



MINUTES

Planning Commission
Regular Session
Tuesday, June 10, 2025

IN ATTENDANCE

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

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

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

APPROVAL OF THE AGENDA

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

APPROVAL OF THE MINUTES

May 27, 2025

Commissioner Patching moved to approve the May 27, 2025 meeting minutes. Commissioner Pratt seconded the motion. The vote to approve the meeting minutes was unanimous.

CONSENT AGENDA

No Items

ADMINISTRATIVE SESSION

No Items

LEGISLATIVE SESSION:

- 1. Eternal Spring, LLC requests to amend the Springville City Zoning Map to apply the Senior Housing Overlay Zone to Parcel 230310089 located at approximately 300 South 950 West.*

Carla Wiese, City Planner, presented. In February 2025, the parcel was rezoned to Neighborhood Commercial. In March, Eternal Spring LLC requested adding senior independent living as a permitted use, requiring design guidelines due to the lack of residential allowances in the zone. Guidelines were approved the previous week.

Tonight, we are applying the overlay to the parcel so the development can move forward as previously approved.

Vice Chair Huffman opened the Public Hearing at 7:04 p.m. Seeing no speakers, Commissioner Nelson moved to close the Public Hearing. Commissioner Pratt seconded. The public hearing was closed at 7:04 p.m.

Commissioner Nelson moved to recommend approving the amendments... Commissioner Pratt seconded the motion. The vote to approve the Legislative Session item was unanimous.

2) Springville City seeks to amend the Parks and Recreation Master Plan to delineate the boundary of Civic Center Park

Carla Wiese, City Planner, presented. This proposal is to delineate the boundary for Civic Center Park in the Parks, Recreation, Trails, and Open Space Master Plan (adopted May 2022) to address an oversight where the park boundary was not clearly defined.

To support the Reframing Downtown Master Plan by enabling small businesses (e.g., Cody's Gastro Garage and Art City Inn) to obtain alcohol licenses, as state law prohibits such licenses within 200 feet (walking distance) or 300 feet (as the crow flies) of a community location like a public park. If there was an entrance at the back of Art City Inn, they would not be 200 feet away. And neither would Cody's Gastro Garage. Magelby's is grandfathered in under an old law. The proposed boundary excludes certain areas to allow businesses to meet state alcohol licensing requirements.

The splash pad and gazebo would be the park of the Civic Center Park.

Vice Chair Huffman opened the Public Hearing at 7:21 p.m.

Chris Shurian with Cody's Garage said he is in favor of this and cited business benefits.

Commissioner Patching moved to close the Public Hearing. Commissioner Pratt seconded. The public hearing was closed at 7:22 p.m.

Commissioner discussion included support for business-friendly policies, with emphasis on proper public safety management to address potential concerns about alcohol-related activity. Staff noted that restaurants are highly regulated, minimizing public safety risks compared to other alcohol outlets.

Commissioner Nelson moved to recommend approval of the amendment to the Springville City Parks, Recreation, Trails, and Open Space Master Plan to delineate the boundary of Civic Center Park as outlined in Attachment 1. While this recommendation is being made, we encourage the public safety department to properly manage the fun to be had outside of these restaurants on Main Street. Commissioner Patching seconded the motion. The vote to approve the Legislative Session item was unanimous.

3) Springville City Community Development seeks to amend Title 11 Chapter 3 Article 4 Definitions.

This proposal is to add a definition for “Community Gathering Area” to distinguish it from a public park, supporting the Reframing Downtown Plan and enabling alcohol licensing for nearby businesses.

Community Gathering Areas will remain under city control, programmed similarly to parks but not classified as such for state alcohol regulations.

The space between Ginger’s and Funfinity will be a Community Gathering Area. Commissioner Pratt asked if this is a state code. Ms. Wiese said the proximity law is.

Vice Chair Huffman opened the Public Hearing at 7:33 p.m.

Chris Shurian said that we train our servers and having the opportunity will increase our business. Staff did a great job of helping make this work. We have a restaurant in Nephi and we have seen a huge increase in business. We are law enforcement friendly. They give a discount to them.

Commissioner Patching moved to close the Public Hearing. Commissioner Nelson seconded. The public hearing was closed at 7:35 p.m.

Vice Chair Huffman said staff has done a great job with the definition. Commissioner Nelson agrees

Commissioner Patching moved to recommend approval of the amendments to Title 11 Chapter 3 Article 4 Definitions. Commissioner Pratt seconded the motion. The vote to approve the Legislative Session item was unanimous.

With nothing further to discuss, Commissioner Patching moved to adjourn the meeting. Commissioner Pratt seconded the motion. Vice Chair Huffman adjourned the meeting at 7:37 p.m.