



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

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

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

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

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

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

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