

IN ATTENDANCE

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

Commissioners Excused: Ann Anderson, Ralph Calder

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

City Council: Heather Goins, Executive Assistant
Jake Smith and Mindi Wright

CALL TO ORDER

Vice Chair Huffman called the meeting to order at 7:00 p.m.

APPROVAL OF THE AGENDA

Commissioner Nelson moved to approve the agenda as written. Commissioner Patching seconded the motion. The vote to approve the agenda was unanimous.

APPROVAL OF THE MINUTES

February 24, 2026

Commissioner Pratt moved to approve the February 24, 2026 meeting minutes.

Commissioner Nelson seconded the motion. The vote to approve the meeting minutes was unanimous.

LEGISLATIVE SESSION:

Springville City requests a repeal of Title 11 Chapter 5 Article 7 Materials Processing and Storage Overlay Regulations.

Carla Wiese, City Planner, presented.

Chair Baker arrived at 7:02 p.m.

The overlay was adopted in December 2019 to regulate an existing materials processing operation that had been operating without clear standards. The overlay has only ever been applied to a single parcel. Staff noted that the proposed repeal is consistent with the 2024 Dry Creek Corridor Plan, which envisions different types of development in the area and does not support materials processing uses.

It was clarified that repealing the overlay would not terminate the existing operation, which would continue as a legal nonconforming use. The operation could continue as it currently exists but would not be allowed to expand under local regulations, though

recent state law may allow expansion onto contiguous properties under certain conditions.

Chair Baker opened the Public Hearing at 7:17 p.m.

Tim Parker

He lives closest to the Western Paving operation. He has stated prior opposition to the overlay, including a petition signed by approximately 60-70 residents. He expressed strong concern about ongoing dust impacts, noting visible plumes and a lack of consistent enforcement. He is opposed to any expansion or additional concrete crushing operations in the area. He asked for clarification on how legal nonconforming status applies, particularly whether the use would continue if ownership changes. He also raised concerns about when the setback reductions went from 1,000 feet to 600 feet from residences. The operation is close enough and impacts his property. He acknowledged recent mitigation efforts but indicated they were previously lacking. He expressed support for the Dry Creek Corridor Plan and its vision for the area.

Phil Hansen

Mr. Hansen is business owner in the area. He expressed concern about the materials processing operations. He noted that prior opposition included health and contamination concerns and questioned whether sufficient research has been conducted on dust and air quality impacts. He raised concerns about potential negative effects on property values and referenced past presentations highlighting impacts from similar operations. Mr. Hansen questioned the consistency of the City's authority, stating that previous discussions indicated local control, while recent comments suggest state law may allow expansion beyond City jurisdiction. He referenced past instances where operations expanded beyond approved areas and were later brought back into compliance. He expressed concern about fairness and potential legal implications if similar uses are allowed for one property but denied for others. He requested that the Commission take additional time to review the full history, applicable state law, and potential health impacts before making a decision.

Commissioner Nelson moved to close the Public Hearing. Commissioner Pratt seconded. The public hearing was closed at 7:27 p.m.

The Planning Commission discussed whether a nonconforming use would continue after a property transfer and confirmed that such uses run with the land, not the owner. The use can only be terminated if abandoned, typically defined as discontinued for over one year, though interpretations vary. Amortization was noted as a rare and complex method to phase out a use. The Commissioners also acknowledged that state law may limit local control, particularly allowing expansion onto contiguous or nearby properties under certain conditions tied to ownership dates.

The discussion continued about whether any air quality or contamination testing had been conducted; staff was unaware of any city-led or state-led off-site monitoring, though prior presentations included general, non-site-specific studies. The Commissioners noted that any future testing or health-related analysis would likely occur if an expansion were proposed and would involve state agencies and legal guidance.

The primary purpose of repealing the overlay zone was clarified as preventing new concrete processing operations from being established elsewhere in the area, rather than restricting the existing operation, which is largely governed by state law. The Commissioners emphasized that the decision should align with the City's General Plan, particularly the 2024 Dry Creek Corridor Plan, which envisions residential, commercial, and mixed-use development incompatible with concrete processing. It was noted that heavy industrial uses are already accommodated in designated HIM-zoned areas elsewhere in the city.

Clarification was also made regarding state law timelines, indicating that expansion onto newly acquired land is limited to property obtained by January 1, 2026. The Commissioners concluded that their role was to determine whether to recommend retaining or repealing the overlay based on consistency with long-term planning goals, rather than addressing the existing operation or potential expansions governed by state law.

Commissioner Nelson moved to recommend the repeal of Title 11, Chapter 5, Article 7, Materials Processing and Storage Overlay regulations. Commissioner Huffman seconded the motion.

Roll Call Vote:

Pratt - aye
Huffman - aye
Nelson - aye
Patching - aye
Baker - aye

The vote to approve the Legislative Session item was unanimous.

7:45 pm

Springville Community Development requests an amendment to the Springville Code Title 11 Development Code to adjust commercial site development and landscaping standards.

Josh Yost, Community Development Director, presented a proposed amendment to the Highway Commercial (HC) zone to allow reduced front and street side setbacks from 25 and 20 feet to 5 feet when specific design criteria are met. This includes ground-floor transparency, a street-facing primary entrance, and at least 50% of the building façade located within the reduced setback area. The intent is to encourage buildings to engage the street, rather than being set back behind parking, while maintaining flexibility and not imposing new requirements.

Staff explained that the five-foot setback still maintains adequate distance from the curb due to existing park strip and sidewalk standards and does not alter other zoning regulations such as building size or height. The amendment is optional and allows property owners to choose these reduced setbacks if desired.

The Commissioners discussed how the change could improve walkability and pedestrian comfort by bringing buildings closer to the street, while still allowing space for

features like outdoor seating if buildings are set back further. It was noted that similar pedestrian-oriented environments often result from design features such as bulb-outs and plazas.

Chair Baker opened the public hearing at 7:57 p.m. Seeing no speakers, Commissioner Huffman moved to close the public hearing. Commissioner Nelson seconded. The vote to close the public hearing was unanimous.

The Planning Commissioners expressed support for the amendment, citing increased flexibility and alignment with pedestrian-oriented development goals.

Commissioner Huffman moved to forward recommendation of approval to the City Council for the proposed text amendment to the Highway Commercial zone. Commissioner Pratt seconded. The vote to approve the legislative item was unanimous.

With nothing further to discuss, Commissioner Nelson moved to adjourn the meeting. Commissioner Huffman seconded the motion. Chair Baker adjourned the meeting at 8:00 p.m.