



**NOTICE OF MEETING AND AGENDA  
PLANNING COMMISSION  
OCTOBER 14, 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: September 9, 2025

**Administrative Session** - No Items

**Legislative Session – Public Hearing**

- 1) The Springville Planning Commission will hold a public hearing to review the Springville Station Area Plan and make a recommendation to the City Council. The plan sets a vision and policies for development and transportation around the FrontRunner station area.
- 2) Peter and Jillian Fife request an amendment to the General Plan Land Use Map to change the land use designation from Industrial Manufacturing to Low Density Residential for the entirety of parcel 26:026:0046, consisting of approximately 9.3 acres located at approximately 1350 S Main Street.
- 3) Peter and Jillian Fife request an amendment to the Official Zone Map to apply the R1-15 Zone to the entirety of parcel 26:026:0046, consisting of approximately 9.3 acres located at approximately 1350 S Main Street.

**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 October 10, 2025. Agendas and minutes are accessible through the Springville City website at [www.springville.org/agendas-minutes](http://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](http://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, September 9, 2025

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### IN ATTENDANCE

**Commissioners Present:** Genevieve Baker, Brett Nelson, Hunter Huffman, and Tyler Patching

**Commissioners Excused:** Ralph Calder, Peter Pratt, Ann Anderson,

**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 7:11 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

*August 26, 2025*

Commissioner Patching moved to approve the August 26, 2025 meeting minutes. Commissioner Huffman seconded the motion. The vote to approve the meeting minutes was unanimous.

### ADMINISTRATIVE SESSION

*No Items*

### LEGISLATIVE SESSION:

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).*

Carla Wiese, Planner, presented. She explained the conditional use process as this is a conditional use permit item. Conditions must be based on the code found in 11-7-201. Staff feels the proposed use is compatible with surrounding businesses. Commissioner Calder called in asking about fire requirements being met. Ms. Wiese talked to the Fire Marshall, who confirmed fire code compliance will occur at the business licensing stage. No additional conditions are needed.

Mr. Gary Winterton, applicant, was invited to the podium. He described the business operations. His business does custom, small-scale powder coating (wheels, brakes, furniture, specialty items). The process includes sandblasting, cleaning, coating, and curing in an electric convection oven at 400-550°F. There are no toxic fumes. The ovens

50 are electric with built-in safety systems. The filtration systems capture the excess  
51 powder, and the filters are replaced and disposed of regularly as standard waste. They  
52 use an eco-friendly stripping product, that is biodegradable and non-toxic. It is disposed  
53 of through a licensed contractor.

54 The hours of operation will be from 9 a.m. to 6 p.m. The estimated staff will be 2-3  
55 employees. Mr. Winterton emphasized business compatibility, low noise, and clean  
56 operations compared to neighboring tenants.

57 Commissioner Baker asked about air quality and ventilation. Mr. Winterton explained  
58 the filtration systems, non-toxic stripping solution, and dust control measures.

59 Commissioner Huffman said it is compatible with what is happening in the area.  
60 Commissioner Nelson said he would like to see it when he is up and running.

61 Commissioner Patching asked what the powder is made of. Mr. Winterton said  
62 companies have proprietary mixes. They say ecofriendly on the containers. We will be  
63 clean and bring tax base and revenue.

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65 Chair Baker opened the Public Hearing at 7:33 p.m. Seeing no speakers, Commissioner  
66 Nelson moved to close the Public Hearing. Commissioner Huffman seconded. The  
67 Public Hearing was closed at 7:34 p.m.

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69 Commissioner Huffman pointed out that fire requirements will be regulated by  
70 International Building Code and not City Code. The applicant said powders are  
71 commercially available. They are not mixing them themselves. Commissioner Patching  
72 noted the shop size, saying this is clean and a smaller operation. Commissioner Baker  
73 asked Ms. Wiese if they were to add additional processes, would they have to come to  
74 Planning Commission again. Ms. Wiese said yes. They would have to do a TI and  
75 Building Permits. She read a statement from Scott Nagle, the Fire Marshall, regarding  
76 extinguisher requirements.

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78 Commissioner Nelson moved to grant the conditional use permit to Hooked on Utah  
79 Powder Coating to be located at 2498 West, 700 South within the Highway Commercial  
80 zone. Commissioner Huffman seconded the motion. The vote to approve the Legislative  
81 Session item was unanimous.

82  
83 Ms. Wiese clarified that the Conditional Use approval runs with the land. Future owners  
84 may continue powder coating operations under the same permit, but any new use would  
85 require separate approval.

86 With nothing further to discuss, Commissioner Huffman moved to adjourn the meeting.  
87 Commissioner Nelson seconded the motion. Chair Baker adjourned the meeting at 7:40  
88 p.m.



PLANNING COMMISSION  
STAFF REPORT

Agenda Item # 1  
October 14, 2025

October 8, 2025

TO: Planning Commission Members

FROM: Josh Yost - Community Development Director

RE: The Springville Planning Commission will hold a public hearing to review the Springville Station Area Plan and make a recommendation to the City Council. The plan sets a vision and policies for development and transportation around the FrontRunner station area.

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**Petitioner: Josh Yost - Director, Springville Community Development**

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**Summary of Issues**

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- Does the proposed Station Area Plan meet the requirements of HB 462 (2022)?
- How does the proposed Station Area Plan relate to past planning efforts and existing planning policy, including the Westfields Community Plan and the Springville General Plan?
- Is the proposed Station Area Plan compatible with the adopted capital facility master plans?

**Background**

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In 2002, Springville adopted the Westfields Community Plan, which included a future transit station on the east side of the 1500 West railroad immediately south of 400 South. This community plan was implemented through the adoption of the Westfields Overlay, which includes the transit-focused Village Center Zone. 20 years later, the Village Center remained largely undeveloped and became a focus of the staff's efforts to reform the planning and zoning for key areas.

In 2022, the Utah Legislature adopted House Bill 462, which added Utah Code § 10-9a-403.1, requiring municipalities with a fixed guideway public transit station to prepare and adopt a station area plan. The purpose of this requirement is to encourage coordinated, transit-supportive development within approximately a ½-mile radius of each station.

Under the statute, each city must establish a vision for land use, housing, access, and infrastructure around the station and adopt zoning or land use regulations to implement that vision. The plan must be developed with stakeholder involvement and certified by the region's metropolitan planning organization (MPO)—for Springville, the Mountainland Association of Governments (MAG).

In 2022, with the dual purpose of updating city plans and complying with the new state code, Springville partnered with UTA to undertake a Station Area Plan. Springville selected the consultant team and managed the project while UTA provided funding and handled procurement. The City's draft Station Area Plan fulfills this state mandate and positions Springville to guide future growth, mobility, and housing opportunities consistent with state law.

## Analysis

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### Compliance with Utah State Code

This section begins with a review of the Utah State Code requirements for a Station Area Plan. A detailed memo is included in the plan as Appendix C.

- If your city or town has (or plans to have) a rail transit station, you are required to plan for how the land around that station will develop in a coordinated, transit-friendly way.
- The “station area” is a defined buffer: about a ½ mile radius for rail stations.
- The plan must articulate a vision (what the area should become) and concrete actions to reach that vision (zoning, infrastructure, streets, etc.).
- The municipality must adopt the plan and also change its zoning or land use rules to align with (implement) the plan.
- After adoption, the plan must be certified by the regional Metropolitan Planning Organization to be formally recognized.
- Also, for transit districts and other public bodies to assist in development or land holdings around stations, the station area planning requirement must be met first.
- Finally, the statute is integrated with the state’s policies on moderate income housing, general plans, and the city’s obligations under HB 462 to provide for housing at different income levels.

Springville plans to have a rail transit station and has defined a station planning area that meets the area requirements (figures 4 and 5 in the plan). The planning vision is articulated with concrete actions in Chapters 3 and 4. Your review and the public hearing are both key steps in adopting the plan and moving the process forward to adopting updated zoning.

### Planning Process and Public Engagement

The project kicked off in early November 2022 with a project team consisting of staff from Springville City, UTA, and Design Workshop. The project team agreed on mutual goals and vision of the Station Area Plan. These guiding principles are listed below.

1. Streets designed for all users while prioritizing pedestrian comfort and bicycle safety.
2. Integrate residential options, such as condos, apartments, or townhouses to create a multi-generational and accessible community.
3. Create great public spaces that encourage planned and spontaneous social gatherings.
4. Capture the value of transit.
5. Physically connect the community, internally and externally.
6. Visually harness Springville’s values through building form and style.

Key milestones and touch points with stakeholders and the public were selected to ensure transparency. The planning and engagement process is described in Chapter 2. Springville additionally held a public open house in September to provide another opportunity for informal

discussion and community engagement. Postcards were sent to all residents within the Westfields Area and over 40 people attended the meeting.

Stakeholders included city staff and elected officials, and representatives from UTA and property owners in the station area. Those with significant political or financial interest in the plan's outcome were included in the process at key milestones and provided feedback on everything from the development of survey questions to conceptual design.

### **Key Recommendations**

The Station Area Plan recommends a well-connected neighborhood with many different residential housing types, commercial amenities, and open spaces, connected with a fine grid of streets, pedestrian ways, and active transportation amenities.

A Village Core is at the center of the neighborhood. It is a proposed new mixed-use district providing the Station Area community with a social hub rich with amenities and services to provide residents and visitors with vibrant and memorable experiences. The Village Core is designed on axis with the Transit Plaza and existing commercial development on the east and west sides of the proposed community. Its positioning leads to the visual, physical, and cultural focal point of the neighborhood.

The plan anticipates an upper limit of 1,311 new dwelling units and nearly 70 acres of new commercial development within the station area. Across the 158 acres of vacant land within the planning area, this yields a net residential density (total residential units/developable acreage (total acreage minus roads, parks, and transit facilities)) of 8.25 units per acre.

The Station Area Plan aligns well with previous planning for the area. The Westfields Community Plan proposed similar average residential densities, but did not include recommendations for residential development west of the Frontrunner line north of 900 South as is proposed in the Station Area Plan.

The plan likewise aligns with current capital facility master plans. Because this new plan aligns with previous planning, and the Westfields Community as a whole has developed at densities lower than the maximum anticipated, existing infrastructure is sufficient to provide utility service to the station area.

The plan recommends adopting zoning that includes design standards, focusing on building, street, and open space forms and types. Land uses will be regulated to ensure incompatible uses are not permitted in the station area. The plan further recommends regulating building form to be compatible with existing development where the station area borders on established neighborhoods.

### **DEVELOPMENT REVIEW COMMITTEE (DRC)**

The Development Review Committee reviewed the proposed plan throughout the planning process, with a final review concluding at the DRC meeting on September 19. The reviewing departments did not make any requests for changes during the final review.

### **Staff Recommendation**

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Staff finds the following:

- The proposed Station Area Plan meets the requirements of HB 462 (2022); and
- is aligned with past planning efforts and existing planning policy, including the Westfields Community Plan and the Springville General Plan; and
- is compatible with the adopted capital facility master plans.

**Recommended Motion**

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Move to recommend adoption of the Springville Station Area Plan.



PLANNING COMMISSION  
STAFF REPORT

Agenda Item #2  
October 14, 2025

October 8, 2025

TO: Planning Commission Members  
FROM: Carla Wiese, Planner/Econ Dev Spec.

RE: Peter and Jillian Fife request an amendment to the General Plan Land Use Map to change the land use designation from Industrial Manufacturing to Low Density Residential for the entirety of parcel 26:026:0046, consisting of approximately 9.3 acres located at approximately 1350 S Main Street.

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**Petitioner:** Peter and Jillian Fife

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**Summary of Issues**

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- Is the requested amendment to the General Plan Land Use map consistent with the intent of the General Plan Future Land Use Map?

**Background**

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The parcel was recently purchased by the Fifes with the intent to build a home on the property. It was previously separate parcels with different General Plan Land Use Designations. The Fifes have combined the parcels into one, resulting in a parcel with two different designations.

**Analysis**

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The single parcel has two land use designations. Concerning the surrounding area, the dual land use is unique to the parcel in question. The Fife property is the only property with two different land use designations on one parcel. It is also the southernmost parcel in the Light Industrial Manufacturing designated area that extends north to Highway 89. The part of the parcel currently designated Low Density Residential is part of the larger surrounding Low Density Residential Area. This proposed change cleanly changes the land use designation without creating any islands of different designations by shifting the boundary between the existing districts. The change results in a small peninsula of Light Industrial Manufacturing to the east across Old South Main Street, but it is part of the existing Art City Bronze foundry which backs onto the railroad corridor.

Dual land use designation on a single parcel has come before the Planning Commission, most recently with a parcel designated as both commercial and residential. In the request before the Planning Commission now, either land use designation would be consistent with current land use and the use of adjacent properties, but as the property owner would like to use the property for residential purposes, an amendment to the General Plan Land Use Map to designate the property as low-density residential would be preferred.

**Staff Recommendations**

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Staff recommends support of the proposed amendment to the General Plan Land Use Map to designate the entirety of the parcel to low-density residential.

**Recommended Motion**

Move to recommend approval of the amendment to the Springville General Plan Land Use Map to designate parcel 26:026:046 as low-density residential.

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**Alternate Motions**

Move to recommend denial of the amendment to the Springville General Plan Land Use Map to designate parcel 26:026:046 as low-density residential.

Move to continue consideration of the amendment to the Springville General Plan Land Use Map to designate parcel 26:026:046 as low-density residential.



PLANNING COMMISSION  
STAFF REPORT

Agenda Item #3  
October 14, 2025

October 8, 2025

TO: Planning Commission Members

FROM: Carla Wiese, Planner/Econ Dev Spec.

RE: **Peter and Jillian Fife request an amendment to the official zone map to apply the R1-15 zone to the entirety of parcel 26:026:0046, consisting of approximately 9.3 acres located at approximately 1350 S Main Street.**

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**Petitioner:** Peter and Jillian Fife

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**Summary of Issues**

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- Is the requested amendment to zoning map consistent with the General Plan?
- Is the requested amendment consistent with the purpose and intent of the R1-15 zone as stated in 11-4-102(2)(a) of Springville City Code?

**Background**

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The land was recently purchased by the Fifes and combined into one parcel with the intent to build a home on the property and use the remainder for horses and agriculture. The Fifes intended to build the home on the portion of the property that is currently zoned as LIM as the western portion of the property that is zoned R1-15 has a high water-table. Single family residential is not an allowed use in the LIM zone and the Fife's are requesting a rezone of the entire parcel to R1-15.

**Analysis**

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The parcel is zoned as Light Industrial Manufacturing on the east side of the property and R1-15 on the west. Surrounding parcels are a mix of the two zones with the majority of the parcels to the south and west zone as R1-15. The subject property is the southernmost parcel zoned as LIM in the area north of 1600 South. Landowners to the north utilize their LIM zoned property for keeping of livestock and farming related structures and properties located to the northeast of the subject parcel are furniture and flooring manufacturing companies.

An argument could be made for the parcel to be zoned entirely R1-15 or LIM. As the property owner is desirous that the property be used for a single-family residence consistent with the intent of the R1-15 Zoning as outlined in 11-4-102 Purpose of Zoning Districts, which allows "farm animals as an accessory use", the property rights of the owner are consistent with the General Plan and Title 11 Development Code.

**Staff Recommendations**

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Staff recommends support of the proposed amendment to the Zoning Map of Springville City to designate the entirety of parcel 26:026:0046, consisting of approximately 9.3 acres located at approximately 1350 S Main Street as R1-15.

**Recommended Motion**

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Move to recommend approval of proposed amendment to the Zoning Map of Springville City to designate the entirety of parcel 26:026:0046, consisting of approximately 9.3 acres located at approximately 1350 S Main Street as R1-15.

**Alternate Motions**

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Move to recommend denial of the proposed amendment to the Zoning Map of Springville City to designate the entirety of parcel 26:026:0046, consisting of approximately 9.3 acres located at approximately 1350 S Main Street as R1-15.

Move to continue consideration of the proposed amendment to the Zoning Map of Springville City to designate the entirety of parcel 26:026:0046, consisting of approximately 9.3 acres located at approximately 1350 S Main Street as R1-15.