

IN ATTENDANCE

Commissioners Present: Genevieve Baker, Ann Anderson, Ralph Calder, Brett Nelson, Hunter Huffman, and Peter Pratt

Commissioners Excused: Tyler Patching

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

CALL TO ORDER

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

APPROVAL OF THE AGENDA

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

APPROVAL OF THE MINUTES

October 14, 2025

Chair Baker mentioned fixing the Commissioner/Chair titles to be consistent. Commissioner Calder moved to approve the October 14, 2025, meeting minutes. Commissioner Anderson seconded the motion. The vote to approve the meeting minutes was unanimous.

LEGISLATIVE SESSION:

1- Springville City is seeking to amend Springville City Code Title 11 Chapter 6, Section 213 General Fence Requirements.

Josh Yost, Community Development Director, presented. Heather Goins, Executive Assistant, took on this assignment to amend the fencing code. The changes include defining corner side yards, clarifying elevation changes, and organizing the code for easier understanding.

Commissioner Calder asked for a summary. Director Yost said we added a section for alley fencing rules, clarified elevation changes and reordered items for easier understanding.

Commissioner Calder and Commissioner Baker ask questions about enforcement and transparency requirements for fences over six feet.

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

Commissioner Nelson moved to recommend approval of the amended fence code as written to the City Council. Commissioner Calder seconded the motion. The vote to approve the Legislative Session item was unanimous.

ADMINISTRATIVE SESSION

2- Work Session - Station Area Plan Discussion

Josh Yost, Community Development Director, presented. He detailed what the Station Area Plan is and what it is not. He explained the entities that are involved with various parts of the project: grade separated and at grade crossings and locations, 1200 West design, Sharp/Tintic realignment, land use, housing, commercial areas, parks/open space, internal transportation, Frontrunner platform location, commuter parking location and amount, and bus loops/ transit connections.

Director Yost presented the differences between the 2002 Westfields Community Plan and the current station area plan, highlighting the changes in residential yield and park acreage. There are 41 fewer units with the Station Area Plan vs. the Westfields Plan. Also, there are 12.3 more acres with 1.5 less units per acre. There will be an additional 2.16 acres of parks space with the Station Area Plan.

Chair Baker asked if there is a density bonus in the Station Area Plan. Director Yost said no.

Director Yost explained the current height allowances and compared them to the Station Area Plan allowances. Director Yost is moving away from height and going toward using the building code definition of stories.

Commissioner Huffman was contacted by a resident that claimed that the overpass location is still in flux and we have a lot of say in where that goes. Director Yost responded that he was not in that meeting and didn't hear what the engineering representative may have said. An application has already been submitted to the federal government to begin the environmental clearance process. We would have to back out of that and then resubmit the impacts of the overpass in a different location.

Director Yost explains the decision to place the overpass at 900 South is based on transportation planning and engineering requirements.

Commissioner Huffman asked about the State deadline for a Station Area Plan. Director Yost said we are not getting pushed by that. We undertook this because we needed to and the passage of State law gave UTA the opportunity to reengage. They had funds and were able to collaborate early in the process.

The Commissioners and Director Yost discussed a comparison with other overpasses in the area, such as those on 400 South and 1600 West.

Commissioners brought up density, how it affects affordability, and if high density should be reduced.

The Commissioners discussed how to make housing more affordable. Commissioner Calder said that it comes down to cost of building materials and land. Commissioner Huffman pointed out that when lot sizes are smaller, it makes homes more attainable.

Commissioner Huffman suggests making the plan more flexible by reducing the specificity of block shapes and focusing on land use types.

Director Yost asked for guidance about what staff needs to do to answer the Planning Commissioners' questions, address concerns, and if possible, iterate on this plan to the point where they feel comfortable making a recommendation to the City Council.

Commissioner Calder asked if there is criteria that UTA uses to place overpasses. Director Yost said it comes down to 2 issues: 1) Where is it going to connect and 2) how much it can actually move to the North. This is based on complicated engineering.

The recommended ideas are to bring an illustrative diagram showing block types including block length, perimeters, area block configurations that show potential. And show the traffic study.

Commissioner Baker and Director Yost discuss the next steps, including making the plan more flexible and providing additional clarification to the City Council.

Director Yost agrees to revise the plan based on the feedback and bring it back for consideration as soon as possible.

With nothing further to discuss, Commissioner Calder moved to adjourn the meeting. Commissioner Anderson seconded the motion. Chair Baker adjourned the meeting at 8:13 p.m.