

IN ATTENDANCE

Commissioners Present: Ralph Calder, Hunter Huffman, Tyler Patching, Peter Pratt, Mariah Hurst and BJ Smith
Commissioners Excused: Brett Nelson
City Staff: Josh Yost, Community Development Director
Carla Wiese, Planner II
Jed Neilsen, Building Inspector
Heather Goins, Executive Assistant
City Council: Jake Smith, Mindi Wright

CALL TO ORDER

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

APPROVAL OF THE AGENDA

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

APPROVAL OF THE MINUTES

May 12, 2026

Commissioner Patching moved to approve the May 12, 2026 meeting minutes. Commissioner Calder seconded the motion. The vote to approve the meeting minutes was unanimous.

ADMINISTRATIVE SESSION

No Items

LEGISLATIVE SESSION:

- 1) *Springville City Community Development requests Zone Text amendments to Springville Development Code Title 11 and Springville Subdivision Regulations Title 14 to reflect recodification of Utah State Code Land Use Development and Management Act Title 10 Chapter 20 UCA.*

Carla Wiese, City Planner, presented. She explained that the Utah State Legislature had recodified its Land Use Development and Management Act (LUDMA) from Title 10A into Title 10, Chapter 20 of the Utah Code. The proposed amendment to Springville's Development Code, Title 11, and Subdivision Regulations, Title 14, is considered a ministerial change, as it brings our land use ordinance into compliance with state law.

Ms. Wiese emphasized that there are no substantive changes to city code. The amendment solely updates internal references to reflect the new State code section numbers.

Commissioner Calder asked specifically about the provisions for moderate income housing. Ms. Wiese explained that the state simply pulled all housing-related provisions into a new consolidated section without adding any new requirements. The city has been complying with

moderate income housing plan requirements since approximately 2021, and this is purely a reorganization on the state's part.

Ms. Wiese also offered to provide commissioners with a reference document prepared by the Office of Legislative Research and Council, which maps all old code sections to their new locations.

Chair Huffman opened the Public Hearing at 7:05 p.m. Seeing no speakers, Commissioner Patching moved to close the public hearing. Commissioner Calder seconded. The public hearing was closed at 7:06 p.m.

Commissioner Hurst moved to recommend approval of Zone Text amendments to Springville Development Code Title 11 and Springville Subdivision Regulations Title 14 to reflect recodification of Utah State Code Land Use Development and Management Act Title 10 Chapter 20, UCA. Commissioner Pratt seconded the motion. The vote to approve the Legislative Session item was unanimous.

2) Springville Community Development requests an amendment to Springville Code 11-6-120(2), to remove the performance guarantee fee amount from the code.

Jed Neilsen, Building Inspector, presented. When reviewing the Springville City impact fee schedule to update fee to current standards, it was discovered that the Performance Bond fee was listed within City code. All fees should be in the city's adopted fee schedule, rather than having fees scattered throughout city code. They can easily become outdated or inconsistent with the fee schedule. No actual fee amounts are being changed at this time; the goal is simply to remove the fee language from the code and redirect any reference to the adopted fee schedule.

Commissioners asked whether this was standard practice, and Mr. Neilsen confirmed that keeping fees in a single, council-approved fee schedule is preferable to having them embedded in city code, where discrepancies can be overlooked.

Chair Huffman opened the Public Hearing at 7:09 p.m. Seeing no speakers, Commissioner Calder moved to close the Public Hearing. Commissioner Patching seconded. The public hearing was closed at 7:10 p.m.

Commissioner Smith arrived at 7:10 p.m.

Commissioner Calder moved to forward a recommendation of approval to the City Council for the proposed amendment to City Code section 11-6-120 (2). Commissioner Hurst seconded the motion. The vote to approve the Legislative Session item was unanimous.

Director Yost reminded the Commissioners of the APA Fall Conference and encouraged them to attend.

Councilwoman Wright arrived at 7:13 p.m.

With nothing further to discuss, Commissioner Calder moved to adjourn the meeting. Commissioner Pratt seconded the motion. Chair Huffman adjourned the meeting at 7:15 p.m.