

IN ATTENDANCE

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

Commissioners Excused: Peter Pratt, Brett Nelson

City Staff: Josh Yost, Community Development Director
Carla Wiese, Planner II
Heather Goins, Executive Assistant

City Council: Jake Smith

CALL TO ORDER

Vice Chair Huffman called the meeting to order at 7:02 p.m.

APPROVAL OF THE AGENDA

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

Chair Baker arrived at 7:03 p.m.

APPROVAL OF THE MINUTES

February 10, 2026

Commissioner Patching moved to approve the February 10, 2026, meeting minutes. Commissioner Calder seconded the motion. The vote to approve the meeting minutes was unanimous.

LEGISLATIVE SESSION:

- 1) **Elio Vianna requests an amendment to the General Plan Land Use Map to change the land use designation from Industrial Manufacturing to Low-Density Residential to parcel 26:031:0063 located at 886 S 50 W Springville, Utah, consisting of 0.75 acres.**

Carla Wiese, City Planner, presented. The parcel was annexed into the City with a single-family home built in 1941. Under the 2011 General Plan, the area is designated Light Industrial. Staff explained that the area is no longer well-suited for industrial use due to limited access, lack of proximity to major arterials, and changing development patterns.

The draft General Plan update identifies the area as residential in character. Staff determined the request aligns with both the current General Plan goals and the draft update.

Chair Baker asked if Mr. Vianna wanted to speak. He declined.

Chair Baker opened the Public Hearing at 7:12 p.m. Seeing no speakers, Commissioner Huffman moved to close the Public Hearing. Commissioner Anderson seconded. The public hearing was closed at 7:12 p.m.

Chair Baker asked if the road would impact this area. Josh said no, the rails consolidate to the east alignment. Commissioner Huffman said it seems straight forward. Commissioner Patching asked what the pink represents on the map. Commissioner Huffman said it is commercial retail. Commissioner Calder asked if this is a change for just this property or everything out. Josh said we are not proposing any changes here, just showing you what is in line with the draft General Plan.

Commissioner Calder moved to recommend approval of the amendment to the Springville General Plan Land Use Map to designate parcel 26:031:0063 as low-density residential. Commissioner Anderson seconded the motion. The vote to approve the Legislative Session item was unanimous.

- 2) Elio Vianna requests an amendment to the Official Zone Map to apply the R1-15 Zone to parcel 26:031:0063 located at 886 S 50 W Springville, Utah, consisting of 0.75 acres.**

Carla Wiese, City Planner, presented. Now the zoning needs to be changed on the property. He is asking for R1-15 zoning. It is surrounded by R1-15. This area used to be agricultural and built before 1945 and are considered legal non-conforming uses.

The existing single-family home is a legal non-conforming use under the Light Industrial designation. The owner is limited in expanding or modifying the property under current zoning. Surrounding properties are predominantly residential. The proposed rezoning would align the property with neighboring residential zoning and future development plans.

Chair Baker invited Mr. Vianna to speak. He declined.

Chair Baker opened the Public Hearing at 7:18 p.m. Seeing no speakers, Commissioner Anderson moved to close the public hearing. Commissioner Calder seconded. The public hearing was closed at 7:18 p.m.

Commissioner Anderson moved to recommend approval of proposed amendment to the Official Zone Map to apply the R1-15 Zone to parcel 26:031:0063 located at 886 S 50 W Springville, Utah, consisting of 0.75 acres. Commissioner Calder seconded the motion. The vote to approve the Legislative Session item was unanimous.

- 3) Springville Community Development requests an amendment to the General Plan to include a Water Use and Preservation Element to comply with Title 10 Chapter 20 Part 4 Section 404, UCA.**

Carla Wiese, City Planner, presented. The City received a grant from the Utah Division of Water Resources to assist with updating the Water Element of the General Plan. The update is required by state law by 2025. The City Council will hold a special meeting February 25, 2026 to hear this item to meet the deadline.

The element incorporates drinking water and pressurized irrigation system information, water conservation goals aligned with the Provo River Region, infrastructure capacity and future demand projections and policy recommendations regarding conservation and landscaping.

The General Plan language is advisory and intentionally broad. Any future regulatory changes (e.g., landscape ordinances, incentives, park strip requirements) would return to the Planning Commission for review.

Discussion included:

Tiered water rates and conservation efforts, potential landscape policy considerations, incentive programs (e.g., “rip your strip”) and the regulatory vs. advisory nature of the General Plan

Director Yost reminded the Commissioners that all they are recommending is the adoption of are the 6 pages behind the staff report.

Chair Baker opened the Public Hearing at 7:39 p.m. Seeing no speakers, Commissioner Anderson moved to close the Public Hearing. Commissioner Patching seconded. The public hearing was closed at 7:39 p.m.

Commissioner Huffman moved to recommend adoption of the Water Use and Preservation Element amendment to the General Plan to comply with Title 10 Chapter 20 Part 4 Section 404, UCA. Commissioner Calder seconded the motion. The vote to approve the Legislative Session item was unanimous.

With nothing further to discuss, Commissioner Huffman moved to adjourn the meeting. Commissioner Anderson seconded the motion. Chair Baker adjourned the meeting at 7:41 p.m.