

IN ATTENDANCE

Commissioners Present: Brett Nelson, Ralph Calder, Hunter Huffman, Tyler Patching, Peter Pratt, Mariah Hurst, and BJ Smith

City Staff: Josh Yost, Community Development Director
Heather Goins, Executive Assistant

City Council: Jake Smith, Mindi Wright

CALL TO ORDER

Heather Goins, Executive Assistant, called the meeting to order at 7:04 p.m. Commissioner Nelson nominated Tyler Patching as Chair Pro Tem. Commissioner Huffman seconded. The vote to appoint Commissioner Patching as Chair Pro Tem was unanimous.

ADMINISTRATIVE SESSION

- 1) *Welcome New Commissioners*
- 2) *Elect a Chair and Vice Chair*

Chair Pro Tem Patching asked for nominations for Chair. Commissioner Smith nominated Commissioner Huffman. Commissioner Pratt seconded. The vote to appoint Commissioner Huffman as Chair was unanimous.

Chair Huffman asked for nominations for the Vice Chair. Commissioner Nelson nominated Commissioner Calder as Vice Chair. Commissioner Pratt seconded the nomination. The vote to appoint Commissioner Calder as the Vice Chair was unanimous.

APPROVAL OF THE AGENDA

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

APPROVAL OF THE MINUTES

March 10, 2026

Commissioner Hurst moved to approve the March 10, 2026, meeting minutes. Commissioner Smith seconded the motion. The vote to approve the meeting minutes was unanimous.

LEGISLATIVE SESSION:

- 3) *Springville Community Development requests an amendment to the General Plan future land use map designation from commercial to mixed-use on parcels*

23:015:0050 and 23:015:0051 located at approximately 1450 and 1300 North Main Street, respectively.

Josh Yost, Community Development Director, presented. He explained the distinction between the General Plan as a policy document and zoning as the regulatory implementation.

The proposed amendment aligns with the City's vision for a mixed-use gateway along North Main Street by supporting both residential and commercial uses. It is also consistent with the recent Clyde development, and the City's goal of creating a higher-intensity gateway with a mix of housing and commercial activity.

The presentation highlighted relevant general plan objectives, including creating cohesive residential neighborhoods with varied housing types, including residential components in commercial redevelopment areas, and providing conveniently located commercial uses while considering a better citywide land use balance.

Commissioner Calder asked why the parcel east of McDonald's was excluded from the plan. Director Yost explained some properties are encumbered by existing leases and that holistic changes are planned during the upcoming general plan update. The current proposal is being handled in phases to meet development timelines.

Most of the developable land in the area is controlled by the Clyde Company, reducing concern about inconsistent development.

A follow-up question addressed access to the north parcel, with staff indicating primary access is from State Street, while potential future access from 1400 North could be considered if circumstances allow.

Commissioner Nelson asked about green space. Director Yost said green spaces aren't discussed in Planning Commission. Open space requirements are governed by zoning standards rather than negotiated at the project stage.

Commissioner Smith asked about transportation rates for commercial trips. Director Yost noted that residential uses typically generate less traffic than commercial uses.

Spencer Warren, representing Clyde Companies, spoke. He indicated plans for primarily residential development on the subject parcels, with limited commercial uses along Main Street, and broader mixed-use and commercial development across the street.

Commissioner Smith asked about townhomes. Mr. Warren said most of the townhomes will be in Provo. In Springville, it is currently undefined. The way he envisions it will be four to five unit row homes of two stories. This is all conceptual and subject to change, but that's the vision for the moment.

Commissioners also discussed the importance of aligning zoning tools with the City's long-term vision and the potential need for future code refinements.

Chair Huffman opened the Public Hearing at 7:30 p.m. Seeing no speakers, Commissioner Patching moved to close the public hearing. Commissioner Nelson seconded. The public hearing was closed at 7:31 p.m.

Commissioner Hurst feels it supports the General Plan. Chair Huffman agrees.

Commissioner Nelson moved to forward a recommendation of approval to the City Council for the proposed amendment to the General Plan future land use map designation from commercial to mixed-use for parcels 23:015:0050 and 23:015:0051, located at approximately 1450 and 1300 North Main Street, based on the findings in the staff report. Commissioner Calder seconded the motion. The vote to approve the Legislative Session item was unanimous.

4) *Springville Community Development requests an amendment to the Official Zoning Map to apply the Main Street South Gateway Zone to parcels 23:015:0050 and 23:015:0051 located at approximately 1450 and 1300 North Main Street, respectively.*

Josh Yost, Community Development Director, presented. The current zoning is HC to the south and PO to the north. This is an odd instance where the zone boundary doesn't line up with the property line. The proposed zone is the MSSG zone. It is currently applied to the Allen's area. The townhomes to the rear of the Jefferson school and the Art City Autobody tech center have been the two properties built under this zone.

The development patterns resemble a traditional downtown form, use of high-quality materials and flexibility to accommodate transitions to the surrounding development.

The MSSG zone includes height and form transition standards. The Main Street South Gateway zone allows mixed residential and commercial uses, requires commercial uses on ground floors facing Main Street, promotes traditional downtown form, includes design standards for quality materials, and has flexibility for transitions to surrounding development.

Director Yost explained the maximum heights in different zones and setbacks required to reach the full heights.

Chair Huffman asked if the MSSG is the best zone to apply to this area. Director Yost noted that this is a nuanced question. The MSSG is the best against the next best HC zone.

Commissioner Smith asked about rezoning. Director Yost explained that once a development application is submitted, it is vested under the regulations in place at that time and cannot be subject to subsequent zoning changes. However, the Planning Commission may recommend amendments to the zone map or zoning ordinances at any time, though such changes would not apply to already submitted applications.

Commissioner Calder said people typically buy property with a method in mind. As a body, we want things to move through consistently. Director Yost said there are a variety of interests involved. Despite best efforts to plan proactively, it is when we are faced with imminent development that these questions are asked.

Commissioner Nelson said landowners want to make Springville a better place. Commissioner Smith agrees that Clyde is a good partner. He would like to see the MSSG zone changed to MSG. The discussion continued emphasizing the need for consistency in zoning decisions to provide predictability for property owners and encourage investment. The Commissioners noted the importance of balancing public interests with private property rights, engaging landowners collaboratively, and considering proactive planning efforts. It was acknowledged that zoning decisions often become more scrutinized when development is imminent and that outcomes may ultimately involve policy and political considerations.

Commissioner Hurst asked about subdividing the highlighted piece on the south side. Director Yost explained where it could be subdivided. It would have to meet the minimum street frontage.

Director Yost said this is the only zone other than VC that has any design controls in it.

Chair Huffman opened the Public Hearing at 8:06 p.m. Seeing no speakers, Commissioner Calder moved to close the public hearing. Commissioner Smith seconded. The public hearing was closed at 8:06 p.m.

Commissioner Calder moved to recommend approval to the City Council for the proposed amendment to the Official Zoning Map to apply the Main Street South Gateway (MSSG) Zone to parcels 23:015:0050 and 23:015:0051, located at approximately 1450 and 1300 North Main Street. Commissioner Nelson seconded the motion. The vote to approve the Legislative Session item was unanimous.

Director Yost gave a short update on Buc-ee's. Their application has been submitted and is under review. Winco is progressing through the application process.

Commissioner Huffman asked how to bring forward potential zoning updates or code changes. Director Yost explained that items can be added to an administrative session agenda for discussion, typically at the request of the chair or by coordinating with staff. These discussions are informal and not for action; staff can provide background information, and the commission may give direction on whether to pursue the idea further. The Commissioners agreed that suggested topics—such as refining landscaping requirements or ordinance language—can be added to the agenda, with staff preparing context as needed.

With nothing further to discuss, Commissioner Patching moved to adjourn the meeting. Commissioner Smith seconded the motion. Chair Huffman adjourned the meeting at 8:15 p.m.