

IN ATTENDANCE

Commissioners Present: Ralph Calder, Hunter Huffman, Tyler Patching,
Mariah Hurst and BJ Smith

Commissioners Excused: Brett Nelson and Peter Pratt

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

City Council: Jake Smith, Mindi Wright

CALL TO ORDER

Vice Chair Calder called the meeting to order at 7:13 p.m.

APPROVAL OF THE AGENDA

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

APPROVAL OF THE MINUTES

April 14, 2026

Commissioner Smith moved to approve the April 14, 2026, meeting minutes. Commissioner Patching seconded the motion. The vote to approve the meeting minutes was unanimous.

ADMINISTRATIVE SESSION

No Items

LEGISLATIVE SESSION:

- 1) **Condie Farms requests an amendment to the Official Zone Map to amend the zoning on Parcel #23:032:0096, in the area of 277 N 950 W, from the R1-10 Residential Single-Family Zone to the R1-15 Residential Single-Family Zone.**

Laura Thompson, City Planner, presented a request to rezone approximately five acres of a larger 46-acre parcel from R1-10 to R1-15 to allow agricultural uses, including construction of a farm building without a primary residence. The request is consistent with the General Plan's low-density residential designation and does not require a General Plan amendment.

Ken Condie, applicant, explained he has lived in this area of Springville for 40 years. His children want to live on the family farm. They need this building to store equipment, hay and things they produce.

Vice Chair Calder opened the public hearing at 7:19 p.m. Seeing no speakers, Commissioner Patching moved to close the public hearing. Commissioner Smith seconded. The public hearing was closed at 7:19 p.m.

The Commissioners discussed building height limitations, with staff noting accessory structures are limited to 25 feet.

Commissioner Smith moved to forward a recommendation of approval to the City Council for the proposed amendment to the Official Zoning Map to apply the R1-15 Single-Family Residential Zone, to parcel 23:032:0096 located at 277 N 950 W. Commissioner Hurst seconded the motion. The vote to approve the Legislative Session item was unanimous.

2) L.H. Perry Investments requests an amendment to the Official Zone Map to apply the Highway Commercial (HC) Zone to the entirety of parcel 23:024:0065, consisting of approximately 18.73 acres located at approximately 1100 N 2000 W.

Carla Wiese, Planner II, presented a rezone request for the remaining parcel adjacent to the future Buc-ee's development, changing the entire property from mixed Regional Commercial and Highway Commercial zoning to Highway Commercial to allow a proposed flex office/warehouse use. The rezone was described as a cleanup to create consistent zoning across the parcel and avoid development constraints if building placement changes during the review process.

The Commissioners raised questions about floodplain, drainage, and elevation concerns. Staff clarified these issues are addressed through the Development Review Committee and Public Works review, not through zoning.

The applicant, Jake Finlinson with Perry Commercial, presented a conceptual plan for flex space, office, retail, and small-bay industrial uses, noting the rezone primarily affects a small portion of the site planned for landscaping, parking, and road right-of-way.

The Commissioners mentioned that approval of the rezone would allow any permitted use within the HC zone regardless of the conceptual plan shown. Staff confirmed zoning controls allowed uses, not the applicant's presentation.

Vice Chair Calder opened the public hearing at 7:30 p.m. Seeing no speakers, Commissioner Smith moved to close the public hearing. Commissioner Hurst seconded. The public hearing was closed at 7:31 p.m.

Commissioner Huffman arrived at 7:34 p.m.

Commissioner Patching moved to recommend approval of proposed amendment to the Zoning Map of Springville City to designate the entirety of parcel 23:024:0065, consisting of approximately 18.73 acres located at approximately 1100 N 2000 W as Highway Commercial (HC). Commissioner Hurst seconded the motion. The vote to approve the Legislative Session item was unanimous.

3) Springville Community Development requests amendments to Springville Code Title 11, Chapter 4, Article 7, the Main Street South Gateway Zone.

Josh Yost, Community Development Director, informed the Commission that a previously anticipated amendment to the Main Street South Gateway Zone was not ready for presentation and no action is requested. The proposed amendment would address provisions in the zone that currently codify a prior site plan, architectural elevations, and related approvals into code, requiring a zone amendment for any future changes to the block. Staff determined it was premature to move forward without additional information on future plans for the property.

Commissioners briefly discussed how the existing code ties development requirements to the previously approved project, including associated parking reductions.

With nothing further to discuss, Commissioner Calder moved to adjourn the meeting. Commissioner Patching seconded the motion. Chair Huffman adjourned the meeting at 7:40 p.m.