

IN ATTENDANCE

Commissioners: Genevieve Baker, Ann Anderson, Ralph Calder, Brett Nelson, Hunter Huffman, and Tyler Patching

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

City Council: Jake Smith

CALL TO ORDER

Vice Chair Huffman called the meeting to order at 7:00 p.m.

APPROVAL OF THE AGENDA

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

APPROVAL OF THE MINUTES

April 8, 2025

Commissioner Anderson moved to approve the April 8, 2025 meeting minutes. Commissioner Nelson seconded the motion. The vote to approve the April 8, 2025 meeting minutes was unanimous.

CONSENT AGENDA

No Items

ADMINISTRATIVE SESSION

No Items

LEGISLATIVE SESSION:

- 1) *Springville City Community Development seeking to amend the Springville City Code Title 11 Chapter 4 Article 4 Establishment of Zoning and Title 11 Chapter 4 Article 102 Purpose of Zoning Districts to include Retail Commercial Manufacturing (RCM) Zone.*

John Penrod, City Attorney, presented. He listed the concerns from the last meeting. He discussed the sales tax implications, emphasizing that sales tax would be collected in Springville for products sold within the state.

He explained the intent of the RRC zone, which allows a range of retail-oriented commercial uses. This use falls into this, but not the highest use.

The proposed use is retail, commercial, and manufacturing, focusing on creating finished lumber, doors, and millwork products. Parking and storage areas must be screened.

Chair Baker arrived at 7:08 pm

He talked about how this use interacts with 1600 S. He had photos that show the distance and location of the proposed use in relation to 1600 South. The RCM use must be the main use on the property. However, 70% of the lot area can be used for storage of retail products, and 15% the lot area could be used for office buildings.

He explained the landscaping requirements, including a minimum of 10% landscaping and a 15-foot landscape buffer on the north side.

Commissioner Nelson asked what the current landscaping percentage is in the industrial park. Josh Yost, Community Development Director, said the industrial park area is contractual and not in code.

Attorney Penrod showed a landscaping plan that has been presented by the applicant for a development agreement. He also showed pictures of existing buildings in Spanish Fork and St. George to illustrate the proposed building designs and landscaping.

Chair Baker asked if there would be an additional 3-foot wall in front. Attorney Penrod said yes.

Attorney Penrod showed a diagram with a sight line from the I-15 overpass. Commissioner Calder said there are buildings that will go between this property and 1600 S. Attorney Penrod said yes.

He talked about creating a cul-de-sac to 500 feet, where the current code only allows up to 400 feet.

Commissioner Nelson asked if people in the past came, and wanted office warehouse uses and were told they couldn't be in that zone. What do we tell those people now if they came back? Attorney Penrod said this use would only be allowed in the Suntana area.

Chair Baker opened the public hearing at 7:28 p.m.

Bill Gammell, with Clyde Co and Sun Pro, spoke. He clarifies the sales tax and use tax implications, explaining that sales tax is collected at the point of sale, while use tax is collected when products are installed in Utah. He emphasized the economic challenges of hauling materials outside the state and the preference for local suppliers.

Commissioner Huffman moved to close the Public Hearing. Commissioner Anderson seconded. The public hearing was closed at 7:34 p.m.

Director Yost provides additional information about the insulated metal panel buildings, comparing them to existing buildings in Spanish Fork.

Commissioner Calder likes the idea. Commissioner Huffman said the way it is presented now helps answer questions we had last time. Commissioner Nelson agrees.

Commissioner Calder moved to recommend to the City Council adoption of the proposed amendment to 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. Commissioner Nelson seconded the motion. The vote to approve the Legislative Session item was unanimous.

2) Sunpro Corporation requests approval of a development agreement with Springville City for the development of property historically known as the Suntana Property located at approximately 1750 West 1600 S, Springville, Utah.

John Penrod, City Attorney, presented. There are three items in the development agreement that Sunpro needs to follow:

1. Subdivision improvements
2. Make sure the RCM use happens on the property.
3. Mutually agreeable landscaping plan.

Chair Baker opened the Public Hearing at 7:38 p.m. Seeing no speakers, Commissioner Anderson moved to close the Public Hearing. Commissioner Nelson seconded. The public hearing was closed at 7:38 p.m.

Commissioner Huffman moved to recommend the approval of the development agreement to the City Council. Commissioner Calder seconded the motion. The vote to approve the Legislative Session item was unanimous.

With nothing further to discuss, Commissioner Anderson moved to adjourn the meeting. Commissioner Calder seconded. Chair Baker adjourned the meeting at 7:39 p.m.