improvements in his construction plans and sign an agreement with the City that such improvements will be installed, or if by recommendation of the City Engineer, a waiver of protest may be signed and approved by the City Council, waiving the right of the landowner to protest any possible future special improvement district.
- (2) If an applicant for a building permit is required to install any improvements pursuant to the preceding paragraph, or if the Building Inspector determines that the construction contemplated by the application may result in any damage to a public street, curb and gutter, sidewalk, water, or sewer, or electric line, or any other publicly owned improvement, or if the construction contemplated by the application will include connection or relocation of any municipal water or sewer line or excavation within any public street, the Building Inspector shall require, prior to issuance of the building permit, that the applicant post with the City a guarantee of performance. Such performance guarantee will guarantee that all improvements required by the preceding paragraph will be installed to City standards and specifications, that any damage done during the construction to a sidewalk, curb, gutter, street, sewer line, water line, electric line or other public improvement will be repaired to City standards and specifications, and that all connections to and relocations of the municipal water and sewer system will be properly made. All such performance guarantees shall be in an amount listed ~~determined adequate in the adopted fee schedule. by the Building Inspector to protect the interests of the City, but in no event shall an applicant be required to post a guarantee in an amount greater than~~ \$15.00 per frontage foot of the lot or parcel to which the permit will apply. All guarantees shall be in the form required by Chapter 5 of Title 14 of City Code.