

IN ATTENDANCE

Commissioners Present: Genevieve Baker, Ralph Calder, Hunter Huffman, and Tyler Patching
Commissioners Excused: Ann Anderson, Brett Nelson and Peter Pratt
City Staff: Carla Wiese, Planner II
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 Huffman moved to approve the agenda as written. Commissioner Patching seconded the motion. The vote to approve the agenda was unanimous.

APPROVAL OF THE MINUTES

July 8, 2025

Commissioner Calder moved to approve the July 8, 2025 minutes. Commissioner Huffman seconded the motion. The vote to approve the agenda was unanimous.

CONSENT AGENDA

No Items

ADMINISTRATIVE SESSION

No Items

LEGISLATIVE SESSION:

- 1. Springville Community Development requests an amendment to Title 11, Chapter 6, Article 134, Accessory Dwelling Units, to allow Internal Accessory Dwelling Units in Single-Family Attached Dwellings.*

Carla Wiese, Planner II, presented. In 2020 we amended the code to allow detached and internal ADU's in single family detached homes. Since that time, 54 ADU certificates have been issued. We are proposing internal ADU's in attached dwelling units. Town homes and twin homes could have an ADU, if this change is approved.

We are not proposing detached ADU's because lot sizes for twin homes are generally small. Also, one of the units must be owner-occupied.

Commissioner Calder asked about parking. Ms. Wiese said the parking requirements are the same as single family ADU's.

Commissioner Huffman asked if ADU entrances locations would ever be front facing at any point. Ms. Wiese is unsure. She doesn't see an issue with it. It may be that they wanted it to still look like a single family home.

Chair Baker opened the Public Hearing at 7:09 p.m. Seeing no speakers, Commissioner Huffman moved to close the Public Hearing. Commissioner Calder seconded. The public hearing was closed at 7:09 p.m.

Commissioner Patching asked what the general public's feedback is on this and if we expect a big increase of these. Ms. Wiese said someone asked about allowing them in twin homes. He was surprised they weren't allowed. We don't feel there will be a rush for them. The State mandates us to do more for Moderate Income Housing strategies and this will help us with that. Commissioner Patching asked how it works with HOA's. Ms. Wiese said State law doesn't allow HOA's to disallow them anymore. Commissioner Huffman said in the professional arena, they are looking for ways for people to qualify for existing homes to allow people to capture equity and qualify for homes. This is a way for them to be able to count the rent toward their mortgage and qualify for more housing. Commissioner Calder said some builders are lining renters up beforehand.

Commissioner Calder raised concern about twin homes being smaller and sharing smaller spaces. He asked if there has been any feedback on problems that have come up from this. Ms. Wiese said we haven't seen any. She said buyers are aware when they purchase how much space they are getting.

Commissioner Huffman moved to recommend adoption of the proposed amendment to Title 11 Chapter 6 Article 134, Accessory Dwelling Units to allow internal accessory dwelling units in Single Family Attached Dwellings. Commissioner Calder seconded the motion. The vote to approve the Legislative Session item was unanimous.

With nothing further to discuss, Commissioner Calder moved to adjourn the meeting. Commissioner Patching seconded the motion. Chair Baker adjourned the meeting at 7:17 p.m.