

IN ATTENDANCE

Commissioners Present: Genevieve Baker, Brett Nelson, Peter Pratt and Tyler Patching

Commissioners Excused: Ann Anderson, Ralph Calder, Hunter Huffman,

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

City Council: Jake Smith

CALL TO ORDER

Chair Baker called the meeting to order at 7:01 p.m.

APPROVAL OF THE AGENDA

Commissioner Nelson moved to approve the agenda as written. Commissioner Pratt seconded the motion. The vote to approve the agenda was unanimous.

APPROVAL OF THE MINUTES

May 13, 2025

Commissioner Pratt moved to approve the May 13, 2025 meeting minutes. Commissioner Nelson seconded the motion. The vote to approve the meeting minutes was unanimous.

CONSENT AGENDA

No Items

ADMINISTRATIVE SESSION

- 1. Welcome Commissioner Pratt to the Planning Commission*

LEGISLATIVE SESSION:

- 1. Eternal Spring, LLC requesting to amend Springville City Code Title 11 Chapter 5 Overlay District Regulations to add Senior Housing Overlay Zone.*

Carla Wiese, City Planner, presented. Ms. Wiese explains the history of the project, including the initial rezone and the need for a senior housing overlay in a commercial zone. The amendment aims to meet the needs of senior independent living while maintaining city goals for walkable neighborhoods and complete streets. Ms. Wiese highlights the changes made to the code, including consistent language and enhanced purpose and intent.

Chair Baker invited Greg Nield to speak. He said it was great to work with Director Yost.

Chair Baker opened the Public Hearing at 7:09 p.m. Seeing no speakers,

Commissioner Nelson moved to close the Public Hearing. Commissioner Pratt seconded. The public hearing was closed at 7:09 p.m.

Commissioner Nelson moved to approve the amendments to Springville City Code Title 11 Chapter 5 Overlay District Regulations adding Senior Housing Overlay Zone, as edited by staff. Commissioner Pratt seconded the motion. The vote to approve the Legislative Session item was unanimous.

2. Springville Community Development seeks to amend Springville City Code Title 11 Chapter 4 Article 301 Land Use Matrix to amend the list of uses permitted in the North Gateway Area from 400 N to 1060 North Main Street.

Carla Wiese, City Planner, presented. Springville and MAG have been working together to activate the north end of Main Street. Ms. Wiese explains the North Main Street small area plan and the need to activate the northern end of Main Street in a walkable manner. The amendment aims to prevent certain uses within 500 feet of Main Street to improve the area's form and function. Ms. Wiese outlines the impacted properties and the temporary nature of the amendment until the general plan rewrite.

Commissioner Nelson asked how many residents would be impacted. Ms. Wiese said about 4-5. They are allowed to stay; they just couldn't expand.

Chair Baker asked if they are only allowed within 500 feet of Main. Ms. Wiese said no, a showroom would be up to the street, with the parking behind.

The commission discusses the temporary nature of the amendment and its impact on current and future uses.

Commissioner Pratt asked if there are some people who are louder about this than others. Ms. Wiese said there is a lot of interest, but car lots are a big one.

Chair Baker opened the Public Hearing at 7:19 p.m. Seeing no speakers, Commissioner Pratt moved to close the Public Hearing. Commissioner Nelson seconded. The public hearing was closed at 7:19 p.m.

Commissioner Pratt likes that it is being discussed and thought about. Commissioner Patching said it is a good idea for what we currently have.

Commissioner Pratt moved to recommend approval of the amendments to Springville City Code Title 11 Chapter 4 Article 301 Land Use Matrix to prohibit certain uses within 500 feet of Main Street/Highway 89 from 400 N to 1060 N. Commissioner Nelson seconded the motion. The vote to approve the Legislative Session item was unanimous.

Ms. Wiese mentions the APA Fall Conference is in Salt Lake at the Gateway. If you want training, it is typically in September.

With nothing further to discuss, Commissioner Nelson moved to adjourn the meeting. Commissioner Pratt seconded the motion. Chair Baker adjourned the meeting at 7:22 p.m.