



NO FORMAL ACTIONS ARE TAKEN IN A WORK MEETING

5:30 P.M. - WORK MEETING - MULTI-PURPOSE ROOM

CALL TO ORDER

COUNCIL BUSINESS

1. Calendar
 - Oct 20 - Work Meeting 5:30 p.m., Regular Meeting 7:00 p.m.
 - Oct 27-28 - ULCT Annual Conference - Salt Palace, Salt Lake City
 - Nov 03 - Work Meeting 5:30 p.m., Regular Meeting 7:00 p.m.
2. **REVIEW OF THE 7:00 P.M. REGULAR COUNCIL MEETING AGENDA ITEMS**
 - a) Invocation - Councilmember Smith
 - b) Pledge of Allegiance - Councilmember Snelson
 - c) Consent Agenda
3. Approval of the minutes for the September 15, 2026 work and regular meetings
3. **WORK MEETING DISCUSSIONS/PRESENTATIONS**
 - a) Discussion on Council Focus for 2027
 - b) Discussion regarding the Transportation Utility Fee (TUF) - Brad Stapley, Public Works Director
 - c) City Communications Update, CIP Fund Reallocation, and Department Update - Patrick Monney, Director of Administrative Services

MAYOR, COUNCIL, AND ADMINISTRATIVE REPORTS

ADJOURNMENT

CLOSED SESSION, IF NEEDED - TO BE ANNOUNCED IN MOTION

The Springville City Council may temporarily recess the meeting and convene in a closed session as provided by UCA 52-4-205.

CERTIFICATE OF POSTING - THIS AGENDA IS SUBJECT TO CHANGE WITH A MINIMUM OF 24-HOURS NOTICE - POSTED 10/02/2026

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 get in touch with the City Recorder at (801) 489-2700 at least three business days prior to the meeting.

Meetings of the Springville City Council may be conducted by electronic means pursuant to Utah Code Annotated Section 52-4-207. In such circumstances, contact will be established and maintained by telephone or other electronic means, and the meeting will be conducted pursuant to Springville City Municipal Code 2-4-102(4) regarding electronic meetings.

s/s - Kim Crane, MMC, City Recorder

7:00 P.M. COUNCIL MEETING - CITY COUNCIL ROOM

CALL TO ORDER

INVOCATION

PLEDGE

APPROVAL OF THE MEETING'S AGENDA

MAYOR'S COMMENTS

CEREMONIAL

1. Presentation from Miss Springville/Mapleton
2. Presentation from the Utah Chiefs of Police Association recognizing the accreditation of the Springville Police Department

PUBLIC COMMENT - Audience members may bring any item, not on the agenda, to the Mayor and Council's attention. Please complete and submit a "Request to Speak" form. Comments will be limited to two or three minutes, at the Mayor's discretion. State Law prohibits the Council from acting on items that do not appear on the agenda.

CONSENT AGENDA - The Consent Agenda consists of items previously discussed or that are administrative actions where no additional discussion is needed. When approved, the recommendations in the staff reports become the action of the Council. The agenda provides an opportunity for public comment. If, after the public comment, the Council removes an item from the consent agenda for discussion, the item will keep its agenda number. It will be added to the regular agenda for discussion unless otherwise specified by the Council.

3. Approval of the minutes for the September 15, 2026 work and regular meetings

PUBLIC HEARING AGENDA

4. Public Hearing for Consideration of a Resolution approving the sale of City owned property at 1200 West Center Street, Springville, Utah - Troy Fitzgerald, City Administrator

REGULAR AGENDA

5. Consideration of an Ordinance and amendments to the Lakeside Landing Special District Overlay - Josh Yost, Community Development Director
6. Consideration of an Ordinance and amendments to the Westfields Central New Neighborhood Plan - Carla Wiese, Planner II/Economic Development
7. Consideration of an Ordinance for a new conditional use for commercial uses of historic homes - Carla Wiese, Planner II/Economic Development



SPRINGVILLE CITY COUNCIL AGENDA
TUESDAY, OCTOBER 06, 2026
110 South Main Street
Springville, Utah 84663

MAYOR, COUNCIL, AND ADMINISTRATIVE REPORTS

ADJOURNMENT - CLOSED SESSION, IF NEEDED - TO BE ANNOUNCED IN MOTION

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s/s - Kim Crane, MMC, City Recorder



MINUTES
Springville City Council Work/Study Meeting - September 15, 2026

MINUTES OF THE WORK/STUDY MEETING OF THE SPRINGVILLE CITY COUNCIL HELD ON
TUESDAY, SEPTEMBER 15, 2026, AT 5:30 P.M. AT THE CIVIC CENTER, 110 SOUTH MAIN STREET,
SPRINGVILLE, UTAH.

Presiding and Conducting: Mayor Matt Packard

Elected Officials in Attendance: Karen Ellingson
Logan Millsap
Jake Smith
Mike Snelson
Mindi Wright

City Staff in Attendance: City Administrator Troy Fitzgerald, Assistant City Administrator/City Attorney John Penrod, Assistant City Administrator/Finance Director Bruce Riddle, City Recorder Kim Crane, Administrative Services Director Patrick Monney, Community Development Director Josh Yost, Internal Services Director Scott Sensanbaugher, Library Director Dan Mickelson, Museum of Art Director Emily Larsen, Parks and Recreation Director Stacey Child, Power Director Jason Miller, Public Works Director Brad Stapley, and Public Safety Director Lance Haight.

CALL TO ORDER - Mayor Packard welcomed everyone and called the Work/Study meeting to order at 5:33 p.m.

COUNCIL BUSINESS

1. Calendar

- Oct 06 - Work Meeting 5:30 p.m., Regular Meeting 7:00 p.m.
- Oct 20 - Work Meeting 5:30 p.m., Regular Meeting 7:00 p.m.
- Oct 27-28 - ULCT Annual Conference - Salt Palace, Salt Lake City

Mayor Packard asked whether there were any additions to the calendar.

Director Scott Sensanbaugher introduced Westin Tanner as the new Facilities Maintenance Superintendent. Mr. Tanner stated that he had a background in heating and air conditioning and was a member of the National Guard. The Mayor and Council welcomed him to the City.

Councilmember Ellingson and Councilmember Wright expressed interest in attending the fall Utah League of Cities and Towns (ULCT) Conference. Recorder Crane stated that she would ensure they were registered.

2. DISCUSSION ON THIS EVENING'S REGULAR MEETING AGENDA ITEMS

- a) Invocation - Councilmember Millsap
- b) Pledge of Allegiance - Councilmember Ellingson
- c) Consent Agenda

2. Approval of the minutes for the September 01, 2026 Work and Regular meetings
3. Approval of a Resolution approving a Land Purchase Agreement for 400 West Right-of-Way at 1600 South - Chris Wilson, City Engineer
4. Approval of a Resolution repealing Resolution 2004-11 regarding E911 surcharges that have been superseded by State law - Bruce Riddle, Assistant City Administrator/Finance Director
5. Approval of a Resolution approving an Interlocal Agreement with Provo Metro SWAT - Lance Haight, Public Safety Director

Mayor Packard asked whether there was any discussion regarding the Consent Agenda.

Councilmember Snelson requested that Item #3, approval of a resolution approving a Land Purchase Agreement for the 400 West right-of-way at 1600 South, be moved to the Regular Agenda unless the item was fully discussed during the Work Meeting.

3. WORK MEETING DISCUSSIONS/PRESENTATIONS

a) Discussion regarding the sale of Property at 1200 West Center Street - Troy Fitzgerald, City Administrator

Administrator Fitzgerald reported on the City-owned property located at 1200 West Center Street, which was being considered as part of a pilot program. He stated that the City had issued a Request for Proposals (RFP) for the sale of the property. The RFP evaluated proposals based on housing quality and variety, attainability, value to the City, and the proposer's ability to deliver the project.

Steve Bond, representing HomeOwnership4U, presented the organization's nonprofit development model and proposal for 14 new homes on the property. The proposal included two value cottages, nine base cottages, and three garage variants. He explained that the appraised value would establish the proposed home sale price. The cost basis would include the financed portion of the project, a 4% developer fee, and an Equity Assistance Lien.

Councilmember Wright asked whether the program would operate on a first-come, first-served basis. Mr. Bond explained that the homes would be restricted to individuals living within Springville City limits who did not currently own a home. After an initial period, eligibility would expand to other qualified applicants who did not own another home, with a preference for households at 100% of Area Median Income (AMI). Homebuyers would be required to complete a five-year owner-occupancy affidavit. He clarified that the program was not intended to provide landlord subsidies.

Administrator Fitzgerald explained the land and zoning considerations, including appraisal assumptions based on the existing zoning. He stated that the proposal would require an overlay to accommodate the 14 homes. He also reviewed the proposed payment timing, with land proceeds and applicable fees to be paid at individual home closings, and explained that the City would subordinate its lien position to project financing. Potential fee relief and RDA assistance were also discussed.

Councilmember Millsap asked about the parking requirements. Administrator Fitzgerald stated that the proposed plan exceeded the required number of parking spaces and that the number could potentially be reduced.

Councilmember Wright asked who would administer the Equity Assistance Lien. Administrator Fitzgerald explained that HomeOwnership4U would administer the program and associated requirements, while the City's role would be limited to selling the property.

The Council discussed whether the proposal met the expectations outlined in the RFP and whether the City should proceed with the appraisal and further evaluation process. Mayor Packard asked for Council feedback on moving forward. The Council reached consensus to proceed, and Administrator Fitzgerald stated that he would return with additional information.

Mr. Bond also provided an example of a HomeOwnership4U project located at 480 South 200 West in Ephraim, Utah.

b) Presentation regarding FLOCK cameras and license plate readers - Lance Haight, Public Safety Director

Chief Haight reported that there had been significant interest in the City's automatic license plate reader system. He explained that the City currently had three cameras located at 1400 North Main, 400 South near I-15, and 500 South Main. He clarified that the cameras were not smart video cameras and captured still images of the rear of vehicles.

Chief Haight reviewed examples in which automatic license plate reader data had assisted with investigations, including cases involving crimes and life-safety concerns. He explained that the system collected only a still image of the rear of a vehicle and did not capture vehicle occupants, use facial recognition, or connect the image to a driver's license. Images were permanently deleted after 30 days.

Chief Haight stated that access to the data was subject to investigative restrictions, including a legitimate investigative purpose and a need-to-know and right-to-know standard. He explained that the Springville Police Department maintained ownership and administrative control of its data. Data was selectively shared with verified law enforcement agencies in Utah and neighboring states, and access could be altered or revoked. He provided an example in which access to data from outside Utah assisted detectives in tracking an attempted homicide suspect from Utah toward the Mexican border.

Chief Haight also reported on audit findings and state legislative requirements. He acknowledged that a recent internal audit found the department's documentation practices did not fully meet state requirements. He stated that the department was addressing the issue and had implemented regular monthly administrative audits.

Councilmember Wright suggested that the audits should be conducted externally.

c) Memorandum of Understanding with Provo Metro SWAT - Lance Haight, Public Safety Director

Chief Haight reported on the Metro SWAT team, which consisted of professional law enforcement personnel from Orem, Provo, Brigham Young University, and Springville. He stated that Springville had two officers assigned to the team. He also reported that the team had CIP funds available to reallocate for SWAT equipment.

d) Hobble Creek Golf Course Update - Joel Grose, Golf Pro

Golf Pro Joel Grose provided an update on the golf course. He reported that the course had experienced approximately 30 additional days of play the previous year due to favorable weather. Cart utilization had decreased during the current year, with more golfers choosing to walk. He stated that some cart restrictions had been implemented to help protect course conditions.

Joel introduced two new Assistant Golf Pros, Kyle Snyder and Ryan Romero.

Joel also reported on the golf course volunteer program. Monday morning maintenance had been initiated, which allowed staff to dedicate additional time on Tuesdays and Thursdays to projects throughout the course. Current work included turf maintenance and tree removal.

Future projects included creek bank mitigation and bridge repair and replacement. Joel also reported on ongoing golf clinics and junior leagues.

e) Discussion regarding Land Purchase Agreement for 400 West Right-of-Way at 1600 South - Chris Wilson, City Engineer

Moved to regular agenda.

MAYOR, COUNCIL, AND ADMINISTRATIVE REPORTS

Mayor Packard asked if there was further discussion. There was none.

ADJOURNMENT CLOSED SESSION IF NEEDED - TO BE ANNOUNCED IN MOTION

The Springville City Council may temporarily recess the meeting and convene in a closed session as provided by UCA 52-4-205.

Motion: Councilmember Millsap moved to adjourn the work meeting at 6:56 p.m. **Councilmember Smith seconded** the motion. **Voting Yes:** Councilmember Ellingson, Councilmember Millsap, Councilmember Smith, Councilmember Snelson, and Councilmember Wright. The motion **Passed Unanimously, 5-0.**

This document constitutes the official minutes for the Springville City Council Work/Study Meeting held on Tuesday, September 15, 2026.

I, Kim Crane, do hereby certify that I am the duly appointed, qualified, and acting City Recorder for Springville City, Utah County, State of Utah. I do hereby certify that the foregoing minutes represent a true, accurate, and complete record of this meeting held on Tuesday, September 15, 2026.

DATE APPROVED: _____

Kim Crane
City Recorder



MINUTES
Springville City Council Regular Meeting - September 15, 2026

MINUTES OF THE REGULAR MEETING OF THE SPRINGVILLE CITY COUNCIL HELD ON TUESDAY, SEPTEMBER 15, 2026, AT 7:00 P.M. AT THE CIVIC CENTER, 110 SOUTH MAIN STREET, SPRINGVILLE, UTAH.

Presiding and Conducting: Mayor Matt Packard

Elected Officials in Attendance: Karen Ellingson
Logan Millsap
Jake Smith
Mike Snelson
Mindi Wright

City Staff in Attendance: City Administrator Troy Fitzgerald, Assistant City Administrator/City Attorney John Penrod, Assistant City Administrator/Finance Director Bruce Riddle, City Recorder Kim Crane, Administrative Services Director Patrick Monney, Community Development Director Josh Yost, Internal Services Director Scott Sensanbaugher, Library Director Dan Mickelson, Museum of Art Director Emily Larsen, Parks and Recreation Director Stacey Child, Power Director Jason Miller, Public Works Director Brad Stapley, and Public Safety Director Lance Haight

CALL TO ORDER

Mayor Packard called the meeting to order at 7:02 p.m.

INVOCATION AND PLEDGE

Councilmember Millsap offered the invocation, and **Councilmember Ellingson** led the Pledge of Allegiance.

APPROVAL OF THE MEETING'S AGENDA

Motion: Councilmember Snelson moved to approve the agenda as written moving Item 3, Approval of a Resolution approving a Land Purchase Agreement for 400 West Right-of-Way at 1600 South, to the regular agenda. **Councilmember Wright seconded** the motion. **Voting Yes:** Councilmember Ellingson, Councilmember Millsap, Councilmember Smith, Councilmember Snelson, and Councilmember Wright. The motion **Passed Unanimously, 5-0**

MAYOR'S COMMENTS

Mayor Packard welcomed the Council, staff, and those in attendance

CEREMONIAL

1. Recognition of Board and Commission Members for their service to Springville City.

Community Development Director Josh Yost recognized for service: Bryan Smith, Board of Adjustment and Community Board; Mariah Hurst, Landmark Commission and Community Board; Michael

Florence, Community Board; Dave Pitcher, Board of Adjustment; and George Weight, Jerem Fowler, Nancy Calkins, and Lyric Canaan for service on the Landmarks Commission.

Museum Director Emily Larsen and Parks and Recreation Director Stacey Child recognized PAR Board members for their service. Jim Brooks, Kurtt Boucher, Dean Duncan, Adam Provance, and Polly Dunn.

Chief Haight recognized JoAnna Larsen for her six years of service as the Emergency Manager for the city. He stated she played an instrumental role in elevating the CERT (Community Emergency Response Team) program, creating a specialized rehab team for firefighters, securing FEMA funding for Hobble Creek, and authoring the city's comprehensive emergency management plan. JoAnna thanked the community and her colleagues.

Mayor Packard emphasized that the heart of any community is found in the volunteerism of the people involved. By taking a vested interest in their community, volunteers make the democratic process work, leading to a representative government. He complimented the volunteers and city staff for their contributions, which make it possible for the community to move forward.

PUBLIC COMMENT

Mayor Packard introduced the Public Comment portion of the agenda and asked if there were any written requests to speak.

Thomas Collette addressed the council regarding his concerns about constitutional rights and the Fourth Amendment. He requested that the city council implement formal policies to protect community members, including specific directives regarding ICE civil immigration detainers, requiring judicial warrants for federal access to municipal resources, and prohibiting voluntary disclosure of an individual's immigration status to federal authorities.

Caroline Collette spoke to the council about her deep appreciation for the community and the "promise of America," citing values like free speech, due process, and the balance of powers. She encouraged the council to consider the human impact of potential policies, reflecting on the importance of how a community receives families facing hardship or displacement.

Josh Deval expressed frustration with the city's utility payment process, specifically citing a low rating on online reviews. He requested a waiver for a \$20 late fee he was assessed, suggesting the situation may have been an honest mistake or a system error, and expressed concern regarding a potential utility shutoff.

CONSENT AGENDA

2. Approval of the minutes for the September 01, 2026 Work and Regular meetings
- ~~3. Approval of a Resolution approving a Land Purchase Agreement for 400 West Right of Way at 1600 South - Chris Wilson, City Engineer~~
4. Approval of a Resolution repealing Resolution 2004-11 regarding E911 surcharges that have been superseded by State law - Bruce Riddle, Assistant City Administrator/Finance Director
5. Approval of a Resolution approving a Memorandum of Understanding with Provo Metro SWAT - Lance Haight, Public Safety Director

Mayor Packard asked for a discussion or a motion on the consent agenda. There was no discussion.

Motion: Councilmember Ellingson moved to approve the consent agenda as written and move Consent Agenda item 3 onto the regular agenda. **Councilmember Millsap seconded** the motion. **Roll Call; Voting Yes:** Councilmember Ellingson, Councilmember Millsap, Councilmember Smith, Councilmember

Snelson, and Councilmember Wright. The motion **Passed Unanimously, 5-0. Resolutions #2026-30 and 31 adopted**

3. **Approval of a Resolution approving a Land Purchase Agreement for 400 West Right-of-Way at 1600 South - Chris Wilson, City Engineer**

City Engineer Chris Wilson presented a plan for a new, full-movement intersection at 400 West and the Dry Creek Parkway (formerly 1600 South). Due to the construction of a raised median by UDOT, current high-volume users like the Nebo School District bus depot and Quickrete would be restricted to right-in, right-out access. To enable full movement, staff recommended approving the purchase of property from DCS Family Holdings (\$291,330) and a right-of-way easement from Minor Farms Springville LLC (\$46,000). The project is funded through impact fees and capital improvement funds. While there is no immediate plan for a traffic signal, it is expected to be warranted at full build-out.

Motion: Councilmember Millsap moved to approve a Resolution approving a land purchase agreement for a 400 West right-of-way at 1600 South. Councilmember Millsap seconded the motion. Roll Call; Voting Yes: Councilmember Ellingson, Councilmember Millsap, Councilmember Smith, Councilmember Snelson, and Councilmember Wright. The motion **Passed Unanimously, 5-0. Resolution #2026-29 adopted**

PUBLIC HEARING AGENDA

6. **Public Hearing for Consideration of Resolution and budget amendment to the FY2027 Budget - Bruce Riddle, Assistant City Administrator/Finance Director**

Bruce reported on the budget amendment. He outlined general fund amendments for the Building Inspection Department approval to hire an additional full-time building inspector and a part-time permit technician, funded by surplus revenue from building permit and plan review fees. The council authorized property acquisitions for projects at 1500 West Center Street and 1950 West. The Wavetronics Bridge project was officially removed from the budget to reallocate funds and better align with impact fee funding eligibility. Adjustments included funding for police vehicle replacements and the purchase of new equipment for the public safety gym. The council discussed and approved budget increases for necessary rehabilitation projects at the water reclamation facility. These increases were driven by the cost of specialized equipment and competitive bidding results, requiring the use of reserves beyond the 30% operating target.

Mayor Packard opened the public hearing.

Motion: Councilmember Snelson motioned to close the public hearing. **Councilmember Millsap seconded** the motion. **Voting Yes:** Councilmember Ellingson, Councilmember Millsap, Councilmember Smith, Councilmember Snelson, and Councilmember Wright. The motion **Passed 5-0**

Motion: Councilmember Smith motioned to approve **Resolution #2026-32** to open and amend the General Fund, Streets Fund, Vehicle & Equipment Replacement Fund, Sewer Fund and Storm Water Fund budgets for operating and capital expenses and to amend the Comprehensive Fee Schedule applying to the Fiscal Year ending June 30, 2027, as outlined in Exhibit A. **Councilmember Millsap seconded** the motion. **Roll Call; Voting Yes:** Councilmember Ellingson, Councilmember Millsap, Councilmember Smith, Councilmember Snelson, and Councilmember Wright. The motion **Passed 5-0; Resolution #2026-32 adopted.**

MAYOR, COUNCIL, AND ADMINISTRATIVE REPORTS

Mayor Packard asked for further discussions or reports. He addressed a letter he received regarding code enforcement. Chief Haight reported that the city has faced significant personnel hurdles in filling this role, including past candidates who either withdrew or failed to complete the necessary training program. He explained the department is currently pivoting its strategy to prioritize hiring an individual who already possesses, or can quickly obtain, Special Functions Officer (SFO) certification. This approach aims to get a dedicated officer in the field faster than the previous plan, which requires full Law Enforcement Officer (LEO) certification and a longer training timeline.

Mayor Packard noted that the lack of a dedicated officer has led to a more reactive approach to code issues, with current patrol officers, sergeants, and lieutenants handling complaints on top of their regular duties. The council expressed that filling this position is a high priority to ensure proactive enforcement throughout the community.

Councilmember Millsap stated concerns about constitutional rights and keeping citizens safe. He would like to have a work session for further discussion. Mayor Packard said he would be agreeable to having a work session.

Councilmember Millsap asked about the Community Boards' review of the General Plan. Councilmember Smith said there has been a rewrite, and Director Yost has sent it back for rewrite.

Councilmember Millsap reported the Utility Board was examining water rate tiers.

CLOSED SESSION, AND ADJOURNMENT IF NEEDED - TO BE ANNOUNCED IN MOTION

The Springville City Council may adjourn the regular meeting and convene into a closed session as provided by UCA 52-4-205.

ADJOURNMENT

Motion: Councilmember Snelson moved to adjourn the meeting at 8:09 p.m. Councilmember Smith seconded the motion. Voting Yes: Councilmember Ellingson, Councilmember Millsap, Councilmember Smith, Councilmember Snelson, and Councilmember Wright. The motion **Passed Unanimously, 5-0.**

This document constitutes the official minutes for the Springville City Council Regular Meeting held on Tuesday, September 15, 2026.

I, Kim Crane, do hereby certify that I am the duly appointed, qualified, and acting City Recorder for Springville City, Utah County, State of Utah. I do hereby certify that the foregoing minutes represent a true, accurate, and complete record of this meeting held on Tuesday, September 15, 2026.

DATE APPROVED: _____

Kim Crane
City Recorder



STAFF REPORT

DATE: October 6, 2026

TO: Honorable Mayor and City Council

FROM: Troy Fitzgerald, City Administrator

SUBJECT: CONSIDERATION OF THE WOOD SPRINGS COTTAGES SALE

Recommended Motion:

A motion to APPROVE RESOLUTION _____ SELECTING HOMEOWNERSHIP4U FOR WOOD SPRINGS COTTAGES AND AUTHORIZING THE MAYOR TO EXECUTE A PURCHASE AND SALE AGREEMENT CONSISTENT WITH THE RESOLUTION, WITH THE MAXIMUM SENIOR FINANCING AMOUNT SET AT \$5,000,000.

Executive Summary:

Springville City proposes to sell 1.357 acres near 1200 West and 100 North to HomeOwnership4U (H4U) for the Wood Springs Cottages project. The property is a portion of parcel 23-032-0046. The current appraisal values the property at \$550,000, which would be the purchase price.

H4U proposes fourteen owner-occupied homes using a nonprofit development model. The City would carry the land price without interest and receive payment as each home sells. All remaining land proceeds would be due by July 1, 2029. The proposed property closing date is February 1, 2027.

The Mayor could sign the agreement after administrative and legal review. Material changes would return to Council.

Discussion:

The City offered this property through an RFP seeking quality housing at attainable price points while receiving fair market value for the land. H4U submitted the single response, Wood Springs Cottages. The proposal includes two smaller Value Cottages, nine Base Cottages and three Garage Cottages with different configurations. One home would include an accessory dwelling unit, subject to approval.

The proposed model limits H4U to a four-percent nonprofit developer fee. Construction would be governed by a Guaranteed Maximum Price contract. Homes would sell at appraised value, with the positive difference between that value and the verified cost, including the permitted fee, recorded as an Equity Assistance Lien. The lien terms still need to be completed. Neither a particular home price nor a minimum amount of assistance is guaranteed.

Buyers could not own real estate when applying and would be subject to limits on liquid assets. Homes would be owner occupied for the first five years. Eligible buyers working within Springville would have a four-week priority purchase window. The proposal anticipates serving households at or below 120 percent of area median income, but that is not an income qualification in the resolution.

H4U would build all fourteen homes concurrently and obtain final certificates of occupancy within twelve months of permit issuance. The agreement must define when that clock starts and set a deadline to obtain permits. The draft proposes March 31, 2027 for all principal dwelling permits. That date and the detailed cure periods are proposed contract terms, not commitments already accepted by H4U.

The reverter is a significant part of the transaction. If H4U materially fails to perform and does not correct the failure within the allowed period, the City must be able to recover the unreleased property. The draft gives H4U and its lender a defined opportunity to correct a default or complete the project. It also protects homes already completed, paid for and properly released to qualifying buyers.

The lender relationship needs particular attention. The City may place its payment lien behind approved project financing. The draft separately requires the lender to recognize the City's reverter and agree that foreclosure will not eliminate it. That protection has not yet been accepted by a lender. A demand to materially weaken it would return to the Council.

Before conveyance, H4U must demonstrate committed financing and an executed construction contract. The draft also requires discretionary project approvals before closing. The resolution itself does not approve zoning, subdivision or building permits, and does not authorize fee waivers, RDA funding or a cash subsidy.

Impact on Families

The project is intended to create a homeownership opportunity for households that have difficulty entering the local housing market. Smaller homes, controlled development costs and the equity assistance structure may lower the amount a buyer must initially finance. The local-worker priority gives people who work in Springville an initial opportunity to purchase.

The actual benefit will depend on construction costs, appraisals, mortgage terms and the Equity Assistance Lien. Those obligations should be clear to buyers before they commit. Five years of owner occupancy supports neighborhood stability, but does not establish permanent affordability.

Fiscal Impact:

Fiscal impact is built around a property price of \$550,000. This is NOT final and is based upon a five month old preliminary appraisal. Using this example, the City would receive \$550,000 for the property, with payment spread across the fourteen home settlements. An equal allocation is approximately \$39,286 per home. Lawfully deferred building permit and impact fees would also be collected at settlement, subject to any earlier deadline required by law. The amount of those fees has not been finalized.

Receiving the full purchase price over time has a cost. The City would earn no interest on the outstanding land balance and would not have that money available for other purposes. For each one percentage point of annual return forgone, carrying the entire \$550,000 for a year represents \$5,500. The actual opportunity cost would decline as the City is repaid. This is an illustration, not a forecast of investment earnings.

The City would also carry collection and project-completion risk. Its exposure would include the unpaid land price, deferred fees and possible enforcement costs. A reverter provides a means of recovering property, but it does not guarantee immediate cash repayment or eliminate the cost of dealing with an unfinished project. The final lender, title and security documents therefore matter as much as the promise to pay.

The City would not guarantee the construction loan. The agreement would assign development costs to H4U and specify closing costs. Future property taxes and service costs have not been modeled for this report. Staff recommends proceeding within the resolution's limits, with the financing cap resolved by Council and the final documents reviewed by the City Attorney before execution.

Troy Fitzgerald
Troy Fitzgerald

RESOLUTION _____

A RESOLUTION OF THE SPRINGVILLE CITY COUNCIL SELECTING HOMEOWNERSHIP4U FOR THE WOOD SPRINGS COTTAGES PROJECT AT APPROXIMATELY 1200 WEST AND 100 NORTH; APPROVING CONDITIONS FOR THE SALE OF CITY PROPERTY; AND AUTHORIZING THE MAYOR TO EXECUTE A PURCHASE AND SALE AGREEMENT AND RELATED DOCUMENTS.

WHEREAS, Springville City (the “City”) issued a request for proposals (the “RFP”) for the purchase and development of City-owned property, which is part of the Wood Springs Cottages Project, located at approximately 1200 West and 100 North, totaling approximately 1.3 acres (the “Property”); and

WHEREAS, the RFP seeks an outright purchase of the Property at fair market value and development of diverse, quality housing at attainable price points, with enforceable performance requirements and a reverter provision to protect the City’s interest in the Property; and

WHEREAS, HomeOwnership4U (“H4U”) submitted a response to the RFP (the “Response”), proposing fourteen owner-occupied homes, a cost-based affordability model, deferred payment to the City, and completion within twelve months of permit issuance; and

WHEREAS, the Council desires to select the Response and allow H4U to purchase the Property and authorize moving forward with the preparation and execution of transaction documents within the limits established by this Resolution, while preserving all required land-use and other governmental approvals.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF SPRINGVILLE CITY, UTAH:

Section 1 Selection and public purpose

The Council selects H4U as the successful respondent, subject to this Resolution and execution of an acceptable Agreement. The Council finds that the transaction, as conditioned here, advances the City’s purposes of expanding housing choice and attainable owner-occupied housing, obtaining fair market value, and requiring timely

development. Selection alone creates no right to acquire or develop the Property.

Section 2 Authority to execute

The Mayor is authorized to execute a purchase and sale agreement (the “Agreement”) and the deed, security instruments, escrow instructions, and other documents necessary to implement it after the City Administrator confirms conformity with this Resolution and the City Attorney approves legal form and compliance. The City Recorder is authorized to attest and maintain the executed documents. This authority is conditioned on completion of all applicable property-disposition procedures, notices, public-comment opportunities, findings, and other legal prerequisites.

The Agreement must incorporate the requirements in Sections 3 through 7. The Mayor may approve additional terms in the Agreement that protect the City and do not significantly alter the requirements below. Significant departures require further Council approval. This Resolution does not approve any separate land-use development agreement, land-use regulation, appropriation, or any other legally required approval that is not stated herein and required to go through another legal process and procedure for approval.

Section 3 Property and Purchase Price

- A. Parties and property. The seller is Springville City Corporation. The buyer is HomeOwnership4U, identified in the Response as a Utah nonprofit corporation, with its exact legal name, status, and signing authority verified before execution. Wood Springs Cottages is the project name. Any substitute purchaser or assignment requires Council approval. The sale shall include the Property offered by the RFP, as specifically described and mapped in Exhibit A. No additional City land may be included in the Agreement.
- B. Appraisal. The purchase price shall equal the independently appraised, as-is fair market value of the Property under its lawful existing zoning, determined by a City-retained Utah-certified appraiser using standard methodology. The Response’s assumption of four single-family lots and four townhome lots is shall not bind the appraiser. Appraisal shall assume current zoning of R-1-10,000 in the Westfields Overlay Zone as the basis for price. The price and appraisal basis must be fixed in the Agreement before signing.
- C. Condition and closing. The Property is sold AS IS, WHERE IS without City representations concerning physical or environmental condition, subject to negotiated title provisions and retained or recorded easements. H4U is responsible

for its due diligence. The Agreement shall require conveyance by March 15, 2027, which differs from the RFP. It shall address earnest money, title review, due diligence, costs, and termination rights. The City shall pay no broker commissions or fees.

Section 4 Deferred Payment and Security

- A. Deferred proceeds. H4U may delay paying the price of the land and any permit or impact fees until settlement of each home with its end buyer. It shall establish a specific allocation of the full land price and fees among all fourteen lots, a recorded security instrument, escrow collection instructions, and payment in full of the allocated City amount at each closing as a condition of releasing that lot. Remaining amounts shall be due on a fixed outside maturity date, including amounts attributable to unsold homes. There shall be no interest owed on delayed land proceeds.
- B. Terms requiring completion. Before adoption, the land price and any deferred fees are collectively referred to as the “Final Purchase Price.”) When H4U sells a home, H4U must pay the Final Purchase Price owed for that home through escrow, and the City will release its claim against that home upon payment. Any balance of the Final Purchase Price still unpaid and owed by H4U must be paid to the City by July 1, 2029. No indefinite deferral, forgiveness, or reduction of the purchase price is authorized.
- C. Limited subordination. The Final Purchase Price may only be subordinated to identified, approved construction and project financing within the Council-approved limit of \$5,000,000. The City Attorney, or his designee, will approve the terms governing the City’s rights and the project lender’s rights, including notice of default and opportunities to cure, limits on debt that would take priority over the City’s secured claim, procedures for releasing individual lots, the effect of foreclosure on the City’s right to payment, and reverter rights. Any lender demand that would materially reduce these protections to the City’s interest in the Property must be submitted to the Council for approval.

Section 5 Development and affordability obligations

- A. Project. H4U shall develop fourteen owner-occupied homes substantially consistent with the Response: two Value Cottages; nine Base Cottages, including front- and side-entry designs; one Garage Cottage with completed primary suite;

one Garage Cottage with future flex shell; and one Garage Cottage with accessory dwelling unit, subject to lawful approvals. The Agreement shall attach the accepted concept and design standards, including the proposed architectural character, porches, parking, landscaping, and HOA maintenance of common areas. Substantial changes in unit count, mix, or affordability require Council approval.

- B. Cost model. H4U shall use a Guaranteed Maximum Price construction contract and the Response's documented actual-cost model, with a nonprofit developer fee capped at four percent of the verified eligible cost base. The Agreement shall define that base without circular calculation or charging a fee on the fee, require disclosure of related-party compensation and cost changes, and prohibit additional H4U developer profit. Before marketing, H4U shall provide the City the GMP contract, project and per-home budgets, appraisal information, and projected buyer obligations. Final costs and fee calculations shall be reconciled and available for City review.
- C. Equity assistance. The Agreement will provide how the sale price for homes will be determined and determine the essential terms of any proposed buyer assistance offerings, including the amount, when it must be repaid, and whether it affects resale, refinancing, or occupancy. The City Attorney, or his designee, shall be given the opportunity to review and approve documents that determine sales price, assistance amount or lien basis reduction. This resolution does not guarantee any sales price, assistance, or forgiveness of any obligation.
- D. Eligibility and occupancy. To purchase a home, an applicant must own no real estate when applying and must have liquid assets of no more than 25 percent of the home's purchase price. After closing on the home, the buyer may retain liquid assets of no more than five percent of the purchase price. The buyer must occupy the principal home as the buyer's primary residence for at least five years after closing. The Agreement shall establish how eligibility and occupancy will be verified and enforced, including buyer affidavits, recorded covenants, monitoring, remedies, and any lawful exceptions. It's anticipated that eligible buyers will have incomes at or below 120 percent of area median income, but this Resolution does not establish an income eligibility limit.
- E. Marketing and schedule. After each home passes its four-way inspection, H4U shall begin marketing that home. For the first four weeks of marketing, eligible buyers who work within Springville City limits shall have priority purchasing, subject to any applicable fair-housing requirements. After that period, H4U may market the home to all eligible buyers. H4U shall obtain the permits for all fourteen homes by a fixed date stated in the Agreement, build the homes concurrently, and obtain all

certificates of occupancy for all fourteen homes within twelve months after issuance of the first building permit. Issuing permits at different times shall not extend that deadline. The Agreement may include a provision that addresses any material extension of the deadlines in this paragraph.

Section 6 Performance and Closing Conditions

Before the City conveys the property, H4U shall provide evidence satisfactory to the City of committed project financing, an executed construction contract with a guaranteed maximum price, and a schedule for completing all fourteen homes. The conveyance documents shall include the required reverter if H4U fails to perform. Before conveyance, the City Attorney, or his designee, shall approve the reverter's triggers, notice and cure periods, deadlines, and treatment of improvements and liens, together with its relationship to the project lender's rights. The documents shall permit the City to release each completed home from the reverter at the buyer's closing only after the City receives the Final Purchase Price for that home and the applicable project requirements are met. Those releases shall protect buyers without releasing H4U from its remaining obligations or the City's rights against unreleased property.

Section 7 Reserved Approvals and Limits

This Resolution does not rezone the Property, apply the Traditional Neighborhood Development Overlay, approve a subdivision, authorize an ADU, or grant permits. H4U shall obtain all required approvals through the applicable processes. The Agreement shall address failure to obtain necessary approvals and the resulting termination or reversion rights without promising a legislative or regulatory outcome.

No fee waiver or reduction, RDA funding, cash subsidy, or continuing City ownership is authorized. Such assistance requires separate action by the legally authorized body and satisfaction of applicable requirements. Fee deferral is permitted only to the extent lawfully available. If the transaction cannot proceed within these limits, staff shall return it to the Council.

Section 8 Controlling Terms and Effective Date

The RFP and Response shall inform the Agreement, but neither is accepted wholesale as a binding contract. This Resolution controls the scope of delegated authority; only terms expressly incorporated into the executed Agreement and related instruments bind the parties. The Agreement shall identify the applicable versions and resolve conflicting

dates and provisions. This Resolution takes effect upon adoption.

PASSED AND APPROVED this _____ day of October, 2026.

Matt Packard, Mayor

ATTEST:

Kim Crane, City Recorder



STAFF REPORT

DATE: September 25, 2026
TO: Honorable Mayor and City Council
FROM: Josh Yost, Community Development Director
SUBJECT: LAKESIDE LANDING SPECIAL DISTRICT OVERLAY AMENDMENTS

Recommended Motion:

I move to adopt Ordinance No. ____-2026 amending the Lakeside Landing Special District Overlay and Pattern Book as shown in the ordinance exhibits, and recommended by the Planning Commission.

Executive Summary:

Lakeside Land Partners requests amendments to adjust several lot types, establish housing market tiers, and align the regulating-plan and thoroughfare maps with engineering and the proposed block layout. The principal Council question is whether these changes preserve Lakeside Landing's intended mix of homes and walkable public spaces while allowing the next phase to move forward.

Staff recommends the proposed amendments with two changes recommended by the Planning Commission: retain the existing review standard for future alley relocations and apply the reduced Lot Type 15 common-court setbacks only where fronts face fronts or there is no building directly opposite. These decisions retain City Council review of changes that could reshape future blocks and protect the minimum width of common courts.

Focus of Action:

The ordinance would amend Title 11, Chapter 9 Lakeside Landing Special District Overlay, adopt the proposed replacement map pages, and incorporate the specific revisions described below. This is a legislative change to the district standards. It does not approve a preliminary subdivision plat, or change the district's authorized residential yield.

Background:

The City adopted the LLSDO in December 2021 to establish a compact, mixed-use district west of I-15. Subsequent amendments added the Southeastern part, corrected or refined district standards, and substantially amended the regulating plan and assigned transects in the Southern part. Public improvements for the first 158-lot subdivision have been completed, but utility construction, multiple owners, and changing builder demand have slowed implementation.

Earlier amendments shifted anticipated multifamily and mixed-use capacity toward detached and attached homes. The current request would improve the property owners ability to make a similar shift in the eastern Northern Part.

On August 25, the Planning Commission considered the main amendment package and recommended approval except for the proposed change to Section 11-9-901 that would make future alley relocations approvable by staff, instead of requiring legislative action. The applicant submitted the additional Lot Type 15 common-court setback request on August 31. On September 22, the Commission reviewed that request and the updated regulating-plan and thoroughfare maps, recommending the setbacks with staff's orientation condition and including the maps in its recommendation. Council consideration of both actions together permits review of their combined effect.

Discussion:

The existing overlay anticipates several housing forms, sizes, and types. In plans that have been submitted or discussed since the adoption of the overlay, only the minimum required amount of diversity is being provided, and a detached cottage, twin home, and townhouse can sometimes use nearly the same unit design and still satisfy lot-type counts, failing to deliver the intended housing diversity. To address this concern, staff and the applicant worked together to proposed market segmentation standards for the Northern Part. The proposed Northern Part market-tier standard would require entry-level units to constitute 20-33 percent, mid-tier 40-53 percent, upper-tier 20-33 percent, and luxury 7-23 percent of the eventual inventory/sales mix. The City and developer would assign units to tiers at preliminary review, with a mutually selected third-party evaluator if they cannot agree. The maximum applies as each plat is submitted; the minimum becomes binding as remaining capacity is used. This improves the likelihood of varied market segments without fixed prices, but classification will require consistent documentation and does not itself guarantee a variety of building forms or types. Staff supports the standard as one part of the district's broader diversity framework.

The proposed eastern Northern Part Regulating Plan Amendments substitute compact attached homes, alleys, and common courts for blocks previously arranged for larger multifamily or mixed-use forms. The other proposed regulating plan amendments reconcile street and roundabout alignments with surveyed property and engineering, updates Southern Part geometry, and carries corresponding thoroughfare classifications through the map series. These changes do not propose a higher residential yield or reduced commercial requirement.

The request raises the maximum floor area for Cottage, Compact Cottage, Compact Cottage Twin Houses, and Backyard Townhouse, if a larger lot size is provided. The request also raises the Compact Townhouse maximum floor area to 2,000 sf, with target reductions in minimum lot size. Lot Type 15 would permit a 1,200-square-foot minimum for three-story homes and, only in T5-i, 1,000-square-foot lots for three-story homes under 1,700 square feet, capped at 15 percent of Lot Type 15 homes there. These changes allow the proposed builder products and some smaller homes; together they also increase the importance of common-court dimensions, porches, and housing variety.

Because many proposed homes front on courts rather than streets, there is less on-street parking per unit than the original block pattern assumed. The proposed amendments add 0.25 parking space per Lot Type 15 unit in T5-i, provided within and distributed throughout each subdivision or phase, in addition to the two spaces per lot. This amendment package also restores the Green Street-specific building and porch setbacks lost in a prior version and raises the required sidewalk width from five to six feet to provide a more comfortable pedestrian route.

The applicant requested a 12-foot building and four-foot porch setback at Lot Type 15 common courts, compared with the previously applicable 15 and seven feet. Across a 16-foot court, opposing front elevations would have 40 feet between building walls; a front opposite a five-foot side setback would have only 33 feet. Retaining 15 and seven feet where a front faces a side provides 36 feet between walls and a more comfortable setting for the eastern north-south pedestrian connection. The developer told the Commission he accepted that limitation. The ordinance makes the 15/7 default explicit for the side-facing condition.

The applicant also requested broader authority to move alleys administratively under Section 11-9-901. This could avoid a legislative amendment for routine design changes. Yet alley locations also establish access, block and half-block depths, and which lot types fit across a neighborhood. The proposed deletion lacked replacement criteria to distinguish harmless adjustments from changes to those relationships. In August the Planning Commission supported the other amendments but withheld support for this section.

Planning Commission discussion

August 25, 2026. The Commission focused on whether the proposed changes would produce the variety of homes envisioned for Lakeside Landing. Staff explained that different lot types can satisfy the existing numerical requirements while producing nearly identical homes. Commissioners discussed the proposed market-tier requirements as a way to preserve a range of price points, while recognizing that price-point diversity and housing-form diversity are separate objectives. They also reviewed the smaller minimum lots proposed for three-story Compact Townhouses. Commissioners confirmed that the 1,000-square-foot option would be limited to T5-i, apply only to homes under 1,700 square feet, and be capped at 15 percent of Lot Type 15 townhouses in that transect.

The Commission examined how the proposed block layout would affect parking and pedestrian space. In particular, commissioners asked whether the additional quarter-space-per-unit parking requirement could be satisfied in a distant phase. Staff explained that the spaces must be provided within and distributed throughout each subdivision or subdivision phase, so parking cannot be deferred to a later phase. The Commission also discussed reinstating the Pedestrian Green Street setbacks and making six-foot sidewalks the minimum rather than an advisory dimension.

The most sustained discussion concerned the applicant's request to treat future alley relocations as non-substantive changes to the regulating plan. Commissioners understood that requiring a legislative amendment for an alley change adds time and cost, especially where surveyed property lines or engineering require adjustments. They were also concerned that alley locations

determine block and lot depths and help distribute different housing forms through the district. Commissioner Calder emphasized the value of Planning Commission and Council review when the code lacks clear standards for evaluating those changes. The Commission concluded that the proposed administrative authority needed more precise limits. It recommended approval of the other amendments but excluded the proposed change to Section 11-9-901. Commissioners understood that this would not prevent Council from adopting the specific alley changes then under review; it would preserve the existing process for later departures from the regulating plan.

September 22, 2026. The Commission reviewed the later request to reduce Lot Type 15 setbacks along common courts and considered it in the context of the August amendments. Commissioners worked through the physical result of the proposed 12-foot building and four-foot porch setbacks. Across a minimum 16-foot court, opposing front elevations would be 40 feet apart at the building walls. Where a front faced a building side with a five-foot side setback, the separation could narrow to 33 feet. Staff recommended retaining the 15-foot building and seven-foot porch setbacks in that latter condition, yielding at least 36 feet between building walls and protecting the north-south court that serves as an important pedestrian connection. The applicant stated that he accepted this distinction.

Commissioners also questioned how the revised layout would function. They asked whether the reduced setbacks were needed to fit the proposed homes, how many units might be affected, whether visitor spaces would be convenient to the homes they serve, and how on-street parking would operate during winter. Staff described the two spaces within each unit, the additional visitor-parking requirement, and the street parking shown in the plan, while acknowledging that snow-route operations would need further coordination. Commissioners also questioned whether the setback language would still apply correctly if a later plat changed building orientation or phased construction. Staff explained that the rule would follow the relationship between the front and the building opposite it as described on the plat at approval and as part of any subsequent amendments.

Several commissioners raised the broader question of repeated amendments to Lakeside Landing. They discussed whether the original regulating plan and detailed Pattern Book leave enough room for builders to adapt products without returning for legislative changes, and whether successive requests could gradually weaken the intended housing mix and neighborhood form. Staff explained that the updated map pages reconcile the regulating plan and thoroughfare maps with surveyed property lines and engineering, including street and roundabout alignments. The Commission included those map pages in its September recommendation.

Commissioner Calder voted against the September motion. His questions throughout the discussion indicate concern about the cumulative direction of the amendments. He repeatedly asked whether smaller lots and setbacks were being used to fit the maximum number of the builder's preferred units, whether convenient parking and adequate space around homes would result, and whether the Commission could see the full effect of the changes rather than evaluating each adjustment in isolation. He also asked whether the common-court amendment

could apply beyond the illustrated site; staff clarified that the Lot Type 15 setback rule could apply wherever that lot type fronts a common court.

The September motion recommended the reduced setbacks only where fronts face fronts across the same common court or no building is directly opposite, retained the larger setbacks where a front faces a side elevation, and included the revised regulating-plan and thoroughfare maps. It passed with Commissioner Calder voting no. No member of the public spoke at either hearing.

No member of the public spoke at either hearing.

August 25, 2026

	<u>YES</u>	<u>NO</u>	<u>ABSTAIN</u>	<u>EXCUSED</u>
Ralph Calder	X			
Hunter Huffman	X			
Mariah Hurst	X			
Brett Nelson				X
Tyler Patching	X			
Peter Pratt				X
BJ Smith				X

September 22, 2026

	<u>YES</u>	<u>NO</u>	<u>ABSTAIN</u>	<u>EXCUSED</u>
Ralph Calder		X		
Hunter Huffman	X			
Mariah Hurst	X			
Brett Nelson	X			
Tyler Patching	X			
Peter Pratt	X			
BJ Smith				X

Alternatives:

- Deny the proposed amendments.
- Continue the item for further discussion.

Regulatory impact on Families:

Under Utah Code Section 10-3-702.1, Council should consider effects on family health, stability, and formation. The amendments could expand the supply of smaller attached homes and permit a broader range of housing options in the Northern Part. Price-tier labels do not establish purchase-price or affordability guarantees. The additional parking and protection of pedestrian courts may improve day-to-day function for households, while shifts away from apartments may reduce housing-form choices for some households. Staff finds the recommended limitations help retain the range of living arrangements contemplated in the LLSDO.

Fiscal Impact:

Review and tracking of market tiers, and parking by phase through subsequent plats will require increased staff time.

Attachments

- August 25, 2026 Planning Commission
 - Staff Report
 - Minutes
- September 22 2026 Planning Commission
 - Staff Report
- Regulating Plan and Thoroughfare Map Amendment Comparisons
- Adoption Ordinance

August 25, 2026 Planning Commission



**PLANNING COMMISSION
STAFF REPORT**

Agenda Item #4
DATE of Meeting

August 24, 2026

TO: Planning Commission Members
FROM: Josh Yost, Community Development Director
RE: **Amendments to Lakeside Landing Special District Overlay**

Petitioner: Glen Lent
Lakeside Land Partners, LLC

Summary of Issues

- Do the proposed amendments preserve the LLSDO's purpose of creating a diverse, compact, walkable, mixed-use district while providing reasonable flexibility for current development proposals?
- Does the proposed market-tier framework provide an effective and administrable means of maintaining both housing-type and price-point diversity in the Northern Part?
- Are the proposed North Part Regulating Plan, lot-type, parking, and Green Street amendments consistent with the intended neighborhood form and function?
- Should alley relocations be treated as non-substantive deviations, and what standards are needed to preserve predictable block structure, lot-depth variation, access, and open-space relationships?

Background

Following Planning Commission review during summer 2021, the City Council adopted the Lakeside Landing Special District Overlay (LLSDO) on December 21, 2021. Ordinance 32-2021 established the overlay and Pattern Book as Title 11, Chapter 9; Ordinance 33-2021 applied the overlay to the initial project area; and Ordinance 34-2021 approved the companion development agreement. Together, these actions created a form-based framework of transects, blocks, thoroughfares, open spaces, building types, and design standards intended to produce a compact, walkable, mixed-use district west of I-15.

Since adoption, the LLSDO has undergone four principal project-specific amendments. Ordinances 01-2022 and 02-2022 added a 15-acre parcel and associated regulating plan for the Southeastern Part. Ordinance 24-2022 corrected drafting errors and clarified lot, parking, thoroughfare, and administrative standards. Ordinance 15-2023 revised the Southeastern Part regulating plan to reflect subdivision design and surveyed property lines, including changes to streets, alleys, pedestrian connections, and open spaces. Most recently, Ordinance 04-2025 reconfigured the Southern Part's transects, block geometry, and thoroughfares and added architectural standards specific to that area.

During the five years since adoption, the construction of Lakeside Landing has proceeded incrementally through coordination among the City, multiple landowners, and several development groups. Important milestones included the 2025-2026 dedication of portions of 2600 West crossing multiple properties to secure access for road and utility construction; and approval and completion of public improvements for the first residential subdivision, consisting of 158 lots with a mix of detached, twin-home, and townhome units and a commercial parcel. This year also saw the completion of the first phase of pressurized irrigation extension to Lakeside. Progress has been slower and more complex than initially anticipated. Nevertheless, the City and development partners have continued to advance the project by acquiring right-of-way for 2600 West with MAG funding and replacing the original fixed park deadlines with development-based thresholds that allow phased construction while requiring completion of each neighborhood park before permits exceed 40 percent of the applicable area's units.

Previous amendments have also responded to market conditions and builder preferences. UBA's 2025 Southern Part amendments shifted the anticipated housing mix toward single-family attached units in response to stated market conditions and reduced feasibility for multifamily construction. LGI's 2023 amendment likewise adapted the T5-i portion of its property for single-family detached and attached products. Lakeside Land Partners (LLP) now proposes a similar shift in the T5-i area at the eastern edge of the Northern Part, where a homebuilder under contract proposes townhomes rather than multifamily units. Accommodating that development requires amendments to the North Part Regulating Plan, including the reconfiguration of thoroughfares and blocks and the addition or relocation of alleys. LLP also requests amendments to several lot types to provide additional design flexibility.

These revisions respond to current development conditions, but their cumulative effect may reduce the range of housing forms originally anticipated in Lakeside Landing. To address that concern, LLP and staff have jointly proposed a market-tier framework intended to preserve price-point diversity across the Northern Part while retaining flexibility to respond to changing market demand.

Analysis

The principal policy question is not simply whether the amendments change maximum residential yield, but whether the resulting neighborhood will continue to provide the range of housing forms, sizes, and market positions central to the LLSDO. Successive amendments have reduced the amount of multifamily in the anticipated housing mix. This concept of diversity is core to Lakeside Landing. The following statement is from the vision and purpose section on page 7.

Lakeside Landing is aimed at creating a diverse community in terms of both uses and lifestyles. Diversity of use creates resiliency. Providing certain essential daily services and businesses within walking and biking distances reduces driving. This is the reason why Lakeside Landing intends to accommodate necessary retail uses and provide space for small community businesses and start-ups. In terms of residential uses, Lakeside Landing accommodates not only detached houses, but also cottages, twin houses, town houses, clusters, and apartments, as well as live work units; each of these appeal to a certain lifestyle in a certain phase of life. Mixing families with children, empty nesters, young couples, and other household types, creates a healthy community with strong mutual support and social interaction. It also creates resiliency in times of emergency.

Applications and approved subdivisions have generally provided only the minimum diversity required by the code. In several cases, essentially the same plan has been proposed as a compact cottage, a compact cottage twin home, and a compact townhouse - used singly, paired as a twin home, or grouped as townhomes. This satisfies the numerical lot-type requirement but produces limited differences in unit form, size, or likely price point.

Discussion of reduced multifamily capacity has often focused primarily on affordability. That concern is relevant, but incomplete. Multifamily and mixed-use products can also broaden the neighborhood's range of unit sizes, bedroom counts, amenities, and maintenance needs and may appeal to households across incomes and life stages. A newly married couple and a retired couple may both prefer multifamily housing while seeking very different configurations and price points. Achieving the LLSDO vision therefore requires variation in both housing type and market tier.

In response, LLP and staff have developed a four-tier framework with minimum and maximum shares for entry-level, mid-tier, upper-tier, and luxury products. The proposal is intended to preserve price-point diversity without fixed dollar thresholds that would quickly become outdated. The proposed language is as follows:

The Northern Part of Lakeside Landing will deliver housing units across a range of market tiers. The developer will have flexibility in delivering more units in a given tier up to a maximum percentage. The minimum and maximum percentages are set forth in the table below.

As part of the preliminary approval process, the City and Developer shall mutually agree on the number of units being provided in the submitted plat in each tier. Developer has flexibility to be outside of the share minimum unless and until remaining units allowed in the Northern Part of Lakeside Landing would not be sufficient for the Developer to reach the Estimated Inventory/Sales Share Minimum. In no case will units be permitted in a preliminary plat that takes the Estimated Inventory/Sales Share Maximum over the calculated Maximum for the Northern Part of Lakeside Landing. Actual unit numbers allowed may adjust based upon the submission of individual plats and the potential loss of maximum density. Percentages will remain the same as shown in the table.

If the City and Developer fail to agree on the number of units being provided in the submitted plat in each tier, either side may request a third-party determination of the number of units provided in each tier. The parties shall mutually agree on a third-party evaluator to make the determination. This determination shall be final.

Market Tier	Estimated Inventory / Sales Share Minimum	Estimated Inventory / Sales Share Maximum
Entry-Level Tier	20%	33%
Mid-Tier	40%	53%
Upper-Tier	20%	33%
Luxury Tier	7%	23%

This language provides the developer with the flexibility to respond to market demand as Lakeside Landing develops and guarantees the city's desired diversity in the final outcome. Staff intentionally excluded any specific price points from this provision, instead creating a

collaborative mechanism for the city and developer to assign homes to each tier of the four-tier system.

The remaining proposed amendments are listed below by Pattern Book page number. Staff commentary follows the items requiring additional policy consideration.

12. Fix numbering for Permitted lot types in T3: Garden Village Transect
36. Change garage setback in explanatory text from six to five feet to match regulatory text and graphic.
37. Change garage setback in explanatory text from six to five feet to match regulatory text and graphic.
40. Cottage Lot Type: Increase maximum total floor area per lot from 2,400 to 2,600 sf for lots larger than 3,400 sf, vs. minimum lot size of 3,000 sf.
41. Compact Cottage Lot Type: Increase maximum total floor area per lot from 2,200 to 2,500 sf for lots larger than 2,300 sf, vs. minimum lot size of 2,100 sf.
47. Compact Cottage Twin Houses Lot Type: Increase maximum total floor area per lot from 1,600 to 2,000 sf for lots larger than 2,000 sf, vs. minimum lot size of 1,700 sf.
49. Backyard Townhouse Lot Type: Increase maximum total floor area per lot from 1,600 to 2,000 sf for lots larger than 2,000 sf, vs. minimum lot size of 1,800 sf.
50. Compact Townhouse Lot Type: Decrease minimum lot size in tiers. Current minimum of 1,400 sf for 2 story, decrease to 1,200 sf for 3 story, and 1,000 sf for 3 story under 1700 sf total floor area. Increase the maximum total floor area per lot from 1,600 to 2,000 sf. Insert additional parking requirement. 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.

The additional parking is recommended by staff to address offset the lack of on street parking resulting from the minimal street frontage in the T5-i.
64. Renumber note reference.
125. Reinstate Green Street specific setbacks. Increase the sidewalk width from 5' to 6' to make the advised-but-optional width the base requirement.

Staff supports reinstating the Green Street-specific setbacks, which were removed during the prior amendment because of a versioning error. Reduced setbacks are appropriate for a landscaped public thoroughfare without vehicular traffic, although they would constrain any future conversion to vehicle travel lanes. Because the adopted function is pedestrian-oriented, staff supports reinstatement.

Staff also recommends six-foot sidewalks in green streets. The additional width better accommodates side-by-side walking and makes the previously advisory dimension the minimum standard.

- 132-133. 11-9-901 (3)(b) Change the definition of substantive deviations from the regulating plan to exclude changes to alleys.

Staff supports greater administrative flexibility for alley locations but regrets the lack of review criteria. The regulating plan uses alleys for two related purposes: to establish predictable access and open-space relationships, and to determine half-block and lot depths. Because each lot type has minimum and maximum depth requirements, varied alley locations help distribute different lot types throughout the district. Treating alley locations as entirely nonbinding could remove an important, though not highly visible, mechanism for delivering product diversity.

The proposed market-tier standards address price-point diversity, while varied lot depths and alley locations help produce diversity in housing form. Both are important.

Staff Recommendation

Staff recommends that the Planning Commission forward a recommendation of approval to the City Council for the amendments as proposed and analyzed in this report.

Recommended Motion

Recommend approval of the proposed amendments to the Lakeside Landing Special District Overlay and Pattern Book, including the staff-recommended revisions identified in this report, and forward the recommendation to the City Council.

Attachments

1. Proposed regulating plan amendments
2. Proposed amendments to Lakeside Landing Special District Overlay

IN ATTENDANCE

Commissioners Present: Ralph Calder, Hunter Huffman, Tyler Patching,
and Mariah Hurst

Commissioners Excused: Brett Nelson, Pete Pratt and BJ Smith

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

City Council: Mindi Wright

CALL TO ORDER

Chair Huffman called the meeting to order at 7:05 p.m.

APPROVAL OF THE AGENDA

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

APPROVAL OF THE MINUTES

July 28, 2026

Commissioner Calder moved to approve the July 28, 2026 meeting minutes. Commissioner Hurst seconded the motion. The vote to approve the meeting minutes was unanimous.

CONSENT SESSION

- 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.*

With no comments from the Commissioners, items #1 and #2 pass.

ADMINISTRATIVE AGENDA

No Items

LEGISLATIVE SESSION:

- 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.*

Carla Wiese, City Planner, presented. This proposal has been in development for several years in collaboration with Springville Rising, a nonprofit organization, and the Clyde family, the original owners of the W.W. Clyde House.

Ms. Wiese explained that the amendment is intentionally narrow in scope. To qualify, a property must be eligible for the National Register of Historic Places and owned by a not-for-profit entity. The property must be located within the R1-5 zone inside the historic district overlay. The conditional use permit would include hours of operation limited to 8 a.m. to 10 p.m., a maximum indoor building occupancy of 49 persons, and a minimum of 20 off-street parking stalls. Outdoor activities would not be subject to an occupancy limit but would still be subject to the hours-of-operation restriction.

Staff supports the amendment, noting its narrow scope will prevent it from altering the residential character of the neighborhood.

Commissioner Calder raised concerns regarding protecting the integrity of historic homes if they are modified or delisted. Director Yost clarified that the National Register is honorary and has no regulatory provisions, but the city's historic register provides more enforcement.

Concerns about light and signs were raised, noting that nearby residents have historically complained when businesses move into residential areas. Director Yost clarified that properties receiving this conditional use permit remain subject to all underlying R1-5 residential zoning regulations, including the city's sign ordinance, and are not reclassified as commercial. This reassured the commission.

Chair Huffman raised questions about how the 49-person occupancy limit was determined, noting that building code is subject to change and that the number could become inconsistent with future code updates. Ms. Wiese explained that, in consultation with the city's chief building official, keeping the use below the assembly use threshold would not trigger fire suppression requirements. Director Yost clarified that 49 serves as an upper maximum only—a certificate of occupancy would ultimately govern actual occupancy based on code requirements at the time of application, and the conditional use permit requires a change-of-use process with full code analysis.

Adam Moss, development manager with Clyde Companies, confirmed the intended uses: community amenities for Springville residents (such as art displays in collaboration with the city's art museum), a small offsite meeting space for Clyde employees (with typical groups of 10-15 people), and occasional family events such as wedding receptions or recitals. He noted that meeting the 20-stall off-street parking requirement was difficult enough that Clyde Companies is purchasing an adjacent apartment complex to satisfy it, making it unlikely many other properties could easily qualify.

Chair Huffman opened the Public Hearing at 7:27 p.m. Seeing no speakers, Commissioner Calder moved to close the Public Hearing. Commissioner Hurst seconded. The public hearing was closed at 7:27 p.m.

Commissioners discussed potential issues regarding lighting, signage, and parking screening for neighbors. Director Yost mentioned that if the lighting is a concern, add it to the motion.

Commissioner Hurst moved to recommend adding the site photometric to the conditions listed. And recommend approval for this as listed. Commissioner Calder seconded the motion. The vote to approve the Legislative Session item was unanimous.

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.

Josh Yost, Community Development Director, presented. Lakeside Landing is a nearly 200-acre compact, walkable, mixed-use development west of I-15, currently entitled for approximately 1,800 homes and 80,000 square feet of commercial space. Director Yost noted that the commission has reviewed amendments to this code on roughly an annual basis since its adoption in December 2021, with no homes yet built, though significant infrastructure progress has been made. This includes pressurized irrigation installation, completion of all public improvements in the LGI 15-acre section, and near-completion of design for a new lift station and force main.

The project is a 200-acre mixed-use district that has seen frequent amendments due to shifting market demands from multifamily to single-family attached products.

The current request includes amending the regulating plan for the northern portion to accommodate more single-family attached housing and reconfiguring alley locations. Staff introduced a new "market tier framework" to ensure long-term product diversity by establishing minimum and maximum percentages for different housing tiers across the entire district.

Key proposed amendments included:

Regulating Plan for the Northern Portion: The existing plan anticipated more multifamily and mixed-use product. Moving to primarily single-family attached product necessitates reconfiguring block layouts, inserting additional alleys, and redesignating some pedestrian green streets to common courts, which can be narrower than the 40-foot minimum required for a pedestrian green street. The unit yield would not increase above what is currently entitled.

Market Tier Framework: To address the Commission's and Staff's concern that builders were technically meeting product diversity requirements by using minimally differentiated unit types (e.g., all townhomes with one attached duplex that looks identical), the amendment proposes a market tier framework establishing minimum and maximum percentages for each market tier (affordable, mid-range, premium, luxury). Compliance is tracked cumulatively with each preliminary plat, so individual phases need not meet the exact mix, but the math must remain achievable by buildout.

Increased Floor Area Allowances: Maximum floor area caps are proposed to be adjusted for several lot types, with larger homes allowed only on wider lots. An exception applies to Lot Type 15 (compact three-story townhomes under 1,700 square feet), which may be placed on smaller lots, but only up to a maximum of 15% of total lots, and only in the T5-I zone.

Additional Parking Requirement for Compact Townhomes: Because compact townhomes generate a higher density of units per linear foot of street frontage, leaving insufficient on-street parking for visitors, a requirement of an additional 0.25 parking spaces per unit is proposed, to be distributed throughout each subdivision phase. Director Yost noted this aligns with the city's multifamily visitor parking standard.

Typographical Corrections and Reinstatement of Lost Green Street Setbacks: A previous amendment inadvertently removed reduced setback allowances for pedestrian green streets; these are to be reinstated. Minor typographical errors, correcting the garage setback language from six feet to five feet, are also included. Additionally, the minimum sidewalk width on pedestrian green streets is proposed to increase from five feet to six feet.

Administrative Alley Relocation: Lakeside Landing Partners requested that all alley relocations be permitted administratively, without requiring legislative approval through the Planning Commission and City Council. Currently, only minor alley relocations are allowed without a formal amendment process. Director Yost acknowledged this would reduce soft costs and timelines for developers but expressed concern that alley placement in the regulating plan serves an important, though not immediately visible, function: the varying half-block depths enforce product-type diversity by making certain lot types physically impossible on certain blocks.

The Commissioners had a significant discussion on administrative alley relocation. Chair Huffman expressed concern that removing this regulatory mechanism without equivalent replacement rules could undermine product diversity, as the market has consistently pushed toward maximizing return rather than delivering diverse housing. Commissioner Calder emphasized the value of Planning Commission oversight as a check and was reluctant to remove that ability. Chair Huffman noted that while he understood the burden this places on developers – particularly those unfamiliar with Lakeside Landing's form-based code – he was not comfortable giving blanket approval for administrative alley relocation without additional standards in place.

Director Yost confirmed that the current eastern T5-I portion under active development is already undergoing the amendment process, so not approving the administrative relocation provision would not block the immediate phase. He indicated that the applicant, if present, would likely prefer approval of all other items with this one held, rather than delay everything.

Chair Huffman opened the Public Hearing at 8:26 p.m. Seeing no speakers, Commissioner Patching moved to close the Public Hearing. Commissioner Calder seconded. The public hearing was closed at 8:26 p.m.

Commissioner Calder moved to recommend approval of the proposed amendments to the Lakeside Landing Special District Overlay and Pattern Book, including the staff recommended revisions identified in this report, and forward the recommendation to the City Council, with the exception of Section 11-9-901. Commissioner Hurst seconded the motion. The vote to approve the Legislative Session item was unanimous.

With nothing further to discuss, Commissioner Calder moved to adjourn the meeting. Commissioner Patching seconded the motion. Chair Huffman adjourned the meeting at 8:33 p.m.

September 22, 2026 Planning Commission



**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.

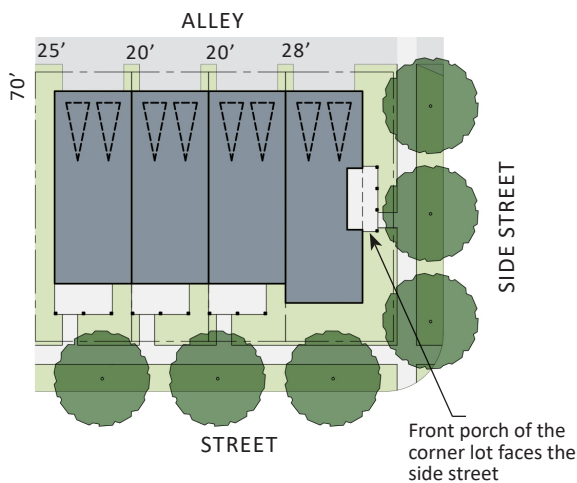
Attachments

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

	REGULAR (INTERIOR) LOT	STREET CORNER LOT
SETBACKS:		
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:

1. Compact Townhouses Lot Type is permitted to be employed only on lots with alley access.
2. No curb cuts are allowed on street or side street.
3. Tandem parking counts for parking requirement.
4. The front porch and the front entrance of the building on a street corner lot are recommended to face the side street.
5. 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.
6. 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.

Regulating Plan and Thoroughfare Map Amendment Comparisons

ORDINANCE NO. ____-2026

**AN ORDINANCE AMENDING THE LAKESIDE LANDING SPECIAL DISTRICT OVERLAY
AND PATTERN BOOK, SPRINGVILLE CITY CODE TITLE 11, CHAPTER 9**

WHEREAS, the City Council adopted the Lakeside Landing Special District Overlay (LLSDO) and Pattern Book in 2021 to guide a diverse, compact, walkable, mixed-use district; and

WHEREAS, Lakeside Land Partners, LLC requested amendments to portions of the Northern Part regulating plan, lot-type and thoroughfare standards, and related Pattern Book provisions; and

WHEREAS, the Planning Commission held public hearings on August 25 and September 22, 2026, and recommended the amendments with the exception of the applicant's proposed change to Section 11-9-901 and subject to limitations on Lot Type 15 common-court setbacks; and

WHEREAS, the City Council has reviewed the proposed amendments, the Planning Commission recommendations, and the amended regulating-plan and thoroughfare maps, and finds that the amendments as limited by this ordinance retain the district's intended housing variety and pedestrian connections while accommodating updated subdivision design; and

WHEREAS, in accordance with Utah Code Section 10-3-702.1, the Mayor and City Council have considered the impact this ordinance may have on family health, stability, and formation;

NOW, THEREFORE, BE IT ORDAINED by the City Council of Springville, Utah, as follows:

Section 1 Amendment

Title 11, Chapter 9 of the Springville City Code and its Lakeside Landing Pattern Book are amended by the text and replacement pages in Exhibit A, attached to and incorporated in this ordinance.

Section 2 Effective Date

This ordinance becomes effective upon adoption and publication as required by law.

ADOPTED by the City Council of Springville, Utah, this ____ day of _____, 2026.

Matt Packard, Mayor

ATTEST:

Kim Crane, City Recorder

[illegible]

11-9-202 Permitted lot types and uses

The regulating plan provided on the opposite page establishes the location of transect zones, thoroughfares, blocks, and neighborhood parks, and common courts, within the Lakeside Landing Special District Overlay. The permitted lot types and uses within each transect zone are

T3: GARDEN VILLAGE TRANSECT

Permitted lot types:

1. Suburban Mansion
2. Suburban House
32. Side-Drive House
43. Village House
54. Cottage
10. Twin Houses

Permitted uses:

Residential, home office, cottage farming, cottage industry and retail, accessory dwelling unit, assisted living, daycare.

T4: VILLAGE TRANSECT

Permitted lot types:

4. Village House
5. Cottage
6. Compact Cottage
7. Tiny Cottage
8. Compact Tiny Cottage
9. Shallow Cottage
10. Twin Houses
11. Cottage Twin Houses
12. Compact Cottage Twin Houses
13. Shallow Cottage Twin Houses
14. Backyard Townhouse
15. Compact Townhouse
16. Small Apartment Building
18. Main Street Cottage Live Work
19. Main Street Townhouse Live Work
30. Main Street Walk-Ups Over Shops

Permitted uses:

Residential, home office, cottage farming, cottage industry and retail, accessory dwelling unit, assisted living, daycare, bed & breakfast, studio (art, dance, music, drama), office (general, healthcare, professional), personal services.

Prohibited uses:

Adult sexually-oriented business, heavy industry, outdoor storage.

Article 2 - REGULATING (TRANSECT) PLAN

listed below. The highlighted uses (in dark blue) are defined on page 15. In addition to the developable transect zones, this regulating plan creates a zone district for neighborhood parks and common courts and lists permitted uses and structures that can take place within this zone.

T5: NEIGHBORHOOD CENTER TRANSECT

Permitted lot types:

5. Cottage
6. Compact Cottage
10. Twin Houses
11. Cottage Twin Houses
12. Compact Cottage Twin Houses
13. Shallow Cottage Twin Houses
14. Backyard Townhouse
15. Compact Townhouse
16. Small Apartment Building
17. Courtyard Apartment Building
18. Main Street Cottage Live Work
19. Main Street Townhouse Live Work
20. Main Street Slot Townhouse Cluster
21. Main Street Back-to-Back Cluster
22. Main Street Row Building
23. Apartment Row Building
24. Compact Urban Townhouse
25. Main Street Mixed Use Apartment Building
26. Liner Building
27. Neigh. Store, Restaurant, or Civic Building

Permitted uses:

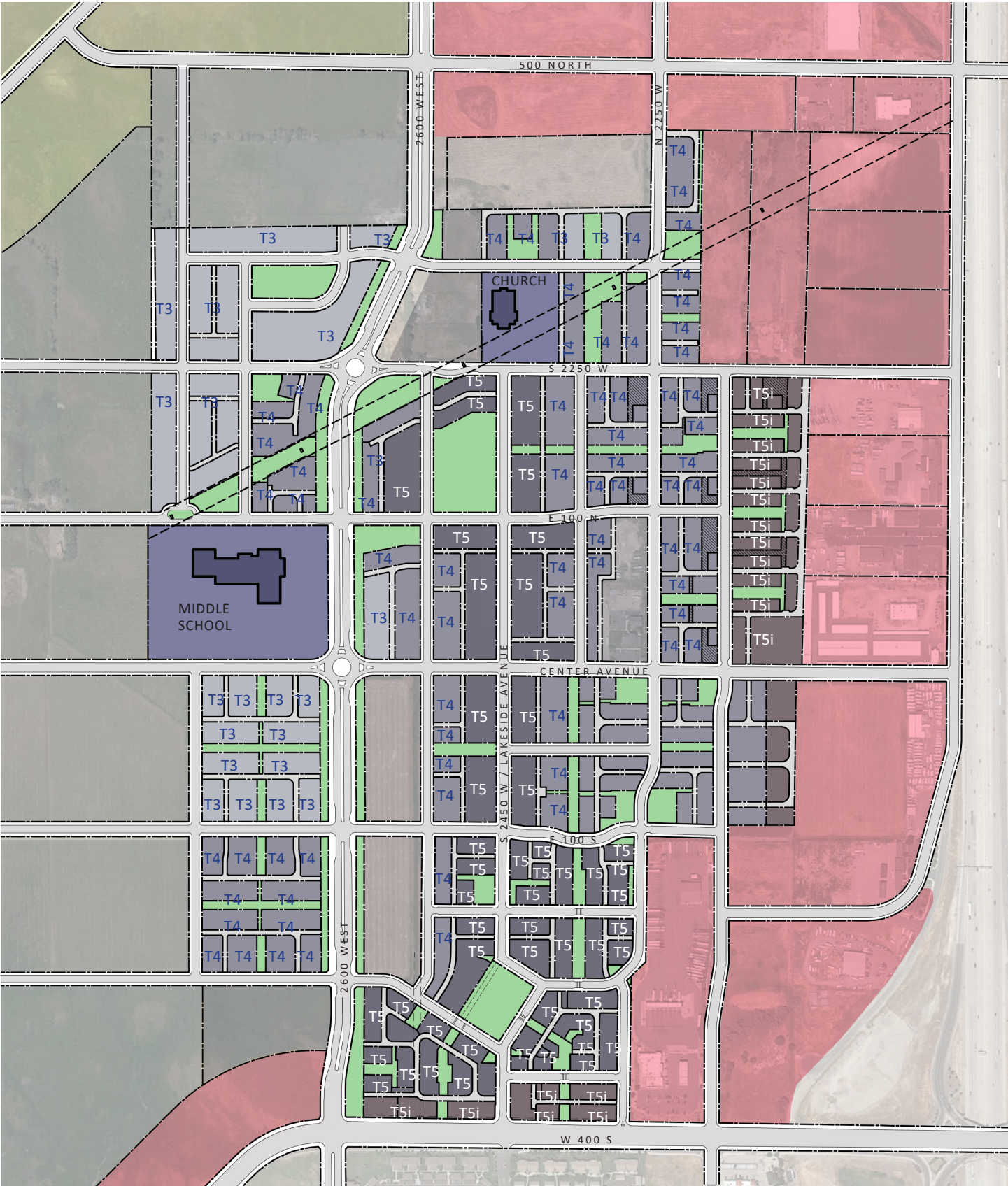
Residential, assisted living, daycare, bed & breakfast, public building and/or community services, studio (art, dance, music, drama), office (general, healthcare, professional), financial institutions, personal services, animal hospital/grooming/clinic, laboratory (medical or dental), convenience store, general retail, print shop, laundromat, laundry / dry cleaning, antique collectible store, pharmacy, artisan shop, restaurant/cafe, brew restaurant.

Prohibited uses:

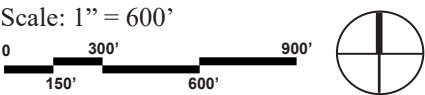
Adult sexually-oriented business, heavy industry, outdoor storage.

Note: All uses that are not listed as permitted in a transect, are prohibited within that transect.

Article 2 - REGULATING (TRANSECT) PLAN



LAKESIDE LANDING
REGULATING (TRANSECT) PLAN



11-9-202 Permitted lot types and uses

Article 2 - REGULATING (TRANSECT) PLAN

ADDITIONAL USE CATEGORIES

Cottage Industry and Retail:

Premises available for the creation, assemblage, and repair of artifacts (including carpentry, ironwork, and similar crafts), as well as cooking and food preparation, including their retail sale as long as produced, performed, or managed by the residents of the lot. The premises reserved for these functions shall not exceed 1,000 square feet per lot.

Cottage Farming:

Premises available for small scale farming to support the residents of a lot, with limited surplus. Only organic pesticides and herbicides are permitted. Use of machinery creating noise levels more than 40 dB shall be limited to daylight hours. Use of machinery heavier than 4 tons or creating noise levels more than 65 dB is not permitted.

Home office:

Space that is part of the dwelling unit where the occupants of the unit conduct business, which is clearly secondary to the use of the dwelling unit as a private residence and does not change the character thereof. Home offices may accommodate no more that two employees (in addition to the residents) within the promisses any given time.

Residential:

Premises available for long-term habitation by means of ownership and rental. Residential use is defined as a building or buildings that can include sleeping rooms, full kitchen facilities, bathroom(s), living and dining, car storage (garage), HVAC equipment storage, and other traditional, residential spaces.

NORTHERN PART PRICE SEGMENTATION:

The Northern Part of Lakeside Landing will deliver housing units across a range of market tiers. The developer will have flexibility in delivering more units in a given tier up to a maximum percentage. The minimum and maximum percentages are set forth in the table below.

As part of the preliminary approval process, the City and Developer shall mutually agree on the number of units being provided in the submitted plat in each tier. Developer has flexibility to be outside of the share minimum unless and until remaining units allowed in the Northern Part of Lakeside Landing would not be sufficient

for the Developer to reach the Estimated Inventory/ Sales Share Minimum. In no case will units be permitted in a preliminary plat that takes the Estimated Inventory/ Sales Share Maximum over the calculated Maximum for the Northern Part of Lakeside Landing. Actual unit numbers allowed may adjust based upon the submission of individual plats and the potential loss of maximum density. Percentages will remain the same as shown in the table.

If the City and Developer fail to agree on the number of units being provided in the submitted plat in each tier, either side may request a third-party determination of the number of units provided in each tier. The parties shall mutually agree on a third-party evaluator to make the determination. This determination shall be final.

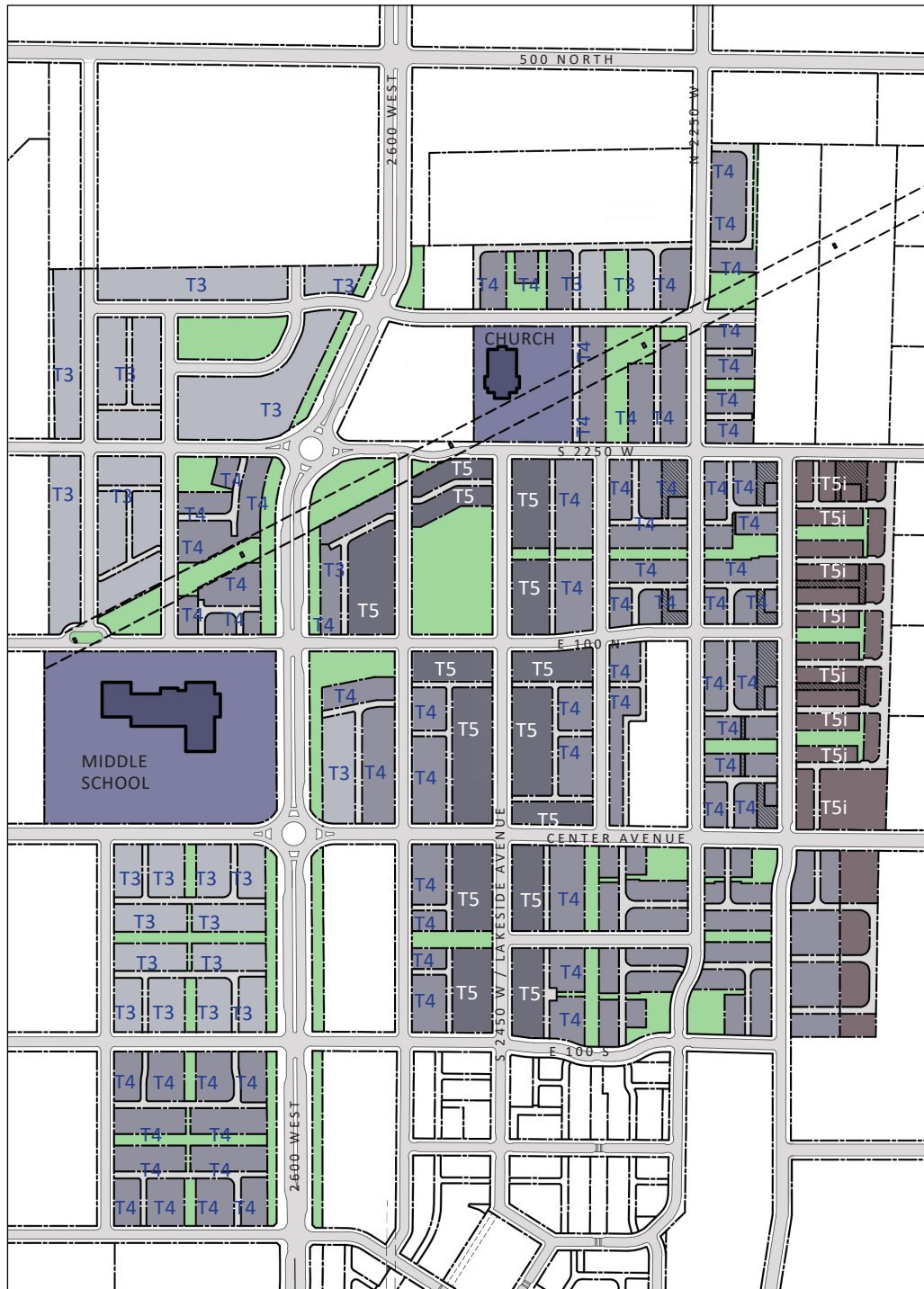
<u>Market Tier</u>	<u>Estimated Inventory / Sales Share Minimum</u>	<u>Estimated Inventory / Sales Share Maximum</u>
<u>Entry-Level Tier</u>	<u>20%</u>	<u>33%</u>
<u>Mid-Tier</u>	<u>40%</u>	<u>53%</u>
<u>Upper-Tier</u>	<u>20%</u>	<u>33%</u>
<u>Luxury Tier</u>	<u>7%</u>	<u>23%</u>

11-9-203 Permitted densities

Article 2 - REGULATING (TRANSECT) PLAN

The densities within Lakeside Landing Special District Overlay are determined separately for the northern and southern parts. These parts are established by the Northern Part and the Southern Part maps presented in

this article. The reason for this is (a) current ownership pattern, and (b) denser development is recommended for the southern part of the Lakeside Community by the Lakeside Community Plan.



LAKESIDE LANDING
NORTHERN PART

Scale: 1" = 600'



Net developable land
within Northern part
(excluding the school, the church
and the street right-of-ways):
4,029,726 s.f. / 92.51 acres

Parks and common greens:
802,571 s.f. / 18.42 acres

Total net developable land within
T3 Garden Village Transect:
949,669 s.f. / 21.80 acres

Total net developable land within
T4 Village Transect:
1,413,376 s.f. / 32.45 acres

Total net developable land within
T5 Village Center Transect:
557,105 s.f. / 12.79 acres

Total net developable land within
T5i Village Center Interface Transect:
307,005 s.f. / 7.05 acres

11-9-203 Permitted densities

Article 2 - REGULATING (TRANSECT) PLAN

B. SOUTHERN PART:

Densities for residential and non-residential uses within the Southern Part (the boundaries are shown on the map below) are determined by the transect according to the following (continues on the next page):

T4 Village Transect:

15 dwelling units maximum per acre

Studio/office/retail/restaurant/cafe space:

no requirement

T5 Neighborhood Center Transect:

20 dwelling units maximum per acre

Studio/office/retail/restaurant/cafe space:

A minimum of 2500 s.f. per acre

T5i Village Center Interface Transect:

24 dwelling units maximum per acre

Studio/office/retail/restaurant/cafe space:

A minimum of 3000 s.f. per acre

1. In no case an application shall include a half block (where an alley divides a block), or a block, with less than 7 dwelling units per acre residential density.
2. Densities shall be calculated per application, per transect. In the Southern Part (shown on this page), up to 15% of the maximum permitted yield of units within any development phase may be carried forward (sent) to future (receiving) phases within the Southern Part subject to the following conditions.
 - a. The carried forward units must be identified and located on an overall unit plan included with the LLSDO Preliminary Plan application for the sending phase and then utilized on an application for the receiving phase within five years from approval of the Preliminary Plan for the sending phase.
 - b. No block into which units are carried forward may exceed its maximum permitted unit count by more than 15%.
 - c. The total unit count for the Southern Part shall not exceed that maximum unit count established in the regulating plan.



Net developable land within Southern part
(excluding the street right-of-ways):

933,655 s.f. / 21.43 acres

Parks and common greens:

213,511 s.f. / 4.9 acres

Total net developable land within
T4 Village Transect:

50,909 s.f. / 1.17 acres

Total net developable land within
T5 Village Center Transect:

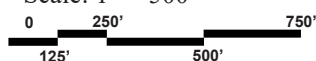
552,718 s.f. / 12.69 acres

Total net developable land within
T5i Village Center Interface Transect:

116,517 s.f. / 2.67 acres

LAKESIDE LANDING
SOUTHERN PART

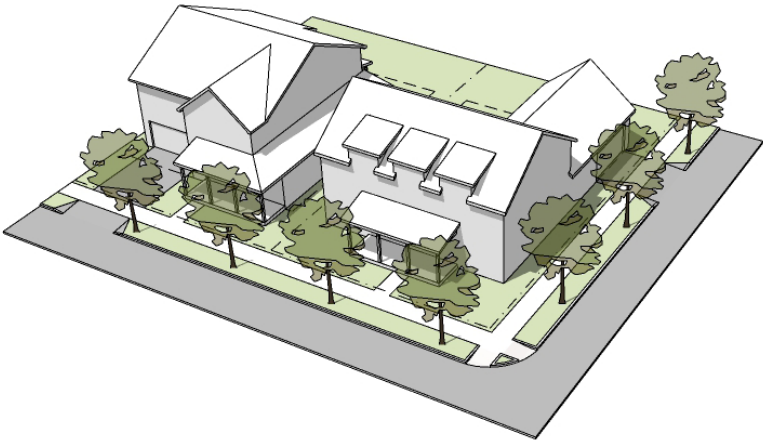
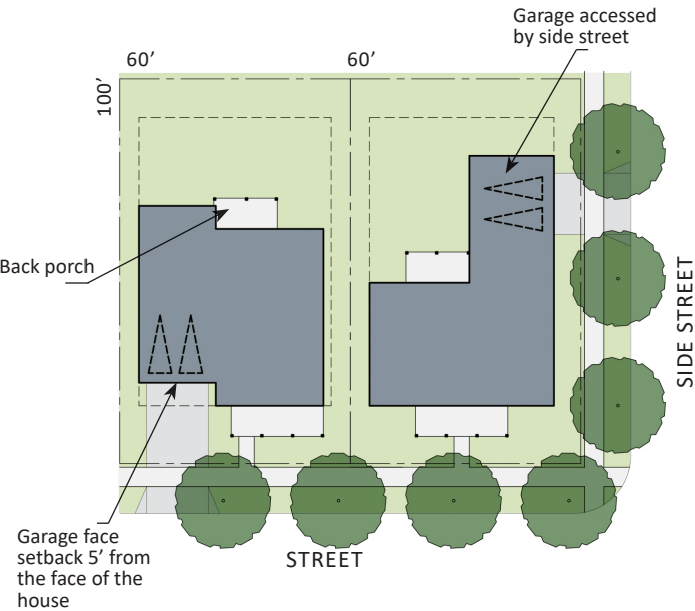
Scale: 1" = 500'



1. Suburban Mansion Lot Type

Article 5 - LOT TYPES

Suburban Mansion Lot Type is crafted for blocks with no alleys to accommodate larger houses. Even though the minimum frontage and lot size requirements imply a suburban character, the building presence on street is required. The minimum porch requirement, and the requirement for the garage to have a fivesix feet setback from the face of the building at the street, are intended to create a pedestrian friendly streetscape despite the fact that this lot type requires frequent curb cuts.



LOT :

Minimum lot size:	6,000 s.f.
Minimum street frontage:	60 feet

LOT COVERAGE:

Maximum lot coverage	50 %
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HEIGHT:

70% of the footprint	2 stories / 28 feet max.
30% of the footprint	2 stories / 35 feet max.
First floor elevation	18" above sidewalk

SETBACKS:

Building at street	15 feet min.
Building at side street	6 feet min.
Street facing attached garage	5 feet additional front setback measured from the front face of the building
Porch at street	7 feet min.
Porch at side street	6 feet min.
All structures at side	5 feet min.
All structures at rear	10 feet min.

PORCH:

Porch size required within twenty four feet of the front property boundary	140 s.f. min.
Porch depth	6 feet min.

OFF-STREET PARKING:

Minimum parking per lot:	2 spaces
Minimum parking per lot with accessory dwelling	3 spaces

NOTES:

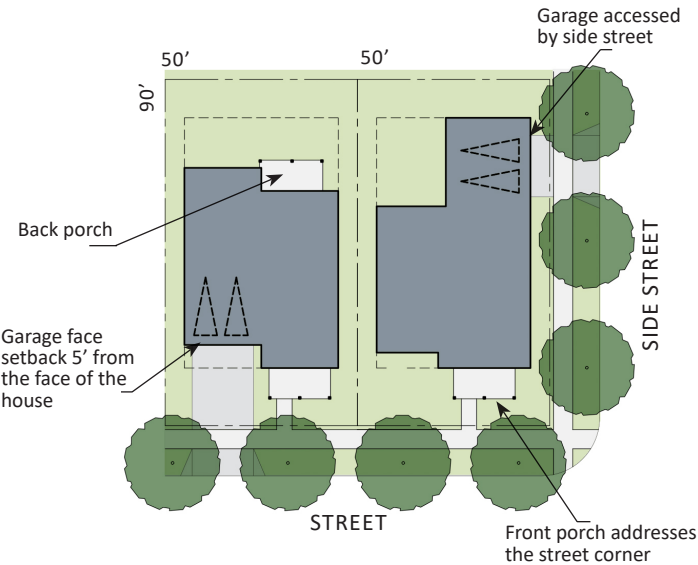
1. Suburban Mansion Lot Type is permitted to be employed only on lots with no alley access.
2. Tandem parking counts for parking requirement.
3. Garage doors, when facing, or visible from, the street, shall not exceed 40% of the frontage; the driveway shall not be wider than 16 feet at the property line.
4. An accessory dwelling unit is permitted within either the principal building or a detached building with a footprint that is more than 650 square feet. The floor area of the accessory dwelling shall be within the maximum floor area permitted per lot.

2. Suburban House Lot Type

Article 5 - LOT TYPES

Suburban House Lot Type is crafted for blocks with no alleys. Even though shown below is a lot with a 50 feet width and a 90 feet depth, this building form type can be employed on wider and deeper lots as well.

The minimum porch requirement, and the requirement for the garage to have a ~~five~~six feet setback from the face of the building at the street, are intended to create a pedestrian friendly streetscape despite the fact that this lot type requires frequent curb cuts.



LOT :	
Minimum lot size:	4,400 s.f.
Minimum street frontage:	46 feet

BUILDING SIZE:	
Maximum total floor area per lot:	3,200 s.f.

LOT COVERAGE:	
Maximum lot coverage	50 %

HEIGHT:	
70% of the footprint	2 stories / 28 feet max.
30% of the footprint	2 stories / 35 feet max.
First floor elevation	18" above sidewalk

SETBACKS:	
Building at street	15 feet min.
Building at side street	6 feet min.
Street facing attached garage	5 feet additional front setback measured from the front face of the building
Porch at street	7 feet min.
Porch at side street	6 feet min.
All structures at side	5 feet min.
All structures at rear	10 feet min.

PORCH:	
Porch size required within twenty four feet of the front property boundary	80 s.f. min.
Porch depth	6 feet min.

OFF-STREET PARKING:	
Minimum parking per lot:	2 spaces
Minimum parking per lot with accessory dwelling	3 spaces

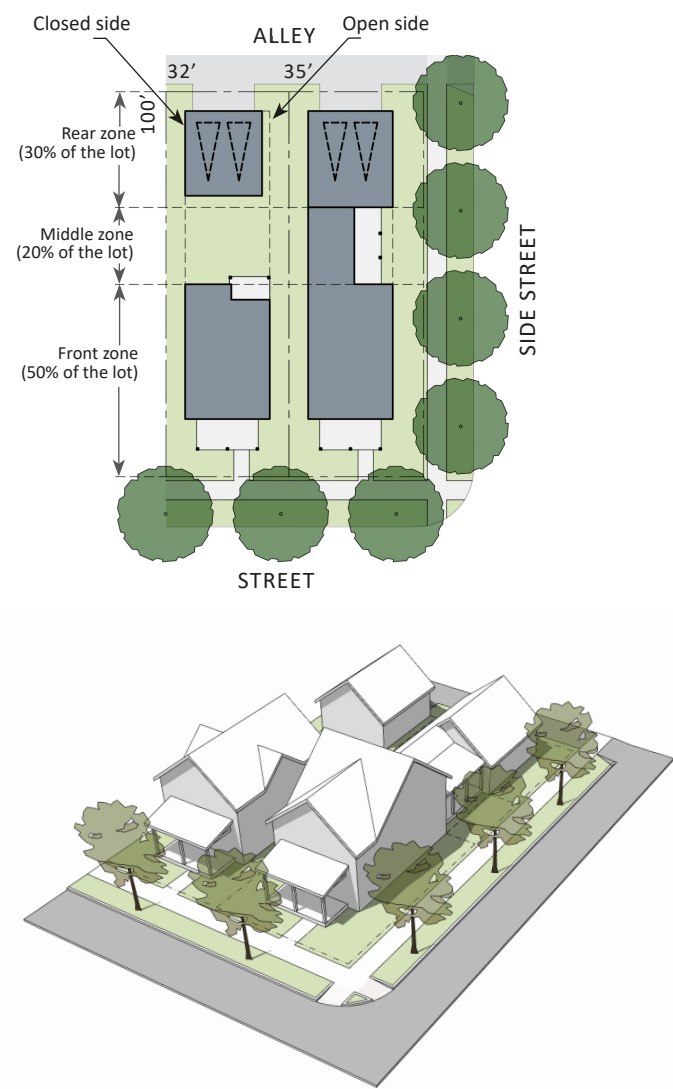
- NOTES:
1. Suburban House Lot Type is permitted to be employed only on lots with no alley access.
 2. Tandem parking counts for parking requirement.
 3. Garage doors, when facing, or visible from, the street, shall not exceed 40% of the frontage; the driveway shall not be wider than 16 feet at the property line.
 4. An accessory dwelling unit is permitted within either the principal building or a detached building with a footprint that is more than 650 square feet. The floor area of the accessory dwelling shall be within the maximum floor area permitted per lot.

5. Cottage Lot Type

Article 5 - LOT TYPES

The Cottage Lot Type has an open side and a closed side with different setback requirements, as well as three zones with different lot coverage and height requirements. These zones are the front zone, which is the first 50% of the lot from front, the rear zone which is the 30% of the rear, and middle zone which is the remaining 20% of the lot in the middle.

The intention behind the multiple zones is to pull the garage and secondary spaces, like studios, ancillary units and homes offices, away from the general building mass. This creates a dumbbell form as oppose to a singular, large building. The dumbbell shape decreases the scale of the house and creates a reasonable composition as perceived from the side street. A detached garage with a back yard is another encouraged lot configuration that offers an option for those who would prefer a larger private yard.



LOT :

Minimum lot size:	3000 s.f.
Minimum street or common court frontage:	30 feet
Minimum depth:	90 feet

BUILDING SIZE:

Maximum total floor area per lot:	
<u>Lots between 3000 and 3400 s.f.</u>	2400 s.f.
<u>Lots larger than 3400 s.f.</u>	2600 s.f.

LOT COVERAGE:

Front zone:	55% max.
Middle zone:	35% max.
Rear zone:	45% max.

HEIGHT:

Front zone:	2 stories / 35 feet max.
Middle zone:	1 story / 18 feet max. (see note 6)
Rear zone:	1 1/2 stories / 32 feet max.
First floor elevation	18" above sidewalk

SETBACKS:	FRONT ZONE	MIDDLE ZONE	REAR ZONE
Building at street	15' min.	N.A.	N.A.
Porch at street	7' min.	N.A.	N.A.
Building at side street	6' min.	16' min.	6' min.
Porch at side street	6' min.	10' min.	5' min.
Building at open side	5' min.	14' min.	5' min.
Porch at open side	5' min.	8' min.	5' min.
Closed side	5' min.	5' min.	5' min.
Rear	N.A.	N.A.	5' min.

PORCH:

Porch size required within twenty feet of the front or side street property boundary	100 s.f. min.
Porch depth	6 feet min.

OFF-STREET PARKING:

Minimum parking per lot:	2 spaces
Minimum parking per lot with accessory dwelling	3 spaces

NOTES:

1. Cottage Lot Type is permitted to be employed only on lots with alley access.
2. No curb cuts are allowed on street or side street.
3. Tandem parking counts for parking requirement.
4. Open side shall face south, south-east, east, or south-west, except for corner lots where the open side shall face the side street.
5. An accessory dwelling unit is permitted within either the principal building or a detached building with a footprint that is more than 550 square feet. The floor area of the accessory dwelling shall be within the maximum floor area permitted per lot.
6. The height and setback requirements listed for the front zone shall be applied for the middle zone as well on lots that are 96 feet deep or shallower.

6. Compact Cottage Lot Type

Article 5 - LOT TYPES

Compact Cottage Lot Type provides an opportunity for employing smaller structures on smaller and shallower lots where appropriate. Cottages offer a more affordable option and contribute to the diversity of residents in a well-balanced, successful neighborhood. The attached garage provides an opportunity to achieve a compact building. Cottages are especially appropriate when and if a well-sized and well-appointed common court is provided for a group of cottages to utilize the limited private open space.

LOT :

Minimum lot size:	2100 s.f.
Minimum street or common court frontage:	24 feet
Maximum lot depth	92 feet

BUILDING SIZE:

Maximum total floor area per lot:	
<u>Lots between 2100 and 2300 s.f.</u>	2200 s.f.
<u>Lots larger than 2300 s.f.</u>	2500 s.f.

HEIGHT:

	2 stories / 35 feet max.
First floor elevation	18" above sidewalk

SETBACKS:

Building at street	15 feet min.
Building at side street	6 feet min.
Porch at street	7 feet min.
Porch at side street	6 feet min.
Building at side	5 feet min.
Building at rear	5 feet min.

PORCH:

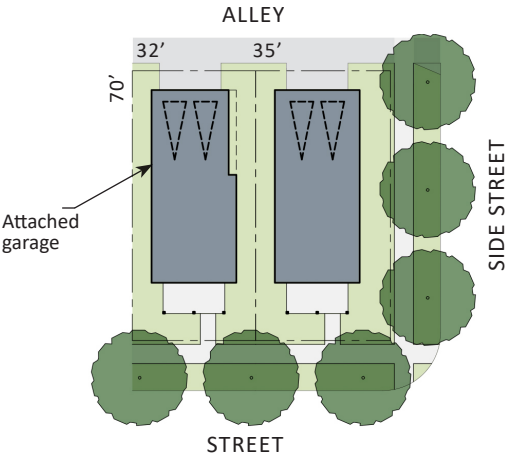
Porch size required within twenty feet of the front property boundary	100 s.f. min.
Porch depth	6 feet min.

OFF-STREET PARKING:

Minimum parking per lot:	2 spaces
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NOTES:

- 1. Compact Cottage Lot Type is permitted to be employed only on lots with alley access.
- 2. No curb cuts are allowed on street or side street.
- 3. Tandem parking counts for parking requirement.



12. Compact Cottage Twin Houses Lot Type

Article 5 - LOT TYPES

Compact Cottage Twin Houses Lot Type offers a more affordable housing option. Mixing Compact Twin Houses with Compact Cottages and Compact Tiny Cottages on a block face or around a common court, creates a well-balanced composition and contributes to the diversity of the neighborhood.

Compact Cottage Twin Houses Lot Type permits two cottages to be attached.

LOT :

Minimum lot size:	1700 s.f.
Minimum street or common court frontage:	20 feet
Maximum depth:	92 feet

BUILDING SIZE:

Maximum total floor area per lot:	
<u>Lots between 1700 and 2000 s.f.</u>	1600 s.f.
<u>Lots larger than 2000 s.f.</u>	2000 s.f.

HEIGHT:

	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.
Porch at side street	N.A.	4 feet min.
Building at side	5 and 0 feet min.	0 feet min.
Building at rear	5 feet min.	5 feet min.

PORCH:

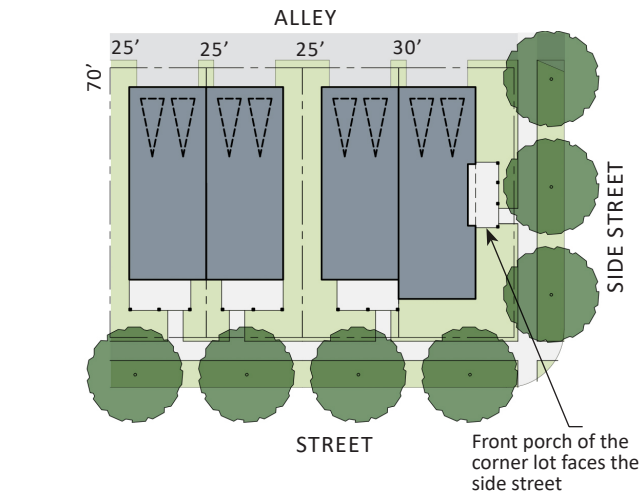
Porch size required per lot within twenty feet of the front property boundary (or within side street property boundary on corner lots)	80 s.f. min.
Porch depth	6 feet min.

OFF-STREET PARKING:

Minimum parking per lot:	2 spaces
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NOTES:

- 1. Compact Cottage Twin Houses Lot Type is permitted to be employed only on lots with alley access.
- 2. No curb cuts are allowed on street or side street.
- 3. Tandem parking counts for parking requirement.
- 4. The front porch and the front entrance of the building on a street corner lot shall face the side street.

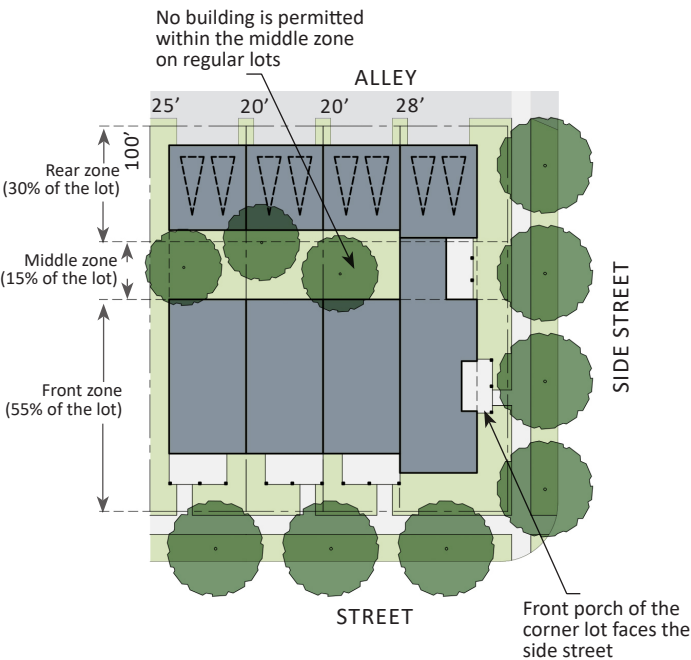


14. Backyard Townhouse Lot Type

Article 5 - LOT TYPES

Backyard 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. It nevertheless offers a backyard as private open space.

Backyard Townhouse Lot Type permits three or more buildings to be attached. It establishes three zones with different setback and height requirements. These zones are the front zone, which is the first 55% of the lot from front, the rear zone which is the 30% of the rear, and middle zone which is the remaining 15% of the lot in the middle. Except for the corner lots, no building is permitted within the middle zone.



LOT :

Minimum lot size:	1800 s.f.
Minimum street or common court frontage:	20 feet
Minimum depth:	90 feet

BUILDING SIZE:

Maximum total floor area per lot:	
<u>Lots between 1800 and 2000 s.f.</u>	1600 s.f.
<u>Lots larger than 2000 s.f.</u>	2000 s.f.

HEIGHT:

Front zone:	2 1/2 stories / 40 feet max.
Middle zone:	1 story / 18 feet max. on corner lots
Rear zone:	1 story / 20 feet max.
First floor elevation	18" above sidewalk

	REGULAR (INTERIOR) LOT	STREET CORNER LOT
SETBACKS:		
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.
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.
(no buildings are permitted within middle zone on regular lots)		

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
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NOTES:

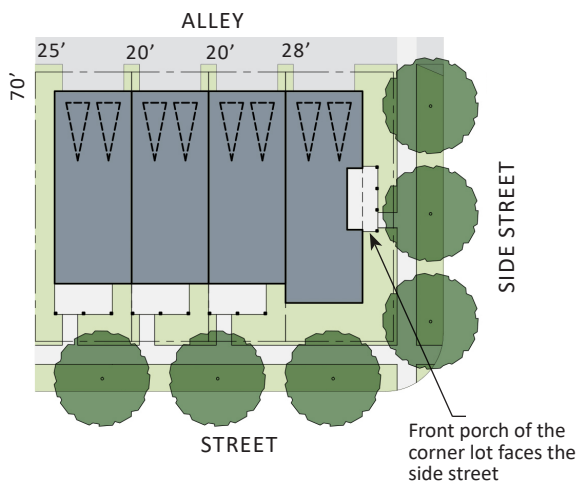
1. Backyard Townhouse Lot Type is permitted to be employed only on lots with alley access.
2. No curb cuts are allowed on street or side street.
3. Tandem parking counts for parking requirement.
4. The front porch and the front entrance of the building on a street corner lot are recommended to face the side street.



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:

<u>2 story</u>	<u>1400 s.f.</u>
<u>3 story</u>	<u>1200 s.f.</u>
<u>3 story under 1700 sf total floor area</u>	<u>1000 s.f.</u>

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

	REGULAR (INTERIOR) LOT	STREET CORNER LOT
SETBACKS:		
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.
<u>Building at common court</u>	<u>12 feet min.</u>	<u>12 feet min.</u>
<u>Porch at common court</u>	<u>4 feet min.</u>	<u>4 feet min.</u>
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>	

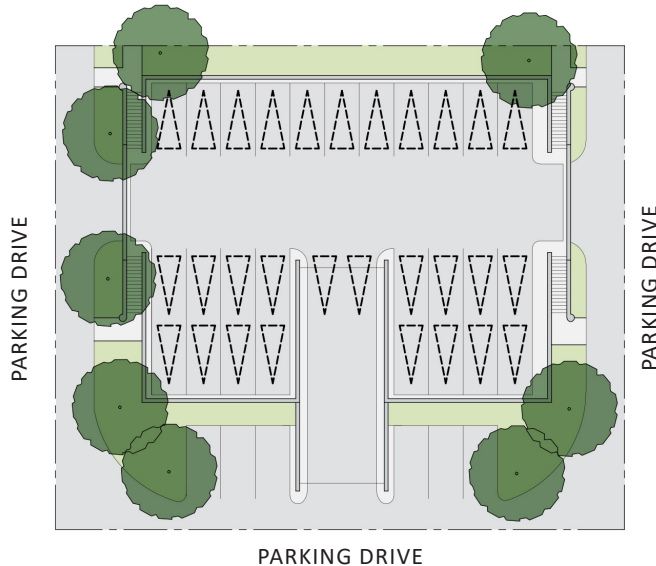
NOTES:

1. Compact Townhouses Lot Type is permitted to be employed only on lots with alley access.
2. No curb cuts are allowed on street or side street.
3. Tandem parking counts for parking requirement.
4. The front porch and the front entrance of the building on a street corner lot are recommended to face the side street.
5. 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.
6. 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.

29. Parking Structure Lot Type

Article 5 - LOT TYPES

Parking Structure Lot Type is crafted for mid-block locations when a shared parking solution is employed. It is a modest two level structure that can reduce the amount of the surface parking without creating an incompatible building massing. It can be directly attached to another building on another lot type, or may be employed as a self-standing building.



LOT :

Minimum lot size: No requirement
Minimum street frontage: No street frontage is permitted

HEIGHT:

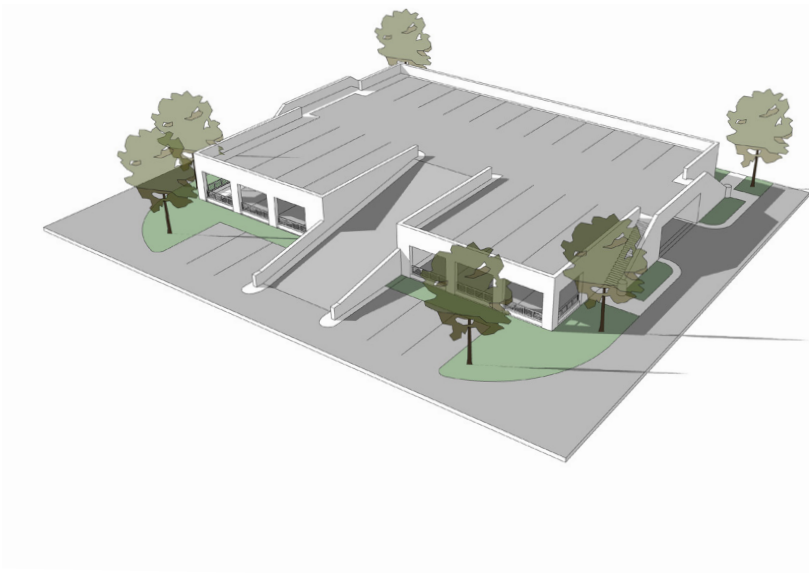
2 stories (2 parking levels) / 24 feet max.

SETBACKS:

All sides 5 or 0 feet min. (see note 23)

NOTES:

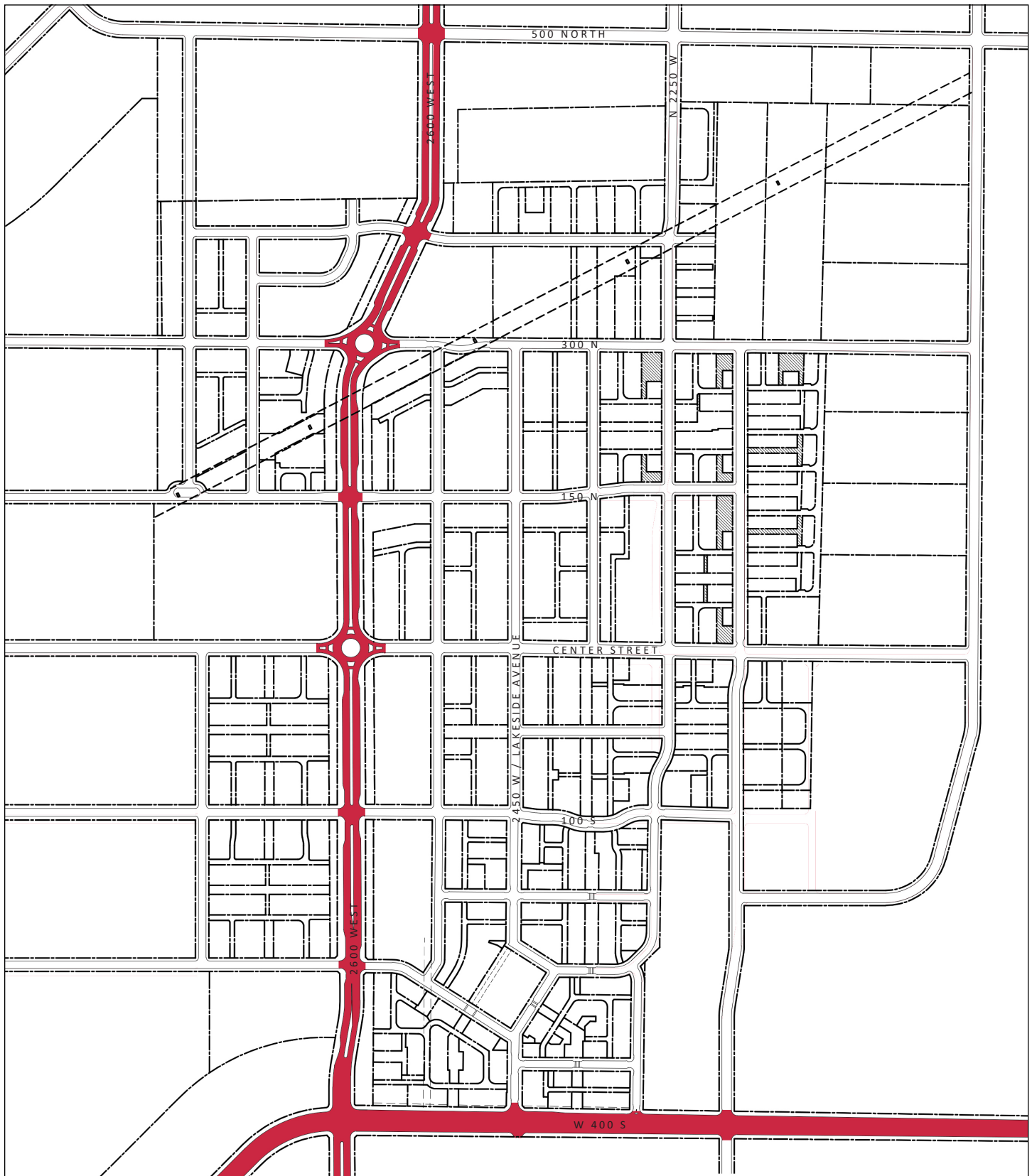
1. Parking Structure Lot Type shall be employed at mid-block locations as part of a shared parking solution.
2. Parking Structure Lot Type shall be screened from the street and shall not have a street frontage. It shall not be located within 50 feet of any street right-of-way.



11-9-804 Thoroughfare types

Article 8 - THOROUGHFARE DESIGN STANDARDS

A. Lakeside Arterial Street



KEY PLAN:
LAKESIDE ARTERIAL STREETS WITHIN LAKESIDE LANDING

Scale: 1" = 600'



11-9-804 Thoroughfare types

Article 8 - THOROUGHFARE DESIGN STANDARDS

B. Minor Collector Street



KEY PLAN:
MINOR COLLECTOR STREETS WITHIN LAKESIDE LANDING

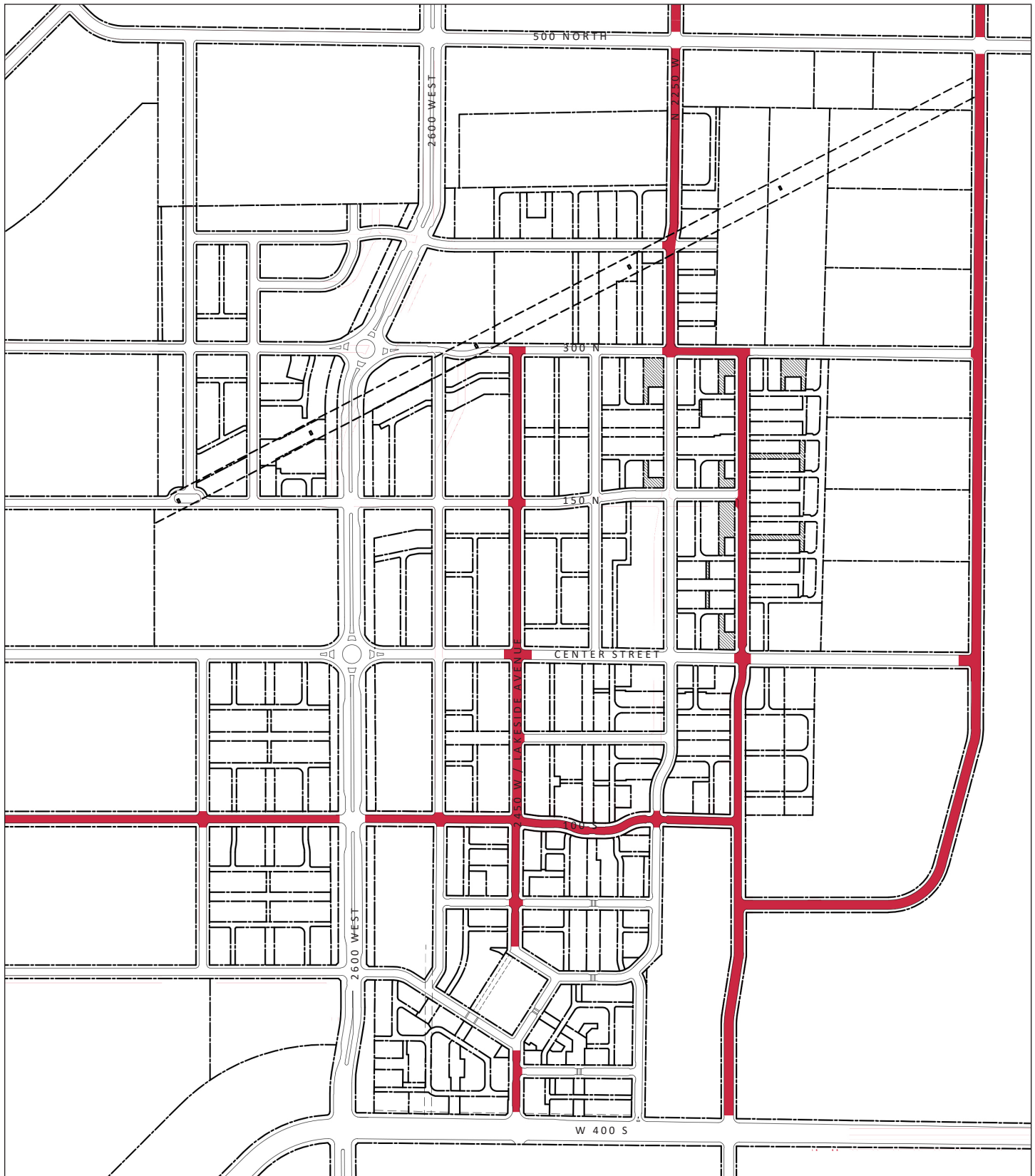
Scale: 1" = 600'



11-9-804 Thoroughfare types

Article 8 - THOROUGHFARE DESIGN STANDARDS

C. Local Commercial Street



KEY PLAN:
LOCAL COMMERCIAL STREETS WITHIN LAKESIDE LANDING

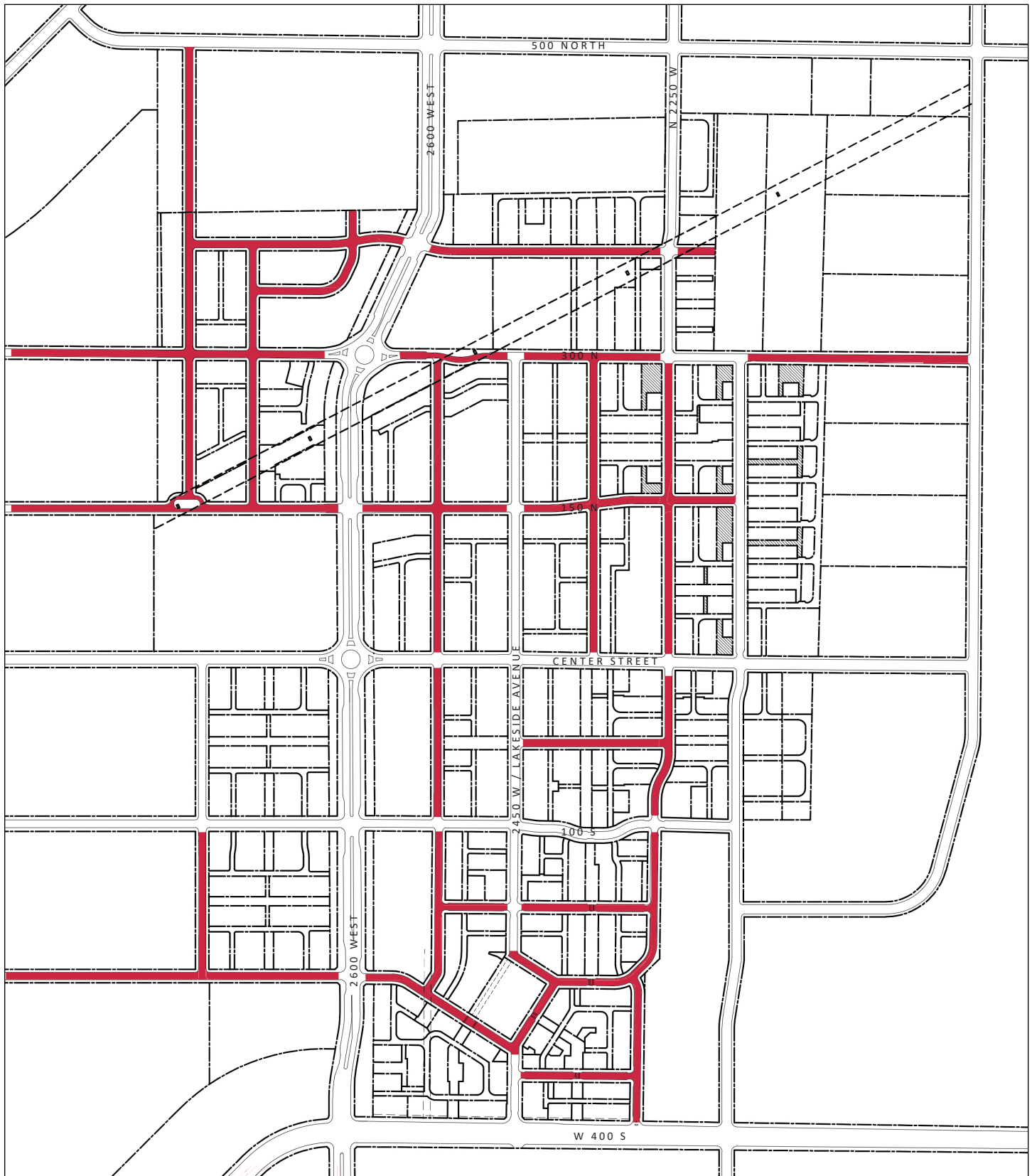
Scale: 1" = 600'



11-9-804 Thoroughfare types

Article 8 - THOROUGHFARE DESIGN STANDARDS

D. Local Residential Street



KEY PLAN:
LOCAL RESIDENTIAL STREETS WITHIN LAKESIDE LANDING

Scale: 1" = 600'



11-9-804 Thoroughfare types

Article 8 - THOROUGHFARE DESIGN STANDARDS

E. Pedestrian Green Street



KEY PLAN:
PEDESTRIAN GREEN STREETS WITHIN LAKESIDE LANDING

Scale: 1" = 600'



11-9-804 Thoroughfare types

Article 8 - THOROUGHFARE DESIGN STANDARDS

E. Pedestrian Green Street

Even though Pedestrian Green Street is essentially a pocket park, it also functions as a connector for pedestrians, especially when located within the street grid in a way to provide continuity in pedestrian movement. It provides diversity and encourages neighborly interaction. Although the design and the layout of the pedestrian paths may differ depending on the location, the following design

principles should apply: (a) leave the center of the green free for various unprogrammed spontaneous activities; (b) provide a sidewalk at both sides and locate them close to the front property lines; (c) minimize hard pavements; (d) divide the green into two or three courts (via paths and plant material) when the street is longer than around 250 feet.

The specific standards for the Pedestrian Green Street are:

Traffic flow: No vehicular traffic

Posted speed: NA

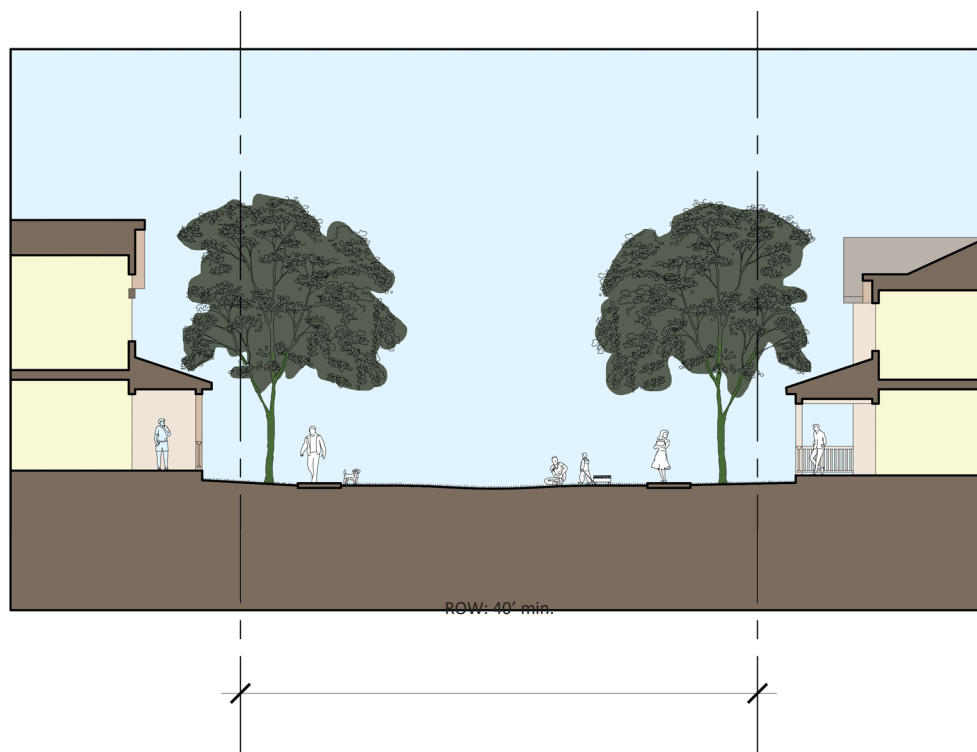
Design speed: NA

R.O.W. width: 40' minimum

Roadway width (curb-to-curb): NA

Sidewalks: 6'5' min., ~~6'~~ is advised

1. Along 80% of ~~the~~ Pedestrian Green Street frontage there shall be no surface parking within 20 feet of the property line.
2. At least 70% of the Pedestrian Green Street frontage shall abut one of the twenty seven development lot types that provide building presence.
3. When a Pedestrian Green thoroughfare is intersected by a driveway or alley, street design shall give the priority to the pedestrians, via strategies such as elevated pedestrian crossing, color and material change on the pavement, etc.
4. Along the Pedestrian Green Street, building setbacks to street shall be 12 feet minimum within T3 and T4, 10 feet minimum, within T5, and 8 feet minimum within T5i and T6 Transects; the porch setbacks to the street shall be 4 feet minimum within T3 and T4, 2 feet minimum, within T5, and 0 feet minimum within T5i and T6 Transects.



11-9-804 Thoroughfare types

Article 8 - THOROUGHFARE DESIGN STANDARDS

F. Fire Alley



KEY PLAN:
FIRE ALLEYS WITHIN LAKESIDE LANDING

Scale: 1" = 600'



11-9-804 Thoroughfare types

Article 8 - THOROUGHFARE DESIGN STANDARDS

G. Alley



KEY PLAN:
ALLEYS WITHIN LAKESIDE LANDING

Scale: 1" = 600'





STAFF REPORT

DATE: September 25, 2026

TO: Honorable Mayor and City Council

FROM: Carla Wiese, Planner/Econ Dev Specialist

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

Recommended Motion:

Move to approve the amendment to the Springville code 11-5a-101, Westfields Central New Neighborhood plan to include additional exceptions to the window shading requirements.

Executive Summary:

The Westfields Central New Neighborhood Plan, which was adopted in 2021, codified architectural standards to be used throughout the development. The architectural standards, while focusing on aesthetics, included provisions that would enhance the environmental sustainability of the development; meaning that architectural design standards would contribute to energy efficiency. Specifically, the standards require solar shading for west and south facing windows. Other builders have expressed concern over the shading requirements, but none have presented a workable solution until now.

Focus of Action:

Is the proposed amendment consistent with the purpose and intent of the Westfields Central New Neighborhood Plan?

Background:

The Westfields Central New Neighborhood Plan Architectural Standards states:

Building Shading shall be used selectively to minimize unwanted solar heat gain in the summer and maximize heat gains in the winter. Over windows, moderate overhangs or shutters shall be used in South facing facades and wider overhangs or shutters, and/or vertical louvers on West facing facades. Exceptions may be permitted where no historical precedent exists in the selected architectural style for window overhangs or shutters.



The petitioner proposes that additional exceptions be allowed when the subject windows are alley facing and the alley is located on the southern or western exposure or where an adjacent structure provides adequate shading on the south or west elevation.

Discussion:

The proposed amendment was considered in Planning Commission in a duly noticed public hearing held on September 8, 2026. There were no public comments. Commissioner Hunter Huffman recused himself as he works with the petitioner and drafted the proposed amendment.

	<u>YES</u>	<u>NO</u>	<u>ABSTAIN</u>	<u>EXCUSED</u>
Ralph Calder				X
Hunter Huffman			X	
Mariah Hurst				X
Brett Nelson	X			
Tyler Patching	X			
Peter Pratt	X			
BJ Smith	X			

The Planning Commission had limited discussion on the item and concluded that as this as been an ongoing issue with contractors and that the alley loaded exception in a small change that doesn't drastically impact the overall aesthetic goals of the architectural standards, it is a proposal which they felt could be accepted without compromising the integrity of adopted architectural standards.

Alternatives:

Motion to deny the amendment to the Springville code 11-5a-101, Westfields Central New Neighborhood plan to include additional exceptions to the shading requirements.

Motion to continue discussion of the amendment to the Springville code 11-5a-101, Westfields Central New Neighborhood plan to include additional exceptions to the shading requirements,

Regulatory impact on Families:

Staff has reviewed the proposed amendment and determined that it would have no impact on families, whether the Council approves or denies it.

Carla Wiese
Carla Wiese

Exhibit

ORDINANCE #2026-__

AN ORDINANCE AMENDING SPRINGVILLE CODE 11-5A-101, WESTFIELDS CENTRAL NEW NEIGHBORHOOD PLAN

WHEREAS, Springville City Code Westfield Central New Neighborhood Plan includes architectural standards meant to enhance the attractiveness and sustainability of the residential development; and

WHEREAS, Springville City Council may review elements of the Westfields Central New Neighborhood Plan and make changes to requirements in a manner which maintains the intent of the Plan; and

WHEREAS, Springville City staff has reviewed the proposed amendment to the architectural standards of the Plan and determined that the overall integrity of the architectural standards are maintained; and

WHEREAS, Springville Planning Commission considered the proposed amendments in a duly noticed Public Hearing held on September 9, 2026, and found that the proposed amendments are consistent with the intent of the Westfields Central New Neighborhood Plan Architectural Standards; and

WHEREAS, in accordance with Utah State Code 10-3-702.1, the Mayor and City Council have considered the impact the proposed ordinance may have on family health, stability, and formation; and

Be it ordained by the City Council of Springville, Utah:

SECTION 1: Section 11-5A-101, WESTFIELDS CENTRAL NEW NEIGHBORHOOD PLAN is hereby amended to read as shown in Exhibit A:

SECTION 2: This ordinance will become effective one day after publication hereof in the manner required by law.

SECTION 3: This ordinance shall become effective upon adoption by the Springville City Council and publication as required by law.

ADOPTED by the City Council of Springville, Utah, this __ day of October 2026.

Matt Packard, Mayor

ATTEST:

City Recorder

Springville City Code 11-5a-101
Westfields Central New Neighborhood Plan

Exhibit A

Westfields Central New Neighborhood PlanPage 20

Architectural Standards (2 of 2)

Building Shading shall be used selectively to minimize unwanted solar heat gain in the summer and maximize heat gains in the winter.

Over windows, moderate overhangs or shutters shall be used in South facing facades and wider overhangs, or shutters, and/or vertical louvers on West facing facades. Exceptions may be permitted where no historical precedent exists in the selected architectural style for window overhangs or shutters; where the affected windows face an alley located along the southern or western exposure of the building; or where an adjacent structure, whether existing or reasonably anticipated based on the most current regulating plan at the time of design approval, provides or will provide adequate shading to the subject windows on the south or west elevation.



STAFF REPORT

DATE: September 25, 2026

TO: Honorable Mayor and City Council

FROM: Carla Wiese, Planner/Econ. Dev. Specialist

SUBJECT: 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.

Recommended Motion:

Move to approve the 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.

Executive Summary:

The proposed amendment adds a definition for Historic Residential Re-use, identifies the residential zones in which it would be a conditional use, and establishes the specific conditions the Planning Commission must apply when reviewing a conditional use application.

Focus of Action:

Is the proposed amendment consistent with the General Plan?

Background:

Springville Rising, LLC purchased the historic WW Clyde home at 195 E Center Street and proposed using it to host community events—such as music recitals and art exhibits—as well as gathering and receptions on a limited basis. Staff informed Springville Rising that the current zoning would not permit non-residential use of the home. Over the course of a year, Springville Rising and city staff collaborated to draft language that accommodates this use in the Historic Center Neighborhood while preserving the character of the residential neighborhood, the historical integrity of the property, and the goal of creating an asset for the community.



Discussion:

The proposed amendments were considered by the Planning Commission in a duly noticed public hearing which was held on August 15, 2026. No public comment was made during the public hearing. The Planning Commission recommended approval of the amendment with the recommendation that a photometric study be added to the list of items required for the granting of a conditional use permit to ensure that light from the proposed site would not unduly impact nearby residents.

	<u>YES</u>	<u>NO</u>	<u>ABSTAIN</u>	<u>EXCUSED</u>
Ralph Calder	X			
Hunter Huffman	X			
Mariah Hurst	X			
Brett Nelson				X
Tyler Patching	X			
Peter Pratt	X			
BJ Smith				X

Staff found the proposed amendments consistent with the General Plan, which articulates a goal of “creating a safe, functional, and attractive community that preserves the best of the past and shapes future development in ways that benefit the community.” The General Plan also supports a policy of historic preservation and maintaining “community identity” through the preservation and enhancement of “residential and commercial” aspects of the Springville Historic District.

This narrow scope supports the goals of the General Plan and the shared goal of the Clyde family and Springville Rising, LLC to honor the history of the structure and create a venue for the community to gather. Other homes may be able to satisfy the conditional use criteria, but the narrow scope will prevent broader commercialization of residential neighborhoods.

Alternatives:

Motion to deny the 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.

Motion to continue the discussion of the 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.



Regulatory impact on Families:

Staff has reviewed the proposed amendments and determined that they would have no impact on families, whether the Council approves or denies them.

Carla Wiese

Planner/Econ Dev Specialist

Exhibits

ORDINANCE NO. ____-2026

AN ORDINANCE AMENDING 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.

WHEREAS, Springville City Code enumerates regulations governing permitted and conditional uses within the zones of the City; and

WHEREAS, Springville City has indicated support for the preservation of historic structures and the role of historic preservation in maintaining community identity; and

WHEREAS, Springville City has noted the importance of maintaining the residential integrity of neighborhoods; and

WHEREAS, Springville Planning Commission considered the proposed amendments in a duly noticed Public Hearing held on August 15, 2026, and found that the proposed amendments are consistent with both the commitment to residential integrity and historic preservation and recommended approval of the proposed amendments with the requirement that a photometric analysis be completed as a condition of issuance of a Conditional Use Permit; and

WHEREAS, in accordance with Utah State Code 10-3-702.1, the Mayor and City Council have considered the impact the proposed ordinance may have on family health, stability, and formation; and

Be it ordained by the City Council of Springville, Utah:

SECTION 1: 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 to Springville City Code is hereby amended to read shown in Exhibit A:

SECTION 2: This ordinance will become effective one day after publication hereof in the manner required by law.

SECTION 3: This ordinance shall become effective upon adoption by the Springville City Council and publication as required by law.

ADOPTED by the City Council of Springville, Utah, this 6th day of **October** 2026.

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Matt Packard, Mayor

ATTEST:

Kim Crane, City Recorder

EXHIBIT A

§ 11-3-402. Definitions.

The following words, as used in this Title, shall have the meaning ascribed to them:

Historical Residential Re-use- A residential structure located within the Historic District Overlay Zone which is eligible for the National Register of Historic Places; are commercial, not-for-profit and serve the community by providing facilities for recitals, art shows, historic displays, corporate or civic meetings such as retreats, board meetings, or trainings. A nominal fee may be charged for use of the facilities.

§ 11-7-205. Specific Criteria for Consideration of a Conditional Use Permit.

(5) Historic Residential re-use. Historic Residential Re-use in the R1-5 zone must meet the conditions that include, but are not limited to, the following:

(a) Hours of operation for events are limited to 8:00 am to 10:00 pm

(b) Maximum building occupancy is restricted to forty-nine (49).

(i) outdoor garden space is not subject to building occupancy limitations.

(c) Off-street parking requirement: A minimum of twenty (20) off-street parking stalls shall be provided

(d) A photometric analysis shall be provided that demonstrates all site and building lighting meets the requirement of this code.

§ 11-4-301 Land Use Matrix.

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	–	–	–	–	–	–	–	–	–
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

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
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
<u>Historic Residential Re-use</u>						<u>C</u>																
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	