



**NOTICE OF MEETING AND AGENDA
PLANNING COMMISSION
SEPTEMBER 22, 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: September 8, 2026

Consent Agenda - No Items

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 - No Items

Legislative Session – Public Hearing

1) 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 September 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: Brett Nelson, Hunter Huffman, Tyler Patching,
Peter Pratt, and BJ Smith

Commissioners Excused: Mariah Hurst, Ralph Calder

City Staff: Carla Wiese, Planner II
Heather Goins, Executive Assistant

CALL TO ORDER

Chair Huffman called the meeting to order at 7:04 p.m.

APPROVAL OF THE AGENDA

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

APPROVAL OF THE MINUTES

August 25, 2026

Commissioner Smith moved to approve the August 25, 2026, meeting minutes.

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

ADMINISTRATIVE SESSION

No Items

LEGISLATIVE SESSION:

- 1) *Onyx Custom Homes proposes an amendment to the Springville Code 11-5a-101, Westfields Central New Neighborhood Plan.***

Chair Huffman recused himself from this item because of personal conflict.

Carla Wiese, City Planner, presented. She explained that the Westfield Central New Neighborhood Plan contains specific architectural and design standards, including requirements for operable shutters or awnings intended to provide solar shading. Builders have expressed concerns regarding the cost and installation requirements associated with these features.

Onyx Custom Homes proposed additional exceptions to the shading requirements. The proposed exceptions would apply in situations where:

- An adjacent structure provides sufficient shade; or

- Windows are oriented toward an alley and therefore receive limited direct sunlight.

Ms. Wiese explained that the proposed amendment was generally consistent with the applicant's proposal, with language referring to a "design review committee" removed because the City does not currently have a separate design review committee. The City does, however, have a design review process through which architectural packages are reviewed for compliance with the applicable Westfield Central New Neighborhood Plan standards. Staff supports this change.

Hunter Huffman represented Onyx, the applicant. He explained that the proposed amendment would retain the energy-efficiency intent of the requirements while providing flexibility where shutters are not necessary for solar protection. He noted that the proposed exceptions would primarily affect south- and west-facing windows when those windows are shaded by an adjacent building or face an alley. Street-facing windows would continue to be subject to the shading requirements.

Commission members then discussed the distinction between the City's development review committee and the architectural/design review process and confirmed that architectural plans would continue to be reviewed for compliance with the Westfield Central New Neighborhood Plan.

Commissioner Patching opened the Public Hearing at 7:14 p.m. Seeing no speakers, Commissioner Nelson moved to close the Public Hearing. Commissioner Patching seconded. The public hearing was closed at 7:14 p.m.

Commissioner Smith moved to recommend approval of the amendment to the Springville code 11-5a-101, Westfields Central New Neighborhood plan to include additional exceptions to the shading requirements as proposed by staff. Commissioner Nelson seconded the motion. The vote to approve the Legislative Session item was unanimous.

Ms. Wiese reminded the Commissioners about the APA Conference Wednesday and Thursday.

Chair Huffman asked about the Council tabling the Station Area Plan. Ms. Wiese will have Director Yost respond to the Commission with an update email regarding Council's concerns and next steps, which may also be shared with interested parties and included in the public record. The Council questioned if we need to do this right now. Ms. Wiese noted we were getting ahead of the game, and we don't have to have this plan in place until we actually have a station. Chair Huffman said the Planning Commission saw a 25-year-old plan and it didn't reflect current needs, so we updated the plan. Ms. Wiese reminded the Commission that its recommendations are advisory and not binding on the City Council.

With nothing further to discuss, Commissioner Nelson moved to adjourn the meeting. Commissioner Patching seconded the motion. Chair Huffman adjourned the meeting at 7:26 p.m.



**PLANNING COMMISSION
STAFF REPORT**

Agenda Item 1
September 22, 2026

September 18, 2026

TO: Planning Commission Members
FROM: Josh Yost, Community Development Director
RE: **LLSDO Lot Type 15 Common Court Setbacks**

Petitioner: Glen Lent, Lakeside Land Partners

Summary of Issues

Staff supports reducing the Lot Type 15 front setbacks to 12 feet for buildings and 4 feet for porches where building fronts face other building fronts across a common court, or where no building is directly opposite. Staff does not support the reduction where a front faces a side elevation. The amendment should preserve the quality of the courts while accommodating the proposed townhomes.

- Does the resulting building separation provide an appropriate setting for homes and a comfortable pedestrian connection?
- How do reduced setbacks interact with the previously discussed changes to lot sizes, building sizes, housing mix, parking, alleys, and pedestrian circulation?

Background

The Lakeside Landing Special District Overlay (LLSDO), adopted in December 2021, establishes a form-based framework intended to create a diverse, compact, walkable, mixed-use district. Its lot types, streets, alleys, common courts, and design standards work together to produce that outcome. Successive amendments have adapted the plan to development conditions, including shifts from anticipated multifamily buildings toward detached and attached homes.

The August 25, 2026 amendment package addressed the Northern Part regulating plan, additional flexibility for several lot types, visitor parking, Green Street standards, alley relocation, and a proposed market-tier framework. The additional common-court setback request was submitted on August 31, after that Planning Commission review. The applicant and staff agreed to obtain a separate Commission recommendation and present the amendments together to the City Council so their combined effects can be considered.

This report addresses only the additional front setbacks for Lot Type 15, the Compact Townhouse lot type. The request responds to D.R. Horton's proposed layout at the eastern edge of the Northern Part. Council consideration of the combined amendments is scheduled for October 6, 2026.

Analysis

Proposed setbacks and building orientation

The Lot Type 15 page previously reviewed lists regular front setbacks of 15 feet for buildings and 7 feet for porches, but does not contain separate common-court setbacks. The applicant proposes adding minimum setbacks of 12 feet for buildings and 4 feet for porches at a common court. The proposal does not distinguish between a front facing another front and a front facing the side of an adjacent building.

The Pattern Book defines a common court as a shared amenity with public access. It requires at least 16 feet of width along the frontage of a lot without street frontage, at least 800 square feet of area, and at least 50 percent landscaped area (Article 4, page 32). Using a 16-foot court and a 5-foot side setback produces the following separations:

Arrangement	Building wall to building wall	Porch separation
Proposed 12-foot building and 4-foot porch setbacks, fronts facing fronts	40 feet $12 + 16 + 12$	24 feet porch to porch $4 + 16 + 4$
Same proposed setbacks, front facing a side elevation	33 feet $12 + 16 + 5$	25 feet porch to side wall $4 + 16 + 5$
Retain 15-foot building and 7-foot porch setbacks where a front faces a side	36 feet $15 + 16 + 5$	28 feet porch to side wall $7 + 16 + 5$

When fronts face fronts, the court is framed by the entrances and porches of the homes it serves, with 40 feet between building walls. Staff considers that relationship acceptable. The reduced setbacks may also be used where no building is directly opposite, because that condition does not create the same constricted relationship. Where a front faces a side, the opposing 5-foot side setback narrows the space to 33 feet. Staff recommends retaining the 15-foot building and 7-foot porch setbacks in that condition.

Building design and the pedestrian connection

This distinction is particularly important along the eastern north-south court as the continuous formal north-south pedestrian connection.

The code does not require side entrances on the opposing townhome ends. Corner porches, larger setbacks, and attractive landscaping shown in illustrations may improve particular locations, but the amendment must also be acceptable where only the minimum standards are provided.

Cumulative effects of the amendments

The relevant question is whether the combined changes preserve the neighborhood the LLSDO is intended to create. A modest setback reduction can have a greater effect when it accompanies smaller lots, larger homes, changes in housing form, and reduced pedestrian connections. The August report identified the following related concerns:

- Lot and building sizes. The earlier package proposed reducing the Lot Type 15 minimum lot size from 1,400 square feet to 1,200 square feet for three-story homes and, subject to limits,

1,000 square feet for smaller three-story homes. It also proposed increasing maximum floor area from 1,600 to 2,000 square feet. Similar floor-area increases were proposed for several cottage, twin-house, and townhouse types. Front setbacks must be evaluated against the resulting building mass and available outdoor space.

- Housing diversity. Successive shifts toward detached and attached products can narrow the range of housing forms even when several lot-type labels are used. The proposed market tiers address price-point diversity, but do not replace variation in building form, unit size, or household needs. Using a shallower or smaller unit in a constrained location may support both the site layout and the broader diversity objective.
- Block layout and pedestrian space. The regulating-plan changes and greater flexibility for alleys affect lot depths and the relationship between homes, access, and open space. Additional visitor parking also competes for space in the current layout. These changes make it especially important that the remaining courts function as usable neighborhood amenities and pedestrian connections.

Staff supports flexibility where these relationships remain sound. Allowing reduced setbacks between opposing fronts and where no building is directly opposite, while retaining the regular front setbacks opposite side elevations, accommodates much of the applicant's request without applying the same standard to materially different conditions.

Staff Recommendation

Staff recommends approval of the Lot Type 15 common-court front setback amendment with the following revisions:

1. Allow the 12-foot minimum building setback and 4-foot minimum porch setback only where the front elevation faces another building's front elevation across the same common court or where no building is directly opposite the front elevation.
2. Retain the 15-foot building and 7-foot porch setbacks where a front faces a side elevation across a common court. State this limitation in the setback table or a mandatory note.

Recommended Motion

I move that the Planning Commission recommend approval of the Lot Type 15 amendment, allowing 12-foot building and 4-foot porch setbacks only where fronts face fronts across the same common court or no building is directly opposite; retaining 15-foot building and 7-foot porch setbacks where fronts face side elevations; and incorporating the staff revisions in this report. Forward this recommendation with the previously reviewed amendments for City Council consideration together.

Alternative Motions

Recommend Approval of the amendments as proposed by the applicant.

Continue to a specified meeting date for revised language and a plan showing the affected units, building separations, and pedestrian connections.

Recommend denial if the Commission finds that the combined amendments would not maintain appropriate relationships between buildings and common courts. State the reasons in the motion.

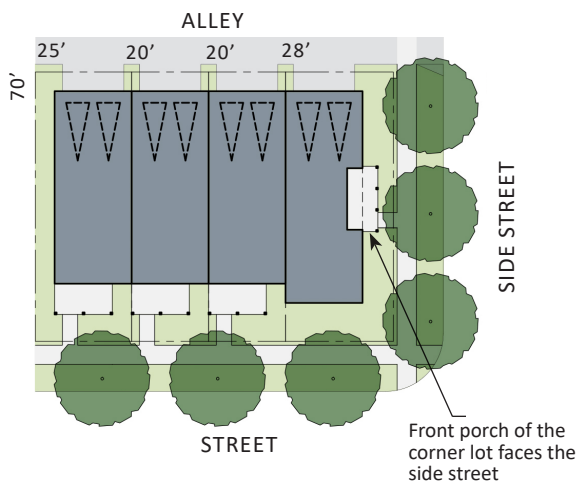
Attachments

1. Proposed amendments to Lot Type 15

15. Compact Townhouse Lot Type

Compact Townhouse Lot Type is crafted to provide an option to preserve land and create efficiencies via attaching three or more buildings and eliminating under-used side yards. Mixing compact townhouses with other compact lot types (twin houses and cottages) on a block face or around a common court, creates a well-balanced composition and contributes to the diversity of the neighborhood.

Compact Townhouse Lot Type permits three or more buildings to be attached.



Article 5 - LOT TYPES

LOT :

Minimum lot size:

2 story	1400 s.f.
3 story	1200 s.f.
3 story under 1700 sf total floor area	1000 s.f.

Minimum street or common court frontage: 20 feet

Maximum depth: 92 feet

BUILDING SIZE:

Maximum total floor area per lot: ~~2000~~1600 s.f.

HEIGHT:

	3 stories / 45 feet max.
In Southern Part Regulating Plan	2 stories / 35 feet max.
First floor elevation	18" above sidewalk

SETBACKS:	REGULAR (INTERIOR) LOT	STREET CORNER LOT
Building at street	15 feet min.	10 feet min.
Building at side street	N.A.	10 feet min.
Porch at street	7 feet min.	7 feet min.
Building at common court	12 feet min.	12 feet min.
Porch at common court	4 feet min.	4 feet min.
Porch at side street	N.A.	4 feet min.
Building at side	0 or 5 feet min.	
Building at rear	5 feet min.	5 feet min.

PORCH:

Porch size required per lot within twenty feet of the front property boundary (or within side street property boundary on corner lots)	80 s.f. min.
Porch depth	6 feet min.

OFF-STREET PARKING:

Minimum parking per lot:	2 spaces
<u>When Lot Type 15 is used in T5i, additional spaces equal to .25 spaces per unit shall be provided within and distributed throughout the boundaries of each subdivision or subdivision phase.</u>	

NOTES:

- Compact Townhouses Lot Type is permitted to be employed only on lots with alley access.
- No curb cuts are allowed on street or side street.
- Tandem parking counts for parking requirement.
- The front porch and the front entrance of the building on a street corner lot are recommended to face the side street.
- 1000 sf minimum lot size for three story townhouses under 1700 sf total floor area, only permitted in T5i, and not to exceed 15% of total Lot Type 15 townhouses within T5i.
- The 12-foot minimum building setback and 4-foot minimum porch setback may only be used where the front elevation faces another building's front elevation across the same common court or where no building is directly opposite the front elevation.