



**NOTICE OF MEETING AND AGENDA
PLANNING COMMISSION
JULY 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: June 23, 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.

- 1) Scott Merry is seeking commercial site plan re-approval for buildings 4 and 5 of the expired Hobble Creek Industrial project located at 1294 N 1750 W and 1295 N 1650 W within the HC-Highway Commercial Zone.

Administrative Session

Legislative Session – Public Hearing

- 2) Springville Community Development seeks to amend Springville City Code Title 11 Chapter 4 Article 301 Land Use Matrix to amend the list of uses permitted in the North Gateway Area from 400 N to 1160 North Main Street.
- 3) Springville Community Development seeks to amend Springville City Code Title 11, Chapter 5, to adopt the Wildland Urban Interface Overlay.

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 July 10, 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, Peter Pratt,
Mariah Hurst and BJ Smith

Commissioners Excused: Brett Nelson

City Staff: Josh Yost, Community Development Director
Carla Wiese, Planner II
Jed Neilsen, Building Inspector
Heather Goins, Executive Assistant

City Council: Jake Smith, Mindi Wright

CALL TO ORDER

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

APPROVAL OF THE AGENDA

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

APPROVAL OF THE MINUTES

May 12, 2026

Commissioner Patching moved to approve the May 12, 2026 meeting minutes. Commissioner Calder seconded the motion. The vote to approve the meeting minutes was unanimous.

ADMINISTRATIVE SESSION

No Items

LEGISLATIVE SESSION:

- 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.***

Carla Wiese, City Planner, presented. She explained that the Utah State Legislature had recodified its Land Use Development and Management Act (LUDMA) from Title 10A into Title 10, Chapter 20 of the Utah Code. The proposed amendment to Springville's Development Code, Title 11, and Subdivision Regulations, Title 14, is considered a ministerial change, as it brings our land use ordinance into compliance with state law.

Ms. Wiese emphasized that there are no substantive changes to city code. The amendment solely updates internal references to reflect the new State code section numbers.

Commissioner Calder asked specifically about the provisions for moderate income housing. Ms. Wiese explained that the state simply pulled all housing-related provisions into a new consolidated section without adding any new requirements. The city has been complying with

50 moderate income housing plan requirements since approximately 2021, and this is purely a
51 reorganization on the state's part.

52 Ms. Wiese also offered to provide commissioners with a reference document prepared by the
53 Office of Legislative Research and Council, which maps all old code sections to their new
54 locations.

55 Chair Huffman opened the Public Hearing at 7:05 p.m. Seeing no speakers, Commissioner
56 Patching moved to close the public hearing. Commissioner Calder seconded. The public
57 hearing was closed at 7:06 p.m.

58
59 Commissioner Hurst moved to recommend approval of Zone Text amendments to Springville
60 Development Code Title 11 and Springville Subdivision Regulations Title 14 to reflect
61 recodification of Utah State Code Land Use Development and Management Act Title 10 Chapter
62 20, UCA. Commissioner Pratt seconded the motion. The vote to approve the Legislative Session
63 item was unanimous.

64
65 **2) *Springville Community Development requests an amendment to Springville Code 11-6-***
66 ***120(2), to remove the performance guarantee fee amount from the code.***
67

68 Jed Neilsen, Building Inspector, presented. When reviewing the Springville City impact fee
69 schedule to update fee to current standards, it was discovered that the Performance Bond fee
70 was listed within City code. All fees should be in the city's adopted fee schedule, rather than
71 having fees scattered throughout city code. They can easily become outdated or inconsistent
72 with the fee schedule. No actual fee amounts are being changed at this time; the goal is simply
73 to remove the fee language from the code and redirect any reference to the adopted fee
74 schedule.

75
76 Commissioners asked whether this was standard practice, and Mr. Neilsen confirmed that
77 keeping fees in a single, council-approved fee schedule is preferable to having them embedded
78 in city code, where discrepancies can be overlooked.

79 Chair Huffman opened the Public Hearing at 7:09 p.m. Seeing no speakers, Commissioner
80 Calder moved to close the Public Hearing. Commissioner Patching seconded. The public
81 hearing was closed at 7:10 p.m.

82
83 Commissioner Smith arrived at 7:10 p.m.

84
85 Commissioner Calder moved to forward a recommendation of approval to the City Council for
86 the proposed amendment to City Code section 11-6-120 (2). Commissioner Hurst seconded the
87 motion. The vote to approve the Legislative Session item was unanimous.

88
89 Director Yost reminded the Commissioners of the APA Fall Conference and encouraged them to
90 attend.

91
92 Councilwoman Wright arrived at 7:13 p.m.

93
94 With nothing further to discuss, Commissioner Calder moved to adjourn the meeting.
95 Commissioner Pratt seconded the motion. Chair Huffman adjourned the meeting at 7:15 p.m.

July 9, 2026

TO: Planning Commission Members

FROM: Laura Thompson, Planner II

RE: Commercial site plan re-approval for buildings 4 and 5 of the expired Hobbie Creek Industrial project located at 1294 N 1750 W and 1295 N 1650 W within the HC-Highway Commercial Zone.

Petitioner: Scott Merry w/ Meracon Corporation

Summary of Issues

Does the proposed site plan meet the requirements of the Springville City Code?

Background

The Hobbie Creek Industrial Park development received Planning Commission approval on November 11, 2021. Since that time, three of the five approved buildings have been constructed. Because no development activity has occurred for more than one year, the site plan approval has expired.

The applicant is seeking approval to complete the remaining two buildings from the original development and has renamed the project Wasatch Gateway Business Park.



Analysis

Building 4 contains 84,000 square feet, and building 5 will contain 55,461 square feet of office/warehouse flex space. Almost all of the site improvements and all of the public improvements have been completed with the first approval. No significant changes have occurred since the last approval.

DEVELOPMENT REVIEW COMMITTEE (DRC)

The Development Review Committee reviewed the site plan on May 12, 2026, and provided the applicant with a copy of redlined comments on the submitted plans and checklist. Any items not addressed or any additional revisions needed are listed below in the "POST DRC COMMENTS" section.

POST DRC COMMENTS

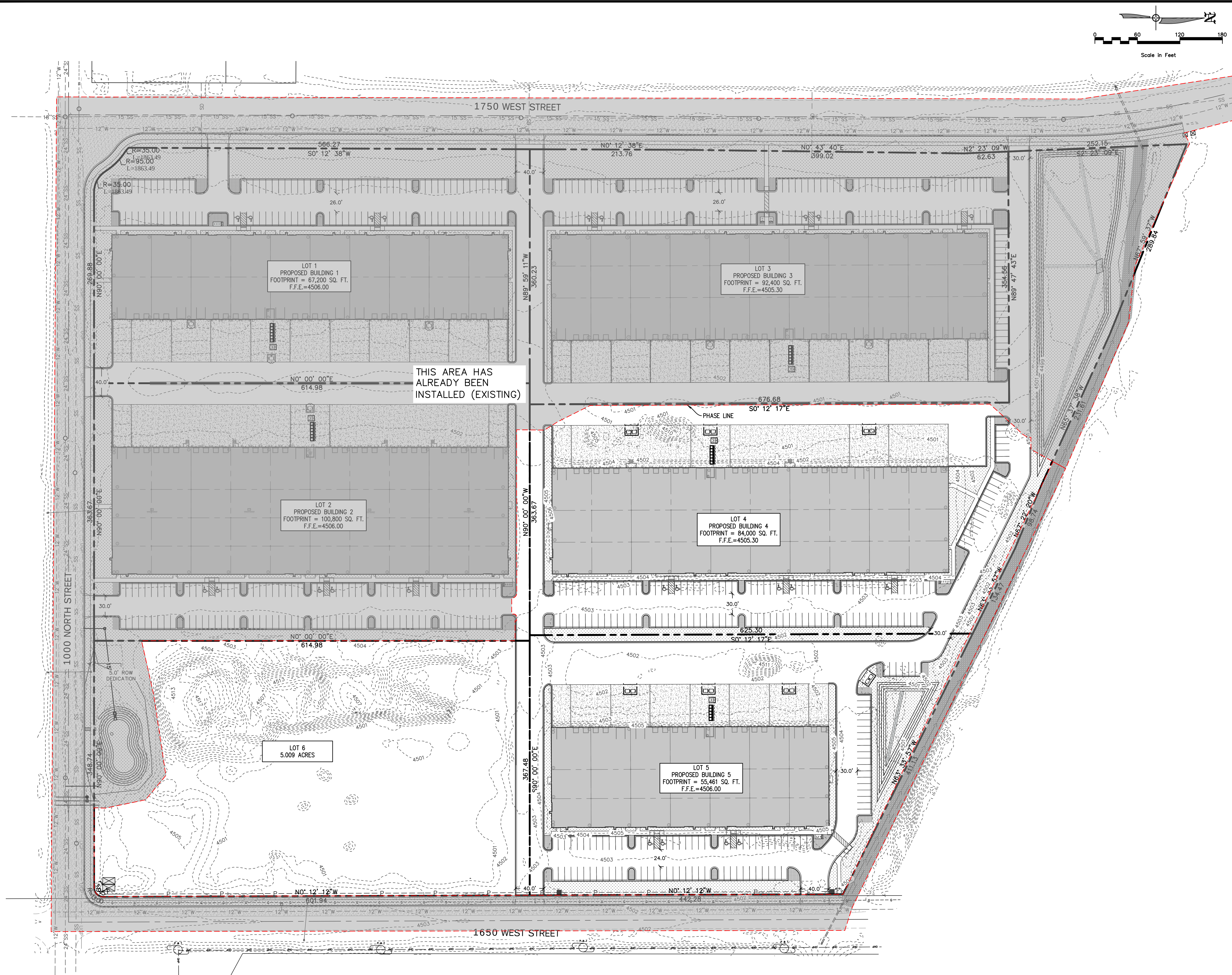
All items have been addressed.

Staff Recommendation

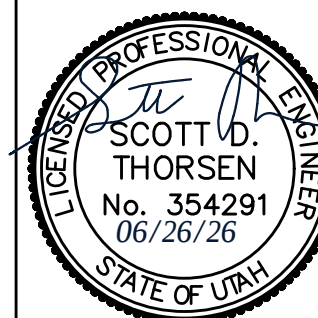
Staff finds the proposed site plan meets the requirements of Springville City Code and recommends approval.

Recommended Motion

Move to recommend commercial site plan approval for buildings 4 and 5 of the Hobble Creek Industrial Park project located at 1294 N 1750 W and 1295 N 1650 W within the HC-Highway Commercial Zone.



WASATCH GATEWAY BUSINESS PARK
1750 WEST 1000 NORTH SPRINGVILLE, UTAH
SITE PLAN OVERVIEW



SHEET NO.
C1.0A

PROJECT ID: H-1029
DATE: 06/26/26

FILE NAME: PRJ-SHE
SCALE: 1"=60'

CIR
ENGINEERING, L.L.C.
3032 SOUTH 1030 WEST, SUITE 202
SLC, Utah 84119 - 801-949-6296

REV	DATE	BY	REVISIONS
15	03/13/23		QTY COMMENTS
16	06/29/23		POND UPDATE
17	07/28/23		SKOUT UPDATE
18	10/19/23		DUMPSTER & ELEC CHANGES 4 & 5
19	05/02/26		QTY COMMENTS
20	06/26/26		QTY COMMENTS
NO			REVISIONS
NO			DATE
DESIGNER: SOT			PROJECT ENGINEER: SDT



To: Planning Commission

From: Carla Wiese, Planner/Econ Dev

Date: July 14, 2026

Re: Springville Community Development seeks to amend Springville City Code Title 11 Chapter 4 Article 301 Land Use Matrix to amend the list of uses permitted in the North Gateway Area from 400 N to 1160 North Main Street.

Planning Commission Members,

This item came before the Planning Commission on May 22, 2025. I have attached the staff report. We have made one change to the original item: we have extended the north boundary of the area under consideration to 1160 N Main, from the original 1060 N Main. The previous staff report and an aerial map of the extended area are included as Attachment 2 and Attachment 3, respectively.

The Planning Commission recommended approval to the City Council. The item was presented to the City Council, which directed staff to contact business and property owners within the affected area. We have sent a letter (included as Attachment 4) to the property owner's address on record with Utah County and to each business with an active business license.

Springville City Development Code addresses Nonconforming building, lots, and uses in Title 11, Chapter 3, Article 2; and is compliant with the Utah State Municipal Land Use Development and Management Act 10-20-1003 Nonconforming uses and noncomplying structures.

Recommended Motion:

Motion to recommend approval of Zone Text amendments to Springville Development Code Title 11 Chapter 4 Article 301 Land Use Matrix to amend the list of uses permitted in the North Gateway Area from 400 N to 1160 North Main Street.

Alternative Motions:

Motion to recommend denial of Zone Text amendments to Springville Development Code Title 11 Chapter 4 Article 301 Land Use Matrix to amend the list of uses permitted in the North Gateway Area from 400 N to 1160 North Main Street.



Motion to continue discussion of Zone Text amendments to Springville Development Code Title 11 Chapter 4 Article 301 Land Use Matrix to amend the list of uses permitted in the North Gateway Area from 400 N to 1160 North Main Street.

Attachments:

Attachment 1: Land Use Matrix and footnotes

Attachment 2: Planning Commission Staff Report May 22, 2025

Attachment 3: Aerial map of the extended area 400 N to 1160 N Main Street

Attachment 4: Business/Property Owner Letter

Attachment 5: Springville City Development Code Title 11, Chapter 3, Article 2; Nonconforming buildings, lots, and uses.

Attachment 6: Utah State Municipal Land Use Development and Management Act 10-20-1003 Nonconforming uses and noncomplying structures.



**COMMUNITY
DEV**



Attachment 1: Land Use Matrix and footnotes



COMMUNITY
DEV

11-4-301 Land Use Matrix. Revised 11/24

Land use descriptions for the abbreviated zones in the matrix can be found in Sections 11-4-101 and 11-4-102. Conditional use regulations are found in Chapter 7 of this Title.

LAND USE KEY P=Permitted Use C=Conditional Use Blank Box=Not Allowed

PERMITTED USE	ZONING DISTRICTS																					
	A-1	A-S	R1-15	R1-10	R1-8	R1-5	R2	R-MHP	R-MF1	R-MF2	PO	BP	MSSG	VC	TC	NC	CC	RC	RRC	HC	LIM	HIM
RESIDENTIAL/DOMESTIC																						
Accessory Dwelling Unit	P		P	P	P	P	P		P	P			–									
Dwelling – Mobile Home								P					–									
Dwelling – Multiple-Family									P	P			P	P								
Dwelling – Single- or Multiple-Family above First Floor (Mixed Use) (When Parking Is Located to the Side or Rear of the Building)											C		P	P	C		C ⁴					
Dwelling – Public Agency Owned Senior Housing									P	P			P		C	C	C					
Dwelling – Single-Family Attached							P		P	P			P									
Dwelling – Single-Family Detached	P		P	P	P	P	P		P	P			–									
Dwelling – Single-Family Detached, Manufactured	P		P	P	P	P	P	P	P	P			–									
Dwelling – Two-Unit (Duplex)							P		P	P			–									
Mobile Home Park								P					–									
Residential Facilities for Elderly Persons (Small – 8 or Less)	P		P	P	P	P	P	P	P	P	P		P									
Residential Facilities for Persons with Disabilities (8 or Less)	P		P	P	P	P	P	P	P	P			P									
Short-Term Rentals	P		P	P	P	P	P	P	P	P				P	P							
INSTITUTIONAL/SPECIAL SERVICES																						
Assisted Living Facilities									C	C	P		–			P	P			P		
Senior Independent Living	–	–	–	–	–	–	–	–	–	–	–	–	P ⁵	–	–	–	–	–	–	–	–	–

PERMITTED USE	ZONING DISTRICTS																					
	A-1	A-S	R1-15	R1-10	R1-8	R1-5	R2	R-MHP	R-MF1	R-MF2	PO	BP	MSSG	VC	TC	NC	CC	RC	RRC	HC	LIM	HIM
Cemetery, Mausoleum, or Columbarium			C		P								–									
Church, Temple, Rectory	P		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P
College, University, Trade School											C	C	C	C	C	C	C	C		C		
Correctional Facility													–									C
Daycare Center, Commercial									C	C	P		P		P	P	P	P		P		
Fraternal/Benevolent Societies													P				P	P		P		
Halfway House									C	C			–									C
Hospital												P	P					P		P		
Preschool, Commercial									C	C	P		P	P	P	P	P	P		P		
Public Buildings and/or Community Uses	C		C	C	C	C	C	C	C	C	P	P	P	P	P	P	P	P		P	P	P
Rehabilitation/Treatment Facilities													–					C		C		
Rest Home									C	C	P		–									
Schools (Public, Private and Quasi Public)	C		C	C	C	C	C		C	C	P		C			P	P	P		P	P	
UTILITY-RELATED SERVICES																						
Class 1 Utilities	P		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Class 2 Utilities	C		C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	P	P	P	P
Class 3 Utilities	C		C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	P
Class 4 Utilities	C		C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Class 5 Utilities	C		C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P
AUTO & VEHICLE RELATED USES																						

PERMITTED USE	ZONING DISTRICTS																					
	A-1	A-S	R1-15	R1-10	R1-8	R1-5	R2	R-MHP	R-MF1	R-MF2	PO	BP	MSSG	VC	TC	NC	CC	RC	RRC	HC	LIM	HIM
Auto Parts Sales – New and Reconditioned – Indoor													P		P	P	P ^g	P		P	P	P
Automobile Repair – Major													–							P	P	P
Automobile Repair – Minor													–				P ^g	P		P	P	P
Car Wash – Manual & Automated													–			P	P ^g	P		P	P	P
Equipment Sales – (Heavy Equipment and Farm Equipment)													–							P	P	
Gasoline – Petroleum Products Storage													–								C	C
Gasoline Sales – Service Station – Minor Auto Repair													–					P		P	P	P
Gasoline Sales – Wholesale													–								C	C
Hydraulic Repair, Minor																		P				
Paint and Body Shop													–				C ^g	C		C	P	P
Parking Lots & Structures (Commercial – Automobile Only)											C	P	C	C	C	C	P ^g	P		P		
Rental of Truck or Trailers													–				P ^g	P		P	P	
Storage – Indoor (Autos – Boats – Travel Trailers)													–					P		P	P	P
Storage – Outdoor (Autos – Boats – Travel Trailers)													–							P	P	P
Storage – Outdoor (Trucks – Heavy Equipment)													–								P	P
Tire Recapping and Retreading Shops													–								P	P
Tire Sales													–				P ^g	P	P	P		

PERMITTED USE	ZONING DISTRICTS																					
	A-1	A-S	R1-15	R1-10	R1-8	R1-5	R2	R-MHP	R-MF1	R-MF2	PO	BP	MSSG	VC	TC	NC	CC	RC	RRC	HC	LIM	HIM
Towing Service													–					P			P	P
Upholstery – Seat Cover													–				P	P		P	P	P
Vehicle Sales – (Autos – Boats – Motorcycles – Snowmobiles – Trailers – Motor Homes)													–				P ^g	P	P	P ^g	P	
COMMERCIAL, PROFESSIONAL & PERSONAL SERVICES																						
Animal Hospital													–				C	P		P	P	
Animal, Grooming													P	P	P	P	P	P		P		
Animal Clinic													P	P	P	P	P	P		P		
Convenience Store with Gasoline Sales													–			P		P	P	P ^g	P	
Financial Institutions – Banks – Credit Unions											P	P	P	P	P	P	P	P		P		
Funeral Home, Mortuary											C		–			C	P	P		P		
Kennels – Animal Boarding													–					P		P	P	P
Laboratory (Medical or Dental)											P	P	P	P	P	P	P	P		P	P	P
Laundromat – Self Service													P	P	P	P	P ^g	P		P ^g		
Laundry / Dry Cleaning – (Commercial)											P	P	P	P	P	P	P	P		P	P	
Office – General Business											P	P	P	P	P	P	P	P		P	P	
Office – Health Care Provider											P	P	P	P	P	P	P	P		P	P	
Office – Professional											P	P	P	P	P	P	P	P		P	P	
Personal Services											P	P	P	P	P	P	P	P		P		
Reception Center											P		P		P	P	P	P		P	P	

PERMITTED USE	ZONING DISTRICTS																					
	A-1	A-S	R1-15	R1-10	R1-8	R1-5	R2	R-MHP	R-MF1	R-MF2	PO	BP	MSSG	VC	TC	NC	CC	RC	RRC	HC	LIM	HIM
Rental Shops – No Outside Display or Storage													P	P	P		P	P		P		
Repair Services – Appliances and Electronic Equipment													P	C	P	C	P	P		P	P	P
School – Commercial												C	C	C	P	C	P	P		P	P	
Storage – Small, Multi-Unit													–								P	
Studio – Art, Dance, Music, Drama													P	P	P	P	P	P		P		
Tattoo Parlor													–				P	P		P		
Taxidermy													–				P	P		P		
RETAIL SALES																						
Adult Sexually Oriented Business													–								C	C
Animals, Retail Sales													P	P	P	P	P	P		P		
Antique or Collectable Shop													P	P	P	P	P	P		P		
Auction House (Equipment Only)													–					P		P	P	
Convenience Store													C	C	C	P	P	P	P	P		
Convenience Store with Gasoline Sales													–			P		P	P	P ⁸	P	
Drug Store / Pharmacy													P	C	P	P	P	P		P		
Medical Cannabis Pharmacy		P									P	P	–			P ²	P ²	P ²		P ²	P	P
General Retail Stores not greater than 15,000 sq. ft.													P	P	P	P	P	P	P	P		
General Retail Stores not greater than 20,000 sq. ft.													P	C	P	P	P	P	P	P		
General Retail Stores not greater than 25,000 sq. ft.													C	C	C	P	P	P	P	P		

PERMITTED USE	ZONING DISTRICTS																					
	A-1	A-S	R1-15	R1-10	R1-8	R1-5	R2	R-MHP	R-MF1	R-MF2	PO	BP	MSSG	VC	TC	NC	CC	RC	RRC	HC	LIM	HIM
General Retail Stores not greater than 35,000 sq. ft.													C		C	P	P	P	P	P		
General Retail Stores not greater than 40,000 sq. ft.													C			C	P	P	P	P		
General Retail Stores not greater than 80,000 sq. ft.													C			C ¹	C	P	P	P		
General Retail Stores greater than 80,000 sq. ft.													–				C	P	P	P		
Home Improvement & Garden Store – (Completely Indoors with no Outdoor Storage)	P												P	P	P	P	P	P	P	P		
Home Improvement & Garden Store & Farm Supply – (With Outdoor Display and/or Storage)													–				P	P	P	P		
Pharmacies when part of a Medical Office or Complex											P	P	P	P	P	P	P	P		P	P	
Print Shop												P	P	P	P	P	P	P		P		
Tobacco Specialty Business																					P ⁶	
ACCOMMODATIONS/FOOD & BEVERAGE SERVICE																						
Bars & Taverns													C		C		C	P	P	P		
Bed & Breakfast													P		P		P	P		P		
Brew Restaurant												P	P	P	P	P	P	P	P	P	P	P
Fast Food Establishments													P	P	P	P	P	P	P	P	P	
Fast Food Establishments – (With Drive-In or Drive Thru)													–		P	P	P	P	P	P		
Hotel													P		C		P	P	P	P	P	
Motel													–				P	P	P	P	P	
Restaurant/Cafe											P		P	P	P	P	P	P	P	P	P	P

PERMITTED USE	ZONING DISTRICTS																					
	A-1	A-S	R1-15	R1-10	R1-8	R1-5	R2	R-MHP	R-MF1	R-MF2	PO	BP	MSSG	VC	TC	NC	CC	RC	RRC	HC	LIM	HIM
INDUSTRIAL/MANUFACTURING & RELATED USES																						
Artisan Shop													P	P	P	P	P	P		P	P	P
Contractor Yard													–								P	P
Light Industry – Manufacturing Processes												P	–							C ³	P ³	P
Heavy Industry – Manufacturing Processes													–									P
Storage – Outdoor													–								P ³	P
Storage – Sand, Gravel, Earth, or Stone													–									P
Medical Cannabis Production Establishment		P											–									P
Warehousing – Storage and Distribution												P	–							P ³	P ³	P
Wholesale Trade and Warehousing												P	–							P ³	P ³	P
Retail Commercial Manufacturing (05/25)																			P ⁷			
AGRICULTURE & RELATED USES																						
Animal Keeping	P	P	P										–									
Apiary or Beekeeping	See Section 3-7-901 et seq.																					
Chickens for Egg Production	See Section 3-7-801 et seq.																					
Crop Production for Sale	P	P											–									
Dairy	P	P											–									
Farm Building	P	P	P										–									
Farm Industry or Ranch	P	P											–									

PERMITTED USE	ZONING DISTRICTS																					
	A-1	A-S	R1-15	R1-10	R1-8	R1-5	R2	R-MHP	R-MF1	R-MF2	PO	BP	MSSG	VC	TC	NC	CC	RC	RRC	HC	LIM	HIM
Orchard – Commercial	P	P											–									
SPORTS & RECREATIONAL FACILITIES																						
Batting Cages													–				P	P		P	P	
Bowling Alley													P				P	P		P		
Dance Hall													P				P	P		P		
Equestrian Center	P												–									
Golf Course	P		C									P	–									
Park or Playground (Private)	C		C	C	C	C	C	C	C	C	C		C	C	C							
Private Country Club	C		C									C	–									
Race Track, Indoor													–							C	C	
Recreational/Fitness Facility, Indoor Private													P	P	P	P	P	P		P	P	
Recreational Facility – Outdoor													–				P	P		P	P	
Roller Rinks													P				P	P		P		
Theater													P	P	P	P	P	P	P	P		
Zoo – Petting Zoo	C												–									
TEMPORARY USES																						
See Section 11-6-115																						
SUPPLEMENTARY/ACCESSORY USES – All uses listed in this Section are considered supplementary as defined in Section 11-3-402																						
Accessory Building	P		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P
Caretaker Dwelling											P		P	P	P	P	P	P		P	P	P
Home Occupation	P		P	P	P	P	P	P	P	P	P		P	P	P	P	P					

PERMITTED USE	ZONING DISTRICTS																					
	A-1	A-S	R1-15	R1-10	R1-8	R1-5	R2	R-MHP	R-MF1	R-MF2	PO	BP	MSSG	VC	TC	NC	CC	RC	RRC	HC	LIM	HIM
Household Pets	P		P	P	P	P	P	P	P	P	P		P	P	P							
Recycling Drop-off Containers			C	C	C	C	C	C	C	C	P	C	P	P	P	P	P	P	P	P	P	P
Sports/Tennis Court	P		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P
Storage – Outdoor													–							P ⁸	P ³	P
Storage – Outdoor Covered (Autos – Boats – Travel Trailers)																		P				
Swimming Pool	P		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P
Wind Energy Conversion Systems (WECS)	P		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Wireless Facilities Collocated on a Structure Approved for Collocation	P		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Wireless Structures on City-Owned Property	P		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Wireless Structures on Property Owned by a Noncity Public Agency	P		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Wireless Facilities on Existing Buildings or Structures											P	P	P	P	P	P	P	P	P	P	P	P
Wireless Facilities on Nonresidential Structures on Nonresidential Sites in Residential Zones	P		P	P	P	P	P	P	P	P			–									

1. In the NC Zone, General Retail greater than 40,000 sq. ft. in this case is limited to grocery stores only.
2. See Section 11-6-132. Medical cannabis pharmacies are not permitted in overlay zones that allow for residential dwellings.
3. In the event that any of the uses listed below are allowed under the “Land Use Matrix” found in this Section, they shall be prohibited within 500 feet of any road designated as an arterial street in the Springville City Master Street Plan in effect on May 19, 2020, which arterial streets consist of Main Street, 1400 North (SR 75), 400 South (SR 77), and SR 51 in the Highway Commercial and Regional Commercial Zones:
 - a. Storage Indoor;
 - b. Storage Outdoor;
 - c. Light Industry – Manufacturing Processes;
 - d. Warehousing – Storage and Distribution; and
 - e. Wholesale Trade and Warehousing.

4. In the CC Zone, dwelling units under the use entitled “Dwellings – Single- or Multiple-Family above First Floor (Mixed Use) (When Parking Is Located to the Side or Rear of the Building)” may be conditionally permitted on the first floor in compliance with the conditional use standards under Section 11-7-205(5). The conditional use standards only allow for dwelling units on the first floor in the CC Zone where the dwelling units front 700 South at least 100 feet away from the nearest right-of-way line of 1200 West.
5. No more than 95 senior independent living units shall be located within the MSSG Zone.
6. Tobacco specialty businesses shall meet the following:
 - a. One thousand (1,000) feet of a community location.
 - b. One thousand (1,000) feet of another retail tobacco specialty business; or
 - c. One thousand (1,000) feet from property used or zoned for:
 - i. Agricultural use; or
 - ii. Residential use.
7. Retail Commercial Manufacturing is only permitted in the Regional Retail Commercial Zone on a lot that is entirely located at least 350 feet south of the south right-of-way boundary line of 1600 South.
8. In the event that any of the uses listed below are allowed under the “Land Use Matrix” found in this Section, they shall be prohibited within 500 feet Main Street/Highway 89 from 400 N to 1160 North .
 - a. Auto Parts Sales (new and reconditioned)
 - b. Automobile Repair
 - c. Car Wash, manual and automated
 - d. Heavy Equipment Sales
 - e. Gasoline Sales and Service
 - f. Equipment Rentals
 - g. Tire Recapping and Retreading
 - h. Vehicle Sales including Autos, Boats, Motorcycles, Snowmobiles, Trailers, Motor Homes
 - i. Convenience Store with Gasoline Sales
 - j. Funeral Home/Mortuary
 - k. Laundromat-Self Service
 - l. Dry Cleaners
 - m. Self-Storage
 - n. Outdoor Storage

(Amended by Ord. No. 33-2006, 12/05/2006; Ord. No. 28-2007, 07/17/2007; Ord. No. 36-2007, 11/13/2007; Ord. No. 38-2007, 12/04/2007; Ord. No. 06-2008, 03/18/2008; Ord. No. 02-2009, 01/20/2009; Ord. No. 02-2010, 02/16/2010; Ord. No. 05-2010, 04/20/2010; Ord. No. 15-2011, 07/19/2011; Ord. No. 06-2012, 07/17/2012; Ord. No. 03-2013, 05/07/2013; Ord. No. 05-2013, 05/21/2013; Ord. No. 07-2013, 06/04/2013; Ord. No. 02-2014, 01/21/2014; Ord. No. 06-2014, 03/19/2014; Ord. No. 06-2015 § 3, 03/17/2015; Ord. No. 15-2016 § 1, 07/05/2016; Ord. No. 18-2016 § 1, 09/06/2016; Ord. No. 22-2016 § 1, 10/04/2016; Ord. No. 03-2017 § 2, 03/21/2017; Ord. No. 09-2017 § 1, 05/16/2017; Ord. No. 17-2017 § 2, 08/01/2017; Ord. No. 50-2017 § 2, 09/05/2017; Ord. No. 01-2018 § 1, 05/01/2018; Ord. No. 02-2019 § 2 (Exh. A), 02/19/2019; Ord. No. 08-2019 § 1, 05/21/2019; Ord. No. 15-2019 § 2, 07/02/2019; Ord. No. 24-2019 § 3, 11/19/2019; Ord. No. 06-2020 § 1, 02/18/2020; Ord. No. 10-2020 § 1, 05/19/2020; Ord. No. 11-2020 § 1, 05/19/2020; Ord. No. 17-2020 § 2, 08/04/2020; Ord. No. 18-2020 § 1, 09/15/2020; Ord. No. 23-2020 § 2, 09/01/2020; Ord. No. 02-2021 § 1, 01/05/2021; Ord. No. 09-2021, 05/18/2021; Ord. No. 14-2022 Exh. A, 08/02/2022; Ord. No. 17-2022 Exh. A, 08/16/2022; Ord. No. 17-2023 § 1 (Exh. A), 12/05/2023; Ord. No. 13-2024 § 1 (Exh. A), 10/15/2024)



Attachment 2: Planning Commission Staff Report May 22, 2025



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PLANNING COMMISSION STAFF REPORT

Agenda Item #2
May 27, 2025

May 22, 2025

TO: Planning Commission Members

FROM: Carla Wiese, Planner II

RE: Springville Community Development seeks to amend Springville City Code Title 11 Chapter 4 Article 301 Land Use Matrix to amend the list of uses permitted in the North Gateway Area from 400 N to 1060 North Main Street.

Petitioner: Springville City Community Development

Summary of Issues

- Is the proposed amendment consistent with the recommendations of the Draft North Main Street Gateway Small Area Plan?
- Is the proposed amendment consistent with the General Plan?

Background

Springville City, in partnership with Mountainland Association of Governments (MAG), undertook the development of a small area plan for Main Street from 400 N to the city's northern boundary. This planning project began in late 2023. The Community Board reviewed the uses currently permitted in the North Gateway Area and recommended to staff that some uses be removed from the area in anticipation of the adoption of the North Gateway Plan and subsequent adoption of new zoning regulations. In the area from 400 N to 1060 N there are some parcels that are undeveloped and the Community Board is concerned that these parcels could be developed with currently permitted uses that are inconsistent with the recommendations of the draft plan. Springville Community Development is requesting an amendment to the Land Use Matrix to preserve opportunities for development that is consistent with the draft plan.

Analysis

The current zoning along Main Street from 400 N to approximately 900 North is Community Commercial, and at 900 North, it changes to Highway Commercial. The proposed amendment will not change the zones but will limit certain uses within 500 ft of Main Street. We have similar limitations on uses, such as office warehouse, which is prohibited within 500 ft of arterial roads in Springville. The proposed amendment is narrow in scope to address the Community Board's concerns. Broader code changes including analysis of permitted uses city-wide will be considered as part of the General Plan citywide zoning review that will conclude in 2026. The uses that will be limited are primarily related to automobile sale and service, including dealerships and rentals, automotive repair and body shops, and parking structures. These uses tend to require large paved/impervious surface lots that hinder activation of the public realm and create uninviting and often dangerous sidewalks.

The area that is the subject of this proposed amendment is also an area that has a significant residential presence backing up to the commercial properties located directly on the Main Street corridor. Lighting of lots for vehicle sales as well as noise, dust and odors from vehicle repair

can be mitigated to some extent for the existing businesses but it is not in the best interest of the future development to allow the establishment of new instances of these uses.

The North Main Street Gateway Small Area Plan recommends development and design that activates the public realm and creates a streetscape that creates a sense of increased connectivity to the more historic “downtown” segment of Main Street. It is the opinion of staff that the uses that will be affected by this amendment do not contribute to this goal nor are they the highest and best commercial use of the properties both from a land use and revenue generation perspective.

The General Plan’s stated goals of fostering economic growth and development that serves the highest and best use of the community by providing commercial resources that meet the needs of residents and provide a greater range of amenities while maximizing the opportunity for revenue generation.

Staff Recommendation

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

Recommended Motion

Move to approve the amendments to Springville City Code Title 11 Chapter 4 Article 301 Land Use Matrix to prohibit certain uses within 500 feet of Main Street/Highway 89 from 400 N to 1060 N.

Alternate Motion

Move recommend denial of the staff amendments to Springville City Code Title 11 Chapter 4 Article 301 Land Use Matrix to prohibit certain uses within 500 feet of Main Street/Highway 89 from 400 N to 1060 N.

Move to continue consideration of the amendments to Springville City Code Title 11 Chapter 4 Article 301 Land Use Matrix to prohibit certain uses within 500 feet of Main Street/Highway 89 from 400 N to 1060 N.

Attachments

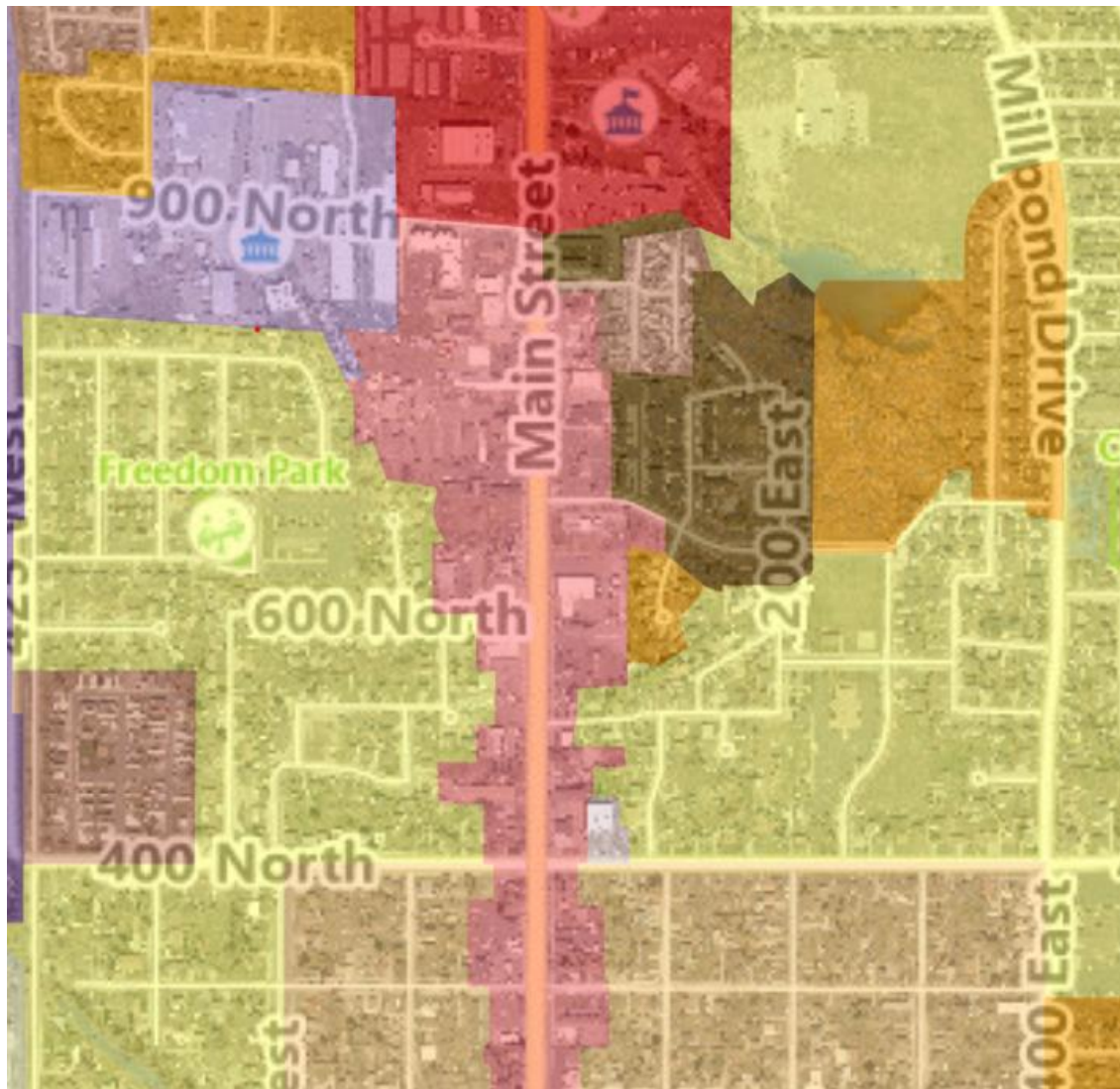
Attachment 1: Proposed Amendment-Land Use Matrix
Attachment 2: Aerial Image of Existing Zoning

Attachment 1: Proposed Amendment-Land Use Matrix

11-4-301 Land Use Matrix.

1. In the NC Zone, General Retail greater than 40,000 sq. ft. in this case is limited to grocery stores only.
2. See Section 11-6-132. Medical cannabis pharmacies are not permitted in overlay zones that allow for residential dwellings.
3. In the event that any of the uses listed below are allowed under the "Land Use Matrix" found in this Section, they shall be prohibited within 500 feet of any road designated as an arterial street in the Springville City Master Street Plan in effect on May 19, 2020, which arterial streets consist of Main Street, 1400 North (SR 75), 400 South (SR 77), and SR 51 in the Highway Commercial and Regional Commercial Zones:
 - a. Storage Indoor;
 - b. Storage Outdoor;
 - c. Light Industry - Manufacturing Processes;
 - d. Warehousing - Storage and Distribution; and
 - e. Wholesale Trade and Warehousing.
4. In the CC Zone, dwelling units under the use entitled "Dwellings - Single- or Multiple-Family above First Floor (Mixed Use) (When Parking Is Located to the Side or Rear of the Building)" may be conditionally permitted on the first floor in compliance with the conditional use standards under Section 11-7-205(5). The conditional use standards only allow for dwelling units on the first floor in the CC Zone where the dwelling units front 700 South at least 100 feet away from the nearest right-of-way line of 1200 West.
5. No more than 95 senior independent living units shall be located within the MSSG Zone.
6. Tobacco specialty businesses shall meet the following:
 - a. One thousand (1,000) feet of a community location.
 - b. One thousand (1,000) feet of another retail tobacco specialty business; or
 - c. One thousand (1,000) feet from property used or zoned for:
 - i. Agricultural use; or
 - ii. Residential use.
7. Retail Commercial Manufacturing is only permitted in the Regional Retail Commercial Zone on a lot that is entirely located at least 350 feet south of the south right-of-way boundary line of 1600 South.
8. In the event that any of the uses listed below are allowed under the "Land Use Matrix" found in this Section, they shall be prohibited within 500 feet of Main Street/Highway 89 from 400 N to 1060 North.
 - a. Auto Repair, minor
 - b. Car Wash- Manual and automated
 - c. Parking lot structures, Commercial-automobile only
 - d. Rental of trucks or trailers
 - e. Vehicle Sales (auto, boats, motorcycles, snowmobiles, trailers, motor homes).

Attachment 2: Aerial Image of Existing Zoning

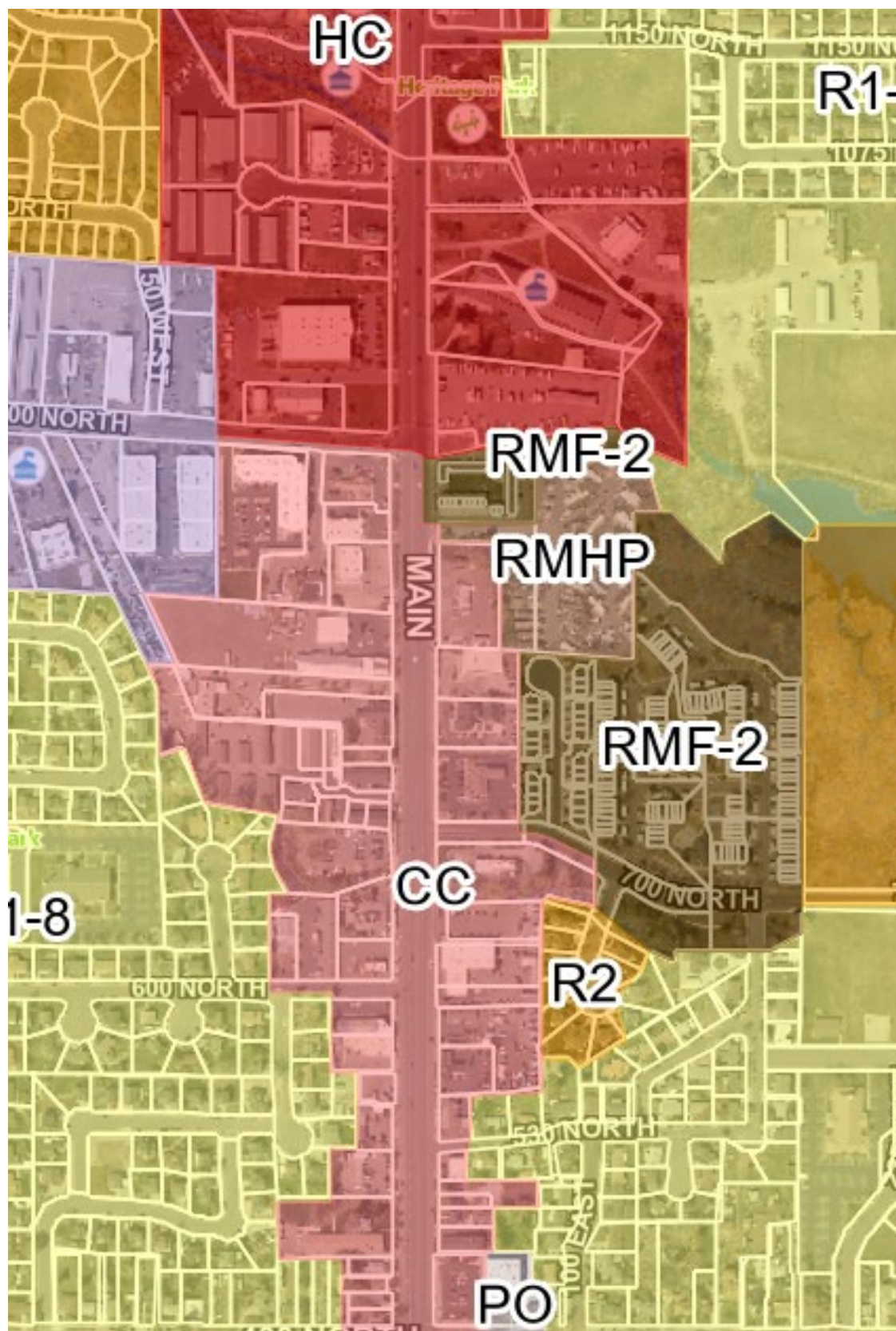




Attachment 3: Aerial map of the extended area 400 N to 1160 N Main Street



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Attachment 4: Business/Property Owner Letter



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Dear Business and Property Owner,

Springville is currently evaluating proposed amendments to the City's Zoning Code as part of an ongoing effort to implement adopted and proposed planning policies and ensure long-term compatibility of land uses throughout the community.

If adopted, the amendments would result in the uses listed below being classified as **legal nonconforming uses** under the updated zoning regulations. Properties in the following categories that are located within the area being considered may be affected by the proposed changes. The area being considered is Main Street from 400 N to 1160 N.

- Auto Parts Sales (new and reconditioned)
- Automobile Repair
- Car Wash, manual and automated
- Heavy Equipment Sales
- Gasoline Sales and Service
- Equipment Rentals
- Tire Recapping and Retreading
- Vehicle Sales including Autos, Boats, Motorcycles, Snowmobiles, Trailers, Motor Homes
- Convenience Store with Gasoline Sales
- Funeral Home/Mortuary
- Laundromat-Self Service
- Dry Cleaners
- Self-Storage
- Outdoor Storage

A legal nonconforming use is a use that was lawfully established under prior zoning regulations but does not conform to newly adopted standards. If the proposed amendments are approved:

- Your existing business may continue to operate as a legal nonconforming use, subject to the provisions of City and State nonconforming use regulations.
- Expansion, enlargement, structural alteration, or re-establishment after discontinuance may be limited in accordance with City and State Code.
- Any future changes in use or redevelopment of the property would be required to comply with the zoning regulations in effect at that time.

At this time, the amendments are **under consideration only** and have not been formally adopted. The proposal will be reviewed in public hearings before the Planning Commission

and the City Council. At this time, those meetings have not been scheduled. You will be notified when they are, and we strongly encourage you to participate in the public process.

We understand that zoning changes can raise important questions regarding property rights and business operations. City staff is available to discuss how the proposed amendments may specifically affect your property.

If you have questions or would like to schedule a meeting, please contact:

Carla Wiese
Planner/Economic Development
Springville City Community Development
801-491-7839

Thank you for your continued investment in Springville. We appreciate your engagement as the City works to plan for future growth while balancing the needs of existing businesses and property owners.

Sincerely,

Josh Yost
Community Development Director
Springville City



**Attachment 5: Springville City Development Code Title 11, Chapter 3, Article 2;
Nonconforming buildings, lots, and uses.**



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§ 11-3-205. Nonconforming Uses.

- (1) **Right of Use.** The lawful nonconforming use of a building, structure, or land existing at the time the applicable zoning regulations became or become effective may be continued.
- (2) **Limits to Expansion of Use.** A nonconforming use may be expanded through the same building in which it is located, provided no structural alteration of the building is proposed or made for the purpose of the extension. For purposes of this subsection, the addition of a solar energy device to a building is not a structural alteration. A nonconforming use may not be expanded on a lot.
- (3) **Discontinuance or Abandonment.** If a nonconforming use located in a conforming building, structure or lot is discontinued for a period of one year or more, the building, structure or lot shall only be occupied by a use that is in conformance with the present use regulations of the zone in which it is located.
- (4) **Change to Another Nonconforming Use Prohibited.** A nonconforming use may not be changed to another nonconforming use.
- (5) **Change to a Conforming Use.** Once any part of a building or lot, serving as the location of a nonconforming use, has been used by a conforming use, that location may not be used by the previous or any other nonconforming use.
- (6) **Notwithstanding the provisions of this Section,** a building legally built and occupied as a single-family dwelling that is currently located in a non-residential zoning district, may be repaired, altered, enlarged or replaced provided that any changes do not increase any building or lot nonconformities, no additional dwelling units are added and all required permits are obtained. For purposes of this provision, the R-1 development standards of the 1949 Springville City Zoning Ordinance shall apply.



Attachment 6: Utah State Municipal Land Use Development and Management Act 10-20-1003 Nonconforming uses and noncomplying structures.



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Effective 11/6/2025

10-20-1003 Nonconforming uses and noncomplying structures.

- (1)
 - (a) Except as provided in this section, a nonconforming use or noncomplying structure may be continued by the present or a future property owner.
 - (b) A nonconforming use may be extended through the same building, provided no structural alteration of the building is proposed or made for the purpose of the extension.
 - (c) For purposes of this Subsection (1), the addition of a solar energy device to a building is not a structural alteration.
- (2) The legislative body may provide for:
 - (a) the establishment, restoration, reconstruction, extension, alteration, expansion, or substitution of nonconforming uses upon the terms and conditions set forth in the land use ordinance;
 - (b) the termination of all nonconforming uses, except billboards, by providing a formula establishing a reasonable time period during which the owner can recover or amortize the amount of his investment in the nonconforming use, if any; and
 - (c) the termination of a nonconforming use due to its abandonment.
- (3)
 - (a) A municipality may not prohibit the reconstruction or restoration of a noncomplying structure or terminate the nonconforming use of a structure that is involuntarily destroyed in whole or in part due to fire or other calamity unless the structure or use has been abandoned.
 - (b) A municipality may prohibit the reconstruction or restoration of a noncomplying structure or terminate the nonconforming use of a structure if:
 - (i) the structure is allowed to deteriorate to a condition that the structure is rendered uninhabitable and is not repaired or restored within six months after the day on which written notice is served to the property owner that the structure is uninhabitable and that the noncomplying structure or nonconforming use will be lost if the structure is not repaired or restored within six months; or
 - (ii) the property owner has voluntarily demolished a majority of the noncomplying structure or the building that houses the nonconforming use.
 - (c)
 - (i) Notwithstanding a prohibition in the municipality's zoning ordinance, a municipality may permit a billboard owner to relocate the billboard within the municipality's boundaries to a location that is mutually acceptable to the municipality and the billboard owner.
 - (ii) If the municipality and billboard owner cannot agree to a mutually acceptable location within 180 days after the day on which the owner submits a written request to relocate the billboard, the billboard owner may relocate the billboard in accordance with Section 10-20-608.
- (4)
 - (a) Unless the municipality establishes, by ordinance, a uniform presumption of legal existence for nonconforming uses, the property owner shall have the burden of establishing the legal existence of a noncomplying structure or nonconforming use through substantial evidence, which may not be limited to municipal or county records.
 - (b) Any party claiming that a nonconforming use has been abandoned shall have the burden of establishing the abandonment.
 - (c) Abandonment may be presumed to have occurred if:
 - (i) a majority of the primary structure associated with the nonconforming use has been voluntarily demolished without prior written agreement with the municipality regarding an extension of the nonconforming use;

- (ii) the use has been discontinued for a minimum of one year; or
- (iii) the primary structure associated with the nonconforming use remains vacant for a period of one year.
- (d) The property owner may rebut the presumption of abandonment under Subsection (4)(c), and has the burden of establishing that any claimed abandonment under Subsection (4)(b) has not occurred.
- (5) A municipality may terminate the nonconforming status of a school district or charter school use or structure when the property associated with the school district or charter school use or structure ceases to be used for school district or charter school purposes for a period established by ordinance.

Renumbered and Amended by Chapter 15, 2025 Special Session 1



To: Planning Commission

From: Carla Wiese, Planner/Econ Dev

Date: July 7, 2026

Re: Springville Community Development seeks to amend Springville City Code Title 11, Chapter 5 to adopt the Wildland Urban Interface Overlay

Planning Commission Members,

In the 2025 Legislative Session, the state passed HB48 Wildland Urban Interface Modifications. This legislation stated that if the State adopted the Wildland Urban Interface (WUI) Code as part of the International Code Council (ICC), cities must also follow the ICC WUI Code and the Utah Wildland Urban Interface Map created by the Utah Division of Forestry, Fire, and State Lands.

WUI Zone is defined in Utah code as: The line, area, or zone where structures or other human development (including critical infrastructure that, if destroyed, would result in hardship to communities) meet or intermingle with undeveloped wildland or vegetative fuel.

The WUI Zone is where Utah's WUI Code is applicable and enforceable by the City.

The Division of Forestry, Fire & State Land's (FFSL) high-risk WUI boundary specifically identifies WUI areas that present an elevated risk of wildfire. This high-risk boundary is a refined assessment and is determined by areas with an SES (Structure Exposure Score) of 7+ and high structure density. An SES score accounts for burn probability and damage potential.

HB 48 required the FFSL to identify the boundary of the High Risk WUI. Properties with structures within the High Risk WUI boundary will be assessed an annual fee by the State. The state will provide certified assessments of property upon the property owner's request. These assessments provide recommendations for reducing wildfire risk. This amendment to include the Wildland Urban Interface Overlay will bring Springville City into compliance with state code.

The amendment before you to add the Wildland Urban Interface Overlay supports the state's efforts to mitigate wildland fire risk and brings Springville City into compliance with state code.



Recommended Motion:

Motion to recommend approval of Zone Text amendments to Springville City Code Title 11, Chapter 5, to adopt the Wildland Urban Interface Overlay

Alternative Motions:

Motion to recommend denial of Zone Text amendments to Springville City Code Title 11, Chapter 5, to adopt the Wildland Urban Interface Overlay

Motion to continue discussion of Zone Text amendments to Springville City Code Title 11, Chapter 5, to adopt the Wildland Urban Interface Overlay

Attachments:

Attachment 1: Proposed Wildland Urban Interface Overlay amendment to Springville City Code, Title 11, Chapter 5, Article 10





Attachment 1

**Proposed Wildland Urban Interface Overlay amendment to Springville City Code, Title 11,
Chapter 5, Article 10**



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CHAPTER 5
OVERLAY DISTRICT REGULATIONS

Article 10
Wildland Urban Interface Overlay

§ 11-5-1001. Application

The Wildland Urban Interface Overlay Zone shall apply to property shown on the “Springville City Wildland Urban Interface Map,” a copy of which shall be maintained on file with the Springville City Recorder’s Office and also available online

§ 11-5-1002. Purpose and Intent.

The purpose of the Wildland Urban Interface Overlay zone shall be to mitigate the risks to life, property, and infrastructure in designated areas where structures and other development meet and intermingle with undeveloped wildland or vegetative fuel.

§ 11-5-1003. Definitions.

(1) Wildland Urban Interface Overlay is defined the same as in Title 65A Forestry, Fire, and State Lands Chapter 1 Division of Forestry, Fire, and State Lands Section 1 Definitions Utah State Code, Annotated as the zone where structures and other human development meets, or intermingles with undeveloped wildland.

§ 11-5-1003. Permitted Uses.

Permitted uses in the Wildland Urban Interface Overlay Zone shall include all uses permitted within the underlying zone, subject to compliance with all requirements for development in accordance with the Utah Wildland Urban Interface Code adopted under section 15A-2-103, UCA, and incorporated in Title 10 Building and Construction, Chapter 1 Building Code of Springville City Municipal Code.

§ 11-5-1004. Regulations conflicting with the Springville City Wildland Urban Interface Code

The Springville City Wildland Urban Interface Code, as adopted in Title 10, shall take precedence over any conflicting provision of an underlying zone in this Title as to those properties shown in the Springville City Wildland Urban Interface Map.