



MINUTES
Planning Commission
Regular Session
Tuesday, December 10, 2024

IN ATTENDANCE

Commissioners Present: Genevieve Baker, Ralph Calder, Brett Nelson,
Hunter Huffman, Eric Graves, and Tyler Patching

Commissioners Excused: Ann Anderson

City Staff: Josh Yost, Community Development Director
Heather Goins, Executive Assistant

City Council: Jake Smith

CALL TO ORDER

Chair Nelson called the meeting to order at 7:03 p.m.

APPROVAL OF THE AGENDA

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

APPROVAL OF THE MINUTES

November 26, 2024

Chair Nelson said to correct who opened the meeting as he was absent, and he was listed.

Commissioner Patching moved to approve the November 10, 2024, meeting minutes. Commissioner Huffman seconded the motion. The vote to approve the meeting minutes was unanimous.

CONSENT AGENDA

No Items

ADMINISTRATIVE SESSION

No items

LEGISLATIVE SESSION:

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

Josh Yost, Community Development Director, presented. Commissioner Baker arrived at 7:05 p.m. This is an annexation request. It is located at 1520 E 1200 S. The applicant has completed an application to subdivide a property into three lots. In the process, they noticed a piece of land that isn't Springville or Mapleton, but unincorporated Utah County. We cannot approve a subdivision of land that is not in Springville. This has been reviewed by the City Council to be accepted for consideration and the County

Surveyor has also reviewed it for technical accuracy and they have accepted it. Now, you can recommend annexing 8,500 square feet into Springville City to the City Council.

There are no department concerns with services such as utilities.

Commissioner Calder said that it is just adding on to the existing development. Director Yost said it isn't a parcel. Chair Nelson said that this will leave no county property in this area. Director Yost said yes, in Springville. It does leave some county land islands in Mapleton. Mapleton residents, Madsen's, will have a small island of their land on County property. Commissioner Calder asked if they had been notified of this item. Director Yost said yes. Commissioner Hunter clarified that because the State Legislature made new rules, the subdivision would not come to Planning Commission for review. Director Yost confirmed that is the case.

Director Commissioner Baker asked why there is an island. Director Yost said no. Commissioner Calder asked if S&K have full rights to that parcel. Director Yost said they are the fee owners of these three parcels.

Commissioner Baker said there will be a little jog into Mapleton at the end of this. Director Yost said it is a bit complicated. There may be a piece of the lower property in Mapleton, and someone may apply for a municipal boundary line adjustment. We don't have any concerns about getting the boundary in the right place.

Chair Nelson said it is strange to leave a small piece of County property there. Director Yost said the boundary line is a mess. Chair Nelson asked if we should get rid of all the County property in this area, but Director Yost said it would add time and delay this applicant and it isn't his issue.

Chair Nelson invited the applicant to speak. Mr. Schulz said it's part of their property line and they are just trying to get it into Springville. Commissioner Calder asked about the wedge. Director Yost said that it is part of the Madsen property. Commissioner Baker asked, with this annexation, that your property is all in Springville. Mr. Schulz said that it should be. Commissioner Graves asked about the County review. Director Yost said they have reviewed it.

Chair Nelson opened the public hearing at 7:17 p.m. Seeing no speakers, Commissioner Baker moved to close the Public Hearing. Commissioner Huffman seconded. The public hearing was closed at 7:17 p.m.

Commissioner Huffman moved to accept and recommend the S&K Annexation Petition to be approved for certification. Commissioner Calder seconded the motion. The vote to approve the Legislative Session item was unanimous.

Director Yost passed out a gift to the Planning Commissioners.

With nothing further to discuss, Commissioner Baker moved to adjourn the meeting. Commissioner Calder seconded the motion. Chair Nelson adjourned the meeting at 7:20 p.m.