



**NOTICE OF MEETING AND AGENDA
PLANNING COMMISSION
AUGUST 25, 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: July 28, 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) Consideration of commercial site plan approval for Buc-ee's #84 located at 1388 N 2600 W in the RC-Regional Commercial Zone. This is an administrative land use decision applying existing City standards to a proposed development.
- 2) Consideration of commercial site plan approval for Sunpro Springville Core 3 Project with Corporate Office located at 1817 S 1750 W in the Regional Retail Commercial Zone. This is an administrative land use decision applying existing City standards to a proposed development.

Administrative Session - No Items

Legislative Session – Public Hearing

- 3) Springville Rising proposes amendments to Title 11, Article 3, Section 402 Definitions and to add Historic Residential Re-use, to Title 11 Article 4, Section 301 Land Use Matrix to include Historic Residential Re-use as a conditional use in the R1-5 Zone, and to Title 11, Article 2, Section 205 Specific Criteria for Consideration of a Conditional Use Permit to add conditions for Historic Residential Re-use.

The proposed amendment would permit the use of historic homes for commercial purposes in the R1-5 Zone within the Springville Historic District Overlay Zone if the property meets certain conditions. This is a legislative policy decision about the use of property within the R1-5 and Springville Historic District Overlay Zones. The Planning Commission will make a recommendation to the City Council. The City Council will make the final decision at a later public meeting.

- 4) Lakeside Land Partners, LLC, proposes amendments to Springville City Code Title 11 Chapter 9, The Lakeside Landing Special District Overlay Zone and Pattern Book.

The proposed amendments would increase the flexibility of the requirements for certain Lot Types and revise the North Part Regulating Plan to reconfigure thoroughfares and blocks to accommodate a proposed development. This is a legislative policy decision about the development standards in the Lakeside Landing Special District Overlay and Pattern Book. The Planning Commission will make a recommendation to the City Council. The City Council will make the final decision at a later public meeting.

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 August 21, 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.