

## IN ATTENDANCE

**Commissioners Present:** Genevieve Baker, Ann Anderson, Ralph Calder, Hunter Huffman and Tyler Patching

**Commissioners Excused:** Brett Nelson and Peter Pratt

**City Staff:** Josh Yost, Community Development Director  
Carla Wiese, Planner II

**City Council:** Jake Smith

## CALL TO ORDER

Chair Baker called the meeting to order at 7:04 p.m.

## APPROVAL OF THE AGENDA

Commissioner Huffman moved to approve the agenda as written. Commissioner Calder seconded the motion. The vote to approve the agenda was unanimous.

## APPROVAL OF THE MINUTES

*October 28, 2025*

Commissioner Calder moved to approve the October 28, 2025 meeting minutes. Commissioner Patching seconded the motion. The vote to approve the meeting minutes was unanimous.

## ADMINISTRATIVE SESSION

### *1) Approve the 2026 Planning Commission Meeting Schedule*

Commissioner Calder brought up the December 22 date and Commissioner Huffman agreed that might be a difficult date to meet. Commissioner Calder suggested removing the December 22 meeting. No decision was made. Commissioner Calder moved to approve the 2026 Planning Commission Meeting Schedule as written. Commissioner Huffman seconded the motion. The vote to approve the Administrative Session item was unanimous.

## LEGISLATIVE SESSION:

### *1) Springville Community Development seeks to amend Springville City Code Title 11 Chapter 4 Article 301 Land Use Matrix to allow paint and body shops and Light Industrial Manufacturing as permitted uses in the Highway Commercial Zone.*

Carla Wiese, City Planner, provides a primer on conditional use permits and the amendment to the City Code. Rather than these less intense uses having to come before the Planning Commission to get a conditional use permit, we ask to add these 2 L-IM uses to the HC zone.

Commissioner Calder asked about spraying. Ms. Wiese said she reached out to local body shops. They keep their paint contained in a room because they don't want anything to get on the paint when they are doing body work. It is clean and controlled. They have ventilation and they must use a specific type of paint. The fire inspector checks all of these things. Commissioner Calder asked how often the inspections are done. Ms. Wiese said they are done yearly.

Chair Baker opened the public hearing at 7:28 p.m. Seeing no speakers, Commissioner Patching moved to close the public hearing. Commissioner Calder seconded. The public hearing was closed at 7:29 p.m.

Commissioner Huffman asked about how it would affect the HC zone. Director Yost said conditional uses are already allowed. They just have additional conditions. It aligns with the General Plan and the Council's direction and priorities.

Commissioner Calder asked about why it wasn't allowed to begin with. Director Yost said there are conditions, and we decide if we like them. State law has changed. This code has been carried over from years ago and that is part of it.

Commissioner Calder moved to recommend approval of the amendment to the Springville City Code Title 11 Chapter 4 Article 301 Land Use Matrix to allow paint and body shops and Light Industrial Manufacturing as permitted uses in the Highway Commercial Zone. Commissioner Anderson seconded the motion. The vote to approve the Legislative Session item was unanimous.

***2) Springville Public Works requests a recommendation on the approval of the Sewer Collection Master Plan, Impact Fee Facility Plan, and Impact Fee Analysis.***

Jake Nostrom, Public Works Assistant Director, presented. He explained ERU's (Equivalent Residential Units), peak flows and the sewer lift and pumping stations. This information is used to evaluate service levels.

Eleven projects are anticipated within the next ten years, totaling approximately \$18 million. Key improvement areas include west-side conveyance upgrades, sewer infrastructure for the north interchange/Buc-ee's area (planned as gravity where feasible), and new or upgraded lines near 1600 South to support residential growth.

Additional long-term projects are identified for future planning but are not included in the current IFFP/IFA.

The proposed maximum allowable collection impact fee is \$1,423 per standard (¾-1 inch) water meter, up from the current fee of \$1,199 due to additional projects entering the 10-year window. Combined with the sewer treatment impact fee, the total proposed sewer impact fee is \$3,137. Staff recommends adopting the maximum allowable fee to ensure new development pays its proportionate share.

Chair Baker opened the public hearing at 7:52 p.m. Seeing no speakers, Commissioner Anderson moved to close the public hearing. Commissioner Huffman seconded. The public hearing was closed at 7:52 p.m.

Commissioner Huffman moved to recommend to the City Council approval of the adoption of the Sewer Collection Master Plan as presented. Commissioner Calder seconded. The vote to approve the Legislative Item was unanimous.

Commissioner Calder moved to recommend to the City Council the approval and adoption of the Sewer Collection Impact Fee Facility Plan and Impact Fee Analysis as presented. In addition, recommend the City Council adopt the maximum allowable impact fee as calculated in the IFA in accordance with the requirements of the Utah Impact Fees Act. Commissioner Huffman seconded. The vote to approve the Legislative Item was unanimous.

***3) Springville Public Works requests a recommendation on the approval of the Water Reclamation Facility Impact Fee Facility Plan and Impact Fee Analysis.***

Jake Nostrom, Public Works Assistant Director, presented. A site plan overview of the existing treatment plant infrastructure was provided. The City now updates impact fee analyses annually, which helps account for inflation, adjust project costs as designs advance, and minimize sudden fee increases.

The annual updates also allow staff to verify growth projections, evaluate level-of-service assumptions, and make early adjustments as conditions change. The level of service for treatment remains consistent with the collection system at 250 gallons per day per ERU (Equivalent Residential Units), with additional consideration given to wastewater concentrations. Staff reviewed regulatory requirements related to phosphorus removal, including state-mandated permit changes implemented around 2020 to protect Utah Lake.

Growth projections indicate approximately 6,000 additional ERUs over the next 20 years, approaching the capacity of the existing treatment plant. Nestlé was identified as a significant contributor to treatment plant loading, accounting for approximately 3,400 ERUs, supported by an on-site pretreatment facility.

Planned projects over the next 10 years include headworks upgrades, standby power generation (currently under construction), and sludge dewatering improvements, with a portion eligible for impact fee funding.

Staff noted the recommended impact fee increase is minimal, from \$1,685 to \$1,714.34, and that the City's sewer impact fees remain competitive due to long-term planning and responsible infrastructure investment.

Chair Baker opened the public hearing at 8:04 p.m. Seeing no speakers, Commissioner Huffman moved to close the public hearing. Commissioner Patching seconded. The public hearing was closed at 8:04 p.m.

Commissioner Calder moved to recommend to City Council approval and adoption of the water reclamation facility impact fee plan and the impact fee analysis as present. In addition, recommended that the City Council adopt the maximum allowable impact fee as calculated in the IFA in accordance with the requirements of the Utah Impact Fees Act. Commissioner Anderson seconded. The vote to approve the Legislative Item was unanimous.

***4) Springville Public Works requests a recommendation on the approval of the Storm Water Impact Fee Facility Plan and Impact Fee Analysis.***

Jake Nostrom, Public Works Assistant Director, presented. He explained the plan evaluates level-of-service standards and updates fees to reflect current conditions and costs. The stormwater system is designed to convey the 10-year storm event within the pipe network, utilize regional detention ponds for 25-year storm events, and safely convey 100-year storm events within public rights-of-way without flooding private property.

Regional detention ponds are designed for efficiency, long-term maintenance, and dual public use, and are owned and maintained by the City. Stormwater ERUs (Equivalent Residential Units) are based on impervious surface area rather than water use. Current conditions reflect approximately 23,000 ERUs, with buildout projections of approximately 41,000 ERUs over 20 years.

Identified projects include one stormwater conveyance improvement associated with the 1600 South roadway project in coordination with UDOT, and a future regional detention pond near the 1600 South and 1200 West area.

The plan uses a simplified, table-based approach to support annual updates and more accurate cost allocation based on storage volume and conveyance capacity. Impact fee eligibility applies to pipe upsizing beyond the City's minimum 15-inch storm drain standard, with costs allocated proportionally based on added conveyance capacity.

Staff reviewed the City's stormwater impact fee "bucket" system to fairly account for higher-density and smaller-lot development by adjusting fees based on impervious surface area.

The recommended stormwater impact fee decreases from \$2,808 to \$2,770 per ERU, reflecting a correction to the ERU baseline while resulting in a minimal per-square-foot cost increase.

Staff noted that Springville's stormwater fees are higher than some neighboring communities due to local topography, flat terrain, pipe sizing requirements, and limited discharge elevation to Utah Lake.

Chair Baker opened the public hearing at 8:17 p.m. Seeing no speakers, Commissioner Anderson moved to close the public hearing. Commissioner Calder seconded. The public hearing was closed at 8:17 p.m.

Commissioner Patching moved to recommend City Council approval and adoption of the Stormwater Impact Fee Facility Plan (IFFP) and Impact Fee Analysis (IFA) as presented, and to recommend adoption of the maximum allowable impact fee calculated in the IFA in accordance with the Utah Impact Fees Act. Commissioner Huffman seconded. The vote to approve the Legislative Item was unanimous.

With nothing further to discuss, Commissioner Huffman moved to adjourn the meeting. Commissioner Calder seconded the motion. Chair Baker adjourned the meeting at 8:19 p.m.