



**NOTICE OF MEETING AND AGENDA
PLANNING COMMISSION
DECEMBER 10, 2024 AT 7:00 P.M.**
City Council Chambers
110 South Main Street
Springville, Utah 84663

The agenda will be as follows:

Call to Order

- Approval of the Agenda
- Approval of Minutes: November 26, 2024

Consent Agenda - No Items

The Consent Agenda includes administrative actions where no additional discussion is needed. When approved, the recommendations in the staff reports become the action of the Commission. A call for objection or comment will be made on the consent agenda items. If there is any opposition or comment, the item will be removed from the consent agenda and put on the regular administrative session meeting agenda for discussion. Without objections or comments, the item(s) will pass without further consideration.

Administrative Session - No items

Legislative Session – Public Hearing

- 1- Petition for the S&K Annexation proposed to be annexed into Springville City.

Adjournment

THIS AGENDA SUBJECT TO CHANGE WITH A MINIMUM OF 24-HOURS NOTICE

This meeting was noticed in compliance with Utah Code 52-4-202 on December 6, 2024. Agendas and minutes are accessible through the Springville City website at www.springville.org/agendas-minutes. Planning Commission meeting agendas are available through the Utah Public Meeting Notice website at www.utah.gov/pmn/index.html. Email subscriptions to Utah Public Meeting Notices are available through their website.

In compliance with the Americans with Disabilities Act, the City will make reasonable accommodations to ensure accessibility to this meeting. If you need special assistance to participate in this meeting, please contact the Community Development department at (801) 491-7861 at least three business days prior to the meeting.

IN ATTENDANCE

Commissioners Present: Genevieve Baker, Ralph Calder, Hunter Huffman, and Tyler Patching

Commissioners Excused: Brett Nelson, Ann Anderson and Eric Graves

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

CALL TO ORDER

Chair Nelson called the meeting to order at 7:08 p.m.

APPROVAL OF THE AGENDA

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

APPROVAL OF THE MINUTES

November 12, 2024

Commissioner Huffman moved to approve the November 12, 2024, meeting minutes. Commissioner Patching seconded the motion. The vote to approve the meeting minutes was unanimous.

CONSENT AGENDA

1- Approval of the 2025 Planning Commission Meeting Schedule

With no objections or comments, the item passes without further consideration.

ADMINISTRATIVE SESSION

No Items

LEGISLATIVE SESSION:

2- Gary Riness of Lafferty Communities requests an amendment to the Westfields Central New Neighborhood Plan to eliminate the prohibition against artificial wood textured siding surfaces.

Carla Wiese, City Planner, presented. The last amendments were adopted in March. They called for the prohibition of artificial wood texture siding surfaces. Lafferty showed us the steep cost difference. We feel that making that change does not detrimentally affect the intent of the Westfield Central New Neighborhood Plan. Another change is removing the part about the wood. If visible, it shall be painted or stained with an opaque stain; we no longer need to stop them from using transparent stain.

Commissioner Calder asked if samples had been seen for this change. Ms. Wiese is unsure but noted that Josh and Laura are comfortable with the change. Commissioner Calder said this will

open it up to materials anyone wants to use. Ms. Wiese noted if that is a concern, we can table this and ask Director Yost.

Commissioner Huffman offered some context on why it was included originally. Tom Lowe, the planner and co-writer of this plan, uses a method called new urbanism. This is backed by pedestrian and less auto-centric communities. But also the authenticity of materiality and intent. It is mainly to ensure you are not calling something it isn't. If it isn't wood siding, don't put a fake grain on it. The line gets gray when something should be educated and not legislative. We are not in the business of controlling costs of an organization.

Ms. Wiese said Commissioner Huffman is right about the authenticity of the code. However, with the housing climate and developers crying to the legislature that cities are not helping them build affordable housing, we wouldn't have those types of design standards in a typical code. It became legislative because it was adopted and codified in the Traditional New Neighborhood Plan. The cost would make it more difficult for them. Commissioner Huffman said the intent is to save the additional 20-30% material costs. This is a fiber cement board. Hardy board and other siding manufacturers are upcharging for a smooth finish. Ms. Wiese said we are still requiring the higher-grade fiber cement board. Commissioner Patching asked if it will wear the same way. Ms. Wiese said it is the same product, just a different finish.

Commissioner Calder is worried about changing the design standard when others have already bought in. Commissioner Huffman said Lafferty is the first builder using siding.

As part of the New Neighborhood Plan, it was laid out and codified, they want it changed, so we are making the change. Commissioner Huffman said it may have been unfamiliar with the designer or the city. He would put something like this in CCNR's. It puts the city at risk to enforce design elements. He is OK with this.

Commissioner Calder is asking about the smooth or rough finish. Ms. Wiese said anything that is a traditional new development. Vice Chair Baker said it is just a different finish. She doesn't feel that it should have been legislative to begin with. If we take it out, it isn't being legislated anymore.

This needs to be changed because the Traditional New Neighborhood Plan is codified.

Vice Chair Baker opened the Public Hearing. The public hearing was opened at 7:22 p.m. Seeing no speakers, Commissioner Calder moved to close the Public Hearing. Commissioner Huffman seconded. The public hearing was closed at 7:23 p.m.

15:18 Commissioner Huffman moved to recommend approval of the requested amendment, including staff's request to eliminate the specifications for permitted exterior wood finishes. Commissioner Calder seconded the motion. The vote to approve the Legislative Session item was unanimous.

3- Springville Public Works requests a recommendation on the adoption of the Transportation Impact Fee Analysis.

16:35 Brad Stapley, Public Works Director, presented. He is bringing this back because after the last presentation, they found a discrepancy in the impact fee of \$60.

We do the IFFP and IFA's annually. We have followed the process to get it through the system with noticing and being heard before the appropriate boards and the City Council.

He covered the growth paying for itself, nothing more. If you don't charge enough for growth, ratepayers must pick up the balance. Concerning lane capacities, we use Level of Service D,

and that is what we design to. All neighboring cities use Level of Service D. It creates a bit of congestion but is workable.

22:17 Commissioner Calder asked about the freeway exit. That is the state highway on the interchange and UDOT handles that area.

Director Stapley continued and said we are focusing on the Impact Fee Analysis because there was a map error missed last time. Instead of it being \$1401, it is \$1461. We are below the County average, and it is the staff recommendation.

Commissioner Calder asked which traffic signals are UDOT. Director Stapley showed him.

Vice Chair Baker opened the Public Hearing at 7:34 p.m. Seeing no speakers, Commissioner Huffman moved to close the Public Hearing. Commissioner Patching seconded. The public hearing was closed at 7:35 p.m.

Commissioner Huffman moved to recommend approval of the proposed 2024 Transportation Master Plan IFFP and IFA update and charging the full impact fee as detailed in the IFA. Commissioner Calder seconded the motion. The vote to approve the Legislative Session item was unanimous.

Brad Stapley left at 7:36 p.m.

4- Springville Public Safety requests a recommendation on the adoption of the Public Safety Master Plan, Impact Fee Facility Plan, and Impact Fee Analysis.

28:06 Lance Haight, Police Chief, presented the Public Safety Master Plan, Impact Fee Facility Plan and Impact Fee Analysis.

As demand increases, there will be more requirements on Public Safety, so the cost to operate goes up. The current facility is built out for future.

The current fire facilities are almost 26,000 square feet. There are 2,000 calls per year, which is about 12 square feet per call. We anticipate future growth that will exceed our current square footage.

At Station 41, two years ago, we built out the dorms, creating six. If we anticipate more growth, we need more dorms. After 2026, we will run out of capacity here. At Station 42, we will build out 9,000 square feet of dorms. It will cost \$5.5 million to do that. Our oldest engine is 25 years old, reaching the end of its life span. It will cost about \$1 million to get a new one.

Commissioner Calder asked what happens with the old trucks. They try to sell them, but they don't have much salvage value because they are used. Commissioner Calder wondered if it was good for the city to donate them to another city. Chief Haight said not really, but we put them in an auction.

We will buy land for a future fire station to build on the West side that would be part of the impact fee. We want some land by Wal-Mart. Vice Chair Baker asked when that would be. Chief Haight said they would like to do it sooner rather than later.

Projected growth affects call volume and how they calculate upcoming calls. They take the number of police calls and square footage, then do a tricky calculation. The end result is the maximum police impact fee can be \$352.91.

Vice Chair Baker asked how you know what your optimal calls are per unit. Chief Haight said it isn't optimal calls, it takes the number of calls received annually and projected growth by a certain square footage.

Commissioner Calder said we are looking at growth because this is an impact fee. Chief Haight said yes.

Vice Chair Baker asked how they know how many dorms they need. Chief Haight said today, we can house six firefighters. Currently, we only have 6 dorms, which barely covers the night shift, but we need another ambulance for the daytime. With growth, our call volume will increase, and we will need more firefighters at night so we will need to build out the dorms.

The Fire fee per residential unit would \$745.87.

The consultant took this report out 6 years, through 2030, Commissioner Calder asked if this recommendation for approval is for the next 6 years. Chief Haight said the Mayor wants us to come back every year. The consultant did it this way because you have to use up impact fees every 6 years.

The combined impact fee for Public Safety is for fire and police and increases from \$461.00 to \$1,098.78. The last amount was calculated in 2020 and wasn't updated until now.

Chief Haight showed an HBA Impact Fee comparison from each city. Commissioner Huffman mentioned that it is a balancing act with where we are with different impact fees. Commissioner Huffman said Public Safety differs from other impact fees because the costs would have to increase in taxes instead of impact fees from new development.

Vice Chair Baker opened the Public Hearing at 7:54 p.m. Seeing no speakers, Commissioner Calder moved to close the Public Hearing. Commissioner Huffman seconded. The public hearing was closed at 7:54 p.m.

Commissioner Huffman said they did explore other financial alternatives, such as grants, but no other grants would support us. Commissioner Patching is concerned that high impact fees disincentivize growth. Commissioner Calder says we all have to think like residents, and when taxes have to be raised to cover these costs, they won't want that burden.

Commissioner Patching says we need to balance quality and impact. Commissioner Huffman said we are competitive, but there are land costs, proximity to universities, etc. Commissioner Huffman doesn't feel it will disincentivize growth.

Communication with the community is key. Commissioner Calder says there are no impact fees when they remodel unless they add to the footprint.

Commissioner Huffman moved to recommend that the Springville City Council approve the Public Safety IFFP, and IFA and the resulting impact fee changes. Commissioner Calder seconded the motion. The vote to approve the Legislative Session item was unanimous.

With nothing further to discuss, Commissioner Huffman moved to adjourn the meeting. Commissioner Patching seconded the motion. Vice Chair Baker adjourned the meeting at 8:00 p.m.



**PLANNING COMMISSION
STAFF REPORT**

Agenda Item #1
12/10/2024

12/10/2024

TO: Planning Commission Members
FROM: Kim Crane, City Recorder
RE: **S&K Annexation Petition**

Petitioner: Shaun and Karman Schulz

Summary of Issues

Should the Planning Commission recommend to the City Council to accept the S&K Annexation Petition for further consideration as required by Utah Code Annotated (U.C.A.) §10-2-405?

Background

Recently, Shaun and Karman Schulz have been in the process of developing their property in Springville, located at 1520 East 1200 South, Springville. While going through the development process, Schulz and Springville noticed that a portion of the Schulz's property is currently unincorporated county property. Another interesting detail with the Schulz's property is that a small portion bleeds into Mapleton City. The Schulz's have submitted an annexation petition to Springville City proposing that their property, which is currently unincorporated, be annexed into the City's municipal boundary.

An accurate and recordable map prepared by a licensed surveyor in accordance with UCA Section 17-23-20, of the area proposed for annexation that only includes unincorporated property within Springville's boundary and is supported by an analysis of the annexation according to Springville City Code 11-3-305 along with all required fees having been paid, the petition now comes to the Planning Commission for initial recommendation or denial.

Analysis

Springville City Council

The Springville City Council reviewed the petition for further consideration on November 19, 2024, and approved it moving forward in the review process.

According to Springville City Code 11-3-305, the review criteria to be followed by the City Council and the Planning Commission for an annexation petition consists of the following:

- (1) Whether the City desires to annex additional land.
- (2) Whether the City has the capability of supplying adequate municipal services to the area proposed for annexation, such as water, sewer, police, fire, and street maintenance.
- (3) Whether the water rights to be conveyed, if any, pursuant to Section 11-3-107 produce a sufficient quantity of water.
- (4) Whether the proposed annexation is consistent with the City's General Plan.

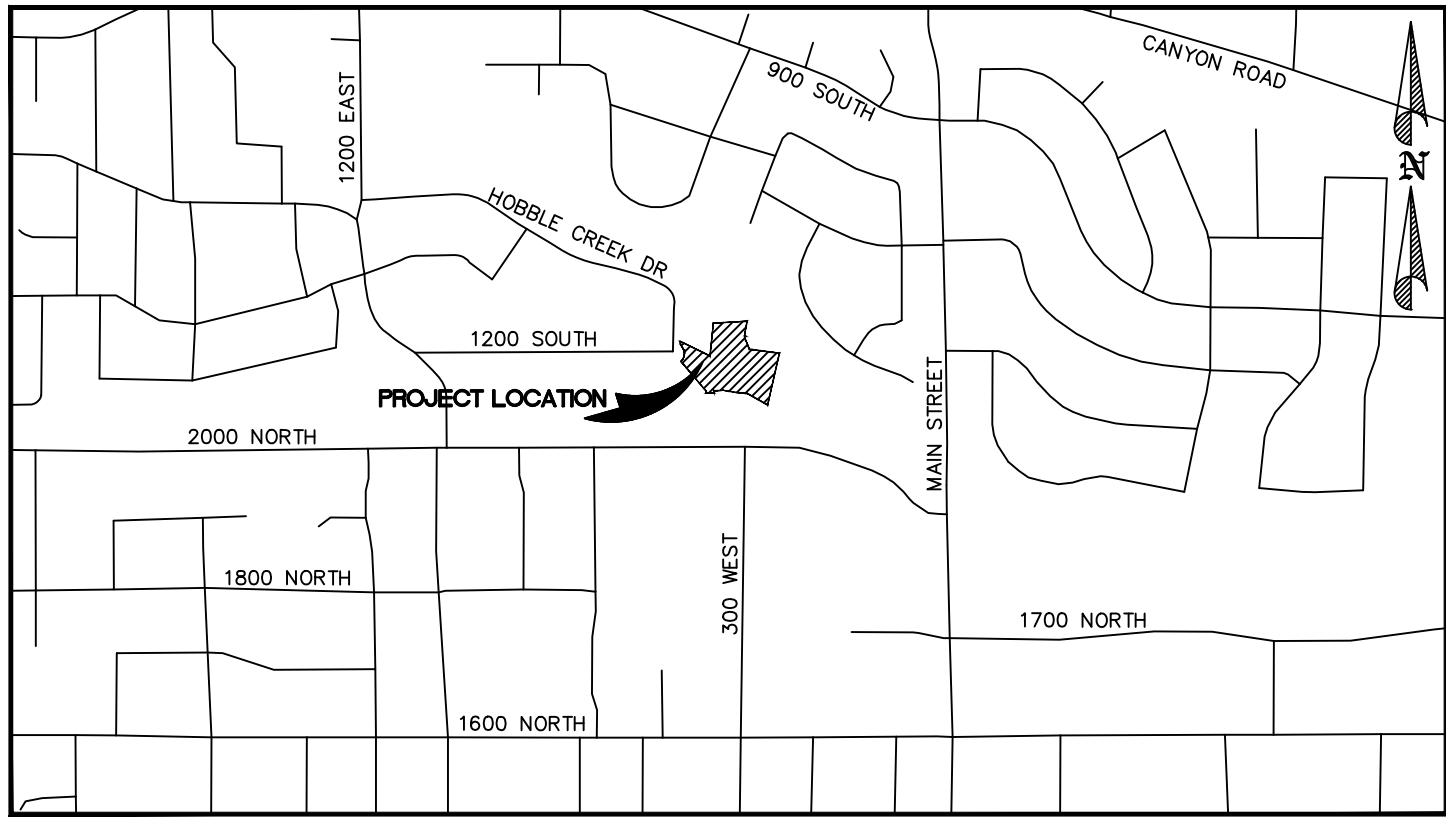
- (5) What conditions, if any, should be attached to proposed annexations which are necessary for proper implementation of the General Plan?
- (6) Whether all required fees have been paid.

Staff Recommendation

Staff believes the proposed annexation with an accurate and recordable map, prepared by a licensed surveyor in accordance with UCA Section 17-23-20, of the area proposed for annexation that only includes unincorporated property is supported by an analysis of the annexation according to the above-listed review criteria. Annexing the Schulz property is consistent with the City's General Plan and including the property within Springville's boundaries should not place an undue burden on City resources. Springville City Code 11-3-307 does not require water rights to be tendered at the time of annexation so such water rights, if any, should not hinder the proposed annexation. The Schulz property seems to be a natural fit for the City. The proposed annexation will also undergo additional analysis of the stated review criteria as part of the process of further considering the acceptability of this Petition. All fees required have been paid, and the petition now comes to the Planning Commission for initial recommendation or denial.

Recommended Motion

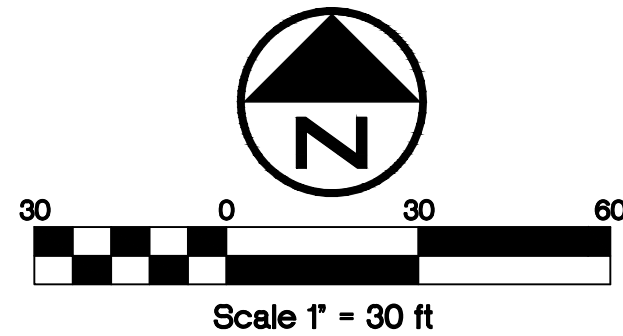
Move to accept and recommend the S&K Annexation Petition to be approved for certification.



VICINITY MAP
NOT TO SCALE

S&K ANNEXATION

FINAL LOCAL ENTITY PLAT
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 3,
TOWNSHIP 8 SOUTH, RANGE 3 EAST,
SALT LAKE BASE AND MERIDIAN
SPRINGVILLE CITY, UTAH COUNTY, UTAH



SURVEYOR'S CERTIFICATE:

I, KAGAN M. DIXON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 9061091 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT THIS IS A TRUE AND ACCURATE MAP OF THE TRACT OF LAND TO BE ANNEXED TO SPRINGVILLE CITY, UTAH COUNTY, UTAH.

BOUNDARY DESCRIPTION:

BEGINNING AT A POINT WHICH IS SOUTH 89°43'18" WEST ALONG THE SECTION LINE A DISTANCE OF 1007.88 FEET AND NORTH 00°16'42" WEST 1590.26 FEET FROM THE SOUTHEAST CORNER OF SECTION 3, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING ON THE INTERIOR EASTERLY LINE OF WINGET ANNEXATION, ON FILE WITH THE OFFICE OF THE UTAH COUNTY RECORDER AS MAP FILING NO. 5583, AND RUNNING THENCE ALONG SAID WINGET ANNEXATION THE FOLLOWING THREE (3) COURSES, 1) NORTH 00°59'00" EAST 39.85 FEET, 2) EAST 165.00 FEET, 3 SOUTH 59.26 FEET TO THE NORTHERLY LINE OF THE MAPLETON CITY BOUNDARY, THENCE SOUTH 89°44'58" WEST ALONG SAID NORTHERLY LINE A DISTANCE OF 48.31 FEET, THENCE NORTH 60°10'00" WEST 14.40 FEET, THENCE SOUTH 01°15'37" WEST 1.57 FEET, THENCE NORTH 83°37'50" WEST 69.02 FEET, THENCE NORTH 80°10'07" WEST 36.81 FEET TO THE POINT OF BEGINNING.

CONTAINS 8,548 SQUARE FEET, MORE OR LESS.

APPROVAL BY COUNTY SURVEYOR

THIS PLAT HAS BEEN REVIEWED BY THE UTAH COUNTY SURVEYOR AND IS HEREBY CERTIFIED AS A FINAL LOCAL ENTITY PLAT, PURSUANT TO UTAH CODE ANN. 17-23-20 AS AMENDED.

COUNTY SURVEYOR'S SEAL

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF SPRINGVILLE CITY, COUNTY OF UTAH, APPROVES THIS ANNEXATION AND HEREBY ACCEPTS THE DEDICATION OF SUCH. SIGNED THIS _____ DAY OF _____ A.D. 20 ____.

MAYOR

CLERK-RECORDER (SEE SEAL BELOW)

CITY ENGINEER (SEE SEAL BELOW)

CITY ATTORNEY

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____ A.D. 20____ BY THE SPRINGVILLE CITY PLANNING COMMISSION

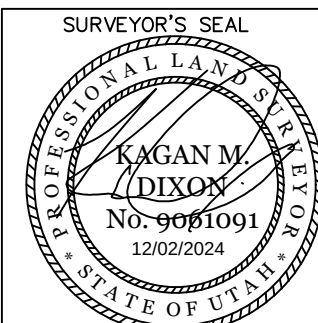
DIRECTOR - SECRETARY

CHAIRMAN, PLANNING COMMISSION

S&K ANNEXATION

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TOWNSHIP 8 SOUTH, RANGE 3 EAST,
SALT LAKE BASE AND MERIDIAN
SPRINGVILLE CITY, UTAH COUNTY, UTAH



CITY-COUNTY ENGINEER
SEAL

CITY RECORDER SEAL

UTAH COUNTY RECORDER



LEGEND

