



**NOTICE OF MEETING AND AGENDA
PLANNING COMMISSION
SEPTEMBER 9, 2025 AT 7:00 P.M.**
City Council Chambers
110 South Main Street
Springville, Utah 84663

The agenda will be as follows:

Call to Order

- Approval of the Agenda
- Approval of Minutes: August 26, 2025

Administrative Session - No Items

Legislative Session – Public Hearing

- 1- Hooked on Utah Powder Coating requests a Conditional Use Permit for Light Industry - Manufacturing Processes at 2498 W 700 S, within the Highway Commercial Zone (HC).

Adjournment

THIS AGENDA SUBJECT TO CHANGE WITH A MINIMUM OF 24-HOURS NOTICE

This meeting was noticed in compliance with Utah Code 52-4-202 on September 4, 2025. Agendas and minutes are accessible through the Springville City website at www.springville.org/agendas-minutes. Planning Commission meeting agendas are available through the Utah Public Meeting Notice website at www.utah.gov/pmn/index.html. Email subscriptions to Utah Public Meeting Notices are available through their website.

In compliance with the Americans with Disabilities Act, the City will make reasonable accommodations to ensure accessibility to this meeting. If you need special assistance to participate in this meeting, please contact the Community Development department at (801) 491-7861 at least three business days prior to the meeting.



MINUTES

Planning Commission
Regular Session
Tuesday, August 26, 2025

IN ATTENDANCE

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

Commissioners Excused: Ann Anderson, Hunter Huffman

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

City Council: Jake Smith

CALL TO ORDER

Commissioner Nelson called the meeting to order at 7:00 p.m.

APPROVAL OF THE AGENDA

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

APPROVAL OF THE MINUTES

August 12, 2025

Commissioner Calder moved to approve the August 12, 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:

Springville Community Development seeking to amend Title 11, Development Code, and Title 14, Subdivision Regulations, concerning development approval processes.

The amendments aim to clarify procedural elements in the code, making the process easier for applicants. The changes do not affect entitlements but focus on the process of getting approval for building projects.

Josh Yost, Community Development Director, explained the consolidation and clarification of procedural elements in the code. The amendments simplify requirements

46 for condominium plats, aligning them with state code. The Lakeside Landing Special
47 District Overlay is discussed, highlighting its procedural sections. The Lakeside Overlay
48 is being taken out of the code as it was never used. The changes aim to streamline the
49 process and reduce duplication of state and city code language. The importance of
50 having clear and objective criteria for subdivision approvals was emphasized.

51 Commissioner Calder raised concerns about the removal of the Planning Commission
52 and City Council from the review process. Director Yost explained that administrative
53 actions are based on objective criteria and not subjective decisions. Those decisions are
54 based only on code. The focus is on setting policy and ensuring compliance with the
55 code. Policy decisions remain with the Planning Commission and City Council. The
56 importance of public engagement in the policy-setting process was also discussed.

57
58 Chair Baker opened the Public Hearing at 7:31 p.m. Seeing no speakers, Commissioner
59 Nelson moved to close the Public Hearing. Commissioner Calder seconded. The Public
60 Hearing was closed at 7:32 p.m.

61
62 Commissioner Nelson moved to recommend adoption of the proposed code
63 amendments to the Development Code and Subdivision Regulations, including the
64 revised subdivision checklists. Commissioner Pratt seconded the motion. The vote to
65 approve the Legislative Session item was unanimous.

66
67 Director Yost reminded the Commissioners about the APA Conference in October.

68
69 With nothing further to discuss, Commissioner Calder moved to adjourn the meeting.
70 Commissioner Patching seconded the motion. Chair Baker adjourned the meeting at
71 7:34 p.m.



**PLANNING COMMISSION
STAFF REPORT**

Agenda Item #
September 9, 2025

August 21, 2025

TO: Planning Commission Members

FROM: Carla Wiese, Planner/Econ Dev Spec.

RE: Hooked on Utah Powder Coating requests a Conditional Use Permit for Light Industry - Manufacturing Processes at 2498 W 700 S, within the Highway Commercial Zone (HC).

Petitioner: Hooked on Utah Powder Coating/Gary Winterton

Summary of Issues

Does the proposed conditional use permit application satisfy the conditions delineated in Title 11-7-201 Conditional Use Provisions.

Background

Gary Winterton, owner of Hooked on Utah Powder Coating, contacted the city regarding locating his business in a unit located at 2498 W 700 S which is located in the Highway Commercial Zone (HC). He was informed that powder coating fell into the use category of Light Industry-Manufacturing Processes, which is a conditional use in the HC zone. Gary made application for a conditional use permit which is before you for consideration.

Analysis

Springville Development Code Title 11 Chapter 7 Article 2 establishes the process for granting a Conditional Use Permit. Conditional uses permits:

...shall be required for all uses listed as conditional in the respective zoning district. This permit may only be issued upon approval of the Planning Commission. A conditional use permit shall make the approved use allowable at the specific location and the right of the approved use with its conditions shall run with the property...

Conditional use applications shall be reviewed in accordance with the following general criteria:

- *Detrimental to Persons or Property - The proposed use will not, under the circumstances of the particular case and the conditions imposed, be detrimental to the health, safety and general welfare of persons, nor injurious to property and improvements in the community, existing surrounding uses, buildings and structures.*
- *Use Compatibility - The proposed use at the particular location is compatible with the character of the site, adjacent properties, surrounding neighborhoods and other existing development.*

- *Design Compatibility - The proposed site and building plan at the particular location is compatible with the character of the site, adjacent properties, surrounding neighborhoods and other existing development*
- *General Compatibility - The proposed use at the particular location is compatible with the intent, function and policies established in the general plan, this Title and the particular zoning district in which the use is proposed.*

If necessary to meet the intent of the basic review criteria, the Planning Commission may impose other conditions to mitigate negative impacts (see Attachment A).

In making the determination, staff considered the definition of Light Industry-Manufacturing Processes in Springville City Code which is “Manufacturing of finished parts or products, primarily from previously prepared materials.... within an enclosed building. Uses in this classification involve manufacturing processes that do not emit detectable dust, fumes, glare, or noise beyond the boundary of the property.” A list of uses that are include in the classification are provided in Attachment C. Staff researched the powder coating process and reviewed the description provided by Mr. Winterton and have determined that it falls within the definition of Light Industry-Manufacturing Processes.

A review of the powder coating process utilized by Hooked on Utah Powder Coating indicates that the proposed use is not detrimental to persons or property and that there is not a need for the Planning Commission to impose additional conditions (Attachment B).

The proposed location has multiple units with tenants that include automobile repair, spray on truck bed lining (Rhino linings), and other like businesses. Hooked on Utah has provided information on operational components including business hours, number of employees and parking requirements (Attachment B).

A review of the operational components of Hooked on Utah Powder Coating indicates that the proposed use is compatible with the character of the site, adjacent properties, and surrounding uses and that there is not a need for the Planning Commission to impose additional conditions to ensure use compatibility (Attachment B).

The proposed location contains individual units and the development of the overall site met site improvement requirements of the code, including landscaping, building design, and parking; there is not a need for the Planning Commission to impose additional conditions for design compatibility. (Attachment B).

The general nature of the business conducted by the applicant is compatible with the purpose and intent of Title 11 and the Highway Commercial Zone which is intended to “provide an area abutting major arterial streets or interstate frontage roads for a full range of commercial and professional uses” and that there is not a need for the Planning Commission to impose additional conditions (Attachment B).

Staff Recommendation

Staff find that Hooked on Utah Powder Coating meets the conditions outlined in 11-7-204 General Criteria for Consideration of a Conditional Use Permit and that no additional conditions need to be imposed.

Recommended Motion

Move to grant the Conditional Use Permit to Hooked on Utah Powder Coating to be located at 2498 W 700 S, within the Highway Commercial Zone (HC).

Alternative Motions

Move to deny the Conditional use permit to Hooked on Utah Powder Coating to be located at 2498 W 700 S, within the Highway Commercial Zone (HC).

Move to grant the Conditional Use Permit to Hooked on Utah Powder Coating to be located at 2498 W 700 S, within the Highway Commercial Zone (HC), with additional conditions as determined by the Planning Commission. (In the event that the Planning Commission identifies additional conditions, those conditions must be directly related to mitigating a demonstrable impact on the adjacent uses and the specific location and described in the motion.)

Attachments

Attachment A: Springville City Code 11-7-203 General Criteria for Consideration of a Conditional Use Permit.

Attachment B: Hooked on Utah Powder Coating Conditional Use Application

Attachment C: Springville City Code 11-3-402 Definitions Light Industry-Manufacturing Processes

Attachment A: Springville City Code 11-7-203 General Criteria for Consideration of a Conditional Use Permit.

11-7-204 General Criteria for Consideration of a Conditional Use Permit.

(1) Conditional use applications shall be reviewed in accordance with the following general criteria:

(a) Detrimental to Persons or Property – The proposed use will not, under the circumstances of the particular case and the conditions imposed, be detrimental to the health, safety and general welfare of persons, nor injurious to property and improvements in the community, existing surrounding uses, buildings and structures. In determining the effects to persons or property, the Commission may impose the following conditions:

- (i) Regulation of nuisance factors such as noise, vibrations, smoke, dust, dirt, odors, gases, noxious matter, heat, glare, electromagnetic disturbances and radiation;
- (ii) Water supply and fire protection;
- (iii) Impact on surrounding areas resulting from an unusual volume or character of traffic.

(b) Use Compatibility – The proposed use at the particular location is compatible with the character of the site, adjacent properties, surrounding neighborhoods and other existing development. In determining the compatibility of the use with the surrounding area, the Planning Commission may impose the following:

- (i) Regulation of operating hours for activities affecting normal neighborhood schedules and functions.
- (ii) Provisions for adequate public services to meet the needs caused by the use, e.g., child care services, social services, etc.
- (iii) Parking facilities, including vehicular ingress and egress and the surfacing of parking areas and driveways to specified standards.
- (iv) Regulation of light and noise.

(c) Design Compatibility – The proposed site and building plan at the particular location is compatible with the character of the site, adjacent properties, surrounding neighborhoods and other existing development. In determining the compatibility of the site and building plan with the surrounding area, the Planning Commission may consider, among other things, landscaping, screening, parking location, and building design (e.g., mass, height, site work needed to place the

building on the lot, building materials, color and site design in relation to emission of odors, light and noise).

(d) General Compatibility – The proposed use at the particular location is compatible with the intent, function and policies established in the general plan, this Title and the particular zoning district in which the use is proposed.

(2) Compliance with Regulations – The proposed use will comply with the regulations and conditions specified in this Title for such use.

Attachment B: Hooked on Utah Powder Coating Conditional Use Application

**Hooked On Utah LLC
Powder Coating**

"Our powder coating operation will be conducted entirely indoors in a controlled, enclosed environment using new, state-of-the-art equipment that meets or exceeds the City of Springville's standards.

Modern spray booths with high-efficiency filtration systems will capture all overspray and dust before air is exhausted, and the powder coating process itself produces no smoke, harmful fumes, or significant odors.

All curing ovens are self-contained and electric, eliminating combustion by-products and exhaust emissions, and our process uses no harmful chemicals, generates no water discharge, and is fully eco-friendly.

Operations will be quiet, with well-maintained equipment keeping noise levels within city guidelines. Our site will have the required number of fire extinguishers required by the City of Springville.

Our powder coating business will have 2 employees, we will not have any company vehicles or delivery vehicles that require additional parking, our business hours are 9am – 6pm Monday – Friday.

The location already houses tenants in related industries—including automotive services, custom Jeep manufacturing, and a Rhino Linings dealership—making our powder coating business a natural and complementary fit for the existing uses on site."

Attachment C: Springville City Code 11-3-402 Definitions Light Industry-Manufacturing Processes

11-3-402 Definitions.

The following words, as used in this Title, shall have the meaning ascribed to them:

Light Industry – Manufacturing Processes – Manufacturing of finished parts or products, primarily from previously prepared materials; and provision of industrial services are within an enclosed building. Uses in this classification involve manufacturing processes that do not emit detectable dust, fumes, glare, or noise beyond the boundary of the property.

This classification includes, but is not limited to:

- (1) Commercial bakeries (bakeries that provide for on-site sales activity shall not exceed fifteen percent (15%) of the total area of the buildings on the property, or five thousand (5,000) square feet, whichever is less);
- (2) Clothing manufacturing;
- (3) Fabricated textile production;
- (4) Furniture manufacturing;
- (5) Printing and publishing;
- (6) Jewelry manufacturing;
- (7) Research and development activities;
- (8) Machine shops;
- (9) Cosmetic and toiletries manufacturing;
- (10) Plastic products manufacturing;
- (11) Dairy products distribution;
- (12) Computer and electronic product manufacturing;
- (13) Nonferrous die casting foundries;

- (14) Trucking facilities or terminals;
- (15) Assembly of products and materials;
- (16) Food processing and packaging.

