

IN ATTENDANCE

Commissioners Present: Genevieve Baker, Ralph Calder, Brett Nelson,
Hunter Huffman and Tyler Patching (via phone)

Commissioners Excused: Ann Anderson

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

City Council: Jake Smith and Mindi Wright

CALL TO ORDER

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

APPROVAL OF THE AGENDA

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

APPROVAL OF THE MINUTES

March 25, 2025

Commissioner Calder moved to approve the March 25, 2025 meeting minutes. Commissioner Baker seconded the motion. The vote to approve the meeting minutes was unanimous.

CONSENT AGENDA

- 1. LGI Homes seeking final approval for Lakeside Landing Subdivision, located in the area of 2200 West Center Street, within the Lakeside Landing Special District Overlay.*

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

ADMINISTRATIVE SESSION

- 2. Elect a Chair and Vice Chair.*

Commissioner Huffman nominated Commissioner Baker to be the Chair. Commissioner Calder seconded. The vote to appoint Commissioner Baker to be the new Chair was unanimous.

Commissioner Calder nominated Commissioner Huffman to be the Vice Chair. Chair Nelson seconded the motion. The vote to appoint Commissioner Huffman to be the new Vice Chair was unanimous.

LEGISLATIVE SESSION:

- 3. Springville City Community Development seeking to amend the Springville City Code Title 11 Chapter 3 Article 402 Definitions and Title 11 Chapter 4 Article 301 Land Use Matrix to include Retail Commercial Manufacturing (RCM) as an allowed use in the RRC Zone and Title 11 Chapter 6 Supplementary Regulations to include Article 7 Retail Commercial Manufacturing Use within the RRC Zone.*

Carla Wiese, City Planner, presented the history and intended use of the property, located near the new 1600 South interchange. The site was annexed into Springville in 2023 and zoned Regional Retail Commercial to maximize sales tax revenue.

Ms. Wiese explained that SunPro came to the city with a proposal that is different from what the area was originally set aside for. SunPro is proposing a mixed-use development including corporate office headquarters, manufacturing and distribution for lumber, garage doors, and millwork, retail space on-site to maintain the point-of-sale within Springville and use of a new rail spur for material delivery. The sales tax revenue opportunity with this use is large, but some uses of this business would not produce sales tax. We would require a zone text amendment to allow those uses in the zone. Ms. Wiese directed the Commissioners to look at a site plan, which had been passed out just before the meeting.

The discussion clarified how point-of-sale ensures Springville retains sales tax revenue, even for out-of-state sales. The Commissioners want land use controls to prevent future uses that do not generate sales tax. Concerns about the aesthetic impact on a key gateway into Springville with the architectural and site design were raised. More specific landscaping standards are needed, particularly along the north property line shared with future retail development. The development timeline is also a concern, with 1600 S finishing fairly soon.

Attorney Penrod emphasized several times the Planning Commission's role in evaluating zoning appropriateness, not the development agreement.

Chair Nelson opened the public hearing at 7:37 p.m.

Bill Gammell, representing Sunpro and Clyde Co.

He emphasized long-standing Springville roots and commitment to quality. They will consolidate their four existing Utah County operations into this site. He explained site challenges and their intent to build an attractive corporate headquarters. He addressed freight, logistics, and landscaping efforts.

Commissioner Baker moved to close the public hearing. Commissioner Huffman seconded. The public hearing was closed at 7:49 p.m.

Chair Nelson asked if the Commissioners are ready to vote. Commissioner Baker would like to continue the item. Commissioner Huffman wants to continue as well.

Commissioner Baker moved to continue until it can return with more visuals and more definition on the landscaping. Commissioner Huffman seconded. The vote to continue the Legislative item was unanimous.

Commissioner Patching said architectural drawings would be nice. He feels like they want to do right by the city. They want to do a consolidation. He wonders if the square footage is enough. Mr. Gammell confirmed it is.

With nothing further to discuss, Commissioner Baker moved to adjourn the meeting. Commissioner Huffman seconded the motion. Chair Nelson adjourned the meeting at 8:05 p.m.